

Edgedale Road Houses

Description

The properties at 1 and 3 Edgedale Road are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. Located on the east side of Edgedale Road, north of Howard Street, the Edgedale Road Houses (1902) are a pair of 2½-storey semi-detached house form buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the Edgedale Road Houses are integral parts of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. With the adjoining and complementary semi-detached houses at #3-5 and #9-11 Edgedale (1902), the Edgedale Road Houses are historically and visually linked to their neighbourhood surroundings where the grouping of post-1900 houses is viewed across the grounds of the St. Simon the Apostle (Anglican) Church, directly west.

From a design perspective, the Edgedale Road Houses are valued as house form buildings designed in the Period Revival style that, with its mixture of classical and medieval elements based on European precedents, was popular in Toronto in the early 1900s. With the neighbouring houses at #5-7 and #9-11 Edgedale, the Edgedale Road Houses are the only buildings on the street. Together, the three pairs of semi-detached houses form a cohesive group with their complementary designs, where the buildings at #1-3 and #9-11 display similar medieval-inspired detailing and bookend the house at #5-7, which is distinguished from its neighbours by its classical treatment with an extended pediment and two-storey porches.

The Edgedale Road Houses are also associated with Toronto architect Charles J. Gibson, who designed the group of semi-detached house form buildings at #1 to #11 Edgedale after receiving other commissions from Albert Horton, the developer of the sites. Following architectural training in New York City and a brief partnership with architect Henry Simpson, Gibson became one of Toronto's most prolific and best-known practitioners, and was noted for his high-end residential designs in the suburban neighbourhoods of Parkdale, the Annex and Rosedale.

Heritage Attributes

The heritage attributes of the properties at 1 and 3 Edgedale Road are:

- The pair of semi-detached house form buildings
- The scale, form and massing of the 2½-storey rectangular plans
- The hipped gable roofs with brick chimneys and gable-roofed dormers with brackets
- The red brick cladding with brick, stone and wood trim
- The organization of the west façades as mirror images, with the main entrances placed in the outer bays and protected by open single-storey gable-roofed porches
- Between the porches, the placement in each unit of a large flat-headed window opening in the first floor beneath an oriel window with decorative woodwork
- The distinctive treatment of the principal façades, with paired gables with mock timbering
- On the side elevations (north and south) that are visible from Edgedale Road, the segmental-arched and flat-headed window openings
- The placement and setback of the buildings on the east side of Edgedale Road, south of the similar semi-detached houses at #5-7 and #9-11 Edgedale

Edgedale Road Houses

Description

The properties at 5 and 7 Edgedale Road are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. Located on the east side of Edgedale Road, north of Howard Street, the Edgedale Road Houses (1902) are a pair of 2½-storey semi-detached house form buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the Edgedale Road Houses are integral parts of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. With the adjoining and complementary semi-detached houses at #1-3 and #9-11 Edgedale, the Edgedale Road Houses are historically and visually linked to their neighbourhood surroundings where the grouping of post-1900 houses is viewed across the grounds of the St. Simon the Apostle (Anglican) Church, directly west.

From a design perspective, the Edgedale Road Houses are valued as house form buildings designed in the Period Revival style that, with its mixture of classical and medieval elements based on European precedents, was popular in Toronto in the early 1900s. With the neighbouring houses at #1-3 and #9-11 Edgedale, the Edgedale Road Houses are on the only buildings on the street. Together, the three pairs of semi-detached houses form a cohesive group with their complementary designs, where the buildings at #1-3 and #9-11 display similar medieval-inspired detailing and bookend the house at #5-7, which is distinguished from its neighbours by its classical treatment with an extended pediment and two-storey porches.

The Edgedale Road Houses are also associated with Toronto architect Charles J. Gibson, who designed the group of semi-detached house form buildings at #1 to #11 Edgedale after receiving other commissions from Albert Horton, the developer of the sites. Following architectural training in New York City and a brief partnership with architect Henry Simpson, Gibson became one of Toronto's most prolific and best-known practitioners, and was noted for his high-end residential designs in the suburban neighbourhoods of Parkdale, the Annex and Rosedale.

