



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 262 Bessborough Drive

Date:	August 21, 2013
To:	Toronto Preservation Board North York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Don Valley West – Ward 26
Reference Number:	P:\2013\Cluster B\PLN\HPS\NYCC\October 17 2013\nyHPS29

SUMMARY

This report recommends that City Council state its intention to designate the property at 262 Bessborough Drive under Part IV, Section 29 of the Ontario Heritage Act. The site contains the Thomas G. Elgie House, a surviving late 19th century farmhouse that is listed on the City of Toronto Inventory of Heritage Properties. Located in Leaside, the property is the subject of a development application that proposes to subdivide the lot and retain the main section of the heritage building on one of the parcels.

Following research and evaluation, staff have determined that the property at 262 Bessborough Drive meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property would enable City Council to manage alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council states its intention to designate the property at 262 Bessborough Drive (Thomas G. Elgie House) under Part IV, Section 29 of the Ontario Heritage Act.

2. 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 bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. 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.
4. 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 property.

Financial Impact

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

DECISION HISTORY

The property at 262 Bessborough Drive was listed on the heritage inventory of the former Borough of East York in 1982, and absorbed into the City of Toronto Inventory of Heritage Properties following the amalgamation of the current City of Toronto. The listing was confirmed in 2006.

ISSUE BACKGROUND

The property at 262 Bessborough Drive is the subject of a development application that proposes to subdivide the site and retain the main body of the Thomas G. Elgie House (without the additions made to the north and south ends of the building) on a new parcel. The designation of the property under Part IV, Section 29 of the Ontario Heritage Act would enable staff to work with the owners to preserve the site's heritage values and attributes.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 3), which indicates that the property at 262 Bessborough Drive meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 262 Bessborough Drive 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 three categories of design, associative and contextual values. The Thomas G. Elgie House (c.1898) is valued as a rare surviving farmhouse and the oldest residential building in Leaside where in its original location it yields information about the development and evolution of the community to which it remains historically and visually linked.

The Statement of Significance (Attachment No. 4) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

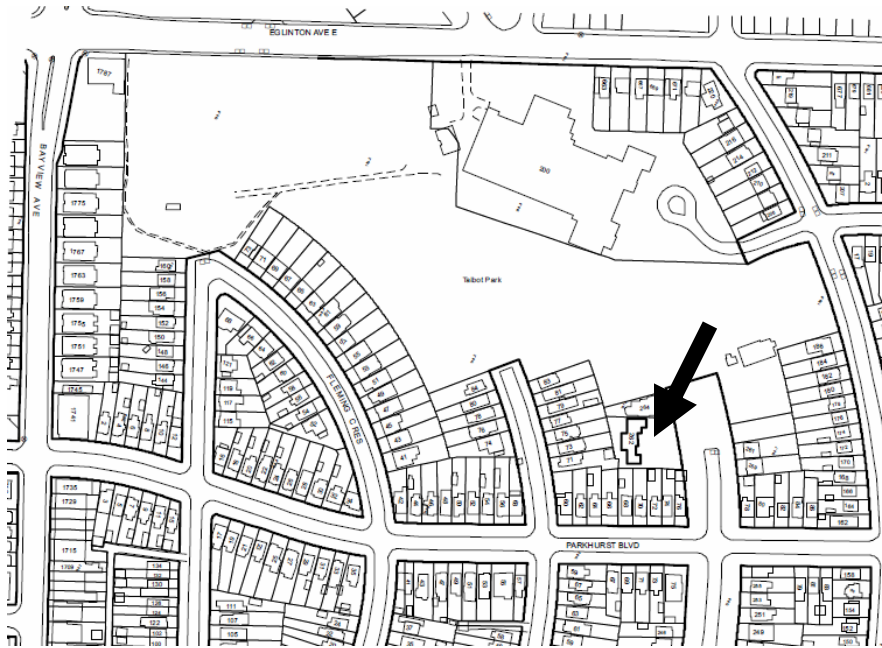
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SIGNATURE

James Parakh
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City Planning Division

ATTACHMENTS

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



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

The **arrows** mark the location of the site



Current and archival photographs of 262 Bessborough Drive
(archival image: Toronto Reference Library, Item 3400)

STATEMENT OF SIGNIFICANCE: 262 BESSBOROUGH DRIVE

Thomas G. Elgie House

Description

The property at 262 Bessborough Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage values, and meets the criteria for municipal designation prescribed by the Province of Ontario under all three categories of design, associative and contextual values. Located southeast of Bayview Avenue and Eglinton Avenue East in Leaside, the Thomas G. Elgie House (c. 1883) is a 2½-storey house form building. The property was included on the heritage inventory of the former Borough of East York in 1982, and listed on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value

The property at 262 Bessborough Drive contains the Thomas G. Elgie House, which is valued as a rare example of a farmhouse that is the oldest of only three residential buildings in Leaside predating its incorporation as a town in 1913. While the structure was altered through a series of additions made in the 20th century, the original section of the building is an important representation of the design of farmhouses from the late 1800s with the L-shaped plan, red brick walls and 19th century detailing.

The Thomas G. Elgie House is historically significant because its presence, location and orientation yield information about the formation of the community, from its agricultural origins to the early subdivision of the lands and the design of Leaside as a planned community inspired by the Garden City movement and laid out by landscape architect Frederick Todd. As the second of two farmhouses built on a York Township farm lot, the Thomas G. Elgie House was absorbed into the first subdivision of the land by its owner. In turn, with the establishment of Leaside's residential sector, the farmhouse was incorporated on a generous parcel adjoining one of the picturesque curved streets that characterized the town's residential sector. Since that time, the east elevation of the Thomas G. Elgie House has functioned as the street façade that is viewed from Bessborough Drive, and the gable end where the original fenestration flanking the brick chimney beneath the gable roof is an important surviving feature.

Contextually, the value of the Thomas G. Elgie House comes from its visual and historical links to its surroundings in Leaside, where it is one of three extant residential buildings that varied from the plan for the community that was built up around these properties on previously agricultural lands. As a 19th century farmhouse within Leaside, the Thomas G. Elgie House has stood in place as the community grew up around it, and its atypical presence has long contributed to the distinction and beauty of the neighbourhood.

Heritage Attributes

The heritage attributes of the property at 262 Bessborough Avenue are:

- The building known historically as the Thomas G. Elgie House
- The original centre section of the 2½-storey house form building with its scale, form and massing
- The placement, setback and orientation of the building on the west side of Bessborough Drive, north of Parkhurst Boulevard on a lot with mature trees, where the east side elevation of the house faces the street
- The original red brick cladding and trim on the exposed elevations of the original main body of the house
- On the east façade that forms the street elevation on Bessborough Avenue, the gable roof and trim, brick chimney and original fenestration
- The original window opening on the rear (west) wall containing a wood window

The north and south additions that date to the 20th century are not identified in the Reasons for Designation

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**THE THOMAS G. ELGIE HOUSE
262 BESSBOROUGH DRIVE, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

July 2013

1. DESCRIPTION



Above: Thomas G. Elgie House, undated photograph (Leaside Branch, Toronto Public Library);
cover: principal (east) façade, Thomas G. Elgie House, 2013 (Heritage Preservation Services)

262 Bessborough Drive: Thomas G. Elgie House	
ADDRESS	262 Bessborough Drive (southeast of Bayview Avenue and Eglinton Avenue East)
WARD	26 (Don Valley West)
LEGAL DESCRIPTION	Plan 1908, Lot 473 and part Lot 470
NEIGHBOURHOOD/COMMUNITY	Leaside
HISTORICAL NAME	Thomas G. Elgie House ¹
CONSTRUCTION DATE	c. 1883
ORIGINAL OWNER	Thomas G. Elgie, farmer & realtor
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Residential (single detached house) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None found
DESIGN/CONSTRUCTION	Brick cladding with brick and wood trim
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	1934, north wing added; 1971, south wing added; 1990, north wing altered
CRITERIA	Design/Physical, Historical/Associative and Contextual Values
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2013

