



## STAFF REPORT ACTION REQUIRED

### 50 St. Joseph Street and 1, 3 and 5 Elmsley Place – Partial Repeal and Amendment of Designating By-law

<b>Date:</b>	July 27, 2010
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Acting Director, Policy and Research, City Planning Division
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2010\Cluster B\PLN\HPS\TEYCC\te 08 17 10\teHPS18

#### SUMMARY

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This report recommends that City Council partially repeal and amend City of Toronto By-law 468-91, designating the properties at 50 St. Joseph Street and 1, 3 and 5 Elmsley Place under Part IV, Section 29 of the Ontario Heritage Act, to remove the portions of the site described as Parts 2, 3, 12 and 13 on Plan 66R-16274 from the legal description, and revise the Reasons for Designation in accordance with the 2005 changes to the Ontario Heritage Act.

As the result of amendments to the Official Plan and the Zoning By-law for the property at 50 St. Joseph Street, it is necessary to partially repeal By-law 468-91 to remove the designation from the parts of the site approved for redevelopment. In accordance with the 2005 amendments to the Ontario Heritage Act, it is the practice of the City when updating designating by-laws to revise the Reasons for Designation to describe the property's cultural heritage values and attributes.

#### RECOMMENDATIONS

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

1. City Council state its intention to partially repeal City of Toronto By-law 468-91 under Part IV, Section 31 of the Ontario Heritage Act, designating the properties at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College) and 1, 3 and 5 Elmsley Place pursuant to the Ontario Heritage Act, to remove the references to the portions of the site legally described as Plan 66R-16274, Parts 2, 3, 12 and 13, from Schedules "A" and "C".

2. If there are no objections to the proposed partial repeal of By-law 468-91, City Council authorize the City Solicitor to introduce the necessary bill in Council partially repealing the by-law pursuant to Part 31 of the Ontario Heritage Act.
3. If there are objections to the proposed partial repeal of By-law 468-91, City Council direct the City Clerk to refer the proposed repealing by-law to the Conservation Review Board for submission of a report to City Council for its final decision.
4. If the partial repeal of By-law 468-91 is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the partial repeal of By-law 468-91.
5. City Council amend By-law No. 468-91 under Section 30 of the Ontario Heritage Act to revise the Reasons for Designation to explain the cultural heritage value or interest of the properties and describe their heritage attributes.
6. If the owner does not object to the amending of By-law No. 468-91, City Council authorize the City Solicitor to introduce the necessary bill in Council amending By-law No. 468-91 pursuant to Part IV, Section 30 of the Ontario Heritage Act.
7. Should the owner appeal the amending of By-law 468-91, City Council authorize the City Clerk to refer the proposed amendment to the Conservation Review Board for submission of a report to City Council for its final decision.
8. If the amending of By-law 468-91 is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend at the Conservation Review Board in support of the proposed amending of By-law 468-91.
9. City Council authorize the City Solicitor and appropriate staff to take such necessary steps to implement the foregoing.

### **Financial Impact**

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

### **DECISION HISTORY**

At its meeting of March 3-5, 2008, City Council amended the Official Plan and the Zoning By-law for the property at 50 St. Joseph Street, allowing the development of part of the St. Michael's College lands with two high-rise residential condominiums and three three-storey buildings along Bay Street and St. Mary Street. The development approvals included the expansion of the existing parkette at the northwest corner of Bay Street and St. Joseph Street for a new park, with the owners of St. Michael's College conveying additional lands to the City of Toronto.

## **ISSUE BACKGROUND**

City of Toronto By-law 468-91 was enacted on August 12, 1991, and designates the properties at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College) and the residential buildings at 1, 3 and 5 Elmsley Place under Part IV, Section 29 of the Ontario Heritage Act. Attached to the west end of the Cloverhill Wing, St. Basil's Church at 50 St. Joseph Street was designated under Part IV, Section 29 of the Ontario Heritage Act, by a separate by-law in 1979.

To complete the development approvals for the site, it is necessary to repeal part of By-law 468-91 to remove the designation from the portions of the lands that have been severed as part of the development project, which are legally described as Plan 66R-16274, Parts 2, 3, 12 and 13. It is the practice of the City when updating designating by-laws enacted before the 2005 amendments to the Ontario Heritage Act to revise the Reasons for Designation to describe the cultural heritage values and attributes of the property.