Heritage Attributes

The heritage attributes of the properties at 5 and 7 Edgedale Road are:

5-7 Edgedale Road

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- The pair of semi-detached house form buildings

- The scale, form and massing of the 2½-storey rectangular plans
- The cross gable roofs with brick chimneys
- The red brick cladding with brick, stone and wood trim
- The organization of the west façades as mirror images, with the main entrances placed in the outer bays and protected by open two-storey gable-roofed porches (the porch is enclosed on the first storey of #5 Edgedale)
- Between the porches, the placement in each unit of a large segmental-arched window opening in the first floor beneath an oriel window with decorative woodwork
- The distinctive treatment of the principal façades, with a stepped pediment that extends across the two units
- On the side elevations (north and south) that are visible from Edgedale Road, the segmental-arched and flat-headed window openings
- The placement and setback of the buildings on the east side of Edgedale Road between the similar semi-detached houses at #1-3 and #9-11 Edgedale

Edgedale Road Houses

Description

The properties at 9 and 11 Edgedale Road are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. Located on the east side of Edgedale Road, north of Howard Street, the Edgedale Road Houses (1902) are a pair of 2½-storey semi-detached house form buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the Edgedale Road Houses are integral parts of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. With the adjoining and complementary semi-detached houses at #1-3 and #5-7 Edgedale, the Edgedale Road Houses are historically and visually linked to their neighbourhood surroundings where the grouping of post-1900 houses is viewed across the grounds of the St. Simon the Apostle (Anglican) Church, directly west.

From a design perspective, the Edgedale Road Houses are valued as house form buildings designed in the Period Revival style that, with its mixture of classical and medieval elements based on European precedents, was popular in Toronto in the early 1900s. With the neighbouring houses at #1-3 and #5-7 Edgedale, the Edgedale Road Houses are on the only buildings on the street. Together, the three pairs of semi-detached houses form a cohesive group with their complementary designs, where the buildings at #1-3 and #9-11 display similar medieval-inspired detailing and bookend the house at #5-7, which is distinguished from its neighbours by its classical treatment with an extended pediment and two-storey porches.

The Edgedale Road Houses are also associated with Toronto architect Charles J. Gibson, who designed the group of semi-detached house form buildings at #1 to #11 Edgedale after receiving other commissions from Albert Horton, the developer of the sites. Following architectural training in New York City and a brief partnership with architect Henry Simpson, Gibson became one of Toronto's most prolific and best-known practitioners, and was noted for his high-end residential designs in the suburban neighbourhoods of Parkdale, the Annex and Rosedale.

Heritage Attributes

The heritage attributes of the properties at 9 and 11 Edgedale Road are:

9-11 Edgedale Road

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- the pair of semi-detached house form buildings

- The scale, form and massing of the 2½-storey rectangular plans
- The hipped gable roofs with brick chimneys and gable-roofed dormers with brackets
- The red brick cladding with brick, stone and wood trim
- The organization of the west façades as mirror images, with the main entrances placed in the outer bays and protected by open single-storey gable-roofed porches
- Between the porches, the placement in each unit of a large flat-headed window opening in the first floor beneath an oriel window with decorative woodwork (the first-floor opening on #9 Edgedale has been altered)
- The distinctive treatment of the principal façades, with paired gables with mock timbering
- On the side elevations (north and south) that are visible from Edgedale Road, the segmental-arched window openings
- The placement and setback of the buildings on the east side of Edgedale Road, north of the similar semi-detached houses at #1-3 and #5-7 Edgedale

Roslyn Apartments

Description

The property at 1 Glen Road 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 design, associative and contextual value. Located on the northeast corner of Glen Road and Howard Street, the 3½ storey apartment building is known as the Roslyn Apartments (1912). The property was listed on the City of Toronto Inventory of Heritage Properties in 1991.

