

## **Broadview Avenue Properties – Inclusion on Heritage Inventory**

<b>Date:</b>	April 15, 2009
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	Toronto-Danforth - Ward 30
<b>Reference Number:</b>	

### **SUMMARY**

---

This report recommends that three properties on Broadview Avenue be included on the City of Toronto Inventory of Heritage Properties. The properties, which are located north and south of Gerrard Street East, are associated with the historical development of Broadview Avenue in the Riverdale neighbourhood.

The inclusion of the Broadview Avenue properties on the City's heritage inventory would enable staff to monitor any changes to the sites and encourage the retention of their heritage attributes and values.

### **RECOMMENDATIONS**

---

**The City Planning Division recommends that:**

1. City Council include the property at 301 Broadview Avenue (Garon Cleland House) on the City of Toronto Inventory of Heritage Properties
2. City Council include the property at 415 Broadview Avenue (St. John's Presbyterian Church) on the City of Toronto Inventory of Heritage Properties
3. City Council include the property at 537 Broadview Avenue (John McPherson Scott House) on the City of Toronto Inventory of Heritage Properties.

## **Financial Impact**

There are no financial implications resulting from the adoption of this report.

## **ISSUE BACKGROUND**

The properties identified in the recommendations in this report have been nominated by the local historical society and other interested parties for inclusion on the City of Toronto Inventory of Heritage Properties. The property at 301 Broadview Avenue contains a residential building owned by the City of Toronto that provides housing and support for women in need. Now known as the Margaret Frazer House, the City is planning to construct an addition to the building that will reflect the height and setback of the residential buildings along this section of Broadview Avenue.

North of Gerrard Street East, the property at 415 Broadview Avenue contains St. John's Presbyterian Church, a local landmark in the Riverdale neighbourhood. The first minister of the church commissioned the residential building at 537 Broadview Avenue as his private residence.

Following research and evaluation, staff have determined that the Broadview Avenue Properties merit inclusion on the City's heritage inventory, which would enable the sites to be monitored and their heritage attributes and values preserved.

## **COMMENTS**

Location maps and photographs for the Broadview Avenue Properties are attached (Attachments Nos. 1 to 3). The Reasons for Listing (Statements of Significance) for the sites are attached as Attachments Nos. 4 to 6.

The property at 301 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the east side of Broadview Avenue, south of Gerrard Street East, the Garon Cleland House (1906) is a well-crafted example of a early 20<sup>th</sup> century residential building designed by Toronto architect J. Francis Brown that contributes contextually to the historic character of Broadview Avenue as it developed in the early 20<sup>th</sup> century.

Located on the northeast corner of Broadview Avenue and Simpson Avenue, the property at 415 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. St. John's Presbyterian Church (1907) is a well-crafted example of a religious building designed in the Neo-Gothic style that is a local landmark on Broadview Avenue, north of Gerrard Street East.

The property at 537 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 Sparkhall Avenue, the Reverend John McPherson Scott House (1913) is a well-crafted example of a residential building with Edwardian Classical features that contributes contextually to the historical character of Broadview Avenue.

## **CONTACT**

Mary L. MacDonald  
Acting Manager, Heritage Preservation Services  
Tel: 416-338-1079  
Fax: 416-392-1973  
E-mail: [mmacdon7@toronto.ca](mailto:mmacdon7@toronto.ca)

