

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**ROSLYN APARTMENTS  
1 AND 7 GLEN ROAD, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010

## 1. DESCRIPTION



Glen Road north of Howard Street, showing the Roslyn Apartments at 1 & 7 Glen Road (right) and the Glen Road Houses at 6-16 Glen Road (left)  
(Source: City of Toronto Archives, Fonds 200, Item 69, March 14, 1913)

<b>1 &amp; 7 Glen Road: Roslyn Apartments</b>	
ADDRESS	1 & 7 Glen Road (east side of Glen Road, north of Howard Street)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 360, Part Lots 5 & 6
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	Roslyn Apartments
CONSTRUCTION DATE	1 Glen Road: 1912; 7 Glen Road: 1911
ORIGINAL OWNER	Alexander Garrett
ORIGINAL USE	Residential (apartment buildings)
CURRENT USE*	Residential (apartment buildings) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	J. A. Harvey, architect
DESIGN/CONSTRUCTION	Red brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	Cornices removed
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 and 7 Glen 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
1881 Oct	Edgar Jarvis registers Plan 360, including Lots 1-6 on the north side of present-day Howard Street, east of Glen Road
1911 Apr	Alexander Garrett purchases the undeveloped land on the northeast corner of Howard Street and Glen Road
1911 July	Building permit #28855 is issued to Garrett for a three-storey apartment building at Howard Street and Glen Road, with J. A. Harvey listed as architect <sup>1</sup>
1911	The properties remain undeveloped according to the City Directory for 1912, reflecting information compiled by the end of 1911
1912 May	Garrett receives building permit #38826 for the apartment building at 1 Glen Road, which names J. A. Harvey as the architect
1912 July	The Roslyn Apartments at 7 Glen Road are recorded in the tax assessment rolls (the northeast corner of Howard Street & Glen Road remains vacant)
1912	The apartment house at 7 Glen Road is shown on Goad's Atlas for 1910 updated to 1912
1913 July	The Roslyn Apartments at 1 Glen Road are cited in the tax assessment rolls
1923	Both apartment buildings are shown on Goad's Atlas for 1910 updated to 1923
1991	Toronto City Council lists the properties at 1 & 7 Glen Road on the City of Toronto Inventory of Heritage Properties

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The properties at 1 and 7 Glen 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

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<sup>1</sup> Permit #28855 relates to the property at 7 Glen Road (as confirmed by information in the city directories, tax assessment rolls and Goad's Atlases)

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 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. In 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 Roslyn Apartments on Glen Road are surviving reminders of the historical setting of the area.

### Roslyn Apartments

The Roslyn Apartments are located on the northeast corner of Glen Road and Howard Street on land that was subdivided under Plan 360 in 1881 by Edgar Jarvis. As a nephew of Sheriff William Botsford Jarvis, the original settler of Rosedale, Edgar Jarvis became a prominent developer in the neighbourhood. Extending his holdings south of the Rosedale Ravine, Jarvis oversaw the construction of the first iron bridge on Glen Road to connect the two areas. While Jarvis immediately sold the lots on the northeast corner of Glen Road and Howard Street, the land stood vacant in May 1911 when Alexander Garrett purchased the sites.

In building permits dated July 1911 and May 1912, Garrett received approval to construct two apartment houses on the northeast corner of Glen Road. According to the tax assessment roll for July 1912, the structure at #7 Glen Road was constructed first, a scenario confirmed by the Goad’s Atlas updated to the same year (which is shown in Section 6 of this report). Both buildings were named the Roslyn Apartments, and the first tenants included realtors, merchants and manufacturers. Garrett lost the properties to foreclosure in the 1930s.