Statement of Cultural Heritage Value

Contextually, the apartment building dating to 1912 at 1 Glen Road is part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Anchoring the northeast corner of Glen Road and Howard Street, the Roslyn Apartments are visually and historically linked to the neighbourhood where, as the last of the surviving heritage buildings to be completed, they complement the adjoining low-rise housing stock. With the neighbouring Roslyn Apartments (1911) at 7 Glen Road, the buildings are the only remaining walk-up apartment houses in the Howard Street neighbourhood that date to the initial development of the area and stand as local landmarks.

The Roslyn Apartments comprise an early 20th century small-scaled apartment building that is distinguished by the exuberant Edwardian Classical styling that contributes to its architectural significance. The design of the Roslyn Apartments (1912) complements but is distinguished from the adjoining apartment house at #7 Glen, as the buildings share well-crafted classical detailing that is applied to different-shaped plans with distinctive fenestration. The Roslyn Apartments are rare surviving examples of their type in the Howard Street neighbourhood.

The Roslyn Apartments (1911), with the complementary apartment house at #7 Glen, reflects the practice of Toronto architect J. A. Harvey, who designed both buildings. While Harvey's practice included a range of commercial, institutional and residential projects, he is particularly associated with commissions for the first generation of low-rise apartment houses in the city, including the Roslyn Apartments at 1 Glen Road.

Heritage Attributes

The heritage attributes of the property at 1 Glen Road are:

1 Glen Road

- The apartment building at 1 Glen Road
- The scale, form and massing of the 3½ storey near-square plan, with a raised base with window openings
- The roof detailing with extended eaves and a parapet (the cornice has been removed)
- The red brick cladding, with brick, stone and wood trim
- On the principal (west) façade, the organization of the wall into three bays with a central entrance that is flanked by three-storey bay windows
- The classical detailing of the main entry, which is surmounted by a recessed balcony in the second storey
- The pairs of bay windows on the west façade that are connected by arches at the third-floor level, which distinguish the Roslyn Apartments at 1 Glen Road from the complementary building at #7 Glen Road
- The fenestration on the side elevations (north and south) that is visible from Glen Road and, in the case of the south wall, viewed from Howard Street
- The placement and setback of the building on the east side of Glen Road beside (south of) the Roslyn Apartments (1911) at #7 Glen Road

William Muir House

Description

The property at 2 Glen Road 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 design and contextual value. The 2½-storey house form building (1884) is located on the northwest corner of Glen Road and Howard Street.

Statement of Cultural Heritage Value

The William Muir House at 2 Glen Road contributes to the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Anchoring the northwest corner of Glen Road and Howard Street, the house form building is visually and historically linked to its neighbourhood surroundings, particularly the adjoining William Muir House (1884) at 8 Howard Street, the complementary Glen Road Houses directly north at #6-16 Glen and the low-scale residential and commercial buildings on the opposite sides of the streets.

The design value of the William Muir House as a late 19th century house form building includes the application of bay windows beneath gable roofs that is indicative of the distinctive Toronto Bay-n-Gable style. The building is associated through its provenance, set back and design aesthetic with the other William Muir House (1884) at 8 Howard Street and the adjoining semi-detached houses at 6-16 Glen Road. While altered, the integrity of the William Muir House at 2 Glen Road remains, including the scale, form and massing of the original facades.

Heritage Attributes

The heritage attributes of the property at 2 Glen Road are:

- The house form building with an entrance address on Glen Road
- The scale, form and massing of the 2½-storey L-shaped plan
- The cross-gable roof with a brick chimney (the roof has been altered)
- The red brick cladding, with brick, stone and wood trim, including contrasting buff brick detailing
- The organization of the principal (east) façade into two bays, with the entrance in the north (right) bay and a single-storey bay window in the left (south) bay beneath the gable

- The fenestration, with the combination of segmental- and round-arched openings and, on the south elevation, the two-storey bay window (some of the openings on the south wall have been altered)
- The placement of the building on the west side of Glen Road, where it adjoins the east end of the house form building at 8 Howard Street

The north addition, dating to 1978, is not identified as a heritage attribute

Roslyn Apartments

Description

The property at 7 Glen Road 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 design, associative and contextual value. Located on the east side of Glen Road, north of Howard Street, the 3½ storey apartment building is known as the Roslyn Apartments (1911). The property was listed on the City of Toronto Inventory of Heritage Properties in 1991.

