



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2669-2673 Lake Shore Boulevard West

Date:	April 20, 2011
To:	Toronto Preservation Board Etobicoke York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	P:\2011\Cluster B\PLN\HPS\EYCC\May 25 2011\eyHPS02

SUMMARY

This report recommends that City Council state its intention to designate the properties at 2669-2673 Lake Shore Boulevard West (Gardener's Cottage, Fetherstonhaugh Estate) under Part IV, Section 29 of the Ontario Heritage Act. At its meeting of February 16, 2011, the Etobicoke York Community Council deferred consideration of a report (January 27, 2011) from the Director and Deputy Chief Building Official on a demolition control application to its meeting of May 25, 2011, and requested Heritage Preservation Services to report at that time on the potential heritage value of the building.

Following research and evaluation, staff have determined that the properties at 2669-2673, containing a gardener's cottage associated with the former Fetherstonhaugh Estate, meet the criteria for municipal designation prescribed by the Province of Ontario for its cultural heritage value. The designation of the properties would enable Council to refuse demolition, control alterations to the sites, and enforce heritage property standards.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the properties at 2669-2673 Lake Shore Boulevard West (Gardener's Cottage, Fetherstonhaugh Estate) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the properties at 2669-2673 Lake Shore Boulevard West (Gardener's Cottage, Fetherstonhaugh Estate) under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation 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 designation of the properties.

Financial Impact

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

DECISION HISTORY

At its meeting of February 16, 2011, the Etobicoke York Community Council deferred consideration of a report (January 27, 2011) from the Director and Deputy Chief Building Official on a demolition control application for the properties at 2669-2673 Lake Shore Boulevard West to its meeting of May 25, 2011, and requested Heritage Preservation Services to report at that time on the potential heritage value of the building. The deferral enabled staff to research and evaluate the properties, and report to the May 2011 meeting of the Toronto Preservation Board prior to the Community Council meeting.

ISSUE BACKGROUND

The properties at 2669-2673 Lake Shore Boulevard West are the subject of a demolition control application to demolish the former Gardener's Cottage associated with the Fetherstonhaugh Estate. At the time of the report (January 27, 2011) from the Director and Deputy Chief Building Official, the City had not received a building permit application to replace the one-storey single family dwelling located on the site.

The Etobicoke York Community Council received a number of deputations and correspondence from historical organizations and individuals concerned with the future of the properties. A Property Nomination Form was submitted to Heritage Preservation Services requesting that the properties, which contains two buildings and landscape features associated with the former Fetherstonhaugh Estate, be considered for designation under Part IV, Section 29 of the Ontario Heritage Act.

The properties at 2669-2673 Lake Shore Boulevard West are not included on the City of Toronto Inventory of Heritage Properties. To refuse the demolition of the Gardener's Cottage and encourage the retention and maintenance of its heritage values and attributes, City Council must state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act.

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for the properties at 2669-2673 Lake Shore Boulevard West. As a result of the assessment, staff have determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation for their design, associative and contextual values. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Located on the south side of Lake Shore Boulevard West, west of Royal York Road, the Gardener's Cottage associated with the Fetherstonhaugh Estate is a single-storey detached house form building.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The properties at 2669-2673 Lake Shore Boulevard West are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located on the south side of Lake Shore Boulevard West, west of Royal York Road, the Gardener's Cottage (1899) is a rare surviving example of a building associated with Lynne Lodge, the estate of patent attorney Frederick Barnard Fetherstonhaugh, which was designed by the notable Toronto

architect, Henry Sproatt and is historically related to its surroundings on the waterfront in Mimico. The Reasons for Designation (Statement of Significance), which is the public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the owners of 2669-2673 Lake Shore Boulevard West and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