## **SIGNATURE**

---

Barbara Leonhardt  
Director, Policy and Research  
City Planning Division

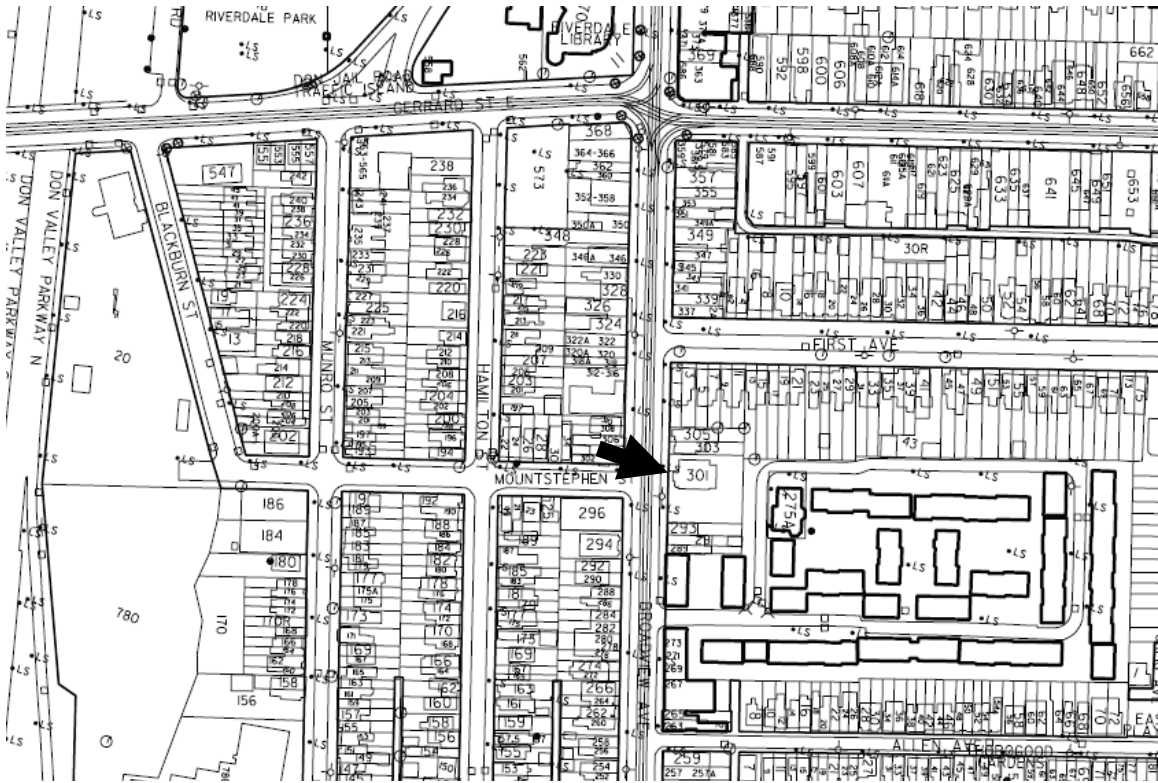
[P:\2009\Cluster B\PLN\HPS\te 09 15 09\teHPS12]

## **ATTACHMENTS**

Attachment No. 1 – Location Map and Photograph, 301 Broadview Avenue  
Attachment No. 2 – Location Map and Photograph, 415 Broadview Avenue  
Attachment No. 3 – Location Map and Photograph, 537 Broadview Avenue  
Attachment No. 4 – Reasons for Listing (Statement of Significance), 301 Broadview Avenue  
Attachment No. 5 – Reasons for Listing (Statement of Significance), 415 Broadview Avenue  
Attachment No. 6 – Reasons for Listing (Statement of Significance), 537 Broadview Avenue

LOCATION MAP & PHOTOGRAPH: 301 BROADVIEW AVENUE

ATTACHMENT NO. 1



The arrow marks the location of the site.

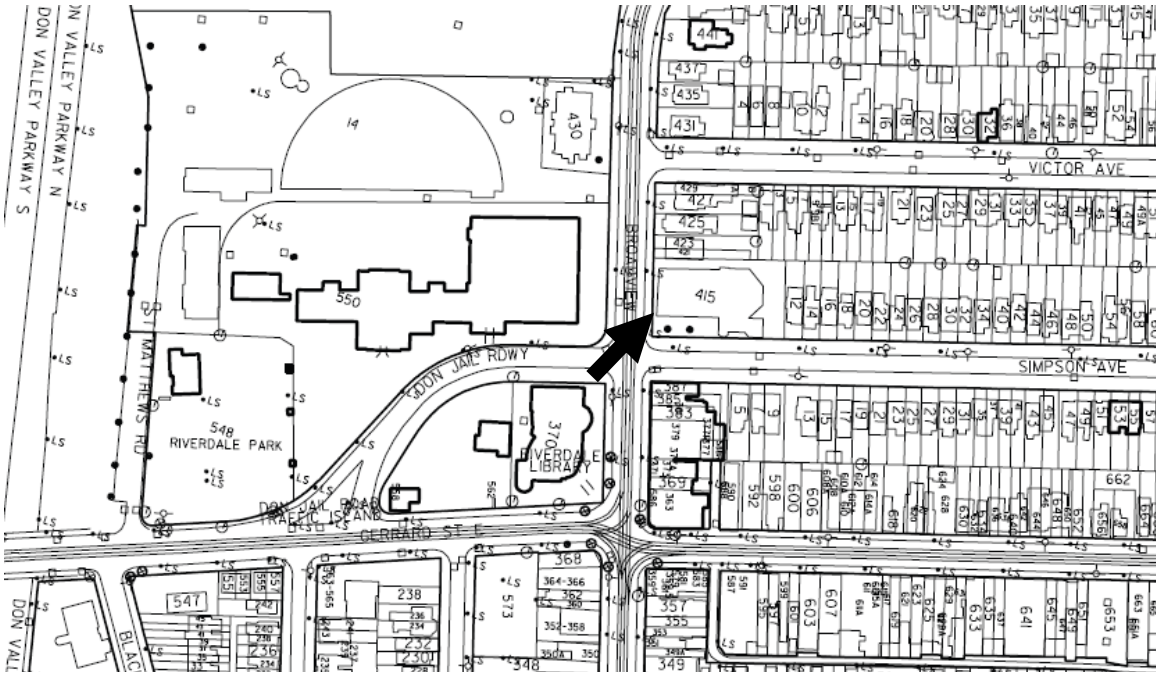
This map is for information purposes only; the exact boundaries of the property are not shown.