## **COMMENTS**

A location map (Attachment No. 1) and Photographs (Attachments Nos. 3A-D) are attached. Schedule "C" from By-law 468-91 showing the property currently designated is found in Attachment No. 2. The lands to be severed are located between Bay Street and the lane marked as 'closed' on the sketch. Prior to the approval of the project, Heritage Preservation Services reviewed the development application and determined that it did not negatively impact the heritage buildings at 50 St. Joseph Street (St. Basil's Church and the Cloverhill Wing of St. Michael's College). The redevelopment site is situated north of the heritage buildings, and the views from the new park on Bay Street of the principal (south) façades of St. Basil's Church and the Cloverhill Wing will remain unobstructed. The properties on Elmsley Place are not affected by the development project, but they are included in the same designating by-law as 50 St. Joseph Street (Cloverhill Wing, St. Michael's College).

The Revised Reasons for Designation for the properties at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College) and 1, 3 and 5 Elmsley Place are found in Attachments Nos. 4-7. The revisions contain statements of cultural heritage value for the properties that relate to the criteria for municipal designation prescribed by the Province of Ontario in 2006. The descriptions of the heritage attributes of the four buildings remain the same as those described in the 1991 by-law and the heritage easement agreement signed by the City of Toronto and the property owners in 2000.

## **CONTACT**

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

## **SIGNATURE**

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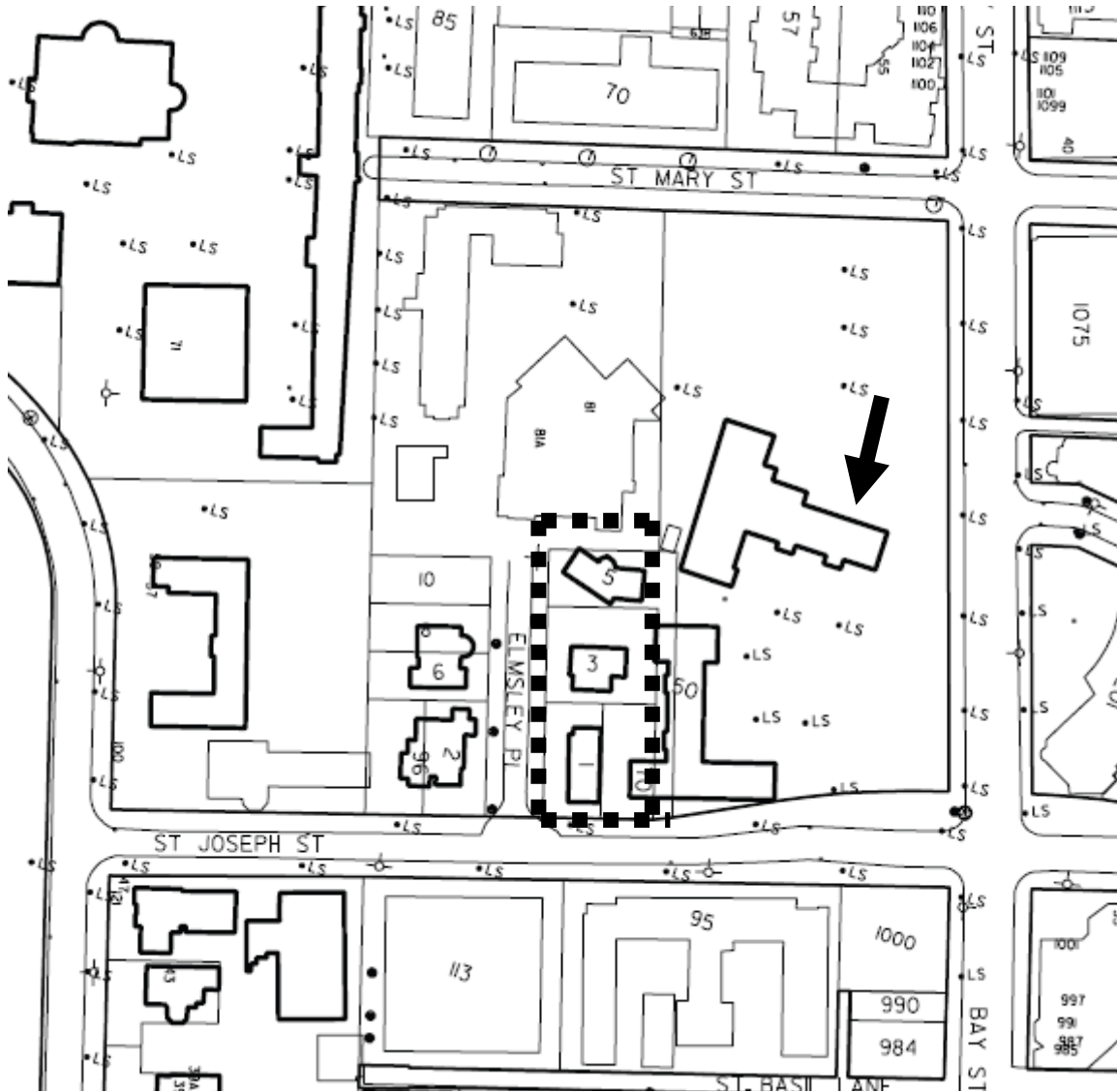
Kerri A. Voumvakis, Acting Director  
Policy and Research  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Schedule “C”, City of Toronto By-law No. 468-91  
Attachment No. 3A – Photographs, 50 St. Joseph Street  
Attachment No. 3B – Photographs, 1 Elmsley Place  
Attachment No. 3C – Photographs, 3 Elmsley Place  
Attachment No. 3D – Photographs, 5 Elmsley Place  
Attachment No. 4 – Revised Reasons for Designation, 50 St. Joseph Street (Cloverhill Wing, St. Michael's College)  
Attachment No. 5 – Revised Reasons for Designation, 1 Elmsley Place  
Attachment No. 6 – Revised Reasons for Designation, 3 Elmsley Place  
Attachment No. 7 – Revised Reasons for Designation, 5 Elmsley Place