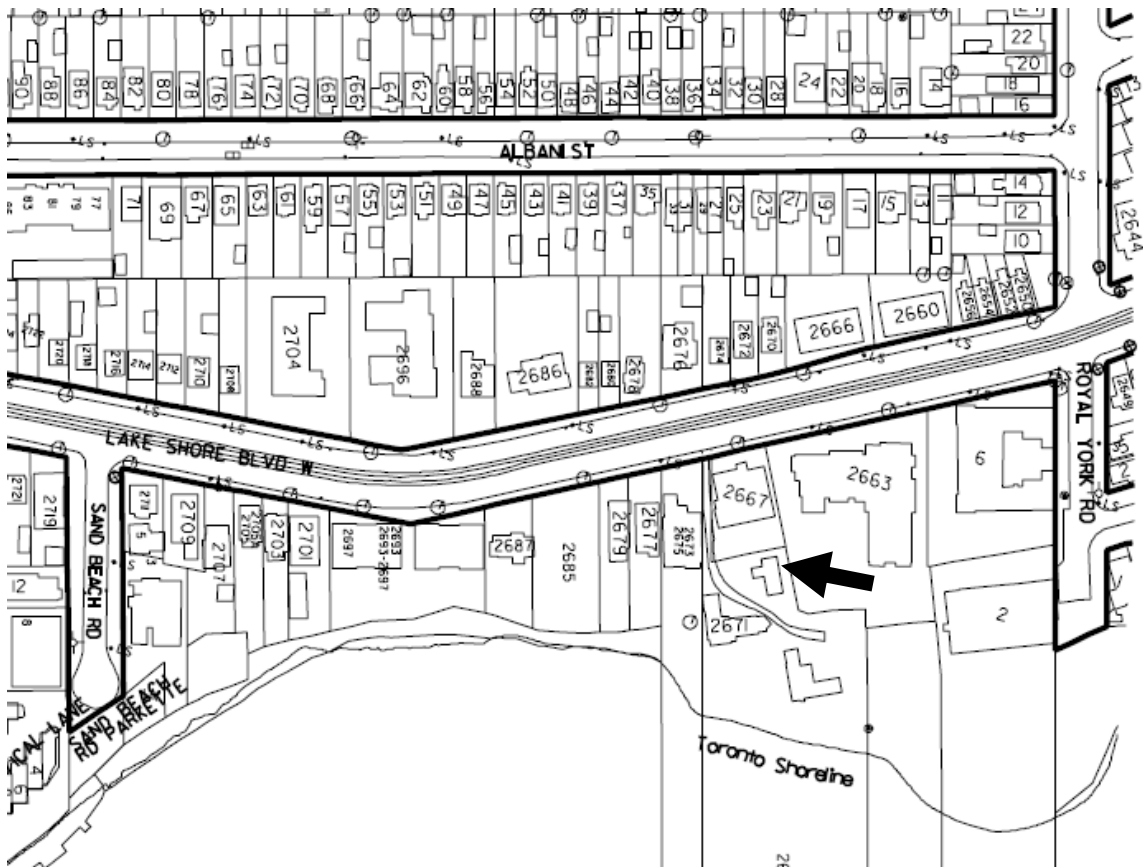
Kerri A. Voumvakis, Acting Director
Policy and Research
City Planning Division

ATTACHMENTS

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

LOCATION MAP:
2669-2673 LAKE SHORE BOULEVARD WEST

ATTACHMENT NO. 1



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

The **arrow** marks the location of the Gardener's Cottage at the Fetherstonhaugh Estate



Photograph: Gardener's Cottage, Fetherstonhaugh Estate, showing the west façade (Heritage Preservation Services, April 2011)



Photograph: Boathouse, Fetherstonhaugh Estate, showing the north elevation, with Lake Ontario in the background (Heritage Preservation Services, April 2011)

REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE):
2669-2673 LAKE SHORE BOULEVARD WEST

ATTACHMENT NO. 3

Gardener's Cottage, Fetherstonhaugh Estate

Description

The properties at 2669-2673 Lake Shore Boulevard West 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 three categories of design, associative and contextual values. Located on the south side of Lake Shore Boulevard West, west of Royal York Road, the Gardener's Cottage associated with the Fetherstonhaugh Estate (1899) is a single-storey detached house form building.

Statement of Cultural Heritage Value

The Gardener's Cottage at the Fetherstonhaugh Estate has design value as a rare surviving auxiliary building associated with a lake front estate in Mimico.

As a component of the estate, the Gardener's Cottage is associated with Frederick Barnard Fetherstonhaugh, who developed the waterfront properties as his permanent residence in 1899. An internationally known patent attorney, Fetherstonhaugh was also a motoring enthusiast who acquired the first electrically-powered automobile in Canada.

The Gardener's Cottage is also linked to the important Toronto architect, Henry Sproatt, who designed the structure to complement stylistically the main residence, Lynne Lodge (demolished). This commission is a rare example of Sproatt's solo career at the end of the 19th century, before he entered into a partnership with Ernest Rolph that produced the University of Toronto's Hart House and other local landmarks.

The Gardener's Cottage at the Fetherstonhaugh Estate contributes to an understanding of the historical development of Mimico, which originated as a model town for railway workers and developed to include a residential enclave along the shoreline of Lake Ontario where wealthy Torontonians, including F.B. Fetherstonhaugh, constructed waterfront estates.

Contextually, the Gardener's Cottage at the Fetherstonhaugh Estate is historically linked to its surroundings as a rare remnant of one of the earliest waterfront estates on Lake Shore Boulevard West that is indicative of the historical development of the residential community on Mimico's lake front beginning in the late 19th century.

Heritage Attributes

The heritage attributes of the properties at 2669-2673 Lake Shore Boulevard West are:

- The single-storey detached house form building known as the Gardener's Cottage at the Fetherstonhaugh Estate
- The scale, form and massing on an L-shaped plan
- The materials, with wood siding and trim on a stone base
The gable roof with flared eaves, twin ventilators, and segmental-arched gables on the west, south and north slopes, with window openings in the north and south gables
- On the principal (west) façade, the placement of the entry in the projecting north 'ell' where a flat-headed surround incorporates an entablature and narrow sidelights
- The fenestration that mixes different-sized flat-headed and round-arched openings, some of which are inset, and the buttresses organizing the openings on the west and east elevations
- The decorative detailing, with the columns on the oversized inset window on the south elevation and on the north wall
- The placement of the building on the sloped site overlooking the waterfront

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**GARDENER'S COTTAGE, FETHERSTONHAUGH ESTATE
2669-2673 LAKE SHORE BOULEVARD WEST, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2011

