

ATTACHMENT NO. 4A

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



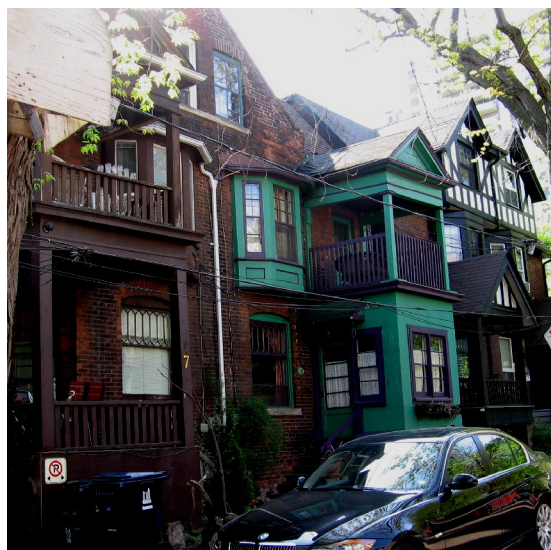
**EDGEDALE ROAD HOUSES  
1-11 EDGEDALE ROAD, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010

## 1. DESCRIPTION



Left: 5-7 Edgedale Road



Right: 9-11 Edgedale Road

Cover: 1-3 Edgedale Road

<b>1-3, 5-7 &amp; 9-11 Edgedale Road: Edgedale Road Houses</b>	
ADDRESS	1-11 Edgedale Road (east side of Edgedale Road, north of Howard Street)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan E217, Lots 1-7
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	Edgedale Road Houses
CONSTRUCTION DATE	1902
ORIGINAL OWNER	Albert Horton, builder
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Residential (semi-detached houses) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	C. J. Gibson, architect; Albert Horton, builder
DESIGN/CONSTRUCTION	Red brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Period Revival
ADDITIONS/ALTERATIONS	5 Edgedale: first-floor entrance porch enclosed
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2010

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 1-3, 5-7 and 9-11 Edgedale Road and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

### i. HISTORICAL TIMELINE

Key Date	Historical Event
1901 Sept	Albert Horton receives building permit #273 to construct three pairs of semi-detached houses “north of Howard Street, one street east of Glenn (sic) Road”, which identifies C. J. Gibson as the architect & Horton as the builder
1902 Jan 24	Plan E217 is registered
1902 Jan 29	Albert Horton purchases Lots 1-7
1902 June	Houses on Lots 1-7 are in place according to the tax assessment rolls, with all of the dwellings (apart from current #9 Edgedale) occupied by tenants of Albert Horton
1903	The houses at 1-11 Edgedale Road are illustrated on Goad’s Atlas
1921Apr - 1923 Dec	Norton sells the properties at #3 Edgedale (1921), #7 & #11 Edgedale (1922), and #1, #5 & #9 Edgedale (1923) over a 2½-year period
1974 May	Demolition permit #053673 is issued for the pair of semi-detached houses at #9 & #11 Edgedale
1974 June	Toronto City Council passes By-law #199-74, designating the properties at #9 & #11 Edgedale Road under Part IV, Section 29 of the Ontario Heritage Act
1974 July	Toronto City Council lists the properties at 1-11 Edgedale Road on the City of Toronto Inventory of Heritage Properties
1987 Dec	Toronto City Council passes By-law #40-88, repealing By-law #199-74

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The properties at 1-3, 5-7 and 9-11 Edgedale Road are located in the Howard Street neighbourhood, which developed as part of the residential enclave southeast of Bloor Street East and Sherbourne Street. The origins of the area date to the late 18<sup>th</sup> century when it was one of the 100-acre “Park Lots” extending between present-day Queen Street and Bloor Street that were awarded to associates of the provincial government as the setting of country estates. Park Lot 4 was granted to John White and, following his death in a notorious duel with John Small, his estate transferred the acreage to members of the Ridout family. Working with the neighbouring landowner, in 1845 Thomas Gibbs Ridout authorized construction along the west boundary of a road that became Sherbourne Street. This opened the area to residential development, and part of the tract was subdivided in 1852 when surveyor and architect John Howard laid out building lots northeast of Sherbourne Street and East (now Howard) Street. The earliest surviving houses in the area date to the 1870s. The 1884 Goad’s Atlas (an extract of which is reproduced in Section 6 of this report) shows the build up of the Howard Street neighbourhood to that point. By the early 20<sup>th</sup> century a dozen plans of subdivision – some of which were further divisions of earlier registered plans – were in place for the lands as development spread east from Sherbourne