LOCATION MAP: 50 ST. JOSEPH AND  
1, 3 AND 5 ELMSLEY PLACE

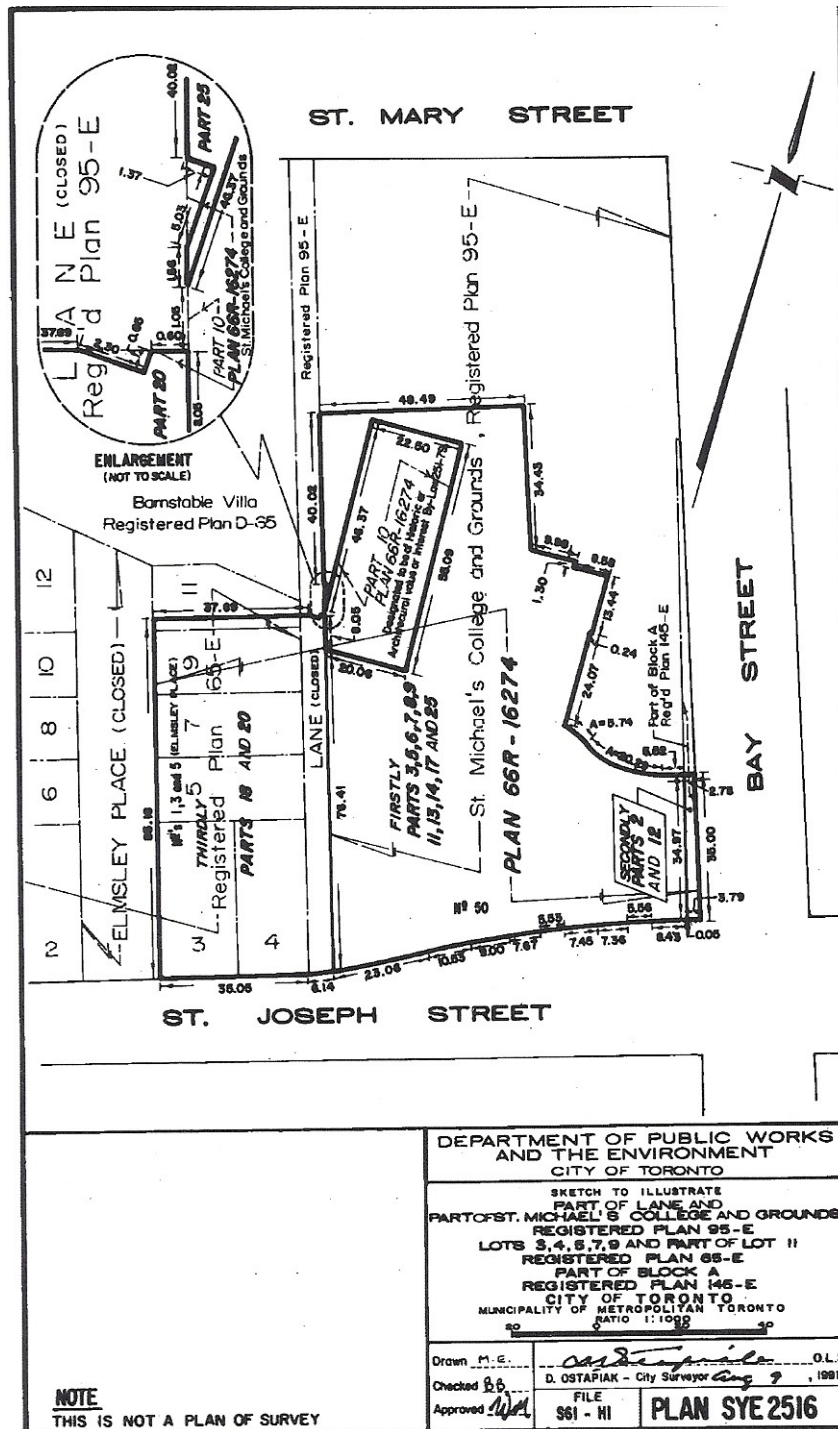
ATTACHMENT NO. 1



The **arrow** marks the location of the Cloverhill Wing at 50 St. Joseph Street.

The properties at 1, 3 and 5 Elmsley Place are found within the **dotted lines**.

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



This Schedule from City of Toronto By-law No. 468-91 is included for information purposes only



South façade of the Cloverhill Wing, July 2010



The Cloverhill Wing from the Heritage Easement Agreement, 2000  
(St. Basil's Church is shown on the left)



1 Elmsley Place, showing the principal (west) façade (right), July 2010



1 Elmsley Place from the Heritage Easement Agreement, 2000





3 Elmsley Place, showing the principal (west) façade (left), July 2010



3 Elmsley Place from the Heritage Easement Agreement, 2000



5 Elmsley Place, showing the principal (south) façade, 2005



5 Elmsley Place (left), with #3 (centre) and #1 (right)  
from the Heritage Easement Agreement, 2000

REVISED REASONS FOR DESIGNATION: 50 ST. JOSEPH STREET ATTACHMENT NO. 4  
(STATEMENT OF SIGNIFICANCE)

**Cloverhill Wing, St. Michael's College**

By-law No. 468-91, designating the property at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College) under Part IV, Section 29 of the Ontario Heritage Act, has been amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

Description

The property at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College) is designated 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, associative and contextual value. Located on the west side of Bay Street between St. Joseph Street (south) and St. Mary Street (north), the Cloverhill Wing of St. Michael's College is a 2½-storey institutional building. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973, and designated under Part IV, Section 29 of the Ontario Heritage Act in August 1991 by By-law No. 468-91.