1. DESCRIPTION



Above: Boathouse, Fetherstonhaugh Estate, showing the north elevation with Lake Ontario in the background (Heritage Preservation Services, April 2011)

Cover: Gardener's Cottage, Fetherstonhaugh Estate, showing the principal (west) façade (Heritage Preservation Services, April 2011)

2669-2673 Lake Shore Boulevard West: Lynne Lodge (Fetherstonhaugh Estate)	
ADDRESS	2669-2673 Lake Shore Boulevard West (south side, west of Royal York Road)
WARD	6 (Etobicoke-Lakeshore)
LEGAL DESCRIPTION	Plan M76, Lots 535-542
NEIGHBOURHOOD/COMMUNITY	Mimico
HISTORICAL NAME	Lynne Lodge (Fetherstonhaugh Estate)
CONSTRUCTION DATE	1899
ORIGINAL OWNER	Frederick Barnard Fetherstonhaugh, patent attorney
ORIGINAL USE	Residential (estate)
CURRENT USE*	Residential (multiple) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Henry Sproatt, architect
DESIGN/CONSTRUCTION/MATERIALS	Gardener's Cottage: stone base, wood cladding & trim; Boathouse: stone base & trim, wood cladding
ARCHITECTURAL STYLE	Gardener's Cottage: Queen Anne Revival
ADDITIONS/ALTERATIONS	Gardener's Cottage: door opening in base (south); Boathouse: roof detailing removed, storey added, openings altered, & infill of adjoining property
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	April 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 2669-2673 Lake Shore Boulevard West, and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary). The former Gardener's Cottage at the Fetherstonhaugh Estate is the subject of this report, but it also includes a description of the former Boathouse, remnants of which remain on the site.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1889	Plan M-76 is registered for lands in Lot 1, Concession 1 and Lot 1, Broken Front Concession, of Etobicoke Township
1898 Feb	F. B. Fetherstonhaugh is recorded in the tax assessment rolls for Etobicoke Township as the non-resident owner of lots 538 (sic) to 542 with the assessed value of \$600
1899 Feb	Fetherstonhaugh occupies the property, with the assessed value of \$1400
1899 July-Aug	Fetherstonhaugh's Mimico residence is illustrated in two issues of <u>The Canadian Architect & Builder</u>
1900 Mar	By the next assessment, Fetherstonhaugh has added Lots 535-537 to his allotment where the assessed value has risen by only \$300
1900 May	Fetherstonhaugh acquires additional water lots along his property according to land records
1912-32	The estate is shown on Goad's Atlases for 1910, updated to 1912 and 1923, and 1922 updated to 1932
1945 July	Fetherstonhaugh dies at Lynne Lodge ¹
1946	The City Directory for 1947 (with information updated to 1946) indicates that E. Jane Ford is the occupant of the estate house; four staff are also recorded on the site
1947	Fetherstonhaugh's Mimico estate is shown on an aerial photograph
1948	Lynne Lodge is converted to a restaurant (later known as "Lynne Arms Italian Village Restaurant"), & musician Horace Lapp is listed among the occupants of the property, which include at least one of Fetherstonhaugh's former staff (as recorded in the City Directory for 1949, with information compiled the previous year)
1955	The neighbouring Eldorado Apartments on Lake Shore Boulevard West & Riviera Court Apartments on Church Street (now Royal York Road) adjoin the estate buildings, according to the City Directory for 1956 (with 1955 data)

¹ Obituary, Globe (July 9, 1945)

ii. HISTORICAL BACKGROUND

Mimico

The properties at 2669-2673 Lake Shore Boulevard West are located in the community of Mimico.² Originating as part of the Township of Etobicoke, the lands along the north shore of Lake Ontario, west of Mimico Creek, were subdivided in the mid 19th century as a model town for workers building the Hamilton and Toronto Railway (a branch of the Great Western Railway, Image 3). The 1856 plan for Mimico is illustrated in Image 2. In 1890, the Toronto and Mimico Electric Railway and Light Company constructed an electric-powered radial railway along Lake Shore Road (later Lake Shore Boulevard West). Accessible by both rail lines and lake steamers, in the summer occasional and seasonal visitors were drawn to the community. As a result, “the well-treed lakefront area in Mimico, with its long sandy beach became the setting for a number of beautiful estates covering many acres. They were established for the most part by wealthy families from Toronto, first as summer homes and later, when automobiles had come into common use, as year-round residences.”³ Among the prominent people who moved to Mimico was F. B. Fetherstonhaugh who, coincidentally, was the owner of Toronto’s first electric car.⁴

Lynne Lodge (Fetherstonhaugh Estate)

Frederick Barnard Fetherstonhaugh (1862-1945) was a Toronto attorney who founded the firm of Fetherstonhaugh and Company to specialize in patent law in 1890. Six years later, Fetherstonhaugh owned the “the first automobile to be seen on the streets of Toronto”, which ...created quite a sensation at the time.”⁵ He resided on Spadina Avenue in Toronto, prior to relocating to Lake Shore Road (now Lake Shore Boulevard West) in Mimico where he acquired recently subdivided waterfront property west of present-day Royal York Road.