Street to Parliament Street. During this era the area was among the desirable upscale residential neighbourhoods accessible to downtown Toronto, and its buildings reflected contemporary architectural styles. Within the community, St. Simon the Apostle (Anglican) Church (1888) was joined by a school and fire hall (later demolished). The Howard Street neighbourhood provided a link to Rosedale via the “iron bridge” on Glen Road north of Howard Street.

With the construction of the Prince Edward (Bloor Street) Viaduct during World War I, Bloor Street was extended east of Sherbourne Street. While this development brought streetcar service directly to the Howard Street neighbourhood, it also removed the ravine setting that had previously formed the north edge of the area (as illustrated on Goad’s Atlases), as well as some of the residential buildings. Following World War II and the growth of middle class suburbs around the city, the neighbourhood along Howard Street went into a decline and many of the single family residences were converted into rooming houses. This situation coincided with trends in post-war planning that favoured the replacement of low-scale dwellings with high-rise buildings to meet the demand for rental housing in Toronto. Beginning in the 1950s, a development consortium acquired the majority of the properties in the area bounded by Bloor, Sherbourne, Wellesley and Parliament as the site of St. Jamestown, a collection of nearly 20 publicly and privately owned apartment towers. The proximity of St. Jamestown to the Howard Street neighbourhood is illustrated on the maps reproduced in Section 6 of this report. With the removal of the majority of the building stock, the Edgedale Road Houses are surviving reminders of the historical setting of the area.

### Edgedale Road Houses

Plan E217 was registered in January 1902, laying out seven lots along the east side of a private road named “Edgedale.” This small-scale subdivision divided the lands north of Howard Street and east of the property held by St. Simon the Apostle (Anglican) Church.

Following the registration of the subdivision, Albert Horton acquired the land along the east side of Edgedale Road. Horton was a local builder who had overseen the construction of houses on Howard Street beginning in the 1890s, including one in which he resided. In anticipation of the approval of the Edgedale Road development, in September 1901 Horton was issued a building permit for three pairs of semi-detached houses “north of Howard Street, one street east of Glenn (sic) Road.”<sup>1</sup> The dwellings were in place by June 1902 when the City’s tax assessment roll was compiled, with one unit vacant and the remainder occupied by a variety of professionals, including an insurance salesman and an accountant. Located on a private road overlooking the Rosedale Ravine, the setting of the houses was impacted following the completion of the Prince Edward (Bloor Street) Viaduct that brought the extension of Bloor Street East close to the properties. Horton launched an unsuccessful lawsuit against the City and, dissatisfied with the outcome, sold the properties over a 2½-year period in the early 1920s.

### C. J. Gibson, Architect

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<sup>1</sup> Building Permit No. 273, September 25, 1901, City of Toronto Archives

Albert Horton engaged Toronto architect C. J. Gibson to prepare the plans for the Edgedale Road Houses. The architect had previously designed semi-detached houses on Binscarth Road in Rosedale for Horton. Charles John Gibson (1862-1935) received training in New York City before establishing an architectural practice in Toronto in 1885. Three years later, he embarked on a short-term partnership with architect Henry Simpson, during which time the pair focused on commissions in Mimico. When this association ended Gibson concentrated on residential projects, including many in the suburban neighbourhoods of Parkdale, the Annex and Rosedale. Among his buildings of note is the Rupert Simpson House (1899) at 2 Wellesley Place (built for the manufacturer who had previously lived on Glen Road in the Howard Street neighbourhood). Although Gibson was often associated with Queen Anne Revival designs, an examination of his prolific career (when he purportedly completed more than 40 commissions in Rosedale alone) shows that he embraced a number of architectural modes, among them the Edwardian Classical and Period Revival styles that became fashionable in the new century.