Statement of Cultural Heritage Value

The Cloverhill Wing is valued for its historical association with St. Michael's College, an institution of importance in Toronto. Established in 1852 by the Right Reverend Armand Comte de Charbonnel, the second Bishop of Toronto, the Roman Catholic boys' school was originally located in the Bishop's Palace on Church Street. The school was affiliated with the Basilian seminary in 1853 and, two years later, the institution was incorporated as St. Michael's College. In 1856, a purpose-built school and St. Basil's Church opened on "Clover Hill," the estate of Captain John Elmsley, a member of one of Toronto's founding families who, as a convert to Roman Catholicism, donated the lands to the Basilian order. Containing facilities for high school and college students, the post-secondary component affiliated with the non-denominational University of Toronto in 1881. While the Cloverhill Wing was extended in three phases, the school's increasing enrolment could not be accommodated on-site and, in 1950, the high school moved to a new campus at St. Clair Avenue West and Bathurst Street (which is a recognized heritage property). Since that time, part of the Cloverhill Wing was demolished, with the surviving section now known as Odette Hall and used for college and parish offices.

Notable Toronto architects were associated with the design and extension of the Cloverhill Wing. Completed in 1856, architect William Hay (1818-88) designed the college building and also prepared the plans for the adjoining St. Basil's Church. Born and trained in Scotland, Hay worked with the celebrated English architect, Sir George Gilbert Scott before travelling to Newfoundland in 1847 to supervise the completion of Scott's design for St. John's Cathedral. Hay visited various North American cities before

establishing a practice in Toronto in the early 1850s. His projects of note included Toronto General Hospital on Gerrard Street East and the House of Providence (both of which were demolished), as well as Oaklands, the extant John Macdonald estate on Avenue Road. Abruptly leaving Toronto in 1861 and eventually returning to Scotland, Hay conveyed his profitable firm to his assistant, Henry Langley, who became one of Toronto's most acclaimed practitioners. The Cloverhill Wing and St. Basil's Church are important surviving examples of Hay's work in Toronto.

Since Hay's design for the Cloverhill Wing remained incomplete (with the current west frontispiece and the three bays on either side of it), in 1862 William Tutin Thomas (1828-92), a second generation Toronto architect, completed the eastward extension of the Cloverhill Wing, adding the current west frontispiece and the three bays on either side of it. The son of William Thomas, architect of the Don Jail, St. Lawrence Hall and St. Michael's Cathedral, the younger Thomas joined his father and brother in practice in 1857. He carried on the family firm after his father's death in 1860 until he relocated to Montreal seven years later. Apart from his plans for the wing of St. Michael's College, Thomas also designed a spire for St. Michael's Cathedral that was not executed.

The Cloverhill Wing is an important example of Gothic Revival design applied to an early collegiate building in Toronto. According to William Hay's original plans for the complex, St. Basil's Church was designed to form the west side of a quadrangle, where the L-shaped Cloverhill Wing created the north and east edges and a courtyard and cloister enclosed the south end. Although the concept was not fully realized, it was intended that the Cloverhill Wing complement but not copy the Early English architecture of St. Basil's Church. In its appearance, the Cloverhill Wing is reminiscent of English colleges of the era, including the architecturally notable Lancing College in Sussex (1834 ff). Although neither the Cloverhill Wing nor St. Basil's followed the plans as drawn, two further additions were made to the Cloverhill Wing in 1871 and 1902 (with the latter designed by Toronto architect A. W. Holmes) and demolished for the widening of Bay Street. As a result, the Cloverhill is a significant surviving educational building in the city.

The Cloverhill Wing of St. Michael's College contributes to the historical character of the area northwest of Bay Street and St. Joseph Street where the campus of the University of St. Michael's College at the University of Toronto contains an important collection of ecclesiastical, institutional and residential buildings, many of which are recognized as heritage properties.

With its setting on a rise of land adjoining St. Basil's Church, the Cloverhill Wing of St. Michael's College is a local landmark in Toronto.

### Heritage Attributes

The heritage attributes of the property at 50 St. Joseph Street are:

- The institutional building, which is attached at right angles to the east end of St. Basil's Church
- The scale, form and massing, with the 2½-storey rectangular plan
- The buff brick cladding, and the brick, stone, wood and metal detailing
- The steeply-pitched gable roof, with gabled dormers along the south and north slopes, and the two spirelets that are placed in relation to the south frontispieces
- On the south facade, the two frontispieces with gabled roofs, buttresses, and oriel windows, with leaded glass in the west window
- In the west frontispiece, the entrance that is set in a compound pointed-arch portal
- The fenestration on the south and north elevations, where the openings contain double windows and display brick lintels
- The placement of the building in a park-like setting on the west side of Bay Street, north of St. Joseph Street, and opposite the entrance to Irwin Avenue