Fetherstonhaugh commissioned a residential estate named “Lynne Lodge”, which was described in the early 20th century as “the first residence built outside the city limits.”⁶ The site was developed by February 1899 when the property was recorded in the tax assessment roll for Etobicoke Township. That summer, the estate house was photographed for two issues of the architectural periodical, the Canadian Architect and Builder⁷ (Image 5). While building permits do not survive, it is probable that the adjoining building described as the gardener's cottage was completed at the same time or

² Located in Etobicoke Township, Mimico was incorporated as a police village in 1905, becoming a village in 1911 and a town in 1917

³ Heyes, 126

⁴ Toronto Daily Star (November 19, 1936). Fetherstonhaugh’s car was powered by electricity and built at the Dixon Carriage Works in Toronto

⁵ Toronto Daily Star (July 27, 1901)

⁶ Toronto Daily Star (May 2, 1932)

⁷ The interior was highlighted in a article in a subsequent issue in May 1902

shortly after the main residence, and was designed with complementary stylistic features. A guest house known as "The Towers" (later demolished) and a substantial boathouse (now altered) displayed Neo-Gothic features, and are illustrated in the archival photographs in Section 6 (Images 8 & 9). Goad's Atlas for 1910, with updates in the early 1920s and 1930s, illustrated the main residence and the auxiliary buildings (Image 4). In 1930, the cottage was presumably occupied by William Armitage who was employed "for many years" as the gardener on the estate.⁸

Fetherstonhaugh shared the estate with his wife, the former Marion Arabelle Rudledge, and only child, James E.M. Fetherstonhaugh (1899-1953), who later joined him in the family firm. While residing on his Mimico Estate, Fetherstonhaugh supervised his business, travelling to his branches in the United States and Canada.⁹ He also served as a member of the Toronto Board of Trade and the Canadian Manufacturers Association, and was appointed King's Counsel in 1910. A founding member of the Empire Club, Fetherstonhaugh was presented to King Edward VII in 1905, and represented the club at the coronation of his successor, George V, in 1911. With his son serving as a decorated colonel in the British Army during World War I, Fetherstonhaugh offered his Mimico estate as a convalescent home for "returned invalided officers, who have risen from the ranks."¹⁰ In 1932, two years after the death of his first wife, Fetherstonhaugh married Audrey Victoria Emaygh, who was described at the time of the ceremony as a twice-divorced 34-year-old "New York music lover" who shared his interest in music, books, "the garden and outdoors."¹¹ The marriage was not a success, and the subsequent divorce "resulted in a devastating financial settlement and the loss of his company."¹² When he died at his Mimico residence in 1945, an obituary reported that Fetherstonhaugh "was an ardent yachtsman and motorist" who "built the first "horseless carriage" ever made in Canada in 1893."¹³ A photograph of Fetherstonhaugh is included as Image 10.

According to City Directories, by the mid 20th century the noted Canadian musician and composer, Horace Lapp (1904-1986), lived on-site, first occupying Fetherstonhaugh's guesthouse (known as "The Towers" and illustrated in Image 8) before moving into the Boathouse.¹⁴ Lapp's varied musical career including stints as an accompanist to the Toronto Mendelssohn Choir, conductor and composer of music for theatrical productions at famous Toronto venues including Shea's Hippodrome, and organist for sporting events at Maple Leaf Gardens.

⁸ Toronto Daily Star (December 13, 1930). Armitage received a bequest in Mrs. Fetherstonhaugh's will

⁹ In 1900, Fetherstonhaugh was robbed while attending his branch office in Cleveland, an event that was reported in the local newspaper

¹⁰ The Globe (August 9, 1918)

¹¹ Toronto Daily Star (May 2, 1932). The marriage was also report in an April 1932 issue of The New York Times

¹² Harrison, unpagged

¹³ The Globe, July 9, 1945

¹⁴ Harrison, unpagged

Henry Sproatt, Architect

“Lynne Lodge,” the main residence at Fetherstonhaugh’s Mimico estate was designed by Henry Sproatt (1866-1934), one of Canada’s best known architects in the early 20th century, and the complementary design of the Gardener’s Cottage suggests that it was part of Sproatt’s commission.¹⁵ The son of an architect, Sproatt received training with Toronto practitioner A. R. Denison before gaining experience in New York City. He was a partner in the Toronto architectural firm of Darling, Sproatt and Pearson in the early 1890s before forming an association with Ernest Rolph (1871-1958), a draughtsman in the latter practice, in 1901. While Sproatt and Rolph were well versed in all building types, they received national recognition for their Neo-Gothic designs for Hart House on the University of Toronto’s St. George Campus.

