

Broadview Mansions (1928)

Description

The property at 9 Tennis Crescent is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the south side of Tennis Crescent, east of Broadview Avenue, the three-storey apartment building was under construction in May 1928 when the tax assessment rolls were compiled.

Statement of Cultural Heritage Value

The Broadview Mansions is a well-designed example of an early 20th century apartment building that displays features of Edwardian Classicism. Popular for residential and commercial architecture in the early 1900s, the style features the symmetrical arrangement of Classically-inspired architectural elements. Broadview Mansions (1928) is distinguished by the Classical detailing along its monumental north facade and by its patterned brickwork. With its height and Classical design, it complements the neighbouring apartment building at 569 Broadview Avenue, which was completed in 1927 and is also known as Broadview Mansions.

Contextually, the Broadview Mansions (1928) contribute to the character of Broadview Avenue. Following the construction of the Bloor Street Viaduct during World War I, the area on the east side of the Don River developed as a residential neighbourhood that blended single family dwellings with walk-up apartment houses. William Hiltz commissioned the apartment buildings at 569 Broadview Avenue and 9 Tennis Court, naming both “Broadview Mansions.” The complexes anchor the southeast corner of Broadview Avenue and Tennis Crescent where they overlook Riverdale Park.

Heritage Attributes

The heritage attributes of Broadview Mansions (1928) that contribute to the building’s cultural heritage value as a well-designed example of Edwardian Classicism that complements the neighbouring apartment building at 569 Broadview Avenue are:

- The scale, form and massing
- The rectangular-shaped plan that rises three stories above a raised base
- The brown brick cladding, with different patterns of decorative brickwork on the north façade, and the stone detailing with Classical motifs and diamond patterns
- The stepped brick parapet that marks the north end of the flat roofline
- The organization of the long north façade with paired stone pilasters and brick piers that rise two stories
- The horizontal division of the north facade, with banded brickwork on the base, and stone band courses above the base and between the second and third stories

- The symmetrical organization of flat-headed window openings with brick flat arches and stone sills
- The central placement of the main entrance in a Classical surround with a broken pediment
- Above the main entry and beneath a triangular pediment, the two-storey round-arched recession with window openings
- The continuation of the fenestration on the east wall and in the first bay of the west wall, which are visible from Tennis Crescent