### **Sir George Ross House (Founders House, St. Michael's College)**

By-law No. 468-91, designating the property at 1 Elmsley Place under Part IV, Section 29 of the Ontario Heritage Act, has been amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

#### Description

The property at 1 Elmsley Place is designated 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, associative and contextual value. Located on the northeast corner of Elmsley Place and St. Joseph Street, the Sir George Ross House (1896) is a 2½-storey detached house form building. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973, and designated under Part IV, Section 29 of the Ontario Heritage Act in August 1991 by By-law No. 468-91.

#### Statement of Cultural Heritage Value

The property at 1 Elmsley Place is associated with Sir George Ross (1841-1914), a person of significance in Toronto and Ontario, whose family was the first to occupy the house following its completion in the spring of 1896. As an educator who spent 35 years in politics, Ross was a federal Member of Parliament from 1872 until 1883 when he was appointed the Minister of Education for the Province of Ontario. During his 16-year tenure in the position, Ross contributions to Ontario's education system ranged from his establishment of kindergarten in public schools, to the introduction of legislation for the federation of the religious colleges of Victoria, Trinity, St. Michael's and others with the non-denominational University of Toronto. Ross was Premier of Ontario from 1899 until 1905, when his election defeat ended 34 years of Liberal rule in the province. He was appointed to the Canadian Senate in 1907 and, three years later, knighted for his services to Canada. As president of the Canadian Authors' Society who also supported the use of textbooks written and published in Canada, Ross completed his autobiography, "Getting into Parliament and After" at his Elmsley Place residence in 1913. Before the site was acquired by St. Michael's College, other occupants of note were cartographer Charles E. Goad and the widow of Remigius Elmsley, who had commissioned the dwellings at 1 and 3 Elmsley Place.

The Sir George Ross House is associated with the Toronto architectural practice of Langley and Langley, who prepared the plans at the bequest of Remigius Elmsley. The firm was headed by the notable Henry Langley who, following a series of partnerships with Thomas Gundry, his brother Edward Langley and his nephew Edmund Burke, worked with his son, Charles Langley, after 1892. The pair's designs for the adjoining

dwelling at 1 and 3 Elmsley Place were illustrated in the May 1896 issue of The Canadian Architect and Builder. The sunporch addition dating to 1910 was completed by Toronto architect J. P. Hynes, who was known for his commissions for the Roman Catholic Archdiocese of Toronto in late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The Sir George Ross House is a well-crafted example of the transitional architecture at the turn of the 20<sup>th</sup> century when the exuberant styles of the Victorian era were transformed into the more restrained classically-embellished designs of the Edwardian period, including Edwardian Classicism and the Colonial Revival. In its scale, varied fenestration and classical detailing, the Sir George Ross House complements the surviving house form buildings at 2, 3, 5 and 6-8 Elmsley Place and 96 St. Joseph Street, which are recognized heritage properties.

Contextually, the property at 1 Elmsley Place is historically, visually, functionally and physically linked to its surroundings. Constructed when Elmsley Place was developed as an exclusive residential enclave by Remigius Elmsley on his family's former Cloverhill Estate, the Sir George Ross House is an integral part of a surviving group of late 19<sup>th</sup> century house form buildings that were subsequently acquired by St. Michael's College for housing and administrative uses.

The Sir George Ross House contributes to the historical character of the area northwest of Bay Street and St. Joseph Street where the campus of the University of St. Michael's College at the University of Toronto contains an important collection of ecclesiastical, institutional and residential buildings, with the Elmsley Place Houses, St. Basil's Church, the Cloverhill Wing and St. Michael's College (1929) among the recognized heritage properties.