¹ The property was known historically as the Robert Elgie House on the heritage inventory for the former Borough of East. However, land records and other archival sources indicate that the house was built for Thomas G. Elgie, who inherited and developed the south half of Lot 15 (his brother, Robert inherited the north part of the lot with the original Elgie homestead)

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 262 Bessborough Drive, and applies evaluation criteria to determine whether it merits 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
1801	The Patent for Lot 15 in Concession 3 from the Bay in York Township is issued to James Clark
1851	James Cunningham (who acquires Lot 15 in 1842) sells the south portion to Thomas Elgie
1854	Thomas Elgie purchases the north half of Lot 15
1860	Tremaine's Map of 1860 labels Lot 15 "Thos Elgie" (Image 2)
1871	When the Decennial Census is compiled, Thomas Elgie is recorded in York Township with his wife and four children
1878	The original Elgie homestead on the north part of Lot 15 is marked on the York County Atlas (Image 3)
1880	Thomas Elgie dies & his younger son, Thomas Gossage Elgie inherits the south half of Lot 15 through a transaction registered in 1883
1881	The Decennial Census records Thomas G. Elgie residing on Lot 15 with his elder brother, Robert (who owns the north half of the lot with the homestead), unmarried sister and widowed mother
1883 Feb-Apr	Thomas G. Elgie mortgages the south half of Lot 15 for a total of \$10,500, suggesting that the new house was financed at this time ²
1884	Thomas G. Elgie's house is shown on Goad's Atlas, the first to illustrate this part of York Township (Image 4)
1886 Mar	Thomas G. Elgie conveys an interest in the south half of Lot 15 to Arthur M. Rice, his partner in a Toronto real estate brokerage
1886 Dec	Elgie and Rice register Plan 697 on part of Lot 15, where a 94-lot subdivision along a new street named Soudan Avenue retains Elgie's house
1887 Feb	Thomas G. Elgie is recorded on the tax assessment roll for York Township as the resident owner of the "Elgie Estate" on Soudan Avenue
1887 Apr	Thomas G. Elgie and his partners register Plan M11, described as "identical with Plan 697", which shows the 94-lot subdivision on Soudan Avenue
1889	On the assessment roll for York Township, the Thomas G. Elgie is identified as the owner of 16 acres in Lot 15 on Soudan Avenue, but resides on Classic Avenue in Toronto (according to the City Directory)
1890	Goad's Atlas shows the subdivision of part of Lot 15, with the Elgie House on Lots 6-7 (Image 5)
1891	Frederick J. Goddard is recorded on the tax assessment roll as the owner of the subject property
1913 Apr	The Town of Leaside is incorporated, encompassing Lot 15 with the Elgie

² Building records for York Township do not survive for this period. The tax assessment rolls for York Township are missing prior to 1882, with District 1 where the subject property is located first recorded in 1883

	lands (Images 6-7)
1913 May	Plan M11 is withdrawn; in September, the York Land Company registers Plan 1908, placing the Elgie House on Lot 473 and part of Lot 470 (Images 8-9)
1918	The York Land Company owns the property with the Thomas G. Elgie House
1924	The update to Goad's Atlas illustrates the Thomas T. Elgie House (Image 14)
1925 Dec	Margaret Bell acquires Lot 473 and the south part of Lot 470
1934 Feb	Bell purchases the north part of Lot 470, where a single-storey wing is added to the north end of the house and illustrated on the 1934 update to the Underwriters' Survey Bureau atlas (Image 11)
1940	Margaret Bell relinquishes her claim to the property; the York Land Company sells it in 1948
1951	Ellen A. Syme acquires the subject property, which is transferred to her daughter Mary Y. Linholm in 1970
1971	Mary & Sven Linholm add the south wing to the house
1982	The property at 262 Bessborough Drive is identified on the Inventory of Historic Buildings in East York
1990	The north addition is built, altering the 1934 wing
2006	The inclusion of the property at 262 Bessborough Drive on the City of Toronto Inventory of Heritage Properties is confirmed ³

ii. HISTORICAL BACKGROUND

Leaside

The property at 262 Bessborough Drive is located in Leaside, which was developed on farmland originally surveyed in York Township. In the early 20th century, the Canadian Northern Railway assembled over 1000 acres of land in what was described as “the biggest real estate operation ever carried out in Toronto or neighbourhood” (Image 6).⁴ Part of this tract belonged to members of the pioneer Lea family, who had permitted the Ontario and Quebec Railway (the first company to lay its tracks through the district) to name its junction and station “Leaside” after their family home.⁵ The notable landscape designer Frederick Todd was commissioned to lay out a complete model town with curved residential streets, park land and a separate sector for industry (Image 7).⁶ While Leaside was incorporated as a town in 1913, development of the community was delayed by its isolation from Toronto, the impact of World War I, and the bankruptcy of the Canadian Northern Railway.⁷ By the late 1920s, there were only 68 dwellings within the

³ In September 2006, Toronto City Council confirmed that all properties listed on the amalgamated City of Toronto Inventory of Heritage Properties were of cultural heritage value or interest under the Ontario Heritage Act (2005)

⁴ Toronto World, March 22, 1912, 1

⁵ The Ontario and Quebec Railway became a subsidiary of the Canadian Pacific Railway

⁶ Leaside was the third model community (after Mount Royal, Quebec and Port Mann, British Columbia), planned by Todd according to the dictates of the Garden City Movement. In Leaside, the plan was not executed exactly as Todd envisioned

⁷ Leaside was an important training centre for the Royal Flying Corps during World War I, and its initial development was spurred by industries such as the Canada Wire and Cable Company, which built housing for its workers

town's limits.⁸ The completion of the Leaside Viaduct across the Don River in 1927 improved access to the area and, despite the Great Depression, Leaside experienced a residential building boom between 1929 and 1939 when its population grew from about 600 to 5000. Leaside remained an independent municipality until 1967 when it amalgamated with the Township of East York as the Borough of East York.⁹

Thomas G. Elgie House

Before the plan of Leaside was implemented, the area had originated as part of Concession Three from the Bay in York Township where a series of 200-acre farm lots was surveyed in the late 18th century. The patent for Lot 15 on the southeast corner of present-day Eglinton Avenue East and Bayview Avenue was granted in 1801 to James Clark, who retained the acreage until 1842. While the lot was divided into two halves by the next owners, Thomas Elgie reassembled the entire 200 acres in separate transactions dating to 1851 and 1854.¹⁰

Thomas Elgie (1816-80), emigrated from England to Canada in 1840 where "he engaged in farming for about four months, after which he opened the celebrated Bay Horse Hotel, conducting the same for about seven years".¹¹ It is uncertain when he first occupied his farm property in York Township, although he was named in a local directory in 1856. Archival documents trace his relocation to Toronto Township (now part of the Regional Municipality of Peel) and his operation of inns there and in Yorkville during the 1850s and 1860s. Elgie's name appeared on Lot 15 in York Township on Tremaine's Map of 1860, however no buildings were shown on his allotment (Image 2).¹² By 1871, Elgie was recorded with his second wife, Elizabeth Beckwith and their children on the Decennial Census in District 1 of York Township, and the homestead was marked on the York County Atlas seven years later (Image 3).¹³ After Thomas Elgie's death in 1880, Lot 15 was subdivided, with his eldest son, Robert Beckwith Elgie inheriting the north half with the house (Image 14).¹⁴