Sproatt accepted the commission for Lynne Lodge during the brief period at the close of the 19th century when he worked alone. The photographs of the main residence found in issues of The Canadian Architect and Builder in 1899 name Sproatt as the architect (Image 5). While the Gardener’s Cottage shares the Queen Anne Revival detailing of the estate house, the guest house (no longer extant) and boathouse (in place, but altered) display the Neo-Gothic styling associated with Sproatt’s designs during the World War I era. Sproatt’s ongoing involvement in the development of the estate is likely, particularly since he was a personal associate of Fetherstonhaugh’s who served as a pallbearer at the funeral of the attorney’s first wife (Marion Rudledge Fetherstonhaugh) in 1930.¹⁶

iii. ARCHITECTURAL DESCRIPTION

Gardener’s Cottage

A comparison of the contemporary photographs of the Gardener’s Cottage (found on the cover of this report and included as Images 11-13) with the archival view of the main residence (Image 5) indicates that the modest auxiliary building was designed to complement the estate house’s Queen Anne Revival detailing. The style was the most popular for residential architecture at the end of the 19th century, and was “characterized by a picturesque, irregular massing of forms, and a rich variety in materials and details”.¹⁷ Lynne Lodge displayed the mixture of classical and medieval elements identified with Queen Anne Revival, including the mixture of window shapes that included round-arched openings, the bay window with battlements, a tower with a conical roof, a classically-inspired entrance porch, and an intricate roofline that incorporated dormers and a Flemish gable. The diminutive Gardener’s Cottage (Images 11-13) plays homage to the estate house with its roofline, classical flourishes and window shapes.

The Gardener’s Cottage features an L-shaped plan covered by a gable roof with flared eaves, segmental-arched gables on the west, north and south slopes (the latter with

¹⁵ Sproatt’s design for the main residence and the gardener’s cottage is cited in the entry for the architect in The Biographical Dictionary of Architects in Canada, 1800-1950,

¹⁶ Toronto Daily Star, November 11, 1930

¹⁷ Kalman, 613

window openings), and twin monitors. Clad with wood shingles with wood detailing, the structure rests on a stone base that is exposed at the south end. The cottage is oriented to the west where the main entrance is placed on the ‘ell’ in a flat-headed surround that is embellished with an entablature and sidelights. On the long west and east walls, buttresses organize the fenestration, which consists of different sized flat-headed and round-arched openings, some of which are inset. The decorative detailing includes classical columns that mark the north wall, as well as large window opening on the south elevation. The stone base has been altered at the south end with the addition of sliding-glass doors. The structure is placed on the edge of the ridge where the south wall is accessed by stone steps and overlooks the waterfront and Lake Ontario below.

Boathouse

The original appearance and setting of the Boathouse is illustrated in the archival photograph attached as Image 9. As shown in the contemporary photographs, the structure was modified by an upper storey, the alteration or addition of openings, and changes to the west end of the site where the former openings for boats were converted to windows. In its cladding and original castle-like design, the Boathouse complemented the guesthouse named “The Towers”, which is pictured in Image 8 and later demolished.

iv. CONTEXT

The remnants of the Fetherstonhaugh Estate at 2669-2673 Lake Shore Boulevard West are found on the south side of the street, west of Royal York Road. However, the buildings are not visible from Lake Shore Boulevard West where they are concealed by the apartment complexes and house form buildings dating to the post-World War II era.

The Gardener’s Cottage, which was built behind (southwest of) the main residence, faces west toward a driveway that leads from Lake Shore Boulevard West (where it is entered west of the Eldorado Apartments) and down a slope toward Lake Ontario. The cottage sits on the top of this ridge, where it overlooks the Boathouse that is placed near the shore of Lake Ontario below. With the alterations to the Boathouse, the land adjoining it to the south and west was infilled so that the structure is removed from the water. The properties containing the Gardener’s Cottage and Boathouse retain some of the landscaping associated with the Fetherstonhaugh Estate, including stone steps, break walls and a well, along with frontage on the waterfront (Images 15 and 16).

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.

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

Early and Rare Surviving Example of a Type – The Gardener’s Cottage, Boathouse and landscaping associated with F. B. Fetherstonhaugh’s Lynne Lodge are rare surviving examples of structures associated with a lakefront estate in Mimico. With the demolition in the late 1950s of the main residence, as well as the removal of the guesthouse (named “The Towers” and pictured in Image 7), the two structures are the remaining remnants of the estate.

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

Person - The property is linked historically to Frederick Barnard Fetherstonhaugh (1862-1945), who developed the estate at the end of the 19th century following the founding of the firm of Fetherstonhaugh and Company (1890), specialists in patent law. Once described as “the largest organization in the work of its kind, from the standpoints of both patents and the law”¹⁸, the company remained in operation a century after its founding. Apart from his professional success, Fetherstonhaugh is noted as the owner of the first “horseless carriage” built in Canada, an electric-powered car that he commissioned in 1893. Described in his obituary as “an ardent yachtsman and motorist,”¹⁹

Fetherstonhaugh was a founder of the Empire Club, while his first wife, Marion Arabelle Rutledge, was “prominent in several patriotic and social organizations in the city” and “closely associated with the I.O.D.E. (Imperial Order of the Daughters of the Empire), holding one of the vice-presidencies at the time of her death.”²⁰ Fetherstonhaugh occupied Lynne Lodge for nearly half a century.

