



## STAFF REPORT ACTION REQUIRED

### 7 Austin Terrace – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

<b>Date:</b>	January 5, 2010
<b>To:</b>	Toronto Preservation Board
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	St. Paul's – Ward 21
<b>Reference Number:</b>	

#### **SUMMARY**

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This report recommends that City Council include the property at 7 Austin Terrace (John B. Maclean House) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

Staff have determined that the property at 7 Austin Terrace meets Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. If City Council states its intention to designate and ultimately designates the property, the owner would be required to apply to Council for permission to alter and/or demolish it under Part IV, Sections 33 and 34 of the Ontario Heritage Act.

In December 2009, while the property at 7 Austin Terrace was undergoing research and evaluation to determine if it had cultural heritage value or interest, the owners removed architectural elements and trim from the house form building, which is currently vacant. Because City Council was not scheduled to meet again until January 2010 to consider the heritage status of the site, the City appealed to the Minister of Culture for the Province of Ontario to issue a stop order under Part IV, Section 35(2) of the Ontario Heritage Act. On December 21, 2009, the Minister issued the order, which remains in effect for 60 days and prohibits further alteration, damage, demolition or removal of any building or structure on the site.

## **RECOMMENDATIONS**

### **The City Planning Division recommends that:**

1. City Council include the property at 7 Austin Terrace (John B. Maclean House) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 7 Austin Terrace (John B. Maclean House) under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.
5. If the proposed designation is referred to the Conservation Review Board, the City Solicitor and any other necessary Staff be authorized to attend any hearing held by the Conservation Review Board in support of Council's decision on the proposed designation of the property.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

## **ISSUE BACKGROUND**

The property is the subject of planning applications that proposes to demolish the existing building and replace it with eight townhouses and a multi-unit rental building. Prior to the receipt of the applications, Heritage Preservation Services (HPS) conducted preliminary research and indicated to Community Planning that it had no interest in the property. During the review of the current proposal, HPS staff advised Community Planning staff that the site had archaeological potential. Also, information from a recent publication on John M. Lyle was provided by the community which led staff to conduct additional research on the site. This resulted in a thorough evaluation of the property's potential values and attributes and staff advised the current owner of the property, and the community, that it was conducting a further review of the property's heritage values and attributes and would prepare a report for the Toronto Preservation Board and Council early in 2010.

In December 2009, staff were advised that the property owner was removing architectural elements and trim from the subject property. Because City Council was not scheduled to meet until January 2010, the City requested Aileen Carroll, Minister of Culture for the

Province of Ontario, to issue a stop order under Section 35(2) of the Ontario Heritage Act. On December 21, 2009, the Minister issued the order, which requires the property owner to refrain from making further alterations to the site for 60 days while the Province and the City determine its cultural heritage value or interest.

## **COMMENTS**

### **Heritage Research and Evaluation**

Staff have researched the property at 7 Austin Terrace and evaluated it according to Regulation 9/06, the provincial criteria prescribed for municipal designations in Ontario. The research findings and application of the criteria are outlined in the Heritage Property Research and Evaluation Report (Attachment No. 4). The results of the research and evaluation indicate that the property meets the criteria for designation for its design/physical, historical/associative and contextual values.

The site has compelling historical values for its associations with both John B. Maclean (1862-1950), the Toronto publishing icon who commissioned the building and occupied the premises for 40 years, and Canadian architect John M. Lyle, who designed the original part of the structure in the early years of his practice in the city. From a design perspective, the 1910 structure is a unique and early expression of Georgian Revival styling that Lyle devised for the original scheme whereby two existing buildings were to be attached and used as a gatehouse for the Maclean estate. While the main house was never executed and the intended gatehouse became the primary residence, Lyle's plans for the combined buildings were applied instead to new construction. This resulted in an unusual interpretation of Georgian Revival styling by the architect during the initial stage of his illustrious career. Contextually, the property is historically linked to the adjoining surviving residential estates, including Casa Loma, along the escarpment above Davenport Road. The John B. Maclean House also supports the character of the area as it developed as an exclusive suburban precinct prior to World War I.

### **Integrity**

During the research and evaluation of the property at 7 Austin Terrace, consideration was given to the integrity of the John B. Maclean House, before and after the property was damaged by the current owner. During the later 20<sup>th</sup> century, the site was impacted by the severance of most of the land around the house, particularly the development of a residential subdivision that now surrounds two sides of the site. With these changes, the appearance of the house as an estate building was compromised, but the 1910 structure itself retains its integrity with its scale, form and massing and architectural features inspired by Georgian Revival styling. While the south and east additions dating to the 1930s were designed to complement it in materials and fenestration, the different scale of the extensions, and the awkward placement of the east wing on an angle dictated by the road allowance, detract from the aesthetics of the property.

More recently, the current owner has removed windows, door and window trim, and interior elements. When designating heritage properties, the City identifies window openings as heritage attributes. Although the removal of the windows is unfortunate, it is

not so detrimental to detract from the overall heritage value of the site. Likewise, interior features are less often designated in private residences unless a property owner specifically requests their inclusion. While the removal of the door and window trim is more troubling, it can be replicated based on historical photographs and drawings, as well as recent photographs. Despite these changes, the scale form and massing of the John B. Maclean House remains intact, as does most of the cladding and fenestration. As a result, the key associative and contextual values are illustrated in the heritage attributes of the building.

It is the opinion of staff that the property at 7 Austin Terrace meets the criteria for municipal designation prescribed by the Province of Ontario, and retains sufficient heritage values and attributes to warrant designation under Part IV, Section 29 of the Ontario Heritage Act. Heritage Preservation Services staff will recommend that the missing elements be restored as a condition of any permits required under the Ontario Heritage Act.