⁸ Otto, 156

⁹ Before amalgamating with the Township of East York (created 1923), in 1954 Leaside annexed the former Thorncliffe Race Track lands south of the townsite. East York remained the only "Borough" in Canada prior to the creation of the current City of Toronto

¹⁰ While Elgie bought and sold other land in York Township, as well as properties in the City of Toronto and Peel and Grey Counties, at the time of his death he owned Lot 15 in Concession 3 from the Bay only

¹¹ Robinson, 187. This entry notes that he acquired land in Lot 15, Concession "2". However, while the Elgie land is included in the second concession east of Yonge Street (between present-day Bayview Avenue and Leslie Street), it is legally described as the "Third Concession from the Bay" in York Township

¹² In 1861, Elgie and his family resided in Toronto Township according to the Decennial Census

¹³ Robinson, 187, indicated that Elgie had 10 children in total, but only four survived at the time of his death according to his will. Several of his children who died in infancy are identified on Elgie's gravestone in Mount Pleasant Cemetery. Apart from his sons Robert and Thomas and unmarried daughter Elizabeth, his other surviving daughter, Jane Kennedy was the mother of Thomas Laird Kennedy, a long-serving MPP for Peel and Acting Premier of Ontario in the late 1940s

¹⁴ According to her husband's will, Elizabeth Beckwith Elgie received a lifetime annuity in all of Lot 15

Thomas Gossage Elgie (1869-1937) received the south half of Lot 15 through his father's will, which was registered on title in 1883.¹⁵ That year, Elgie mortgaged his allotment for a total of \$10,500, suggesting that the house at present-day 262 Bessborough was built at that time. It was illustrated on Goad's Atlas for 1884 (Image 4). While Elgie was described as a farmer in the York Township assessment rolls, he was first recorded in the Toronto directory of 1883 as a partner with Philip G. Godard (sic) in the Yonge Street firm of Godard and Elgie, upholsters, cabinetmakers and furniture dealers. Elgie was listed as a Toronto realtor residing in York Township in the city directory of 1886. During the latter year, Elgie conveyed an interest in Lot 15 to Arthur M. Rice, his partner in a real estate brokerage. The pair registered a 94-lot subdivision on part of the tract under Plan 967 in 1887. Illustrated on Goad's Atlas for 1890 (Image 5), the subdivision was laid out east of present-day Bayview Avenue along an east/west street named Soudan Avenue and retained the Thomas G. Elgie House on two parcels.¹⁶ Elgie was named in the tax assessment roll of 1889 as the owner of the "Elgie Estate" on Soudan Avenue.¹⁷ However, according to the city directory, at this time he resided at his sister Elizabeth's house on Classic Avenue in Toronto.¹⁸ Thomas G. Elgie sold his York Township property in 1891, the year he married Augusta Margaret Simmers (Image 15). A decade later, Elgie's name appeared in a mining directory in British Columbia and, during his brief return to Toronto, he listed his occupation as "miner."¹⁹ Elgie was reported lost in the San Francisco earthquake of 1906 but, in fact, remained in California until his death in 1937.

In 1891, the Thomas G. Elgie House and several of the adjoining lots along Soudan Avenue were acquired by Frederick J. Goddard (no connection to Elgie's former business partner), an English immigrant who worked as a dairyman in the near-by community of Eglinton.²⁰ Following the incorporation of Leaside in 1913, the York Land Company (the development arm of the Canadian Northern Railway) absorbed the properties on

¹⁵ Although Lot 15 was legally divided between the brothers, it was assessed as one parcel on the York Township Assessment Rolls from 1883 until 1887 when the assessments were split

¹⁶ Soudan Avenue was a continuation of the North Toronto street, although it ran east of Bayview Avenue on a slightly different alignment (further south). There is no indication that Elgie's subdivision was a success, as most of the lots remained vacant on the assessment rolls during the 1890s and early 1900s (with two gardeners' cottages recorded at the end of the 19th century)

¹⁷ The previous year (1888), Thomas G. Elgie was recorded for the first time in the city directory as a Toronto resident, 'boarding' on Mutual Street

¹⁸ After Robert Beckwith Elgie inherited the north half of Lot 15 with the homestead, he secured several mortgages on the acreage between 1883 and 1887 and, during the latter year, sold the farm stock, implements and household goods inherited by his mother in a massive sale. R. B. Elgie rented the north half of Lot 15 to Fred Piper and moved to Toronto in 1891, after which he was recorded in the directories and Toronto Illustrated (1893) as a lumber merchant and wood box manufacturer in the city. In 1895, he lost his York Township acreage to creditors who, in turn, sold the north half of Lot 15 to George Hunt in 1902. The property was acquired by the York Land Company as part of the development of Leaside, and the original homestead survived until the 1950s when it was demolished for Leaside High School

¹⁹ City Directory, 1905

²⁰ According to the York Township assessment rolls, in 1900 Goddard owned Lots 1-11 under Plan M11 and, five years later, Lots 1-21. Goddard is last recorded on title for Plan 1908 in 1918 when the York Land Company discharged his mortgage

Soudan Avenue, removed Plan M11, and registered Plan 1908 against the lands (Image 8). With the overlay of the new plan, the Thomas G. Elgie House remained on Soudan Avenue with a new cross-street named Edith Avenue to its east (Image 9).²¹ However, the lands between the principal (south) facade of the house and Soudan Avenue (renamed Parkhurst Boulevard) were divided into building lots, which are shown on the 1924 update to Goad's Atlas (Image 10).

In 1925, the York Land Company sold Lot 473 and part of Lot 470 with the Thomas G. Elgie House to Margaret Bell, who acquired the north portion of Lot 470 in 1934.²² During the latter year, an update to a fire insurance atlas (Image 11) shows a rear (north) addition that was also illustrated in archival photographs (Images 21-22). The construction of house form buildings along the north side of Parkhurst in the late 1930s obscured the main (south) entrance to the Thomas G. Elgie House and, as a result, the Bessborough elevation became the new street façade for the property.

Margaret Bell retained the Thomas G. Elgie House until 1940.²³ Over a decade later, the property was purchased by Ellen A. Syme who transferred the site to her daughter, Mary Yvonne Linholm in 1970. Mary Linholm was an internationally recognized concert pianist and the award winning writer of film scripts. As a composer, she provided music for the famed children's television shows "The Friendly Giant" and "Sesame Street", as well as the classic film, "A Child's Christmas in Wales." She and her husband, Sven Linholm, a writer and contractor, added the south addition to the Thomas G. Elgie House in 1971 (Images 24-25). In 1990, the couple altered the north addition (Images 23 and 27) and, at the same time, severed the north end of the property where the house at 264 Bessborough was constructed.

