

James Kelly House

Description

The property at 27 Beverley Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the east side of Beverley Street in the block south of Stephanie Street, the James Kelly House (1905) is a 2½-storey house form building.

Statement of Cultural Heritage Value

The James Kelly House has design value as a representative example of an early 20th century house form building with Edwardian Classical detailing. The house is typical of many built in Toronto's central neighbourhoods after 1900 when architectural design turned away from the richly embellished styles of the Victorian era in favour of balanced proportions and restrained Classical elements. The Edwardian Classical style is applied to the James Kelly House in the extended eaves with brackets, and the application of cast stone for the belt course dividing the lower stories and the pilasters and entablature adorning the main entrance.

Contextually, the James Kelly House is visually and historically linked to Beverley Street in the Grange neighbourhood. The specific block it occupies on the east side of the street, south of Stephanie Street, contains a range of residential buildings that together reflect the evolution of the area from the mid 19th century to the early 20th century. The James Kelly Street was the last house built in this block, which is evident in its scale, roof shape and Classical detailing in comparison to the modest house form building (1858) at 15 Beverley, as well as the embellished row houses (1891) at 29-39 Beverley and the complementary semi-detached houses (also 1891) at 45 and 47 Stephanie Street, directly east of Beverley. Overall, the block is indicative of the transitional development of the Grange neighbourhood, where the unpretentious buildings first built on the Park Lots were gradually replaced or joined by more substantial edifices that respect the residential scale, form and massing of the area.

Heritage Attributes

The heritage attributes of the John Kelly House related to its design and contextual value as a representative example of an early 20th century house form building that is historically and visually linked to Beverley Street in the Grange neighbourhood are:

- The scale, form and massing
- Above a raised base with window openings, the 2½-storey rectangular plan
- The half-hipped roof, with the dormer window on the west slope, the extended eaves with brackets, and the frieze with dentils
- The red brick cladding with brick and stone detailing

- The principal (west) façade, which is organized into two bays, with the stone band course dividing the lower stories
- On the west façade, the main entrance that is raised in the left (north) bay and has a stone surround with pilasters and an entablature
- The window openings on the west façade, which are flat-headed with stone sills
- Viewed from Beverley Street, the south elevation with flat-headed window openings in each storey