### **Reasons for Designation**

The Reasons for Designation are found in Attachment No. 3. The property at 7 Austin Terrace, containing the John B. Maclean House, is worthy of designation under Part IV, Section 29 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 or physical, historical or associative value and contextual value. Located on the south side of Austin Terrace near the foot of Lyndhurst Avenue, the 1½-storey house form building is associated with Toronto publisher John B. Maclean, the founder of a publishing empire that included Maclean's magazine, who occupied the site for 40 years. Reflecting the early Toronto practice of the notable Canadian architect, John M. Lyle, the John B. Maclean House also has design value as a unique expression of Georgian Revival styling that Lyle adapted to fit the unusual circumstances of this commission. The property also has contextual value for its historical connection to the enclave of suburban estates, including Casa Loma, that were developed in the area during the early 20<sup>th</sup> century. As an extant building that was originally designed as a gatehouse for a residential estate that was not completed, the John B. Maclean House supports the character of Austin Terrace where prominent Torontonians devised grand mansions in the pre-World War I era.

A location map (Attachment No. 1) and Photographs (Attachment No. 2) are attached. The Reasons for Designation (Statement of Significance) are intended to be posted on the City of Toronto's web site and served on the owners of 7 Austin Terrace and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation (Statement of Significance) include a statement of the cultural heritage value of the property with a description of its heritage attributes.

## **CONTACT**

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## **SIGNATURE**

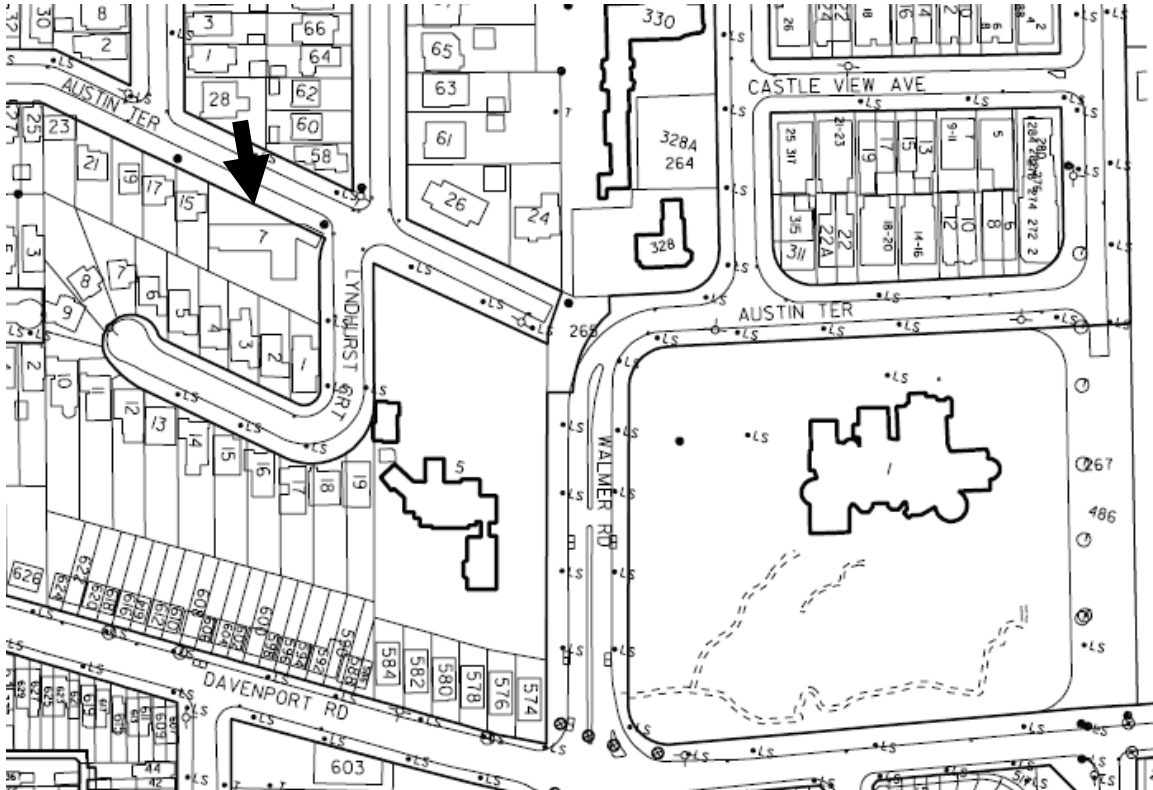
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Barbara Leonhardt  
Director, Policy and Research  
City Planning Division

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## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Reasons for Designation  
Attachment No. 4 – Heritage Property Research and Evaluation Report



The **arrow** marks the location of the site.

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



Principal (north) façade, 2009, prior to alterations



Principal (north) façade, December 2009, following alterations

### **John B. Maclean House**

#### Description

The property at 7 Austin Terrace is worthy of designation under Part IV, Section 29 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 categories of associative and contextual value. Located on the south side of Austin Terrace near the foot of Lyndhurst Avenue, the John B. Maclean House (1910) is a 1½-storey house form building.

#### Statement of Cultural Heritage Value

The house form building at 7 Austin Terrace is historically associated with publisher John Bayne Maclean (1862-1950), a person of significance to the community, who occupied the building from its construction in 1910 until his death 40 years later. After working as a newspaper reporter and editor, in 1889 Maclean established a publishing company for trade journals and popular magazines that became the largest enterprise of its kind in the British Commonwealth. After moving to Austin Terrace, Maclean renamed an existing magazine Maclean's, which has been published continuously for over a century and remains the most recognized legacy of his career.