J. A. Harvey, Architect

According to the building permits for the Roslyn Apartments, Toronto architect J. A. Harvey was engaged to design both apartment houses. James Arthur Harvey (1870-1935) was a reputed naturalist and politician as well as an architect who established a solo practice in Toronto in 1894. While he received numerous commissions for house form buildings, particularly in the suburban communities of Parkdale, the Annex and Rosedale, Harvey is noted as one of the earliest architects in the city to focus on designs for low-rise walk-up apartment houses. It was during this period before World War I that Toronto first turned to multiple residential buildings as a means to meet increasing demands for affordable and accessible housing, but apartment living was slow to gain acceptance. Buildings such as the Roslyn Apartments illustrated how apartment houses could fit into established residential neighbourhoods with their complementary scale and designs in the fashionable styles of the era.

### iii. ARCHITECTURAL DESCRIPTION

J. A. Harvey designed the Roslyn Apartments in the popular Edwardian Classical style of the early 20th century. Edwardian Classicism developed in reaction to the stylistic excesses of the late Victorian period, when architects turned to restrained, balanced designs highlighted with classical features that “restored simplicity and order to domestic architecture.”<sup>2</sup> The Roslyn Apartments display the symmetry and Classical ornamentation identified with the style.

The Roslyn Apartments at 1 and 7 Glen Road are complementary yet not identical in design. Featuring red brick cladding with brick, stone and wood detailing, both buildings are three stories in height above raised bases with window openings. The rooflines are marked with extended eaves and parapets (the cornices have been removed, with the original roof detailing shown in the historical photographs in Section 6 of this report). On each structure, the principal (west) façade is divided into three bays with the main entrance centered in the wall. Paired wood doors with glass inserts are placed in a classically-detailed surround with Ionic columns and an entablature. Above each entry, a recessed balcony marks the second storey. Full-height bay windows are found in the outer bays. The buildings are distinguished from one another by their forms and fenestration. #1 Glen Road is slightly wider in plan to accommodate two pairs of bay windows that are linked by broad segmental arches at the third-floor level. In contrast, #7 Glen Road is narrower but deeper in plan with more restrained Classical detailing. The side elevations (north and south) of both buildings are visible from the street, particularly the south wall of #1 Glen Road that overlooks Howard Street and features stone band courses that divide the stories. No heritage attributes are identified on the rear (east) walls that are viewed from Howard Street. The buildings share a common setback on the east side of Glen Road.

### iv. CONTEXT

Located in the Howard Street neighbourhood, the Roslyn Apartments at 1 and 7 Glen Road are placed on the east side of the street, where the south elevation of #1 Glen Road overlooks Howard Street. The buildings are flanked by the precinct of St. Simon the Apostle (Anglican) Church, with the church structures and grounds to the east and the former rectory (now identified

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<sup>2</sup> Blumenson, 166

as 9 Glen Road) on the north. Opposite the apartments, the William Muir Houses mark the northwest corner of Glen Road and Howard Street, with the surviving Glen Road Houses beside them at #6-16 Glen Road. The Roslyn Apartments overlook the William McBean Stores and Houses at 21-35 Howard Street, which extend along the south side of the street, east of Bleeker Street. With their design, height and setback, the Roslyn Apartments are visually prominent buildings that anchor the intersection of Glen Road with Howard Street.

### 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>X</b>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

**Rare and Representative Examples of a Style and Type with a High Degree of Craftsmanship:** The Roslyn Apartments are early 20<sup>th</sup> century small-scaled apartment buildings that are distinguished by the exuberant Edwardian Classical styling that contributes to their architectural significance. The designs of the Roslyn Apartments are complementary yet unique, as the buildings share well-crafted classical detailing that is applied to different-shaped plans and distinctive fenestration. As the only surviving apartment buildings dating to the original development and evolution of the Howard Street neighbourhood, the Roslyn Apartments are rare examples of their type.<sup>3</sup>

<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 Roslyn Apartments at 1 and 7 Glen Road reflect the practice of Toronto architect J. A. Harvey, who designed both buildings. Although Harvey enjoyed a successful

<sup>3</sup> The Abernathy Apartments (also known as the James Chalmers Building, 1914) that stood at 6 Howard Street collapsed prior to their demolition in 2006. The situation contributed to the enactment in 2007 of the City of Toronto’s “Enhanced Property Standards for Designated Heritage Buildings”

career that attracted commercial, institutional and residential commissions, his strength lay in designs for the first generation of low-rise apartment houses in the city, including the Roslyn Apartments.