The property at 262 Bessborough Drive was recognized on the Inventory of Historic Buildings in East York in 1982 and, following the amalgamation of the new City of Toronto in 1998, included in the city-wide Inventory of Heritage Properties.²⁴

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 262 Bessborough Drive are found on the cover of this report and in Section 6 where maps and archival photographs show the dwelling prior to and after the additions to the south and north. The Thomas G. Elgie House was designed as an L-shaped farmhouse with a gabled roof that faced south but, with its inclusion in the Town of Leaside under Plan 1908, the east elevation on Bessborough

²¹ Edith Avenue was renamed Bessborough Drive in 1932. Despite the layout of Plan 1908 and because of the topography, the street was not extended north to Eglinton Avenue (Image 12)

²² Her husband, David J. Bell was identified as an engineer with the Town of Leaside in the City Directory of 1935, and served as the community's first fire chief

²³ The context of the property in Leaside in the 1940s is shown on the aerial photograph attached as Image 20

²⁴ The heritage inventory for former East York identified three properties in Leaside at 262 Bessborough Drive, 33 Heather Road and 201 Sutherland Drive representing the development of the area as farmland in York Township

Drive became the public face of the building.²⁵ While the south wing (1990) covers most of the south façade of the original house, the plan is still visible below the roof with a shallow wing beneath the gable at the northeast corner. Trimmed with brick and wood, the structure is clad with red brick, which is exposed on the east, west and part of the north and south elevations. Complementary brickwork was applied to the north and south additions to the original house, which are not identified as heritage attributes. On the surviving east elevation, the original entrance door (as shown in Images 21-22) was changed into a window opening with the addition of the south wing, but the gable end of the roof with wood trim, the chimney and the pairs of segmental-arched window openings in both stories remain important original features of the design. The verandah protecting this elevation is a replacement, although components of it were relocated from the original south verandah when the new wing was attached in 1971 (the current verandah is not identified as a heritage attribute). On the original west wall of the house that remains uncovered, a single opening with a small wood window survives.

iv. CONTEXT

Located southeast of Eglinton Avenue East and Bayview Avenue in Leaside, the subject property is found on the west side of Bessborough Drive, directly north of Parkhurst Boulevard (Image 1). The Thomas G. Elgie House is viewed from Bessborough Drive, where it is set back from the street and accessed from a circular driveway. Mature trees are found on the property. The Thomas G. Elgie House stands as one of only four house form buildings in this short section of the street, which dead ends at Howard Talbot Park. The residence is adjoined to the north by the house form building at 264 Bessborough, which was built in 1990 after the subject property was subdivided.

The Thomas G. Elgie House is one of three extant farmhouses that were constructed in the area when it was part of York Township and prior to the incorporation of Leaside in 1913 (Image 13). The other two farmhouses were built after 1900 by the grandsons of John Lea, who settled on Lot 13 in 1819.²⁶ The John Edmund Lea House at 33 Heather Road is preserved in place but, following the subdivision of Leaside, its principal (east) façade ended up facing what became the rear lot line (Images 16-17).²⁷ The James Lea House at 201 Sutherland Drive remains in its original location, but with the overlay of the plan of Leaside ended up with its principal facade facing the side wall of the neighbouring house (Images 18-19).²⁸ Both of the Lea Houses were designed as L-shaped brick-clad farmhouses with similar architectural detailing and, although altered, retain their scale, form and massing, cladding, roofs and (in the case of the James Lea House) fenestration as listed heritage properties.

²⁵ The original L shape is visible on the 1934 fire insurance map, attached as Image11

²⁶ Members of John Lea's family built several residences on Lots 13 and 14, but only the two described remain in Leaside where they were integrated into the planning of the community

²⁷ The dwelling has been modified in recent years, including the introduction of an entrance on the street façade

²⁸ As late as April 1913, the Toronto Star illustrated the Lea family's history as founders of Leaside where "James Lea, the last of the old guard, has built a modern house"

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

Rare example of a 19th century Farmhouse – The property at 262 Bessborough Drive contains the Thomas G. Elgie House, which is valued for its design value because it contains a rare farmhouse that is the oldest of only three residential buildings in Leaside that predate its incorporation as a town in 1913. While the structure was altered through a series of additions made in the 20th century, the original section of the building is representative of the farmhouses from the late 1800s with the L-shaped plan, red brick walls and 19th century detailing.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
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	N/A

Understanding of the Community of Leaside - The Thomas G. Elgie House is historically significant because its presence, location and orientation yield information about the formation of the community, from its agricultural origins to the early subdivision of the lands and the design of Leaside as a planned community inspired by the Garden City movement and laid out by landscape architect Frederick Todd. As the second of two farmhouses built on a York Township farm lot, the Thomas G. Elgie House was absorbed into the first subdivision of the land by its owner. In turn, with the establishment of Leaside's residential sector, the farmhouse was incorporated on a generous parcel adjoining one of the picturesque curved streets that characterized the town's residential sector. Since that time, the east elevation of the Thomas G. Elgie House has functioned as the street façade that is viewed from Bessborough Drive, and the gable

end where the original fenestration flanking the brick chimney beneath the gable roof is an important surviving feature.

Person – the association of musician Mary Linholm with the property at 262 Bessborough Drive is an interesting fact rather than a heritage value.

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 – Contextually, the value of the Thomas G. Elgie House comes from its visual and historical links to its surroundings in Leaside, where it is one of three extant residential buildings that varied from the plan for the community that was built up around the previous agricultural lands. As a 19th century farmhouse within Leaside, the Thomas G. Elgie House has stood in place as the community grew up around it, and its atypical presence has long contributed to the distinction and beauty of the neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 262 Bessborough Drive has design, associative and contextual values as a rare surviving farmhouse and the oldest residential building in Leaside where in its original location it yields information about the development and evolution of the community to which it remains historically and visually linked.