The John B. Maclean House is also connected to the important Canadian architect, John M. Lyle, who prepared the plans for the dwelling. After training at the Ecole des Beaux Arts and with prominent New York City architectural firms, Lyle established a solo practice in Toronto in 1905 where he quickly rose to prominence with his designs for the Royal Alexandra Theatre (1907) and Toronto's Union Station (designed in 1911-13 in association with Ross and Macdonald and Hugh G. Jones), as well as work with the Civic Improvement Commission (1911). Lyle prepared the plans for the 1910 section of the building at 7 Austin Terrace as the gatehouse or lodge for a suburban estate that Maclean did not complete (instead expanding the original building with a service wing and southeast addition by Mathers and Haldenby in 1934). The John B. Maclean House is significant for its association with the first phase of Lyle's career in Toronto when he accepted residential commissions from many prominent businessmen.

From a design perspective, the John B. Maclean House (1910) is a unique expression of Georgian Revival styling developed by Lyle during the early stages of his practice in response to this particular commission. Archival evidence reveals that Lyle was engaged to prepare plans for the gatehouse by combining two existing buildings beneath a Georgian Revival façade. Instead, the gatehouse was constructed of new materials, but Lyle's unusual design was retained. It displays Georgian Revival motifs in the roof features, dormer windows and classical detailing, yet the deliberate asymmetry with the



offset placement of the main entrance, the varied widths of the bays and the different-sized windows openings is an atypical application of the style.

Contextually, with its origin as a gatehouse or lodge for the Maclean estate, the property at 7 Austin Terrace is historically linked to the enclave of residential estates that developed along Austin Terrace, including the neighbouring Spadina (1866, with additions up to 1912), Henry Pellatt's Casa Loma (1909-13, with lodge and stables also extant), and Lenwil (designed and occupied by architect E. J. Lennox, 1913-15). The John B. McLean House contributes to the character of the neighbourhood where the group of large surviving estate houses and auxiliary buildings have a strong visual presence overlooking the city from the escarpment above Davenport Road.

### Heritage Attributes

The heritage attributes of the property at 7 Austin Terrace are:

- The 1½-storey house form building completed in 1910
- The scale, form and massing of the structure with the 1½-storey rectangular plan
- The stucco cladding and wood detailing
- The gable roof with tall brick chimneys, gabled wall dormers with pediments, and a wood cornice
- The main entrance, which is asymmetrically placed on the north façade in a classical doorcase with columns, pilasters and an entablature with dentils beneath a segmental-arched pediment
- On the north façade, the flat-headed window openings with wood trim
- The covered porch with classical detailing on the west elevation
- The placement of the 1910 building on the south side of Austin Terrace

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



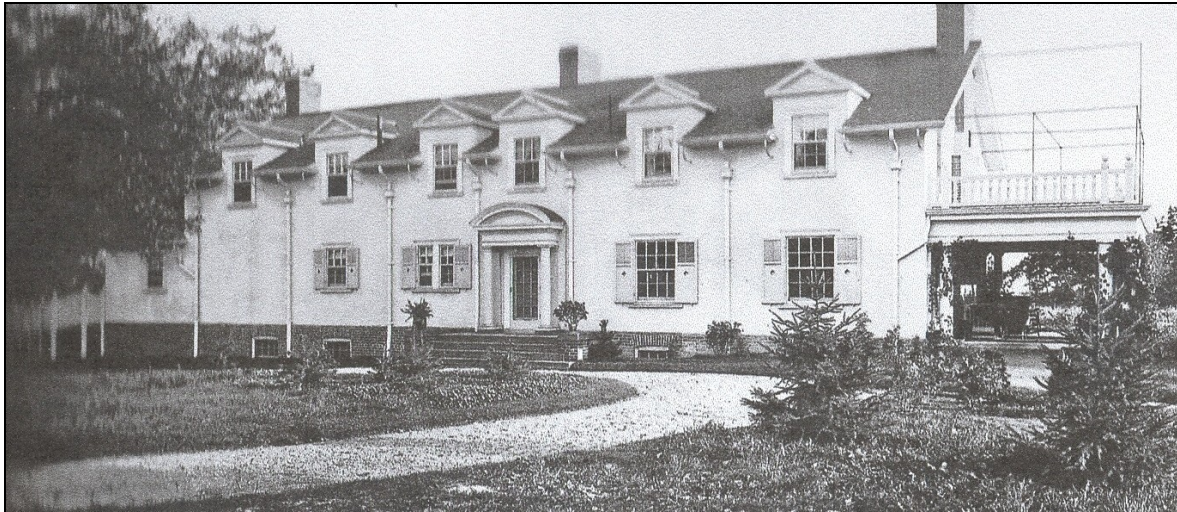
**JOHN B. MACLEAN HOUSE  
7 AUSTIN TERRACE, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

