

REVISED

REASONS FOR DESIGNATION: 140 DINNICK CRESCENT ATTACHMENT NO. 3 (STATEMENT OF SIGNIFICANCE)

Charles Langdon House

Description

The property at 140 Dinnick Crescent is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the southwest corner of Dinnick Crescent and Lympstone Avenue, the Charles Langdon House (completed 1930) is a single detached house form building.

Statement of Cultural Heritage Value

The Charles Langdon House has design value as a fine representative example of an early 20th century house form building in Lawrence Park with Tudor Revival styling in its application of materials, roof profiles and architectural detailing. The individual treatment of the facades addressing Dinnick Crescent and Lympstone Avenue, as well as the medieval-inspired decorative elements contribute to its architectural significance.

Contextually, the Charles Langdon House is part of an important collection of early 20th century buildings that characterize the development of Lawrence Park as an exclusive residential neighbourhood and garden suburb. With its placement and setback on an expansive corner lot and architectural features that complement many of the neighbouring structures, the Charles Langdon House is physically, visually and historically linked to its surroundings in Lawrence Park.

Heritage Attributes

The heritage attributes of the property at 140 Dinnick Crescent are:

- The 2½-storey detached house form building
- The scale, form and massing on an irregularly-shaped plan
- The combination of gabled and hipped roofs with wall dormers and, at the east end, an extended chimney
- The materials, with stucco, stone, brick and wood cladding and trim
- On the principal (north) façade, the symmetrical organization of the openings and the mock timbering in the upper stories
- The main (north) entrance, which is found at the base of a gabled frontispiece with brackets where a pointed-arch wood door is placed in a flat-headed opening with stone quoins
- On the north façade and the second-storey of the east elevation, the symmetrically-placed fenestration with flat-headed openings and multi-paned windows

- The east elevation facing Dinnick Crescent, where the first-floor round-arched openings with French doors and transoms flank the chimney
- ~~The south wall, which is viewed from Dinnick Crescent~~
- The placement of the structure on the corner lot

The west wing (dating to 1980), which partially obscures the west wall and is visible from Lypstone Avenue, is not identified as a heritage attribute.