### Heritage Attributes

The heritage attributes of the property at 1 Elmsley Place are:

- The detached house form building
- The scale, form and massing, with the 2½-storey rectangular plan
- The hipped gable roof with hipped dormers, a cornice with dentils and brackets, and the west gable that forms a monumental broken pediment with modillion blocks and decorative shingles
- The red brick cladding, and the brick, stone and wood detailing
- The principal (west) façade, where the centrally-placed entrance is placed in an arched surround with sidelights and protected by a classically-detailed porch
- The distinctive fenestration, which combines flat-headed, round-arched, oriel, oval, oculus, keyhole, and casement windows, some of which contain leaded glass
- On the south wall flanking St. Joseph Street, the single-storey sunporch
- The placement of the building in a park-like setting on the northeast corner of Elmsley Place and St. Joseph Street

**William E. Chalcraft House (Phelan House, St. Michael's College)**

By-law No. 468-91, designating the property at 3 Elmsley Place under Part IV, Section 29 of the Ontario Heritage Act, has been amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

Description

The property at 3 Elmsley Place is designated 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, associative and contextual value. Located on the east side of Elmsley Place, north of St. Joseph Street, the William E. Chalcraft House (1896) is a 2½-storey detached house form building. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973, and designated under Part IV, Section 29 of the Ontario Heritage Act in August 1991 by By-law No. 468-91.

Statement of Cultural Heritage Value

The property at 3 Elmsley Place is associated with William Edwin Chalcraft (1859-1903), a Toronto businessman, whose family was the first to occupy the house following its completion in the spring of 1896. Chalcraft was a partner in two clothing businesses in Toronto in the late 19<sup>th</sup> century before establishing his firm, W. E. Chalcraft and Company on York Street. Following Chalcraft's untimely death, the Honourable James Magee, a justice with the Ontario Court of Appeal, purchased and occupied the site. Subsequently acquired by St. Michael's College as a staff and student residence, the property is more recently known as Phelan House in recognition of Father Gerald Phelan, a co-founder in 1929 of the Institute of Medieval Studies (now the Pontifical Institute of Medieval Studies).

The William E. Chalcraft House is associated with the Toronto architectural practice of Langley and Langley, who prepared the plans at the bequest of Remigius Elmsley. The firm was headed by the notable Henry Langley who, following a series of partnerships with Thomas Gundry, his brother Edward Langley and his nephew Edmund Burke, worked with his son, Charles Langley, after 1892. The pair's designs for the adjoining dwellings at 1 and 3 Elmsley Place were illustrated in the May 1896 issue of The Canadian Architect and Builder.



The William E. Chalcraft House is a well-crafted example of the transitional architecture at the turn of the 20<sup>th</sup> century when the exuberant styles of the Victorian era, including the Queen Anne Revival, were transformed into the more restrained classically-embellished designs of the Edwardian period, including Edwardian Classicism and the Colonial Revival. In its scale, varied fenestration and classical detailing, the William E. Chalcraft House complements the other surviving house form buildings at 1, 2, 5 and 6-8 Elmsley Place and 96 St. Joseph Street, which are recognized heritage properties.

Contextually, the property at 3 Elmsley Place is historically, visually, functionally and physically linked to its surroundings. Constructed when Elmsley Place was developed as an exclusive residential enclave by Remigius Elmsley on his family's former Cloverhill Estate, the William E. Chalcraft House is an integral part of a surviving group of late 19<sup>th</sup> century house form buildings that were subsequently acquired by St. Michael's College for housing and administrative purposes.

The William E. Chalcraft House contributes to the historical character of the area northwest of Bay Street and St. Joseph Street where the campus of the University of St. Michael's College at the University of Toronto contains an important collection of ecclesiastical, institutional and residential buildings, with the Elmsley Place Houses, St. Basil's Church, the Cloverhill Wing and St. Michael's College (1929) among the recognized heritage properties.

#### Heritage Attributes

The heritage attributes of the property at 3 Elmsley Place are:

- The detached house form building
- The scale, form and massing, with the 2½-storey rectangular plan
- The steeply-pitched gable roof with gabled dormers, extended eaves, a wide cornice with brackets and, on the west, a pedimented gable with modillion blocks and decorative shingles
- The red brick cladding, and the brick, stone and wood detailing
- The principal (west) façade, where the main entrance is recessed in the left (north) bay behind an enclosed portico with a bracketed entablature
- The distinctive fenestration, which combines flat-headed, Palladian, oriel, oval, bay and keyhole windows, many of which contain etched or leaded glass
- On the south elevation, the open verandah and the single-storey enclosed brick-clad sunporch
- The placement of the building in a park-like setting on the east side of Elmsley Place, north of St. Joseph Street