Principal (west) façade



LOCATION MAP & PHOTOGRAPH: 415 BROADVIEW AVENUE ATTACHMENT NO. 2



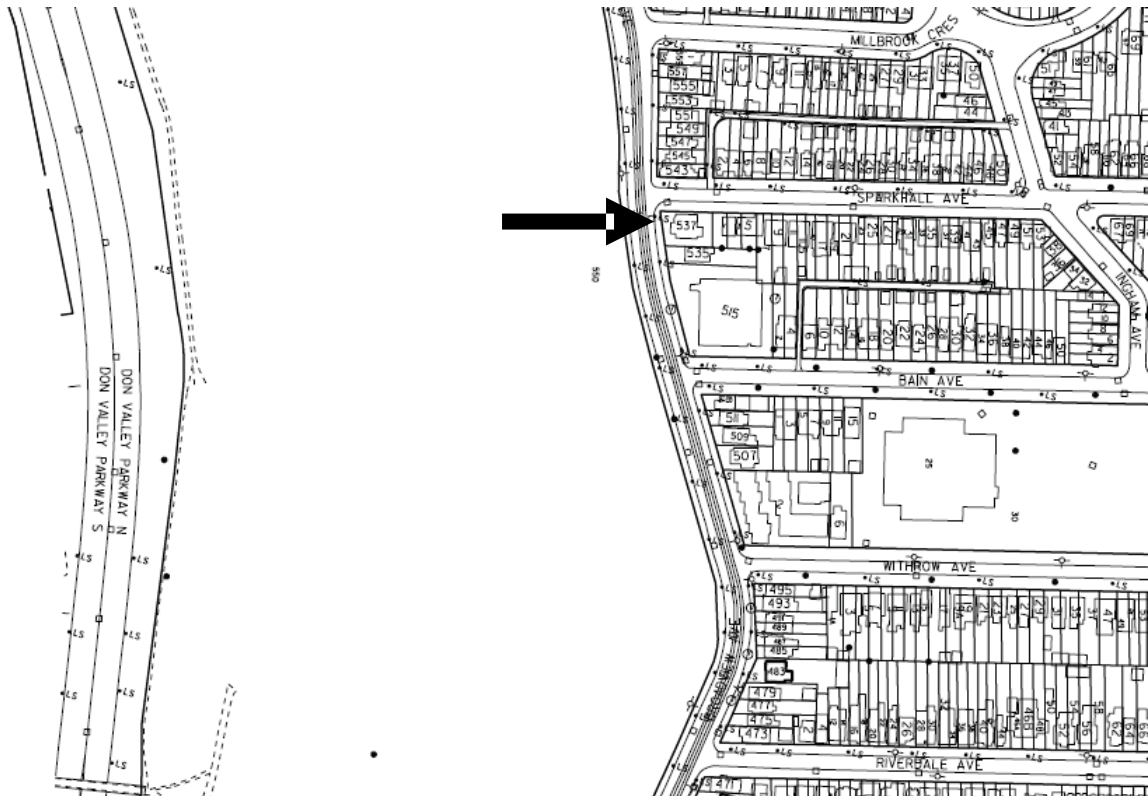
The arrow marks the location of the site.