January 2010

## 1. DESCRIPTION



John B. Maclean House, Construction, November 1911

<b>7 Austin Terrace: John B. Maclean House</b>	
ADDRESS	7 Austin Terrace (southwest corner, Lyndhurst Court)
WARD	21 (St. Paul's)
LEGAL DESCRIPTION	Plan 1282, Part Lots D and E
NEIGHBOURHOOD/COMMUNITY	Wells Hill
HISTORICAL NAME	John B. Maclean House
CONSTRUCTION DATE	1910
ORIGINAL OWNER	John B. Maclean, publisher
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Residential (multiple); vacant in 2010 * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	John B. Lyle, architect; A. Weller and Company, builders
DESIGN/CONSTRUCTION	Wood construction with stucco cladding & wood trim
ARCHITECTURAL STYLE	Georgian Revival
ADDITIONS/ALTERATIONS	1934, 2-storey east wing & 2 ½ storey south wing, Mathers & Haldenby, architects
CRITERIA	Historical/associative & contextual
HERITAGE STATUS	Cultural heritage evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	January 2010

## 2. BACKGROUND

### i. HISTORICAL TIMELINE

Key Date	Historical Event
1906	John B. Maclean purchased part of Lot D, Plan 1282 from Nina de Pencier
1910 - July	Building permit #22150 issued to Maclean for “2 storey brick & frame dwelling near Walmer Road on Wells Hill,” value \$4000, naming John B. Lyle architect and A. Weller & Company builders
1910 - Sept	Tax assessment rolls recorded “unfinished house” valued at \$500 on Maclean’s property
1911	In November 1911, Maclean’s house featured in <u>Construction</u> magazine
1912	Goad’s atlas showed original house in place, without east and south additions
1934 - January	Plans submitted for alterations and additions to Maclean’s residence by architects Mathers and Haldenby, with L-shaped addition to east and south, and east ‘service wing’ along Austin Terrace
1934 - August	Tax assessment rolls valued Maclean’s residence at \$16,800; increased from \$12,800 in 1933 tax assessment rolls (additions completed)
1950 - Sept	Maclean died “at his home, 7 Austin Terrace,” on September 25 (Obituary, <i>Toronto Daily Star</i> )
1950 - Dec	Maclean’s nephew, Andrew, received property and began dispersing parts of site
1951	In May, the William R. Edwards Company sold portion of Maclean estate with residence to Norah E. Bennett, who retained site until 1956
1952	Maclean House divided into seven residential units according to City Directories
1960	Biles family acquired Maclean House, retaining site for over 40 years

### ii. HISTORICAL BACKGROUND

#### “Davenport” and Wells Hill Estate

The property at 7 Austin Terrace was originally part of Lot 25 in the second concession west of Yonge Street, one of the 200-acre farm lots surveyed in the area from present-day Bloor Street to St. Clair Avenue West that were granted to associates of the provincial government in the late 18<sup>th</sup> century. Captain John McGill received Lot 25, selling it in 1821 to Colonel Joseph Wells, a retired British military officer. Wells authorized the construction of a country house named Davenport on Wells Hill, where the escarpment rose above Davenport Road and offered panoramic views of the Town of York and Lake Ontario. The neighbouring lands were similarly occupied by country estates, with Spadina (Dr. William Warren Baldwin Houses, 1818 and c.1835) and Russell Hill (Captain Augustus Baldwin House, 1818) directly east of Davenport. Colonel Wells began subdividing his acreage in the 1850s, reserving a large area with the house for his son, Frederick. By the 1890s, the Colonel’s granddaughter, Nina de Pencier, resided at Davenport. In 1902, she and Wells’ heir John Edwards registered Plan 1282, subdividing

a further portion of their estate. Part of this acreage was acquired by Henry Pellatt as the future location of Casa Loma.

### John B. Maclean House

In 1906, publisher John Bayne Maclean (1862-1950)<sup>1</sup> purchased part of Lot D under Plan 1282 from Nina de Pencier for \$12,500. By this time, Maclean was one of Toronto's foremost businessmen and the owner of the Maclean Publishing Company (later Maclean-Hunter). Maclean worked as a newspaper reporter and editor prior to 1889 when he formed his own firm to publish "The Canadian Grocer," the first in a series of trade papers and magazines that preceded the founding of the nationally distributed Maclean's Magazine (founded 1905), The Financial Post (1907), and Chatelaine (1929), the first major Canadian women's magazine. Apart from his business success, Maclean was active in the militia, acquiring the rank of Lieutenant-Colonel. He received the Silver Jubilee Medal from King George V in recognition of his many charitable endeavours. The acquisition of the Wells Hill property followed Maclean's marriage in 1900 to Anna Denison Slade of Boston and the birth of their only child, Hector, in 1903.

In July 1910, a building permit was granted to Maclean for a "two storey brick and frame dwelling near Walmer Road on Wells Hill,"<sup>2</sup> listing John M. Lyle as architect and the cost of the structure as \$4000. This comparatively modest value reflected its design as a gatehouse for a much larger estate. According to Maclean's biographer, "Just the gatehouse, or "The Lodge," as he (Maclean) called it, close to the Austin Terrace roadway, would be completed immediately, thus allowing the architect, John M. Lyle, ample time to develop plans for the great house, which would occupy a dramatic site on the hill's crest."<sup>3</sup> A dwelling was recorded as "unfinished" in the tax assessment rolls dated September 1910.

While the gatehouse was under construction, Maclean's wife contracted polio, causing him to abandon his plans to build an estate house on the property. Another factor was the untimely death of his sixteen-year-old son in 1919. The original house was modified with an elevator to accommodate his wife's limited mobility. The building purportedly "had been carefully extended at either end to become a sizeable two-storey mansion," which his neighbour, Lady Flora Eaton, reportedly described as a "miniature chateau" with its grey-painted stucco finish, with turquoise on the lower shutters and woodwork.<sup>4</sup> Maclean purchased additional land in neighbouring Lot E for a major expansion of the dwelling in 1934. Under the direction of architects Mathers and Haldenby, a two-storey 'service' wing was completed at the east end, along with a southeast wing where the drawing room incorporated 18<sup>th</sup> century French paneling and Maclean's expanding art collection. Maclean resided in the house at 7 Austin Terrace for 40 years until his death in September 1950.