5. SOURCES

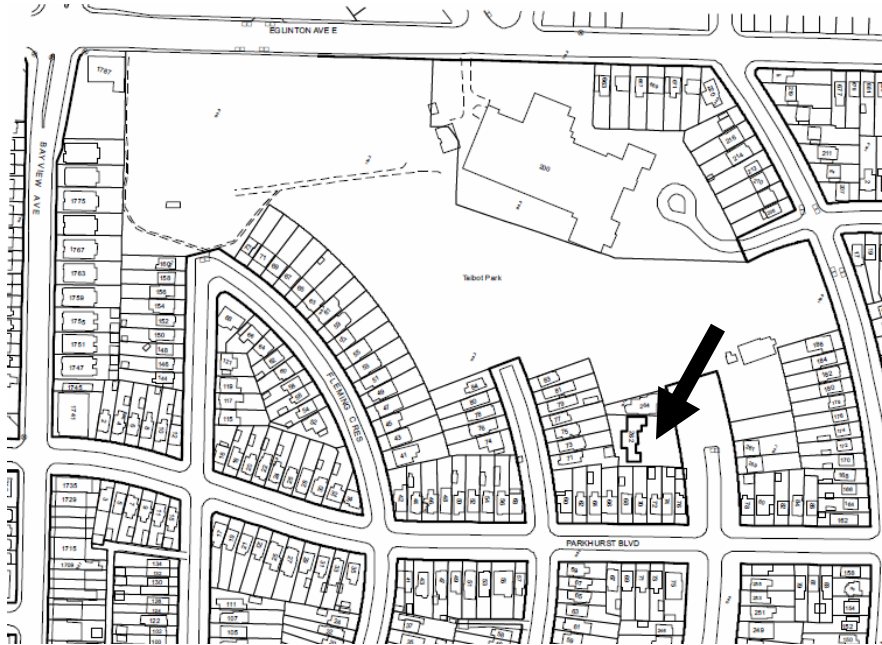
Archival Sources

- Abstract Indices of Deeds, York Township, Concession 3 from the Bay of York, Lots 13-15, and Plans 697, M11 and 1908
- Aerial Photograph, City of Toronto, 1947
- Archival Photographs, Toronto Public Library (Leaside Branch), and Toronto Reference Library (individual citations in Section 6)
- Assessment Notices, Town of Leaside, 1943 ff.
- Assessment Rolls, Township of York, 1883-1912
- Building Records, City of Toronto, Toronto and East York, 1989-91
- City of Toronto Directories, 1834 ff.
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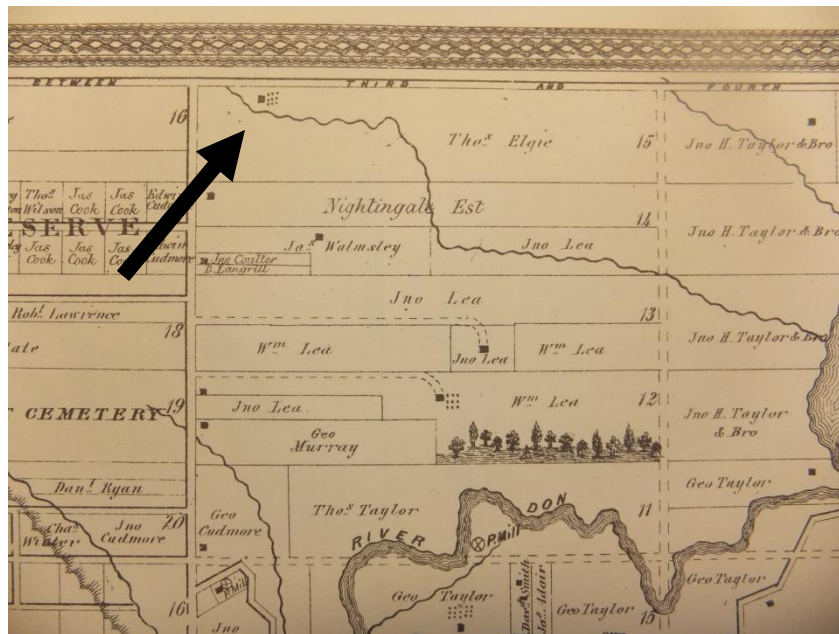
5. IMAGES – Maps and atlases are followed by archival images and contemporary photographs. **Arrows** mark the location of the property at 262 Bessborough Drive



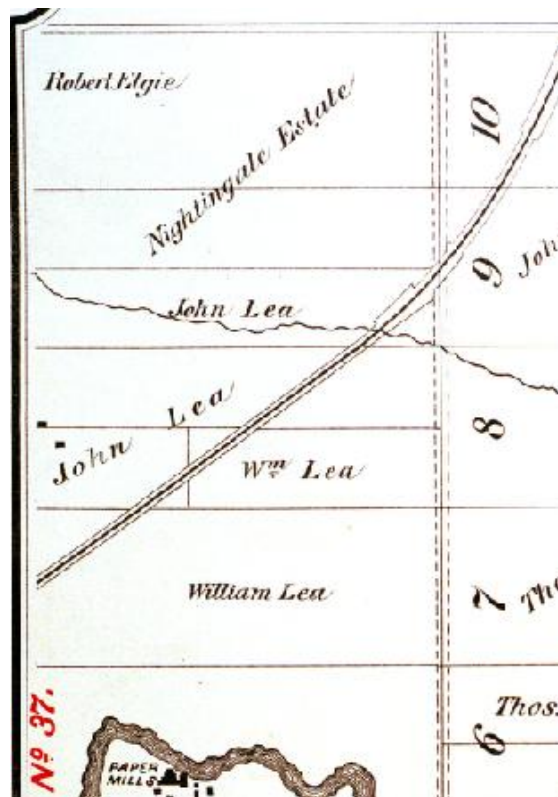
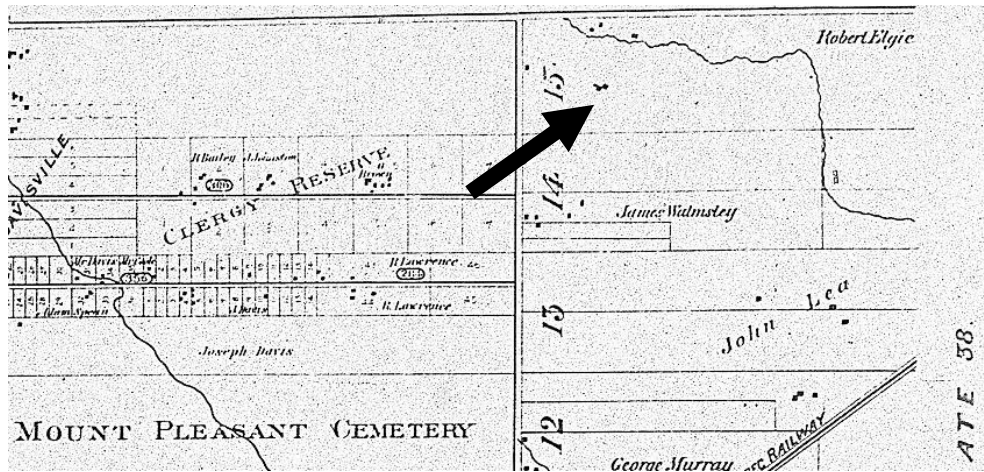
1. City of Toronto Property Data Map: showing the location of the property at 262 Bessborough Drive in the area southeast of Eglinton Avenue East and Bayview Avenue



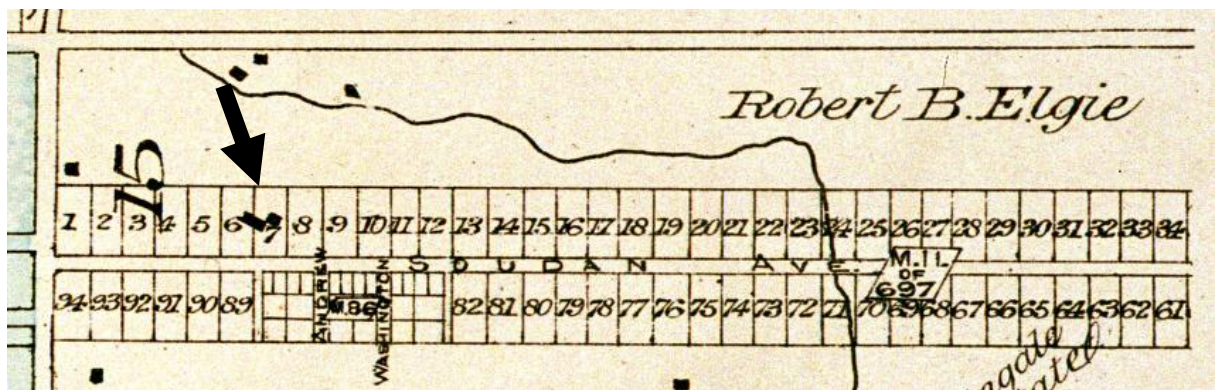
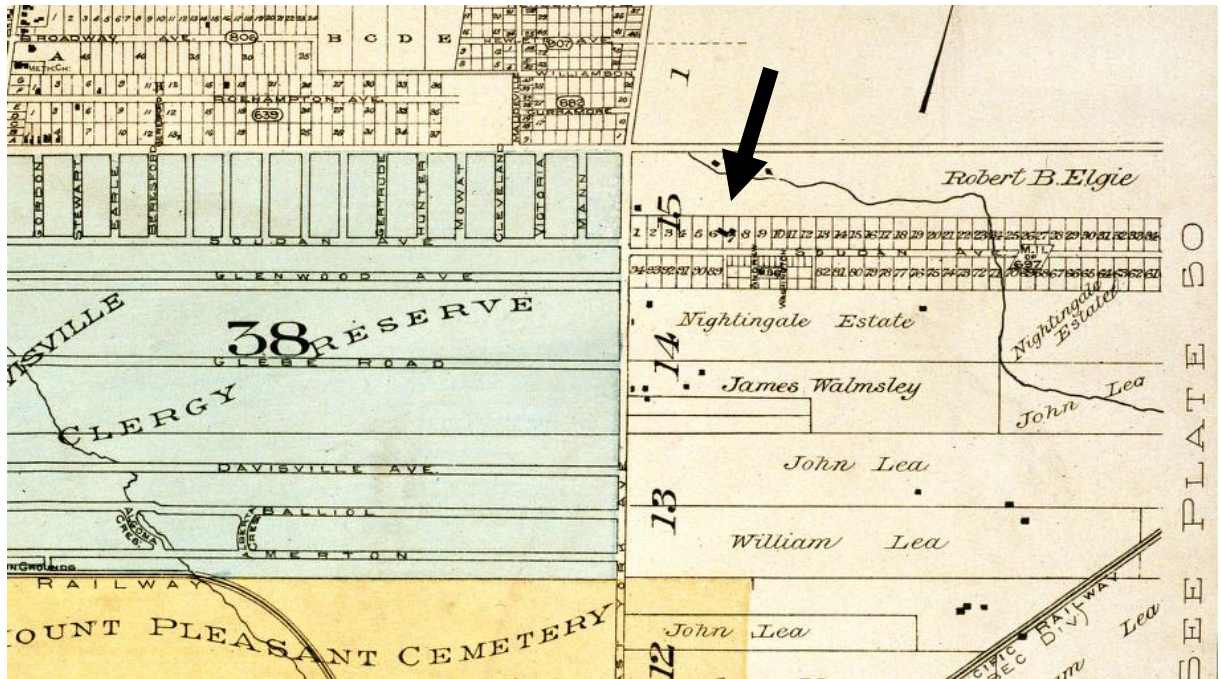
2. Tremaine's Map, 1860: showing the property described as Lot 15 in the 3rd Concession from the Bay, York Township marked "Thos Elgie"