This map is for information purposes only; the exact boundaries of the property are not shown.



West façade on Broadview Avenue (left) & south elevation on Simpson Avenue (right)

LOCATION MAP & PHOTOGRAPH: 537 BROADVIEW AVENUE ATTACHMENT NO. 3



The arrow marks the location of the site.

This map is for information purposes only; the exact boundaries of the property are not shown.



Principal (west) façade

## **Garon Cleland House**

### Description

The property at 301 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the east side of Broadview Avenue, south of Gerrard Street East, the Garon Cleland House (1906) is a 2½-storey house form building.

### Statement of Cultural Heritage Value

While the house form building at 301 Broadview Avenue was completed in 1906 as a single family residence for physician Garon Cleland, for half a century it has housed institutions important to the Riverdale community. In 1959, the building was converted to St. Matthew's Lodge, a seniors' residence operated by St. Matthew's Anglican Church in partnership with the Toronto Housing Authority. More recently known as the Margaret Frazer House, the site provides housing and services for women in need. It is located west of 275A Broadview, another former residence that is associated with Nellie's, the oldest women's shelter in Toronto, and included on the City's heritage inventory.

As well as its historical associations, the Garon Cleland House has design value as a well-crafted example of an early 20<sup>th</sup> century residential building that blends features of the Queen Anne Revival style with Edwardian Classicism. Popular for residential buildings in the late 1800s, the Queen Anne Revival mixed asymmetrical plans, a variety of materials, and a combination of window types and sizes. While the turn of the 20<sup>th</sup> century marked the transition to Edwardian Classicism with its subdued brick surfaces and simplified Classical detailing, elements of the old and new styles were often combined after 1900. In its appearance, the Garon Cleland House draws from the Queen Anne Revival with its varied window styles, including the single and two-storey bay windows anchoring the principal (west) façade, the distinctive oriel window on the north wall, and the application of flat-headed window openings in different sizes on all the elevations. While the Queen Anne Revival references continue with the combined hipped and cross-gable roof with wood detailing in the gables and an oversized chimney, the reference to Edwardian Classicism is found in the brick cladding and the Classical porch protecting the main (west) entrance.

The design of the Garon Cleland House is linked to J. Francis Brown, who gained recognition as the Toronto-based architect associated with the New York City firm of James and James, winner of an international competition for the Board of Trade Building (1899). In solo practice, Brown was best known for his plans for Classically detailed warehouses in the King-Spadina neighbourhood. However, he also designed high-

end residences, including examples in the Rosedale and High Park neighbourhoods that are recognized on the City's heritage inventory.

Contextually, the Garon Cleland House is historically linked to its surroundings where it is a surviving residential building that reflects the early 20<sup>th</sup> century appearance of Broadview Avenue. The property is located in Riverdale, the municipality on the east side of the Don River that was annexed by the City of Toronto in 1884. The community grew with the introduction of municipal services and the extension of the streetcar line along Gerrard Street East and Broadview Avenue to Danforth Avenue. East of Broadview, residential subdivisions were promoted as "East Rosedale" and known locally as "Doctors' Row" given the number of medical practitioners who located in the area. The Garon Cleland House was among the substantial house form buildings constructed on Broadview Avenue in the early 1900s that were later converted to institutional uses.

#### Heritage Attributes

The heritage attributes of the Garon Cleland House related to its design, associative and contextual value as a well-crafted example of an early 20<sup>th</sup> century residential building that blends features of Queen Anne Revival and Edwardian Classical styling and is historically linked to its surroundings are:

- The scale, form and massing
- The materials, with red brick cladding and brick, stone and wood detailing
- The combination hip and cross-gable roof with a tall brick chimney (north), semi-circular (west) and shed-roof (east) dormers, and decorative woodwork in the gable ends (north and south)
- On the principal (west) façade, the main entrance that is elevated, centrally placed, and protected by a wood porch with Classical detailing that forms a balcony for the upper storey
- The fenestration, with the bay windows (west and south), oriel window (north), and variously-sized flat-headed window openings
- On the rear (east) wall, the two-storey porch that is enclosed as a sunporch in the upper floor
- The placement of the building on the east side of Broadview Avenue where it shares its setback with the neighbouring house form buildings and terminates the vista from Mount Stephen Street, opposite



### **St. John's Presbyterian Church**

#### Description

The property at 415 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the northeast corner of Broadview Avenue and Simpson Avenue, St. John's Presbyterian Church was completed in 1907.