<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>X</b>

**Character** – The Roslyn Apartments 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 Roslyn Apartments are integral parts.

**Surroundings** – The Roslyn Apartments are visually and historically linked to their surroundings in the Howard Street neighbourhood. The low-rise apartment houses were the last of the surviving building stock to be completed, and represent the evolution of the residential enclave. With their scale, early 20<sup>th</sup> century styling and corner setting, the Roslyn Apartments are visually prominent at the intersection of Howard Street and Glen Road where they complement the adjoining low-rise housing stock.

**Landmark** - The Roslyn Apartments are the only surviving walk-up apartment houses in the Howard Street neighbourhood that date to the development and evolution of the area as a sought-after residential district in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. As apartment buildings with distinctive classical detailing on a corner location, the Roslyn Apartments are neighbourhood landmarks.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 1 and 7 Glen Road (Roslyn Apartments) have cultural heritage value as representative and well-crafted examples of early 20<sup>th</sup> century apartment buildings designed by Toronto architect J. A. Harvey. While the Roslyn Apartments 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 apartment buildings are visually and historically linked.

#### 5. SOURCES

##### Archival Sources

Abstract Indices of Deeds, Plan 360, Lots 1-6, and Plan E238, Part Block A

Assessment Rolls, City of Toronto, Ward 2, Division 2, 1900 ff.  
Building Permits #28855, July 5, 1911, and #38826, May 9, 1912  
Building Records, plans for alterations and additions to 1 and 7 Glen Road, 1948-88  
City of Toronto Directories, 1884 ff.  
Goad's Atlases, 1903, 1910 revised to 1912, 1910 revised to 1923, and 1931 revised to 1941  
Photographs, City of Toronto Archives, Fonds 200, Series 372, Bloor Street Viaduct, 1913-14  
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 styles and building terms, 1990  
Crawford, Bess Hillery, Rosedale, 2000  
Dendy, William, and William Kilbourn, Toronto Observed: its architecture, patrons and history, 1986  
"J. A. Harvey," Entry in Biographical Dictionary of Architects in Canada, 1850-1950  
Lundell, Liz, The Estates of Old Toronto, 1998  
Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1998  
McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989  
Sewell, John, The Shape of the City, 1993



## 6. IMAGES



Roslyn Apartments, 1 Glen Road, showing Howard Street (right) & the Roslyn Apartments at 7 Glen Road (left) in March 1913  
(Source: City of Toronto Archives, Fonds 200, Image 68, March 14, 1913)



Roslyn Apartments, 7 Glen Road, showing the Roslyn Apartments at 1 Glen Road (right) and St. Simon the Apostle (Anglican) Church (left) in 1913  
(Source: City of Toronto Archives, Fonds 200, Image 67, March 14, 1913)

**BUILDING PERMIT**

No. 28855

Plan No.
Lot No.

Toronto, JUL 5 1911

Permit granted to

Mr. A. N. Garrett Maple Ave  
 To erect a 3 story brick apartment  
house

on N.E. cor Howard St & Glen Rd

Architect J. A. Harvey 502 Manning Blvd  
 Builder \_\_\_\_\_

Cost of Building, \$ 30,000<sup>00</sup>

Plans and Specifications approved by N. B.

No. of Block Plan \_\_\_\_\_  
 Limit B Water, \$ 6

This Permit does not include any openings in sidewalks or encroachment past line of street

Building Permit #28855 (July 5, 1911) for the property at 7 Glen Road  
 (Source: City of Toronto Archives)

**BUILDING PERMIT**

No. 38826

Plan No.
Lot No.

Toronto, MAY 9 1912

Permit granted to

Mr. A. N. Garrett Maple Ave  
 To erect a 3 story brick apartments

on N.E. cor. Howard & Glen Rd.

