

Robert Fair House

Description

The property at 674 Broadview Avenue is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual interest. Located on the west side of Broadview Avenue, north of Montclair Avenue, the house form building was completed by August 1910 when it was first recorded in the tax assessment rolls and occupied by Robert Fair, an inspector with the City of Toronto. The property was listed on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value

The Robert Fair House has design or physical value as a well-designed example of an early 20th century house form building that blends Period Revival and Edwardian Classical elements. The styles were the most popular of the early 20th century for residential design, and drew elements from English medieval houses and Classical architecture. The Robert Fair House complements the neighbouring house form buildings, which date from the same era and were inspired by similar architectural precedents.

The Robert Fair House has associative value as it contributes to the understanding of the community. As an integral part of the group of residential buildings along the west side of Broadview Avenue, the area was once referred to as “East Rosedale” for the proliferation of substantial houses that were occupied by doctors, lawyers and other professionals. Near the centre of the group, #660 Broadview was the home of William Peyton Hubbard, a founder of Toronto Hydro and the City of Toronto’s first black alderman.

Contextually, the Robert Fair House contributes to the residential character of Broadview Avenue, where a group of 11 neighbouring properties form a historic precinct on the west side of the street, north of Riverdale Park. All of the properties are listed on the City’s heritage inventory, and the James Harris House at #646 Broadview is also designated under Part IV, Section 29 of the Ontario Heritage Act.

Statement of Cultural Heritage Value

Heritage Attributes

The heritage attributes of the Robert Fair House related to its design, associative and contextual value as a well-designed example of early 20th century architecture that contributes to the understanding of the community where it forms part of a historic precinct on Broadview Avenue are:

- The scale, form and massing
- The 2½-storey plan above a raised base with window openings
- The red brick cladding with brick, stone and wood trim
- The two-sided mansard roof, which features flared eaves with medallion blocks, a brick chimney on the south end and, on the east slope, a gabled dormer with a flat-headed opening containing a double window
- The organization of the principal (east) façade into two bays
- The main entrance, which is placed in the right (north) bay beneath a flat-headed window opening (the porch with a balcony is not original)
- In the left (south) bay, the two-storey three-sided bay window with continuous stone lintels and sills
- On the north and south elevations, the segmental-arched window openings and, on the north wall, the two-storey bay window with wood detailing and the secondary entry

Not visible from Broadview Avenue, the rear (west) wall is not included in the Reasons for Designation.