#### Statement of Cultural Heritage Value

The property at 415 Broadview Avenue has associative value as the site of St. John's Presbyterian Church, an institution of importance to the Riverdale community. Founded in 1886, the congregation constructed its first church at Gerrard Street East and Bolton Avenue two years later. After enlarging the original church twice, the congregation acquired land at the northeast corner of Broadview Avenue and Simpson Avenue in 1904, with construction of the present edifice commencing in 1907. The new church and Sunday School were dedicated in January 1908. Now celebrating over a century in its current location, St. John's Presbyterian Church continues to serve the Riverdale community. Through its social justice work, the congregation supports local agencies and people in need, and provides funding for projects in Africa, including wells, AIDS research and hunger elimination.

St. John's Presbyterian Church is associated with Reverend John McPherson Scott (1859-1920), who began serving the congregation as a "student missionary" prior to his ordination in 1889 and appointment as St. John's first permanent minister. In addition to his duties at the church, Reverend Scott helped establish the Christian Synagogue, an initiative of the Presbyterian Church in Canada to share Christianity with Jewish immigrants to Toronto. Renamed the Scott Institute, it was the forerunner to today's Scott Mission, which continues its work as a Christian, non-denominational urban mission based in Toronto where it provides community services.

The church is also linked to the practice of Scottish-born architect Andrew Sharp (1876-1986), who immigrated to Canada in 1900 following studies at the Glasgow School of Art. By 1902, he was chief designer in the office of Darling and Pearson, who were among Toronto's best-known architects in the early 20<sup>th</sup> century. During his tenure with the firm that lasted until 1910, Sharp's projects included Convocation Hall at the University of Toronto (1907). His name appears on the building permit issued for St. John's Presbyterian Church in March 1907. After leaving Darling and Pearson, Sharp embarked on a brief solo practice when he prepared the plans for St. Aidan's Anglican Church (1910) on Queen Street East (which is recognized on the City's heritage inventory). During a short-lived partnership with the Ottawa-based architect, James Hodge Brown, Sharp entered competitions for municipal buildings across Canada and, in 1911, designed Deer Park Presbyterian Church (later Deer Park United Church) in

Toronto. He was briefly associated with architect Herbert Horner prior to 1923 when Sharp relocated to California.

Designed in the Neo-Gothic style, St. John's Presbyterian Church has design value as a representative example of an ecclesiastical building that displays a high degree of craftsmanship. Following the turn of the 20<sup>th</sup> century and a return to more simplified architectural designs, Neo-Gothic styling was popular for religious and educational buildings. With its monochromatic surfaces, overall balance, and less ostentatious medieval details, the style differs from the more elaborate Gothic Revival designs of the previous century. St. John's Presbyterian Church displays Neo-Gothic elements with the symmetrical organization of the principal (west) façade, the mixture of pointed-arch and Tudor-arched openings, and the spireless tower with a decorative turret.

Contextually, St. John's Presbyterian Church is a landmark on the northeast corner of Broadview Avenue and Simpson Avenue in Riverdale. It is placed opposite the Don Jail, a city-wide landmark, and near the Riverdale Library (1910) and the former Bank of Ottawa Branch (1911) that anchor the corners of Broadview Avenue and Gerrard Street East (all of which are recognized heritage properties). With its position on a prominent corner lot, St. John's Presbyterian Church is viewed from Broadview Avenue, Gerrard Street East, and the adjoining residential neighbourhood.

#### Heritage Attributes

The heritage attributes of St. John's Presbyterian Church that are linked to its design and contextual value as a well-crafted example of Neo-Gothic styling that is a neighbourhood landmark are:

- The scale, form and massing
- The materials, with red brick cladding and brick, stone and wood detailing
- The gable roof with brick chimneys that covers the main body of the church, and the hipped roofs on the tower and the bays adjoining the main (west) entrance
- The square tower with corner buttresses, a multi-sided turret (northeast), and brick detailing
- At the base of the tower, the main (west) entrance where pairs of doors and multi-paned transoms are placed in an oversized Tudor arch with brick detailing
- The fenestration that combines pointed-arched and Tudor-arched window openings, many with stained glass, on the tower and the elevations of the church
- The complementary Sunday School wing (east), which has flat-headed window openings and a secondary entry
- The placement of the building on a corner lot where it is viewed from Broadview Avenue, Gerrard Street East, Simpson Avenue, and the adjoining residential neighbourhood

### **John McPherson Scott House**

#### Description

The property at 537 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The John McPherson Scott House (1913) is a 2½-storey house form building that stands on the southeast corner of Broadview Avenue and Sparkhall Avenue.