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<sup>1</sup> It should be noted that Maclean's name is spelled differently in various archival sources. Chalmers (98-99) indicates that he adopted "Maclean" in the late 1890s.

<sup>2</sup> Building Permit #2150, July 16, 1910

<sup>3</sup> Chalmers, 178

<sup>4</sup> Chalmers, 179

## John M. Lyle, Architect

When John B. Maclean commissioned his residence in 1910, he chose one of the City's up and coming architects to execute the design. The son of a prominent Hamilton, Ontario family, John Mackintosh Lyle (1872-1945) studied at the Yale School of Fine Arts prior to enrolling at the Ecole des Beaux Arts in Paris. His studies there influenced his approach to design for the remainder of his career. After moving to New York City in 1896, Lyle was associated with three prominent architectural firms, including Carriere and Hastings, which accepted many commissions in Toronto. Lyle moved to this city in 1905, establishing a solo practice that lasted until his retirement in 1943 (apart from a short-lived partnership with architect Herbert E. Moore). With his social connections in Toronto, Lyle immediately received several commissions of note, the most significant being the Royal Alexandra Theatre (1907). According to a profile of the architect, "there is no record that he (Lyle) had designed a single building before the Royal Alexandra Theatre, but his success with this one building firmly established him as a major Canadian architect..."<sup>5</sup>

Prior to World War I, much of Lyle's time was devoted to the final designs for Toronto's Union Station, a project that involved a team of architects. He was also engaged by the City of Toronto's Civic Improvement Committee, where he promoted City Beautiful ideals in the execution of major public works projects. Beginning in this era and continuing through his career, Lyle prepared plans for numerous bank branches across Canada, with the Dominion Bank as a reliable client. Lyle accepted commissions for private residences, often through his connections as a member of the Toronto Club, the Royal Canadian Yacht Club and the Toronto Hunt Club. His clients during this era included politician Sir William Mulock, banker Duncan Coulson, railway founder Jake Englehart, and publisher John B. Maclean.

In 1911, the Maclean residence was profiled in Construction, complete with Lyle's plans and photographs. The article offered an intriguing look at the design concept for the building. The text notes that the residence "was originally planned as an alteration, it being the intention to place an old frame house and an old wooden barn together to form a new house. It was finally decided to abandon this idea, and the original plans were carried out in new materials."<sup>6</sup> This history would account for the unique design, with the asymmetry of the principal (north) façade, including the off-centre placement of the main (north) entrance, the differing widths of the centre bays, and the various sized window openings. Another factor was Lyle's approach to design based on his Beaux Arts training, where his residential commissions tended to focus on the interior planning over the exterior styling of the dwelling, with his particular interest in the axial

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<sup>5</sup> *Toronto Star* (January 17, 1987), M3

<sup>6</sup> Construction (November 1911), 71. Although the article does not indicate whether the house and barn were on the subject property, in March 1908 the tax assessment rolls indicate that a gardener was a tenant on Maclean's property. Goad's Atlases for the early 20<sup>th</sup> century outline buildings on the property, which were likely remnants of the Davenport estate and remained on the site after Maclean's residence was in place.

development of the inside spaces.<sup>7</sup> The plans reproduced in Construction show the division of the main floor of the house, with an exceptionally large living room with a massive fireplace at the west end, and the dining room, kitchen and auxiliary areas organized in the area east of the entrance hall and staircase. On the upper storey, a single hallway runs the length of the floor and connects all the rooms with the west-end master suite. On the exterior of Maclean's residence, the detailing – including the gable roof with tall chimneys and dormers, and the classically inspired door and window detailing – are indicative of the Georgian Revival style. While Lyle was adept at applying different architectural styles, given his training he “felt, as did his American Beaux-Arts counterparts that a national style for the continent could be achieved by building on our Georgian heritage.”<sup>8</sup> As a result, Lyle employed the style for many of his early projects, including Pickering College (1908) in Newmarket, Ontario, and the John B. Maclean House on Austin Terrace.

### iii. ARCHITECTURAL DESCRIPTION

The portion of the house at 7 Austin Terrace designed by the noted Canadian architect John M. Lyle for publisher John B. Maclean in 1910 features a 1½-storey rectangular plan with the principal façade oriented north toward Austin Terrace. The low-pitched gable roof features tall and wide brick chimneys that are features of the Georgian Revival style, as well as the wood cornices. The north and south slopes display prominent gabled wall dormers with pediments. On the north façade, the main entrance is asymmetrically placed in the third bay from the west (right) end and incorporates a classically inspired door surround where columns, pilaster and an entablature with dentils are placed beneath a segmentally-arched pediment. The flat-headed window openings feature wood trim. A wood porch with classical details remains on the west end. The east elevation of the 1910 building and part of the rear (south) wall are concealed by the 1934 additions to the structure.

### iv. CONTEXT

The John B. Maclean House is located on the south side of Austin Terrace, near the south end of Lyndhurst Avenue. When the 1910 portion of the dwelling was completed, Austin Terrace was not yet extended west of Walmer Road. The completion of the roadway resulted in the Maclean House being situated on an angle in relation to the street, with the east end of the structure positioned close to the thoroughfare. Additional land to the southeast was acquired prior to the substantial 1930s additions to the structure. However, during the 1950s, most of the property surrounding the house was severed for the development of the residential subdivision to the south and west. The John B. Maclean House now sits on an oddly-shaped parcel with its east boundary formed by Lyndhurst Court.