Architect J. A. Harvey  
 Builder \_\_\_\_\_

Cost of Building, \$ 20,000

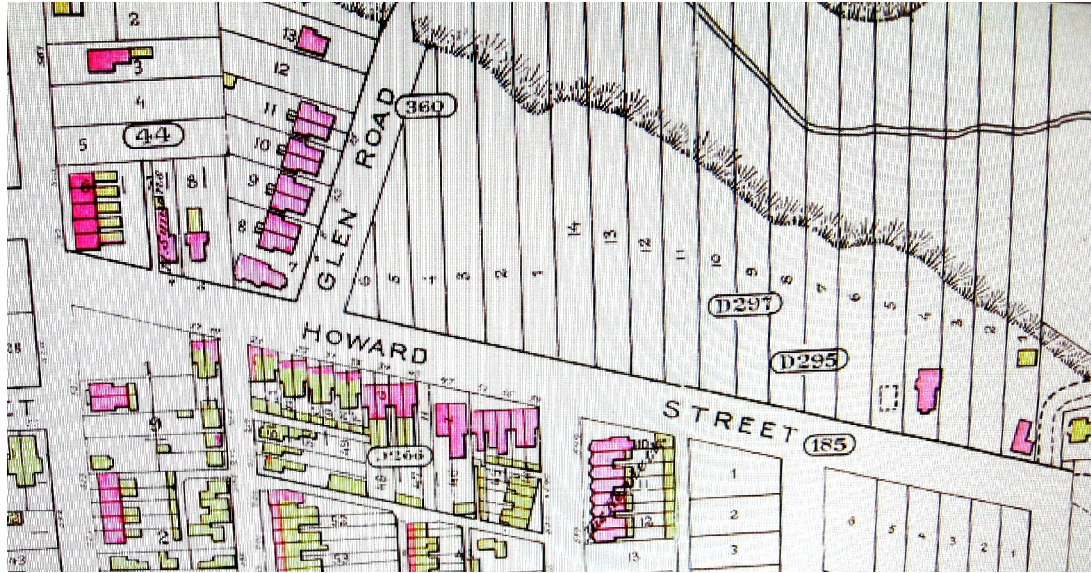
Plans and Specifications approved by \_\_\_\_\_

No. of Block Plan \_\_\_\_\_  
 Limit B Water, \$ 6

This Permit does not include any openings in sidewalks or encroachment past line of street

Building Permit #38826 (May 9, 1912) for the property at 1 Glen Road  
 (Source: City of Toronto Archives)