Statement of Cultural Heritage Value

Contextually, the apartment building dating to 1911 at 7 Glen Road is part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Placed on Glen Road, north of Howard Street, the Roslyn Apartments are visually and historically linked to the neighbourhood where they complement the adjoining low-rise housing stock. With the neighbouring Roslyn Apartments (1912) at 1 Glen Road, the buildings are the only remaining walk-up apartment houses in the Howard Street neighbourhood that date to the initial development of the area and stand as local landmarks.

The Roslyn Apartments comprises an early 20th century small-scaled apartment building that is distinguished by the exuberant Edwardian Classical styling that contributes to its architectural significance. The design of the Roslyn Apartments (1911) complements but is distinguished from the adjoining apartment house at #1 Glen, as the buildings share well-crafted classical detailing that is applied to different-shaped plans with distinctive fenestration. The Roslyn Apartments are rare surviving examples of their type in the Howard Street neighbourhood.

The Roslyn Apartments (1912), with the complementary apartment house at #1 Glen, reflects the practice of Toronto architect J. A. Harvey, who designed both buildings. While Harvey's practice included a range of commercial, institutional and residential projects, he is particularly associated with commissions for the first generation of low-rise apartment houses in the city, including the Roslyn Apartments at 7 Glen Road.

Heritage Attributes

The heritage attributes of the property at 7 Glen Road are:

- The apartment building at 7 Glen Road
- The scale, form and massing of the 3½ storey rectangular plan, with a raised base with window openings
- The roof detailing, with extended eaves and a parapet (the cornice has been removed)
- The red brick cladding, with brick, stone and wood trim
- On the principal (west) façade, the organization of the wall into three bays with a central entrance that is flanked by three-storey bay windows
- The classical detailing of the main entry, which is surmounted by a recessed balcony in the second storey
- The single tiers of bay windows on the west façade that distinguish the Roslyn Apartments at 7 Glen Road from the complementary building at #1 Glen Road
- The fenestration on the side elevations (north and south), which is visible from Glen Road
- The placement and setback of the building on the east side of Glen Road beside (north of) the Roslyn Apartments (1912) at #1 Glen Road

St. Simon's Rectory

Description

The property at 9 Glen Road 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 design, associative and contextual value. Located on the east side of Glen Road, north of Howard Street, the 2½-storey house form building dates to 1907 when it was constructed on the west side of Edgedale Road as the rectory for St. Simon the Apostle (Anglican) Church. The building was moved to its present location in 1922 and sold in 1951. The site was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

With its origins as the rectory for the neighbouring St. Simon the Apostle (Anglican) Church, St. Simon's Rectory is associated with an institution of importance to the community. The congregation was founded in 1887 to serve the growing population in the area southeast of Sherbourne Street and Bloor Street East, when the latter street represented the northern limit of the City of Toronto. With the church building completed in 1888, the institution drew congregants from the adjacent neighbourhood as well as the suburb of Rosedale to the north. The Rectory was completed in 1907 and, with the adjoining Parish House (Sunday School Building), was an integral part of the church precinct. In 1922, the building was relocated to the west end of the church property.

As an early 20th century residential building designed as part of a church precinct, St. Simon Rectory's architectural significance lies in its highly crafted Period Revival design influenced by Arts and Crafts principles by the important Toronto architect Eden Smith, who also supervised the relocation of the building. Eden Smith was one of Toronto's best known architects of the late 19th and early 20th centuries who introduced and popularized the Arts and Crafts movement in the city. St. Simon's Rectory bears the hallmarks of Smith's style, including the asymmetrical placement of the main (west) entrance and the oversized west chimney.

St. Simon's Rectory is an integral part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and developed as a desirable upscale residential enclave east of Sherbourne Street and south of Bloor Street East. The property is also visually and historically linked to its surroundings in the Howard Street neighbourhood. With its setback on Glen Road, St. Simon's Rectory is associated historically but no longer functionally with the adjoining church project, while through its scale and appearance the rectory complements the other low-rise residential buildings along the street.