### iii. ARCHITECTURAL DESCRIPTION

The Edgedale Road Houses are designed in the Period Revival style that was popular for residential architecture in Toronto after 1900. Based on European precedents and favoured by practitioners of the Arts and Crafts movement, the style was inspired by rural vernacular architecture and featured combinations of classical (Jacobean) and medieval (Tudor) forms including mock half timbering, prominent gables, exaggerated chimneys, steeply-pitched roofs and asymmetrical massing. Period Revival-styled dwellings, including the Edgedale Road Houses, were indicative of the early 20<sup>th</sup> century when historically derived architectural elements were applied in designs that were increasingly symmetrical and restrained.

The Edgedale Road Houses reflect Period Revival styling in the roof detailing and window shapes. The three pairs of semi-detached houses feature long 2½-storey rectangular plans. Clad with red brick, the house form buildings are trimmed with brick, stone and wood. On the principal (west) façades, the houses are designed as mirror images with the entrances placed in the outer bays and protected by open wood porches with gabled roofs. Between the entries, each pair has a large segmental-arched window opening in the first storey beneath an oriel window with wood detailing. The semi-detached houses at #1-3 and #9-11 Edgedale are similar, with hipped gable roofs with gable-roofed dormers with brackets, mock timbering, flat-headed window openings in the first floor, and single-storey gable-roofed entrance porches. In the centre, #3-5 Edgedale has a cross-gable roof with an oversized stepped pediment with twin window openings, segmental-arched window openings in the lower floor, and two-storey porches (the porch on #3 Edgedale has been enclosed in the lower storey). On the side elevations (north and south), the fenestration is visible from Edgedale Road.

### iv. CONTEXT

Located in the Howard Street neighbourhood, the properties at 1-3, 5-7 and 9-11 Edgedale Road are placed on the east side of Edgedale in the short block that extends north from Howard Street to Bloor Street East. The Edgedale Road Houses are the only buildings on the street. The houses face west toward the St. Simon the Apostle (Anglican) Church precinct, where they complement the institutional buildings with their scale and detailing. With the semi-detached houses at 32 and 34 Howard Street (1901) and St. Simon's Rectory (1907) at 9 Glen Road, the

Edgedale Road Houses are the only remaining house form buildings dating from the early 20<sup>th</sup> century in the Howard Street neighbourhood.

### 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. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X 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>X</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>

**Representative Example of a Style and Type** – The Edgedale Road Houses are early 20<sup>th</sup> century house form buildings designed in the Period Revival style, which was popular in Toronto in the early 1900s. The importance of the semi-detached houses relates to their complementary designs, where the buildings at #1-3 and #9-11 feature similar medieval-inspired detailing with the decorated west gables and bookend the house at #5-7, which are distinguished from their neighbours by the classical treatment with an extended pediment across the west façades.

<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	<b>N/A</b>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>N/A</b>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>X</b>

**Architect** – The Edgedale Road Houses were designed by Toronto architect C. J. Gibson, who was noted for his residential projects in Toronto’s suburban neighbourhoods. As his career extended from the late 19<sup>th</sup> century into the early 20<sup>th</sup>, Gibson adopted the styles of the new era, favouring Period Revival and Edwardian Classical designs for his many commissions in Rosedale and other upscale enclaves, including the Edgedale Road Houses.

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

**Character** – The properties at 1-3, 5-7 and 9-11 Edgedale Road are part of the collection of surviving heritage buildings dating to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries that characterizes the Howard Street neighbourhood as it originated as a desirable upscale residential enclave east of Sherbourne Street and south of Bloor Street East. With St. Simon the Apostle (Anglican) Church as the centerpiece of the historic community, the development of the area along Howard Street and the adjoining streets from the 1870s to World War I can be traced through the remaining built form, of which the Edgedale Road Houses are integral parts.