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<sup>7</sup> Hunt, 37

<sup>8</sup> Hunt, 26

Designed as a gatehouse for a country house that never materialized, the 1910 portion of the John B. Maclean House is related historically to the adjoining extant estate buildings that are found along Austin Terrace to the east that establish the dominant character of the area. Directly east of the Maclean House, the property at 5 Austin Terrace contains Lenwil (1913-15), the substantial residence that was designed by and for E. J. Lennox, the notable Toronto architect whose prolific career included Toronto’s Old City Hall and Casa Loma. Strategically placed on the brow of the escarpment, Lenwil has retained most of its original setting with the main house and adjoining outbuildings. East along Austin Terrace and flanking Walmer Road, Casa Loma (1909-13), Pellatt Lodge (1905) and the Stables (1906) were designed by Lennox for Henry Mill Pellatt, the flamboyant entrepreneur who acquired 25 lots in the area at the same time as Maclean purchased his more modest parcel. While a portion of Pellatt’s property north of Austin Terrace was later sold off and redeveloped, the castle itself remains a landmark in the neighbourhood and the city. Near the intersection of Austin Terrace and Spadina Road directly northeast of Casa Loma, Spadina (1866 with updates to 1912) is the oldest extant estate property in the neighbourhood, and its foundations contain the remnants of one of the city’s earliest houses. Formerly Baldwin lands, Spadina was acquired by the prominent Toronto businessman, James Austin, in 1866 and retained by members of his family until the 1980s. While Spadina and its outbuildings occupy an expansive lot, it is a fraction of its earlier acreage, parts of which were severed for Ravenswood (Anne Austin Arthurs House, 1867) and Ardwood (John Craig Eaton House, 1936), which were other well-known estate houses that have been demolished.

### 3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or v if it is applicable, with explanatory text below.

<b>Design or Physical Value</b>	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	<b>v</b>
ii. displays high degree of craftsmanship or artistic merit	<b>N/A</b>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

**Unique Expression** – The John B. Maclean House is a unique expression of the Georgian Revival style applied by architect John M. Lyle early in his career to a dwelling that was intended to be the gatehouse for a residential estate that was never completed. Archival sources reveal that the original intention was to combine two existing buildings behind a façade with Georgian Revival styling. When it was decided instead to construct a new building, Lyle’s original designs were employed. This accounts for the unusual appearance of the building, where the roofline, cladding and classical detailing imply the Georgian Revival style, but the deliberate asymmetry of the design with the offset placement of the entrance and many of the window openings is unexpected.



<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	v
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	v

**Person** - The property at 7 Austin Terrace is directly associated with John B. Maclean, who commissioned the building and occupied the residence from 1910 until his death in 1950. Maclean was a nationally significant figure, who formed a magazine publishing company that became the largest enterprise of its kind in the British Commonwealth. The cornerstone of his publishing empire was the self-named Macleans magazine, which was launched in 1905 and remains in circulation over a century later.

**Architect** - The John B. Maclean House (1910) reflects the early career of the nationally recognized architect, John M. Lyle who opened his office in Toronto in 1905 after studies at the Ecole des Beaux Arts in Paris and experience working at a series of leading New York City architectural firms. While Lyle initially received recognition for projects including the Royal Alexandra Theatre (1907) and Toronto Union Station (1911-13, in association with Ross and Macdonald and Hugh G. Jones), the commissions he received from prominent Toronto businessmen, including Maclean, formed the basis of his early practice.

<b>Contextual Value</b>	
i. important in defining, maintaining or supporting the character of an area	<b>v</b>
ii. physically, functionally, visually or historically linked to its surroundings	v
iii. landmark	N/A

**Character** – The John B. Maclean House supports the character of the Austin Terrace neighbourhood as the setting of the surviving buildings identified with the residential estates that were in place on Austin Terrace in the pre-World War I era. The 1910 building contributes to this group, which was centred around the landmark Casa Loma, where residential estates featured large visually prominent houses and complementary auxiliary buildings that were positioned on the escarpment above Davenport Road to see and be seen from the city below.

**Surroundings** – The 1910 portion of the building at 7 Austin Terrace is historically linked to its surroundings as the surviving portion of an estate planned by Toronto publisher John B. Maclean, which was not completed. From its origins as a gatehouse or lodge for a country house, the 1910 structure is historically related to the extant residential complexes at 1 Austin Terrace (Casa Loma), 5 Austin Terrace (Lenwil), and 285 Spadina Road (Spadina), which together form a historical enclave along the hilltop overlooking Davenport Road. All three sites are recognized on the City of Toronto Inventory of Heritage Properties, and the properties containing Spadina and Casa Loma are designated under Part IV, Section 29 of the Ontario Heritage Act. Together, the

surviving collection of houses and outbuildings, including the John B. Maclean House, offer a visual reminder of the grandeur of the area as the preferred locale of many prominent Torontonians in the early 20<sup>th</sup> century.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 7 Austin Terrace has cultural heritage value for its historical associations with the nationally recognized Toronto publisher John B. Maclean and his architect, John M. Lyle, who designed the house during the period when he was executing commissions including the Royal Alexandra Theatre and Toronto Union Station. From a design perspective, the John B. Maclean House (1910) represents a unique expression of a Georgian Revival-inspired design associated with Lyle's early practice, as the architect adapted his original plans to the changing needs of the project. Contextually, the 1910 portion of the house is historically linked to the development of Austin Terrace as an exclusive residential enclave during the pre-World War era, and supports the character of the neighbourhood as it developed with visually prominent estates, including the landmark, Casa Loma.