Community - The properties at 2669-2673 Lake Shore Boulevard West are located in Mimico were they contribute to an understanding of its development from a mid-19th century model town for railway workers to a community that included a waterfront enclave where wealthy Torontonians commissioned both seasonal and permanent

¹⁸ Middleton, The Municipality of Toronto, 1923, 74

¹⁹ The Globe, July 9, 1945

²⁰ Toronto Daily Star, November 11, 1930

residences. The latter sector is represented by the remaining buildings from the Fetherstonhaugh Estate.

Architect - The notable Toronto architect, Henry Sproatt (1866-1934), is credited with the design of the main residence and the gardener’s cottage at the Fetherstonhaugh Estate, which share complementary Queen Anne Revival styling.²¹ Sproatt’s association with the project occurred during the brief interval at the end of the 19th century when Sproatt practiced alone, prior to entering into his enduring partnership with Ernest Rolph, and remains a rare example of his work from this period.

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

Surroundings – The Gardener’s Cottage and Boathouse are also historically linked to their surroundings on Lake Shore Boulevard West where a number of estates developed for affluent Torontonians survive along the street, including the Mimico Estates of entrepreneurs A. B. Ormsby and James Franceschini (2523-2541 Lake Shore Boulevard West) and the first residence commissioned by distiller Lawrence J. McGuinness, Sr. (2619 Lake Shore Boulevard West). The latter properties, which are located east of Royal York Road, are recognized on the City’s heritage inventory.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 2669-2673 Lake Shore Boulevard West that contain the former Gardener’s Cottage at the Fetherstonhaugh Estate have design, associative and contextual values. The Gardener’s Cottage is an uncommon surviving example of a structure specifically designed for a lake front estate in Mimico, which is associated historically with Frederick Barnard Fetherstonhaugh, a patent attorney of international repute who occupied the site for half a century. It also remains a rare example of an extant project by the notable Canadian architect, Henry Sproatt, which was executed during a brief period when he was a solo practitioner. The Gardener’s Cottage contributes to an understanding of the historical development of Mimico where the Fetherstonhaugh Estate was once numbered among the residential enclaves with estate houses and outbuildings that characterized the community’s waterfront. Contextually, the Gardener’s Cottage is historically linked to its surroundings as a remnant of a lake front compound that is indicative of the residential development of Lake Shore Boulevard West in Mimico beginning in the late 19th century. Standing in its original location, the Gardener’s Cottage retains its integrity and continues to communicate its cultural heritage values.

The Boathouse at the Fetherstonhaugh Estate has been drastically altered with the removal or concealment of the roof detailing by the second-storey addition, the changes

²¹ The Biographical Dictionary of Architects in Canada, 1800-1950, unpagged

to the openings, and the alteration of its setting. With the degree of intervention, the Boathouse lacks integrity and no longer expresses the property's cultural heritage values.

5. SOURCES

Archival Sources

Abstract Index of Deeds, Plan M76, Lots 535-542
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Historical Atlas of York County, 1878
Photograph, Boathouse, Fetherstonhaugh Estate, Archives of Ontario, C7, Acc 9912, #22240-A
Photograph, Lynne Lodge, July 1953, Toronto Reference Library, S1-8
Photograph, "The Towers," February 1955, Toronto Reference Library, S1-2416A
Plan of Mimico, Browne, 1856