**Surroundings** – The Edgedale Road Houses are visually and historically linked to their surroundings in the Howard Street neighbourhood. As a group, the trio of semi-detached houses represent the post-1900 development of the district when their placement east of the neighbouring St. Simon the Apostle (Anglican) Church precinct enabled them to be viewed across the church grounds where they complement the institutional buildings in their scale and detailing.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 1-11 Edgedale Road (Edgedale Road Houses) have cultural heritage value as early 20<sup>th</sup> century house form buildings designed in the Period Revival style by the notable Toronto architect, C. J. Gibson. While the Edgedale Road Houses have individual design and associative merits, they also contribute contextually to the historical character of the Howard Street neighbourhood as the surviving late 19<sup>th</sup>- and early 20<sup>th</sup>-century residential enclave southeast of Sherbourne Street and Bloor Street East to which the house form buildings are visually and historically linked.

#### 5. SOURCES

##### Archival Sources

Abstract Indices of Deeds, Plan E217, Lots 1-7

Assessment Rolls, City of Toronto, Ward 2, Division 2, 1901 ff.

Building Files, St. Simon's Rectory, Archives of the Anglican Diocese of Toronto (re: Edgedale Road)

Building Permit #273, September 25, 1901

Building Records, plans for alterations and additions to 1-11 Edgedale Road, 1949-99

City of Toronto Directories, 1902 ff.

Goad's Atlases, 1903, 1910 revised to 1912, 1910 revised to 1923, and 1931 revised to 1941

Underwriters' Insurance Atlas, 1931 revised to 1941

##### Secondary Sources

Arthur, Eric, Toronto: no mean city, 3<sup>rd</sup> ed., revised by Stephen A. Otto, 1986

Blumenson, John, Ontario Architecture: a guide to the styles, 1990

"C. J. Gibson," Entry in Biographical Dictionary of Architects in Canada, 1850-1950

Crawford, Bess Hillery, Rosedale, 2000

Kalman, Harold, A History of Canadian Architecture, Vol. 2, 1994

Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992

Lundell, Liz, The Estates of Old Toronto, 1998

McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989

Sewell, John, The Shape of the City, 1993

## 6. IMAGES



Photograph of the Edgedale Road Houses, with Bloor Street East (left), St. Jamestown (centre) and the St. Simon the Apostle (Anglican) Church complex (right)



**BUILDING PERMIT.**

No. **273**

TORONTO, *September 25/1911*

Permit granted to

*Mr. A. Horton*

To erect *3 pair, two storey + attic, brick dwellings -* north of Howard Street -  
*1st east of Glen Road.*