#### 5. SOURCES

##### Archival Sources

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Assessment Rolls, City of Toronto, 1904-11 and 1932-36  
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## Newspapers and Pamphlets

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“Bury J. B. Maclean at Mount Pleasant,” *Toronto Daily Star* (September 27, 1950) 16

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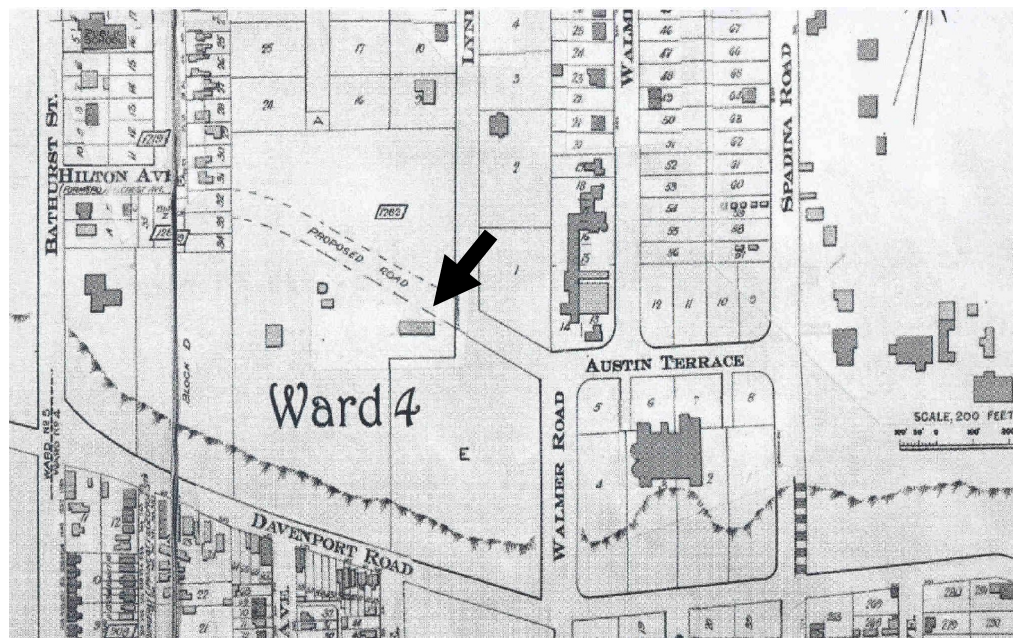
“Leaders to act as pallbearers for J. B. Maclean,” *The Globe and Mail* (September 27, 1950) 5

“Lose their only son. Col. And Mrs. J. B. Maclean suffer sad bereavement,” *Toronto Daily Star* (August 29, 1919) 5

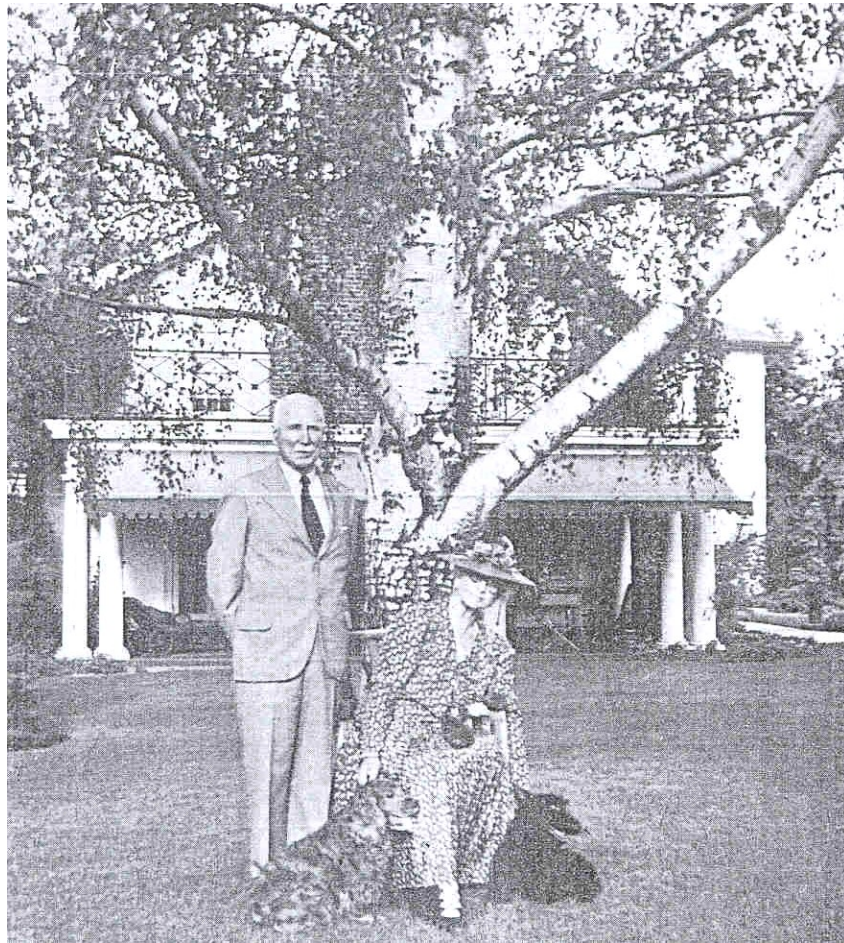
Obituary, John B. Maclean, *Toronto Daily Star* (September 26, 1950)