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"Residence of Mr. F. B. Fetherstonhaugh," Canadian Architect and Builder (July 1899), between 150 and 152
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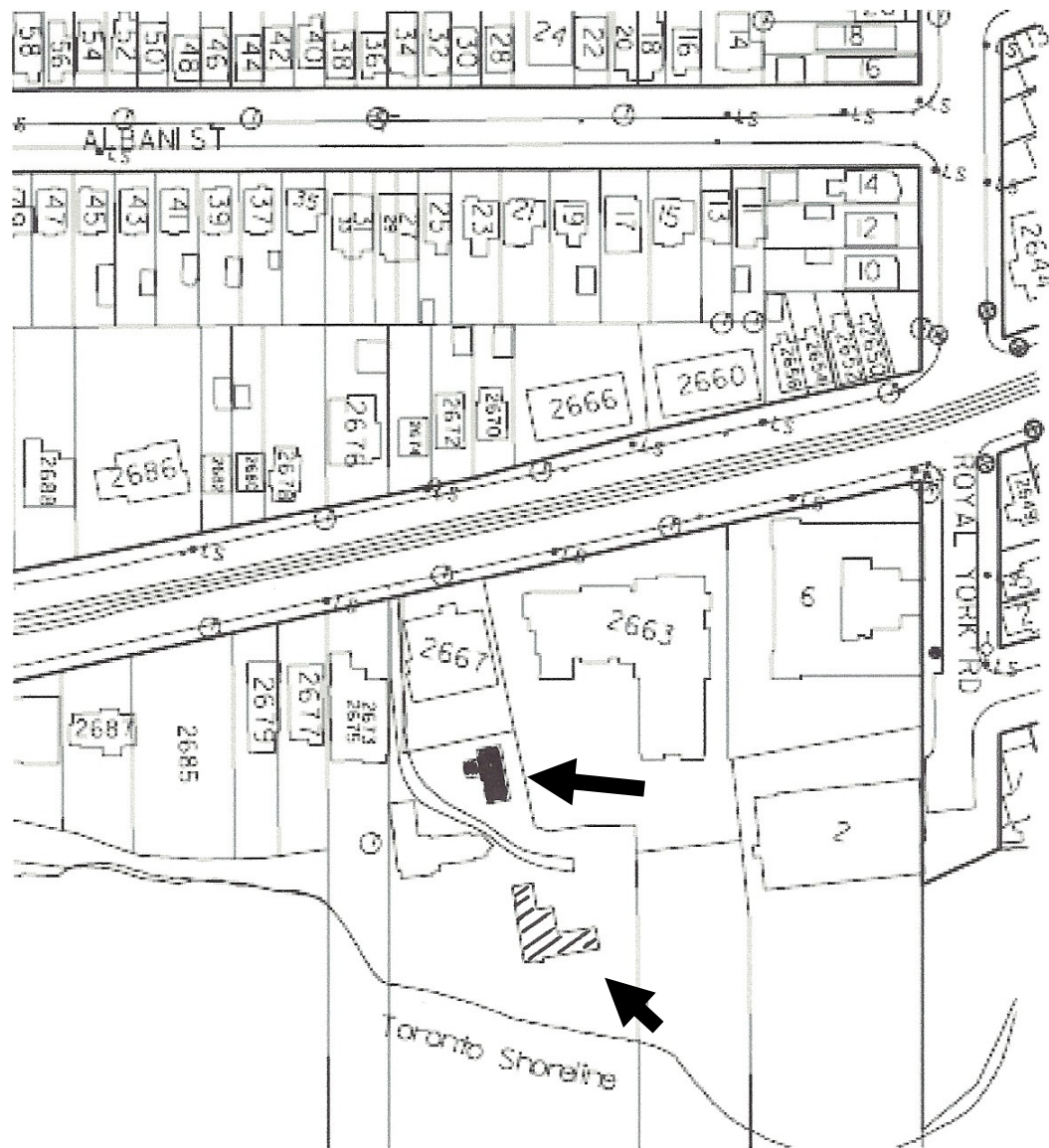
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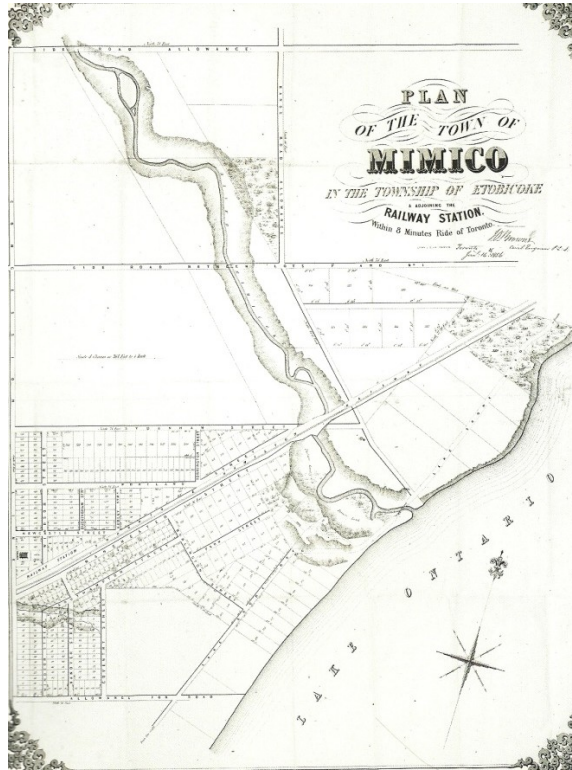
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6. IMAGES



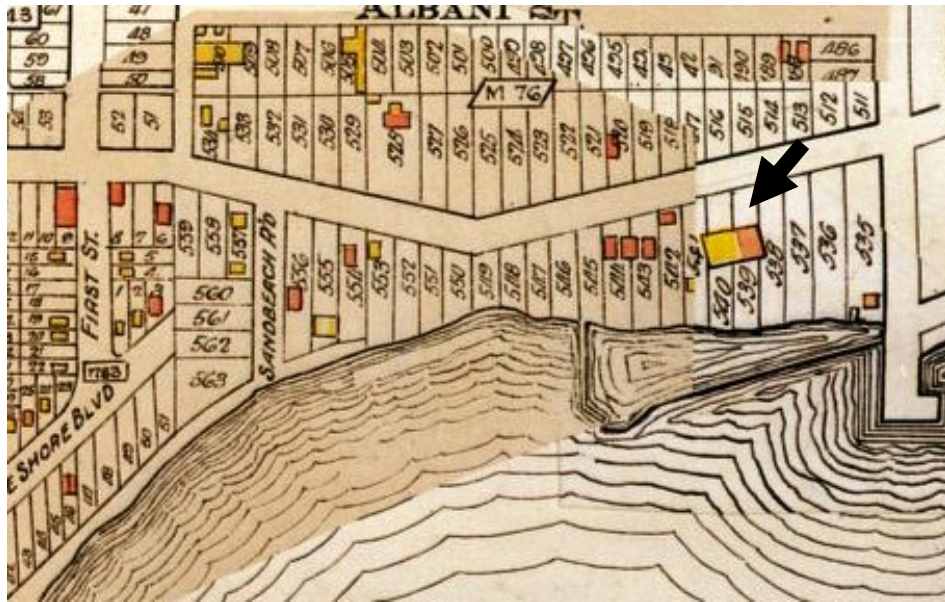
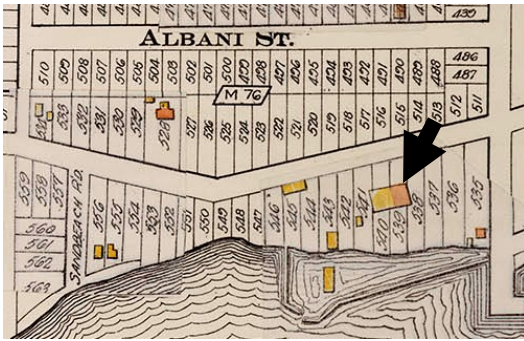
1. Property Data Map: showing the properties at 2669-2673 Lake Shore Boulevard West with the Gardener's Cottage (bold) and the Boathouse (hatched) marked by the **arrows**