#### Statement of Cultural Heritage Value

The property at 537 Broadview Avenue is associated with John McPherson Scott, a person of significance to the community who was the original occupant of the house. Following his ordination as a Presbyterian minister in 1889, Reverend Scott continued his association with St. John's Presbyterian Church in Riverdale where he began as a "missionary student" after the congregation was founded in 1886. During his tenure as the first permanent minister at St. John's, the original church at Gerrard Street East and Bolton Avenue was replaced by the present edifice at 415 Broadview Avenue (1907). In 1908, Reverend Scott was involved with the founding of the Christian Synagogue, a ministry established by the Presbyterian Church in Canada to share Christianity with Jewish immigrants to Toronto. The organization was renamed the Scott Institute and continues today as the Scott Mission, a Christian non-denominational urban mission in Toronto that provides community services. Reverend Scott's activities were not without controversy, as he was shot and wounded by a deranged religious fanatic on Broadview Avenue in December 1913. During the same year, Reverend Scott had acquired the newly-constructed house at 537 Broadview Avenue as his private residence, where he died in 1920. In the later 20<sup>th</sup> century, the building was converted to a rooming house and nursing home.

The John McPherson Scott House has design value as a well-crafted example of an early 20<sup>th</sup> century house form building that blends elements from the Queen Anne Revival and Edwardian Classical styles. The Queen Anne Revival was introduced for residential architecture in the late 1800s and identified by the intricate silhouette, mixture of materials, and the varied fenestration. While the style continued to be applied after the turn of the century, it was often combined with the somber brick surfaces and symmetrically placed Classical features associated with Edwardian Classicism. In the case of the John McPherson Scott House, the Queen Anne elements are revealed in the variety and placement of the fenestration, with two-storey bay windows with tent roofs on the principal (west) façade, distinctive oriel windows on the north elevation facing Sparkhall Avenue, and segmental-arched window openings in different sizes and locations on all of the elevations. In contrast, the Classical influences are illustrated in the stately red brick surfaces, the symmetrical organization of the west facade, the

pedimented dormer on the west slope of the gable roof, and the two-storey verandah with columns that is enclosed as a sunporch in the upper storey.

The John McPherson Scott House is historically and visually linked to the early 20<sup>th</sup> century character of Broadview Avenue. The street is a major thoroughfare in Riverdale, which was a separate municipality prior to 1884 when it was annexed by the City of Toronto. Annexation brought municipal services and improved transportation with the streetcar line extended along Gerrard Street East and Broadview Avenue to Danforth Avenue. After 1900, the area east of Broadview Avenue was developed into a residential subdivision, which was advertised as “East Rosedale” and known locally as “Doctors’ Row” for the number of medical professionals attracted to the community. Along Broadview Avenue as it winds north of Gerrard Street East, the large lots overlooking Riverdale Park and the Don River were the most sought after. The John McPherson Scott House occupies an elevated site on a corner lot that allows it to be viewed from the adjoining streets and parkland, the neighbouring Holy Eucharist Church at 515 Broadview Avenue, and the residential community to the east.

#### Heritage Attributes

The heritage attributes of the John McPherson Scott House linked to its design and contextual value as a well-crafted example of an early 20<sup>th</sup> century house form building with Queen Anne Revival and Edwardian Classical features that is historically and visually linked to its surroundings are:

- The scale, form and massing
- The materials, with red brick cladding and brick, stone and wood trim
- The gable roof with returned eaves, extended chimneys near the four corners, and a gabled dormer (west)
- On the principal (west) façade, the symmetrical organization where two-storey bay windows with conical roofs anchor the north and south ends of the wall
- The main entrance (west), which is protected by a two-storey verandah with Classical detailing that is enclosed as a sunporch in the upper floor
- The fenestration with the oriel windows (north) and the segmental-arched openings on all of the elevations
- The placement of the building on an elevated site where it is viewed from Broadview Avenue, Sparkhall Avenue, Riverdale Park and the adjacent properties.