on \_\_\_\_\_

Architect *C. J. Gibson*

Builder *A. Horton*

Cost of Building *\$22,000 <sup>00</sup>/<sub>100</sub>*

Passed by *Edw Coffey* Inspector

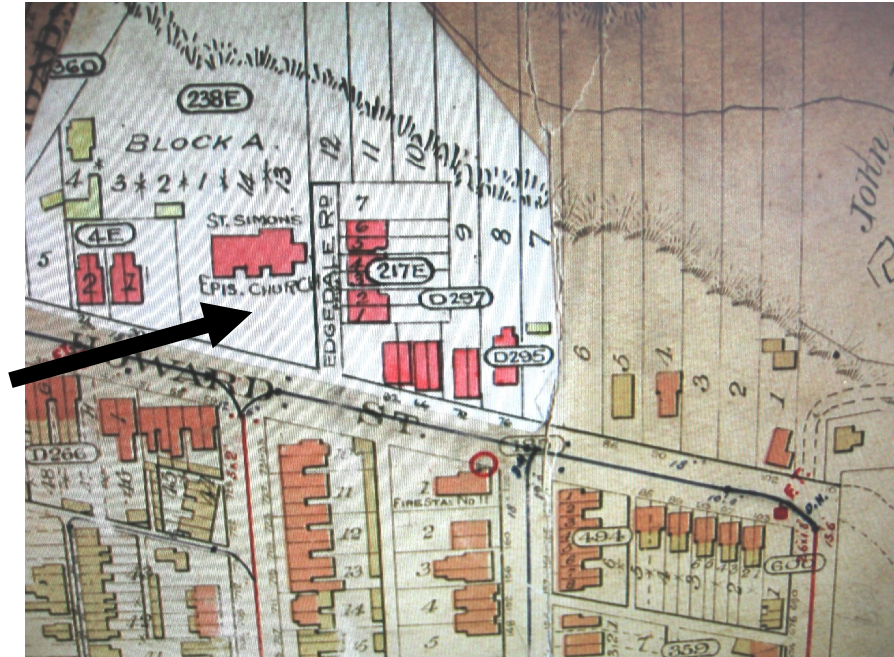
No. of Block Plan \_\_\_\_\_

*Limit B. water paid \$670*

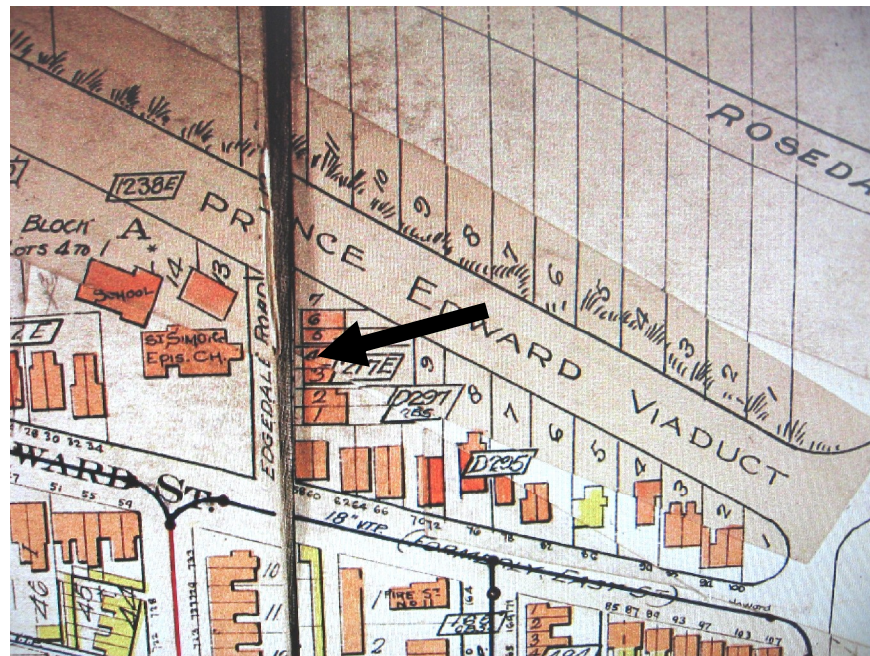
Building Permit #273 (September 25, 1901) for the Edgedale Road Houses  
 (Source: City of Toronto Archives)



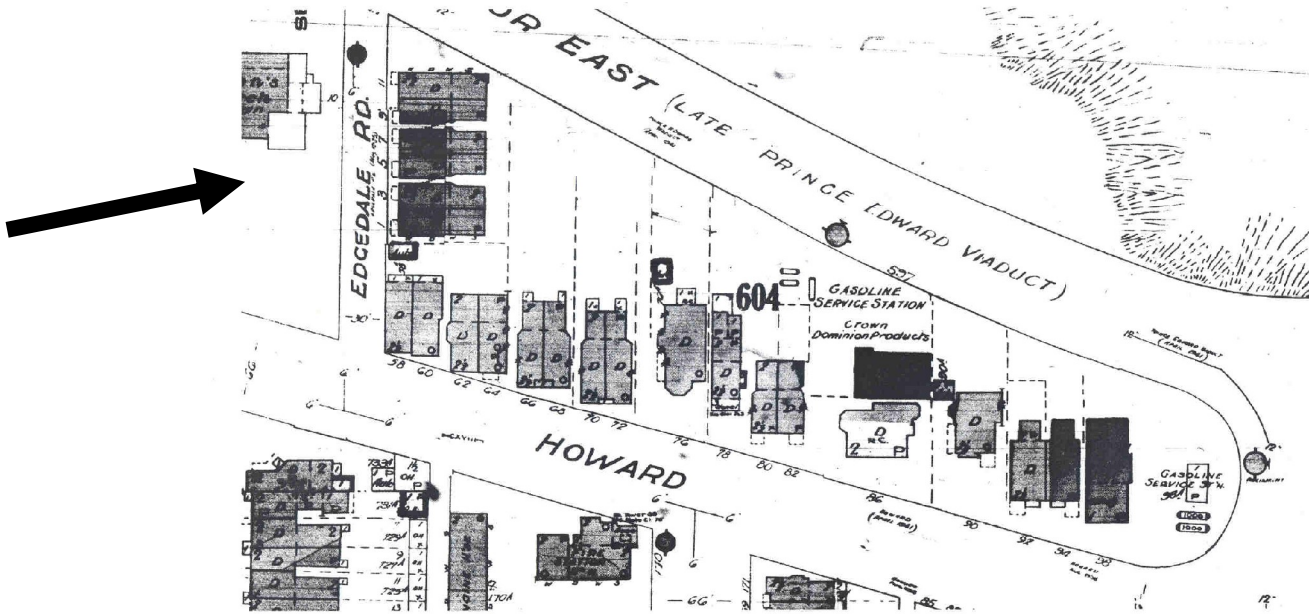
This extract from Goad's Atlas in 1884 shows the development of the  
 Howard Street neighbourhood to date (Source: City of Toronto Archives)