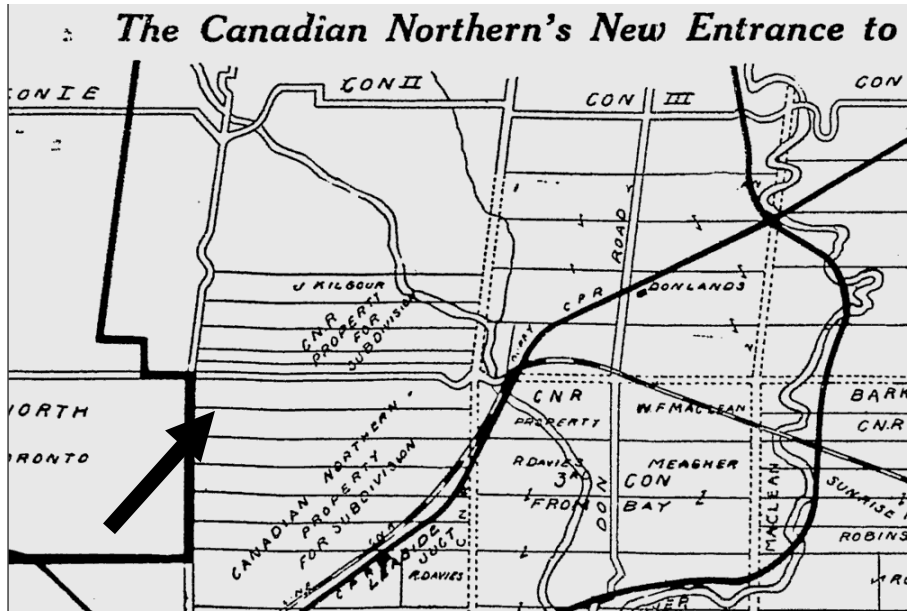
3. York County Atlas, 1878: extract showing Thomas Elgie's property, with the original homestead near the northwest corner of the lot between present-day Eglinton Avenue and Walmsley Brook



4. Goad's Atlas, 1884, Plates 37 and 38: showing extracts from the two plates with the west (above) and east (below) sections of Lot 15. The name "Robert Elgie" is labeled on the north end with the original Elgie homestead, while the Thomas G. Elgie House at present-day 262 Bessborough Drive is marked on the south part of Lot 15



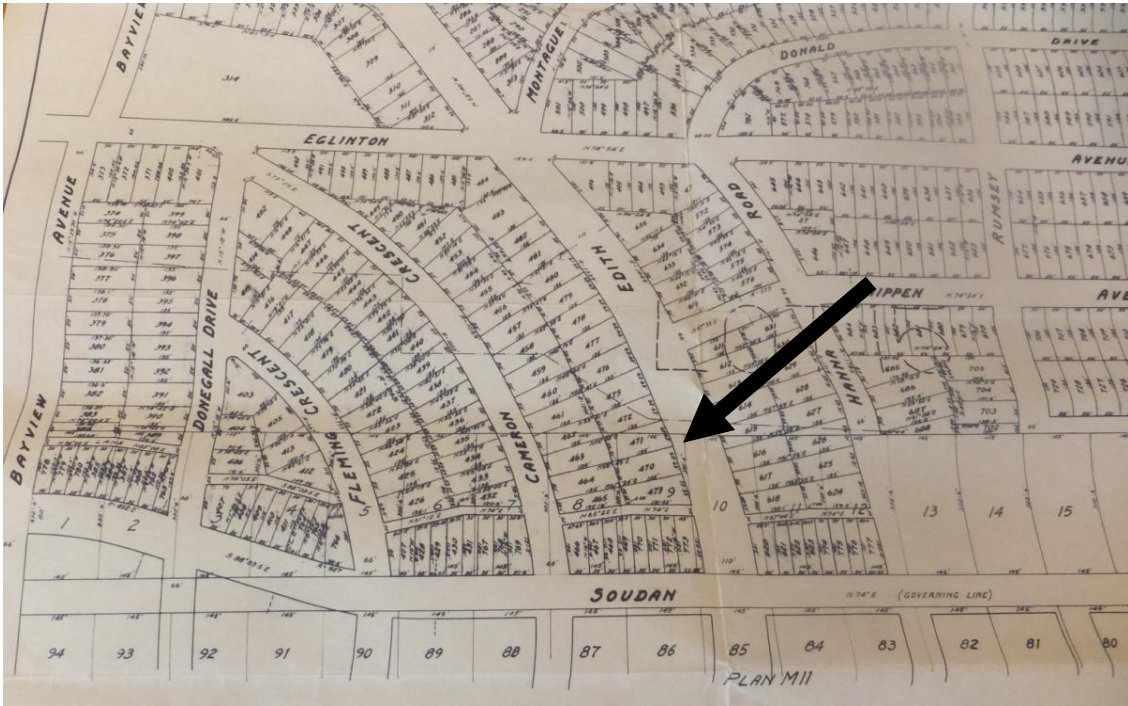
5. Goad's Atlas, 1890, Plate 49: showing part of the subdivision of the south part of Lot 15 with the Thomas G. Elgie House on Lots 6-7 (the north half of the acreage is labeled "Robert B. Elgie" for its owner, and the subdivision extended eastward across the remainder of the lot, not shown)



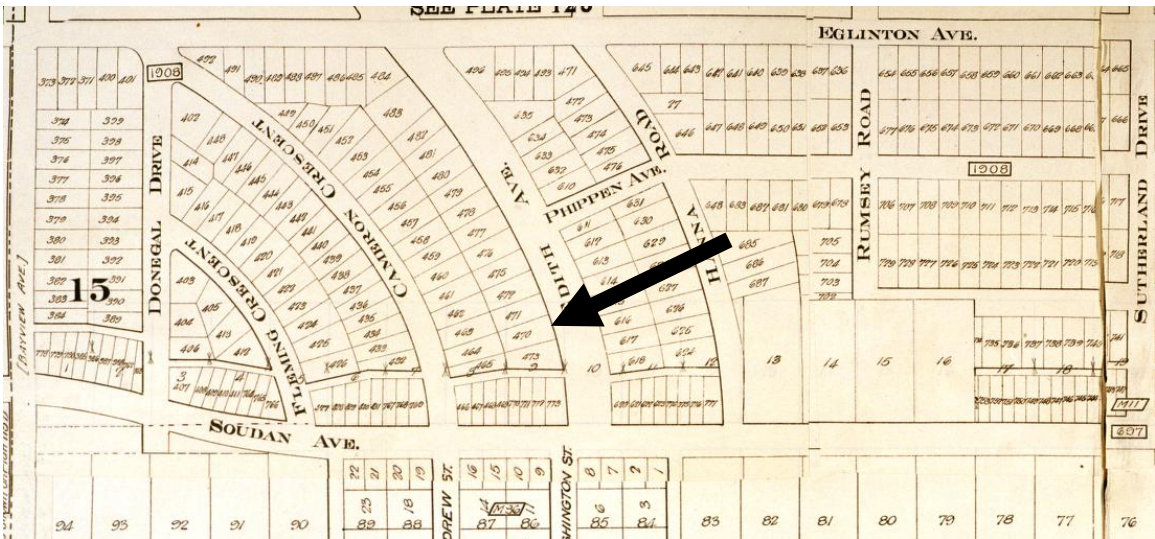
6. Illustration, "The Toronto World," June 24, 1912: showing the location of the Canadian Northern Railway's lands in Leaside (although labeled "Con. II", the tract south of present-day Eglinton Avenue was legally described as in "Concession III from the Bay")