Heritage Attributes

The heritage attributes of the property at 9 Glen Road are:

- The detached house form building
- The scale, form and massing of the 2½ storey irregularly-shaped plan
- The hipped roof with dormers and tall brick chimneys, with an oversized brick chimney placed on an angle on the west elevation
- The red brick cladding, with brick, stone and wood trim
- The organization of the principal (west) façade, where the main entrance is protected by a gable-roofed single-storey porch
- The fenestration, with an oriel window on the west façade, and the flat-headed and segmental-arched openings, many of which contain paired multi-pane sash windows
- On the south elevation, the secondary entry in a segmental-arched surround
- The setback of the building on the east side of Glen Road where it visually anchors the west end of the church precinct to which it is historically but no longer functionally related

Henry Joselin House

Description

The property at 4 Howard Street 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 design and contextual value. The 2 ½-storey house form building (1879) is located on the north side of Howard Street, east of Sherbourne Street.

Statement of Cultural Heritage Value

Contextually, the Henry Joselin House is an integral part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. The house form building is visually and historically linked to its neighbourhood surroundings where it stands as the oldest surviving detached house in the neighbourhood and the only remaining building on the north side of Howard Street between Sherbourne Street and Red Rocket Lane.

The Henry Joselin House is a rare example of a late 19th century detached house form building with features of the Second Empire style in the Howard Street neighbourhood. Drawn from one of most popular architectural styles for residential architecture in the late 1800s, the dwelling displays the characteristic mansard roof with the original cladding, dormers and detailing, as well as a distinctive bowed bay window.

Heritage Attributes

The heritage attributes of the property at 4 Howard Street are:

- The detached house form building
- The scale, form and massing of the 2½-storey rectangular plan
- The mansard roof with decorative slate shingles, dormers with pediments, and wood brackets
- The buff brick cladding with brick, stone and wood trim (the brick has been painted)
- The principal (south) façade, which is organized in two bays, with a two-storey bowed bay window with bracketed sills on the right
- The main entrance, which is placed in the left (west) bay in a round-arched surround with sidelights and transom (the two-storey porch with classical detailing that protects the main entry represents the evolution of the site and is enclosed as a sun porch in the second storey)
- The placement of the building on the north side of Howard Street

William Muir House

Description

The property at 8 Howard Street 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 design and contextual value. The 2½-storey house form building (1884) is located on the north side of Howard Street between Glen Road (east) and Red Rocket Lane (west).

Statement of Cultural Heritage Value

The William Muir House at 8 Howard Street contributes to the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Placed on the north side of Howard Street, west of Glen Road, the house is visually and historically linked to the neighbourhood surroundings, particularly the William Muir House (1884) adjoining it at 2 Glen Road (on the northwest corner of Howard Street), the complementary Glen Road Houses directly northeast at #6-16 Glen, and the low-scale residential and commercial buildings on the opposite side of Howard Street.

The design value of the William Muir House as a late 19th century house form building includes the application of bay windows beneath gable roofs that is indicative of the distinctive Toronto Bay-n-Gable style. The building is associated through its provenance, set back and design aesthetic with the adjoining William Muir House (1884) at 2 Glen Road, as well as the neighbouring semi-detached houses at 6-16 Glen Road. While altered, the integrity of the William Muir House at 8 Howard Street remains, including the scale, form and massing of the original facades.

Heritage Attributes

The heritage attributes of the property at 8 Howard Street are:

- The house form building with an entrance address on Howard Street
- The scale, form and massing of the 2½-storey L-shaped plan
- The cross-gable roof with a gabled dormer and a brick chimney
- The red brick cladding, with brick, stone and wood trim (the brickwork has been painted)
- On the principal (south) façade, the bay window with wood detailing in the left (west) bay (the first-floor entrance has been altered, and the commercial storefronts and enclosed second-storey sun porch are additions)
- The fenestration with segmental-arched window openings

- The placement of the building on the north side of Howard Street, at the west end of the house form building at 2 Glen Road