2. Plan of Mimico, Browne, 1856, showing the model town laid out in Mimico that accompanied the building of the Hamilton and Toronto Railway in 1855



3. Historical Atlas of York County, 1878, showing the south part of Etobicoke Township with the street plan of Mimico, the Great Western Railway line and, marked by the **arrow**, the area where the lake front estate was developed by F. B. Fetherstonhaugh



4. Goad's Atlases, updated to 1912 (above, left), 1923 (below, right), and 1932 (above, right), showing the layout of the subdivision and the placement of the estate buildings on lots 535 to 542 (marked by the **arrows**)



5. Lynne Lodge, the main residence of the F. B. Fetherstonhaugh Estate (demolished) (Canadian Architect and Builder, July 1899)



6. Aerial Photograph, 1947, with the **arrow** marking Lynne Lodge, the F. B. Fetherstonhaugh Estate on the south side of Lake Shore Boulevard West, west of Royal York Road. The Gardener's Cottage is pictured directly southwest of the estate house (City of Toronto Archives)



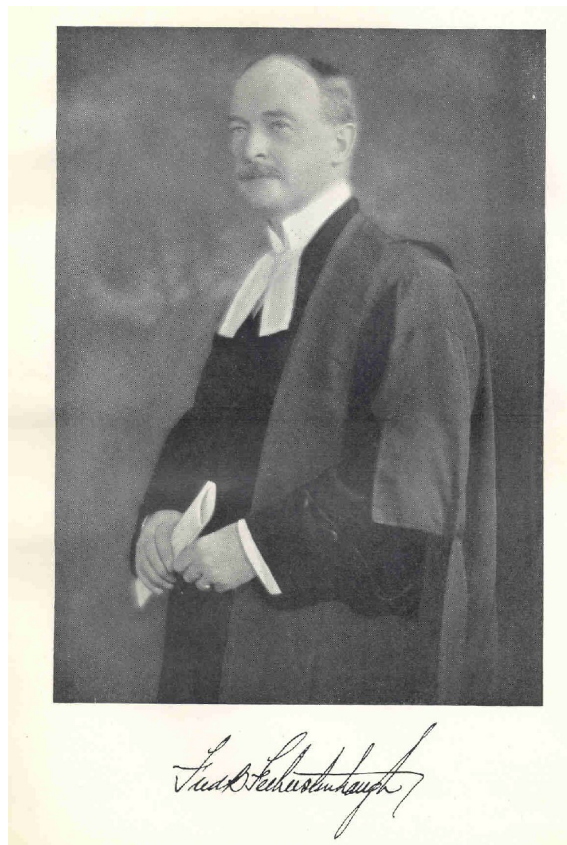
7. Archival Photograph, Lynne Lodge, July 1953, showing the estate house following its conversion as an Italian restaurant (Toronto Reference Library, S1-8)



8. Archival Photograph, "The Towers," February 1955, showing the guest house at Lynne Lodge (Toronto Reference Library S1-2416A)



9. Archival Photograph, Boathouse, showing the structure with the crenellations along the roofline, the oversized openings for boats, and the waterfront location (Archives of Ontario, C7, Acc 9912, #22240-A)



10. Archival Photograph, Frederick Barnard Fetherstonhaugh (Middleton, The Municipality of Toronto, 1923)



11. Photograph, Gardener's Cottage, showing the south elevation overlooking the lakefront where the lower storey is built into the side of the slope (Heritage Preservation Services, April 2011)



12. Photograph, Gardener's Cottage, showing the east elevation from the parking lot of the adjoining apartment complex (Heritage Preservation Services, April 2011)



13. Photograph, Gardener's Cottage, showing the north elevation (Heritage Preservation Services, April 2011)



14. Photograph, Boathouse, showing the west elevation, with the tops of the former openings for boats visible in the lower storey of the wall (Heritage Preservation Services, April 2011)



15. Contextual Photograph, showing part of the surviving landscaping on the Fetherstonhaugh Estate found southeast of the Gardener's Cottage (Heritage Preservation Services, April 2011)



16. Contextual Photograph, showing the waterfront south of the Boathouse (Heritage Preservation Services, April 2011)