7. National Atlas of Canada, 1915: showing the layout of Leaside with the curved streets in the residential sector (the subdivision was not developed exactly as shown, and the Thorncliffe Park lands to the south were annexed later). Soudan Avenue, an eastward extension of the North Toronto street, was later renamed Parkhurst Boulevard



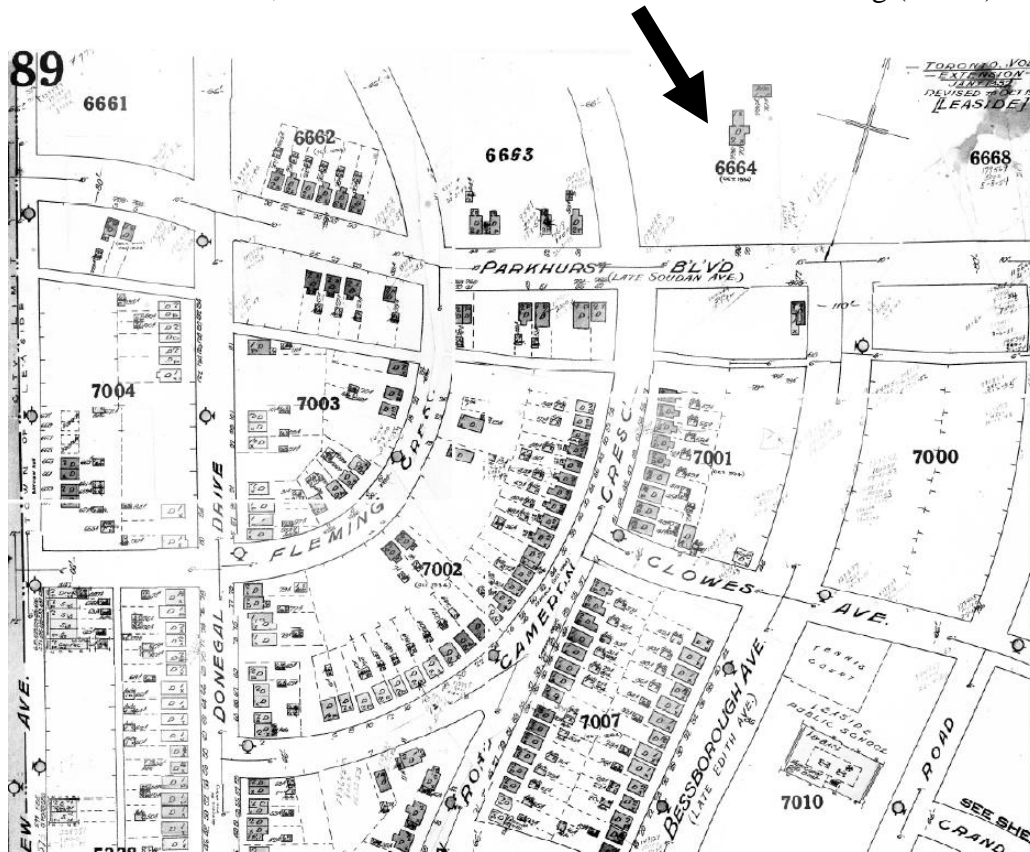
8. Plan 1908, 1913: extract from the plan of subdivision when Bessborough Drive was called Edith Avenue (the street pattern was not completed exactly as shown)



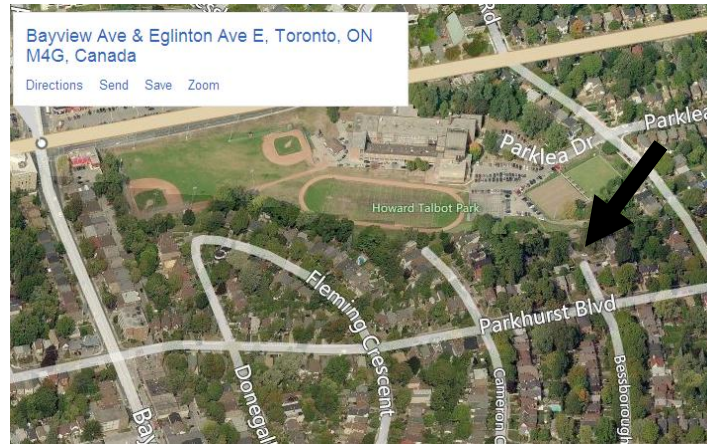
9. Goad's Atlas, 1910 revised to 1913: the atlas reflects most of the information on Plan 1908, above



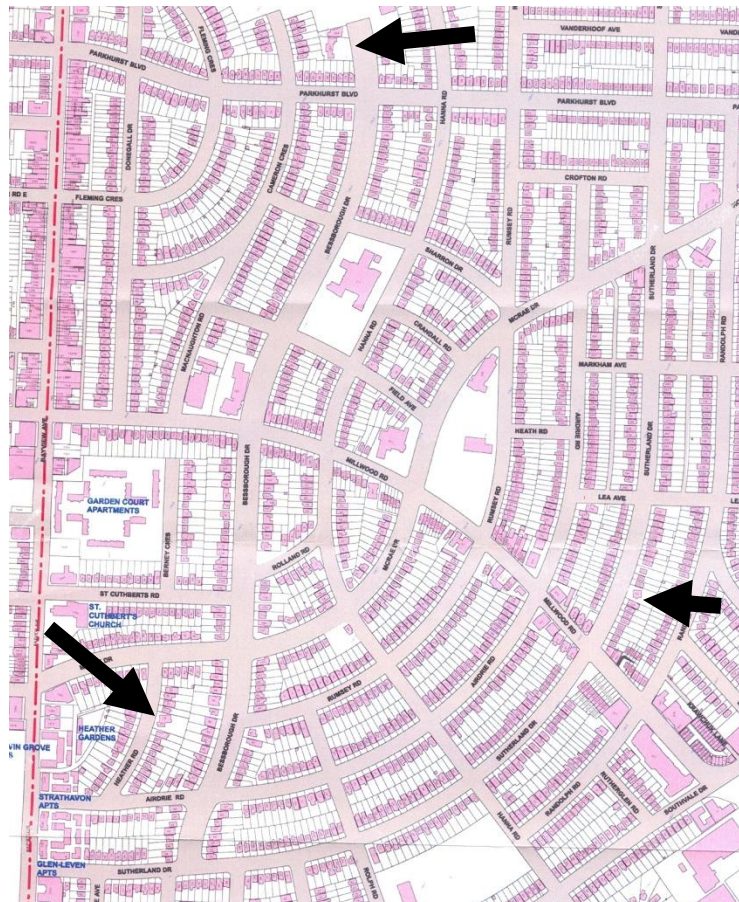
10. Goad's Atlas, 1910 revised to 1924: showing the location of the Thomas G. Elgie House under Plan 1908, before the northward extension of the dwelling (below)