Toronto Historical Board, “The Neighbours of Austin’s Spadina: a walking tour”

## 6. IMAGES



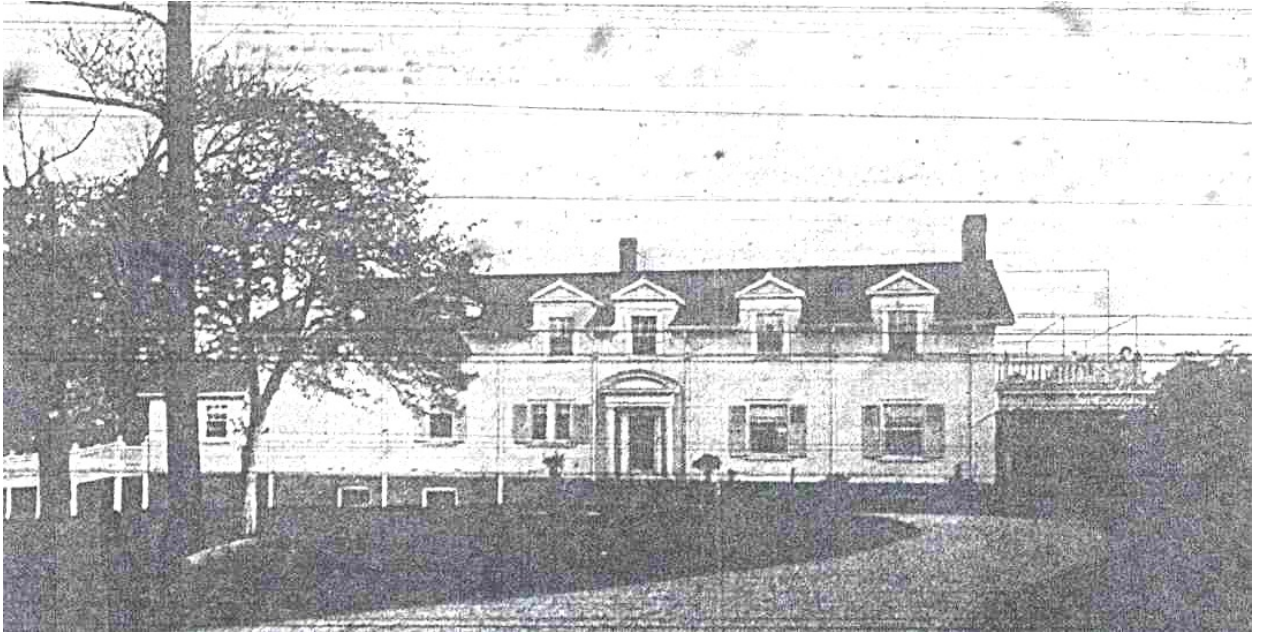
Above: extract, Goad’s Atlas, 1910 revised to 1912, showing the property with the 1910 residence in place (marked by arrow)



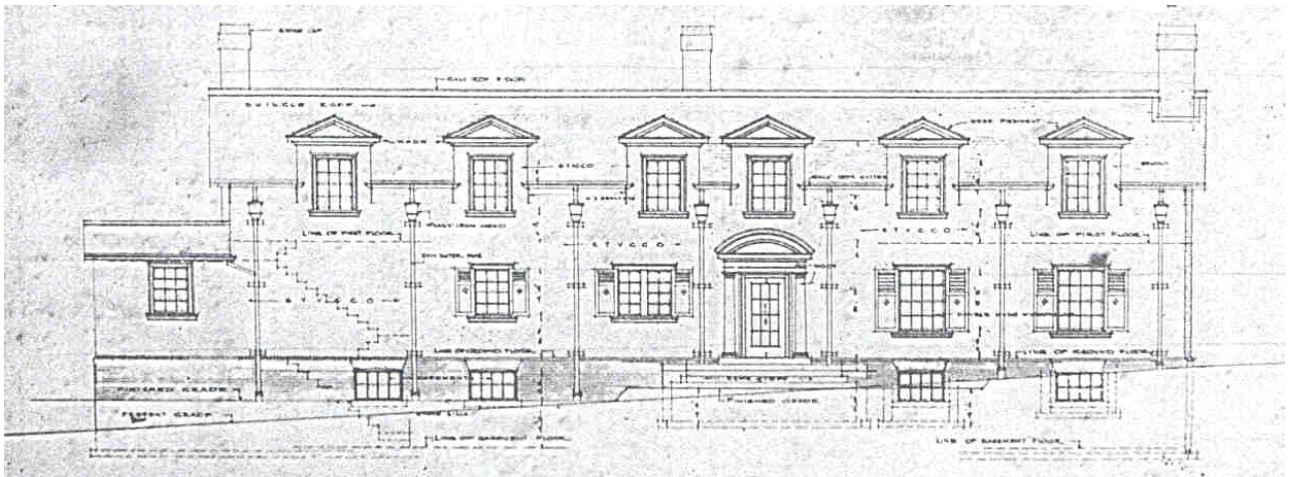
Photograph, John B. Maclean House, n.d., showing John B. Maclean and his wife with the west end of the residence in the background (source: Chalmers)



Photograph, John B. Maclean House (1910), showing the south elevation (source: Construction, November 1911, 52)



Photograph, John B. Maclean House (1910), showing the north façade  
(source: Construction, November 1911, 52)



North Elevation, John B. Maclean House (1910)  
(source: Construction, November 1911, 54)