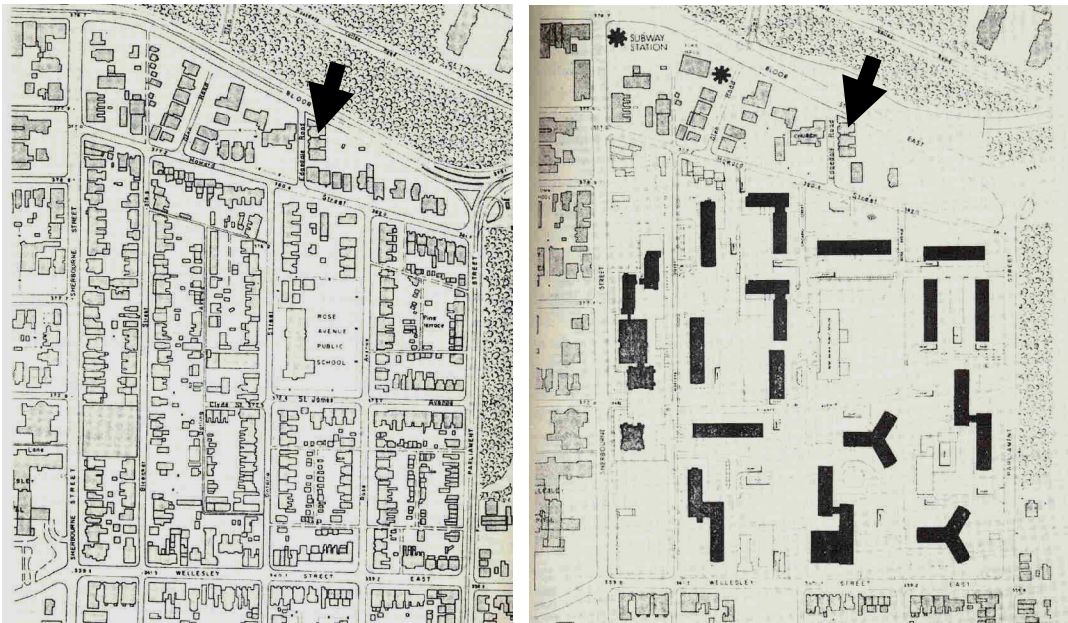
Extract, Goad's Atlas, 1903, showing the Edgedale Road Houses in place with the Rosedale Ravine to the north (Source: City of Toronto Archives)



Extract, Goad's Atlas, 1910 revised to 1923, showing the Edgedale Road Houses following the extension of Bloor Street East for the Bloor Street (Prince Edward) Viaduct (Source: City of Toronto Archives)



Extract, Underwriter's Insurance Atlas, 1931 revised to 1941, showing the Edgedale Road Houses in the context of the immediate neighbourhood. On Howard Street to the east (right), only #76 Howard survives today (Source: City of Toronto Archives)



Property data maps, showing the context of the Edgedale Road Houses prior to and following the development of St. Jamestown (Source: Sewell, 164-165)