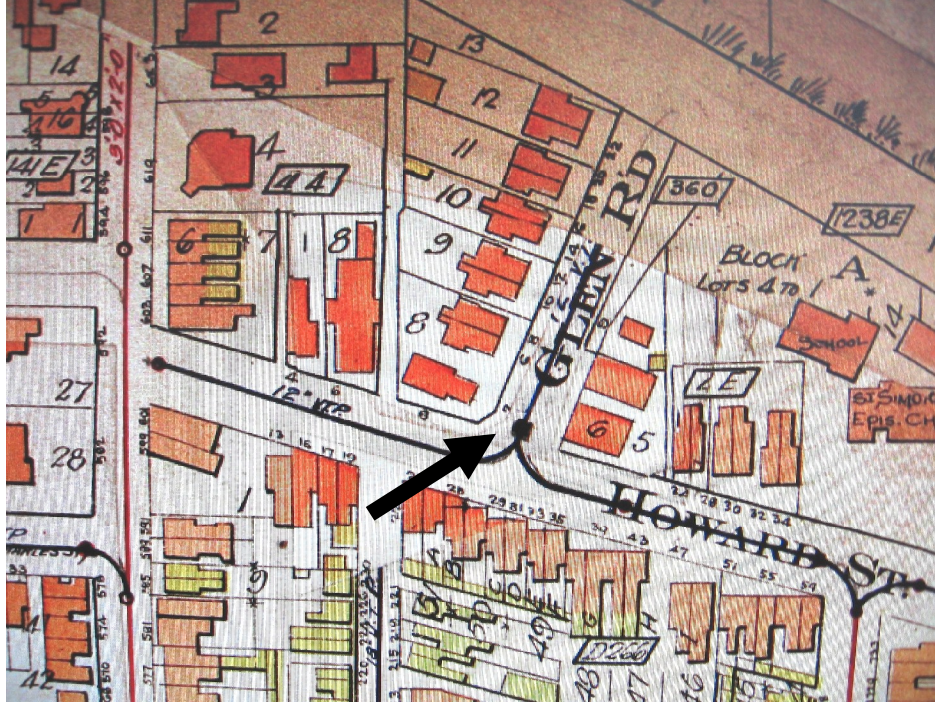


Extract, Goad's Atlas for 1884, showing the development of the Howard Street neighbourhood to date (Source: City of Toronto Archives)



Extract, Goad's Atlas, 1910 revised to 1912, showing the Roslyn Apartments at 7 Glen Road in place (Source: City of Toronto Archives)

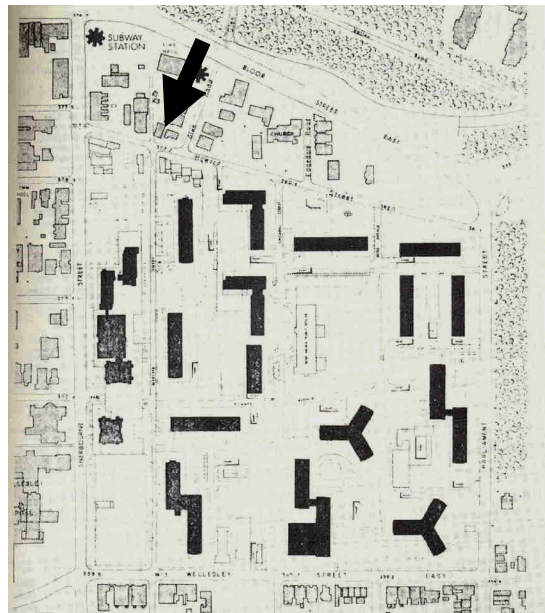
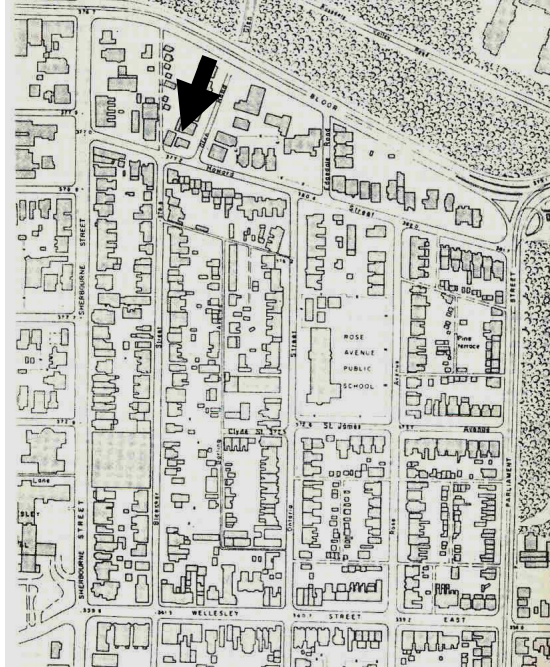




Extract, Goad's Atlas, 1910 revised to 1923, showing both apartment buildings at 1 & 7 Glen Road in place (Source: City of Toronto Archives)



Extract, Underwriter's Insurance Atlas, 1931 revised to 1941 (Source: City of Toronto Archives)



Property data maps, showing the context of the Roslyn Apartments prior to and following the development of St. Jamestown (the arrows mark the locations of the apartment buildings)  
(Source: Sewell, 164-165)