

Broadview Mansions (1927)

Description

The property at 569 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the southeast corner of Broadview Avenue and Tennis Crescent, opposite Riverdale Park, the three-storey apartment building was under construction in May 1927 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 with 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 (1927) is distinguished by the Classical detailing of its courtyard and by its patterned brickwork. With its height and Classical design, it complements the neighbouring apartment building at 9 Tennis Crescent, which was completed in 1928 and is also known as Broadview Mansions.

Contextually, the Broadview Mansions (1927) 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 (1927) that contribute to the building’s cultural heritage value as a well-designed example of Edwardian Classicism that contributes to the character of Broadview Avenue and complements the neighbouring apartment building at 9 Tennis Crescent are:

- The scale, form and massing
- The U-shaped plan that extends three stories above a raised base and features a courtyard entered from the west side and a curved southeast corner
- The brown brick cladding, with different patterns of brick applied on the walls, spandrels, and blind arches
- The metal cornices that mark the flat roofline
- The horizontal division of the walls, 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 placement of the main entrance in a frontispiece with Classical detailing on the narrow (east) wall of the courtyard
- The main entrance, where the round-arched door opening with a transom is set in a stone surround with Classical detailing
- In the courtyard, the placement on the north and south walls of round-arched door openings with transoms beneath two-storey round-arched recessions containing window openings
- The Juliet balconies with metal detailing and stone brackets that are placed on many of the third-storey window openings on the west and north elevations and on single openings facing the courtyard
- The continuation of the fenestration and detailing on the north elevation facing Tennis Crescent and on the south wall