### **H. Hartley Dewart House (Windle House, St. Michael's College)**

By-law No. 468-91, designating the property at 5 Elmsley Place under Part IV, Section 29 of the Ontario Heritage Act, has been amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

#### Description

The property at 5 Elmsley Place is designated 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, associative and contextual value. Located on the east side of Elmsley Place, north of St. Joseph Street, the H. Hartley Dewart House (1896) is a 2½-storey detached house form building. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973, and designated under Part IV, Section 29 of the Ontario Heritage Act in August 1991 by By-law No. 468-91.

#### Statement of Cultural Heritage Value

The property at 5 Elmsley Place is associated with Herbert Hartley Dewart (1861-1924), a person of significance in Toronto and Ontario, whose family was the first to occupy the house following its construction in the fall of 1896. Dewart was a lawyer who, after his appointment as crown prosecutor for York County in 1895, became a local celebrity with his involvement in the notorious murder trial of Clara Ford. In 1916, Dewart was the first Liberal in over a quarter-century to win an election to the provincial legislature from a Toronto riding. This success resulted in his selection as leader of the Ontario Liberal party, a position he held from 1919 until 1921.

Following Dewart's death, his Elmsley Place residence was the home of Sir Bertram Windle, the famous Irish-born scientist, intellectual and Catholic convert who co-founded the University of Birmingham and the National University of Ireland. Knighted for his services to education, in 1919 Windle accepted an appointment as a lecturer at St. Michael's College following the institution's federation with the University of Toronto. In 1923, Windle became well-known across North America with his writings and speeches on the subject of the John Scopes trial and the teaching of Charles Darwin's theory of evolution in schools, where he explored the relationship between science and faith.

The H. Hartley Dewart House is a well-crafted example of the transitional architecture at the turn of the 20<sup>th</sup> century when the exuberant styles of the Victorian era were transformed into the more restrained classically-embellished designs of the Edwardian period, including Edwardian Classicism and the Colonial Revival. In its scale, varied fenestration and classical detailing, the H. Hartley Dewart House complements the other surviving house form buildings at 1, 2, 3 and 6-8 Elmsley Place and 96 St. Joseph Street, which are recognized heritage properties.

Contextually, the property at 5 Elmsley Place is historically, visually, functionally and physically linked to its surroundings. Constructed when Elmsley Place was developed as an exclusive residential enclave by Remigius Elmsley on his family's former Cloverhill Estate, the H. Hartley Dewart House is an integral part of a surviving group of late 19<sup>th</sup> century house form buildings that were subsequently acquired by St. Michael's College for housing and administrative uses.

The H. Hartley Dewart House contributes to the historical character of the area northwest of Bay Street and St. Joseph Street where the campus of the University of St. Michael's College at the University of Toronto contains an important collection of ecclesiastical, institutional and residential buildings, with the Elmsley Place Houses, St. Basil's Church, the Cloverhill Wing and St. Michael's College (1929) among the recognized heritage properties.

#### Heritage Attributes

The heritage attributes of the property at 5 Elmsley Place are:

- The detached house form building
- The scale, form and massing, with the 2½-storey asymmetrical plan
- The hipped gable roof with extended eaves, a wide central brick chimney and, at the east and west ends, tall brick chimneys with corbelled detailing
- The red brick cladding and the brick, stone and wood detailing
- The principal (south) façade, which extends six bays and places the main entry at the west end
- The detailing of the south entry, where a panelled wood door with sidelights and a fan transom is protected by a half-length open verandah with Classical detailing
- The distinctive window openings, with a bow window and an oriel window on the south facade, and a single-storey bay window on the west elevation
- The fenestration on the south facade and the other elevations, where the openings contain 12-over-12 sash windows
- The two-storey tower with a pyramidal roof on the north wall
- Attached at an angle to the east end, the two-storey wing that complements the main body of the house with its cladding, roof detailing and fenestration
- The placement of the building in a park-like setting at the north end of Elmsley Place