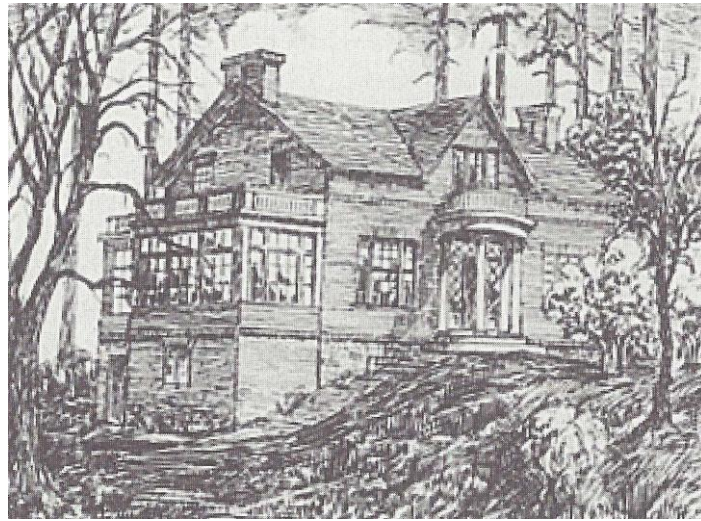
11. Underwriters' Survey Bureau Atlas, 1932 revised to 1934: showing the Thomas G. Elgie House with its L-shaped plan and the setback from Parkhurst Boulevard (formerly named Soudan Avenue) before the construction of additional house form buildings on Parkhurst south of the Elgie House. The north wing is in place, which was later altered



12. Aerial Photograph, 262 Bessborough Drive: showing the topography of the area and the location of the Thomas G. Elgie House in relation to Howard Talbot Park and Leaside High School to the north (www.bing.com/maps)



13. City of Toronto Property Data Map, 2009: showing the locations of the three surviving farmhouses in Leaside, with the Thomas G. Elgie House on Bessborough Drive (top), John Edmund Lea House on Heather Road (left) and James Lea House on Sutherland Drive (right)



14. Drawing, Thomas Elgie House (left): showing the original homestead that stood near the northwest corner of Lot 15 (Pitfield, 127)



15. Archival Photograph, Thomas Gossage Elgie, 1890s: showing the owner of the subject property with his sister Elizabeth Ada Elgie (left) and his wife, Augusta Margaret Simmers (right) (www.ancestry.ca)



16. Archival Photograph, 33 Heather Road, 1955: showing the John Edmund Lea House, one of the three surviving farmhouses that, with the subdivision of Leaside ended up with its rear wall facing the street (Toronto Reference Library, Item 3390)



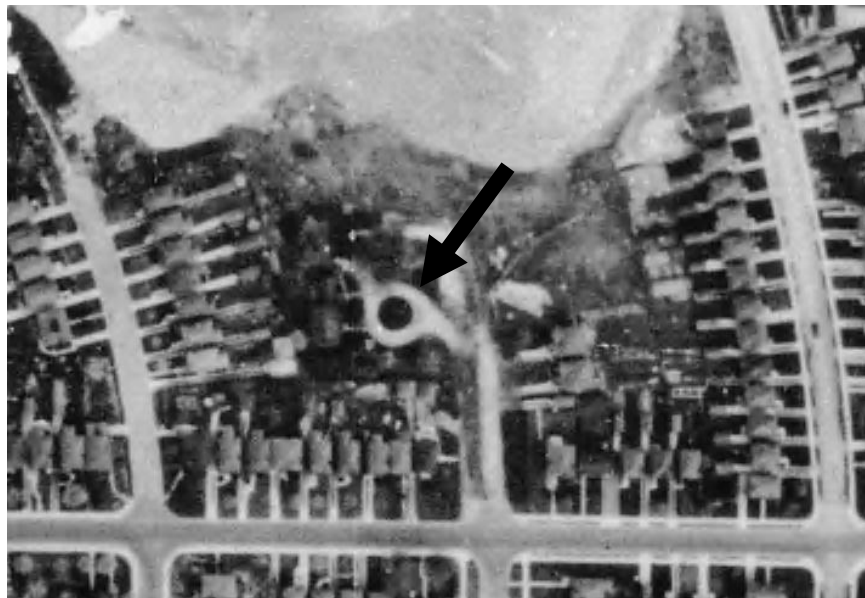
17. Current Photograph, 33 Heather Road, pre-2013: showing the modifications made to the west wall facing the street (left), with the view of the original principal (east) façade (right) (<http://www.tobuilt.ca/php/tobuildings> and <http://leaselifenews.com/wp-content/uploads/2012/08/heatherhouse-2.jpg>)



18. Archival Photograph, 201 Sutherland Drive, pre-1912: showing the James Lea House when the principal (south) facade faced onto Lea's Lane (Rempel, 10)



19. Archival Photograph, 201 Sutherland Drive, 1955 (left) and Current Photograph, 201 Sutherland Drive, c. 2012 (right): showing the location of the James Lea House on the street with the principal facade facing the side yard and the more recent alterations to the roof (Toronto Reference Library, Item 3389 and http://www.tobuilt.ca/php/tobuildings_)



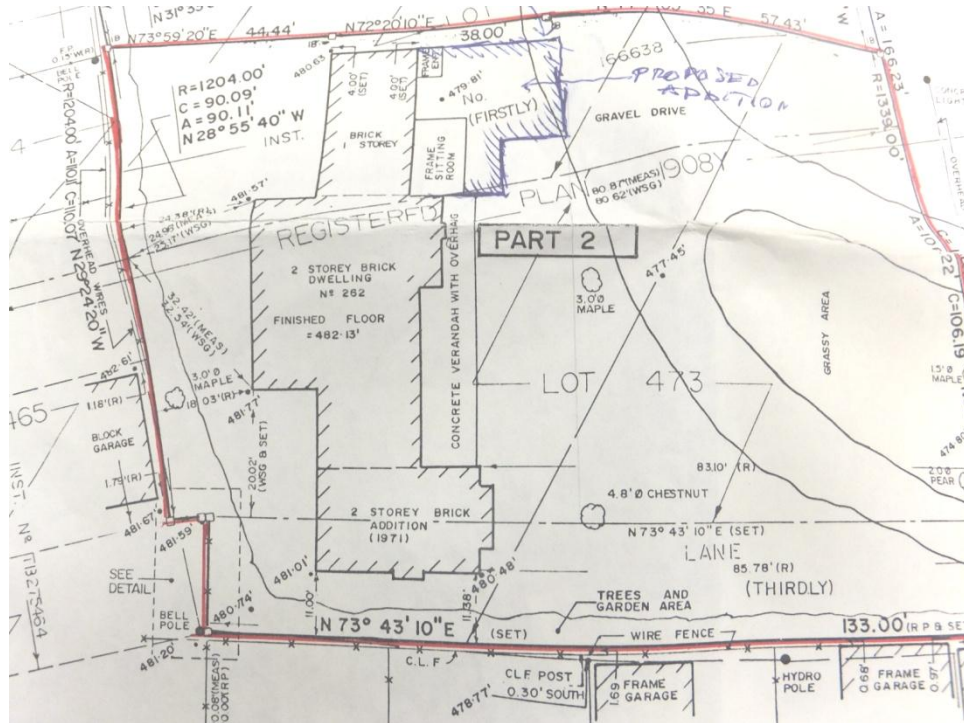
20. Aerial Photograph, 1947: showing the layout of Leaside (above) and the Thomas G. Elgie House accessed from Bessborough Drive (below) (City of Toronto Archives)



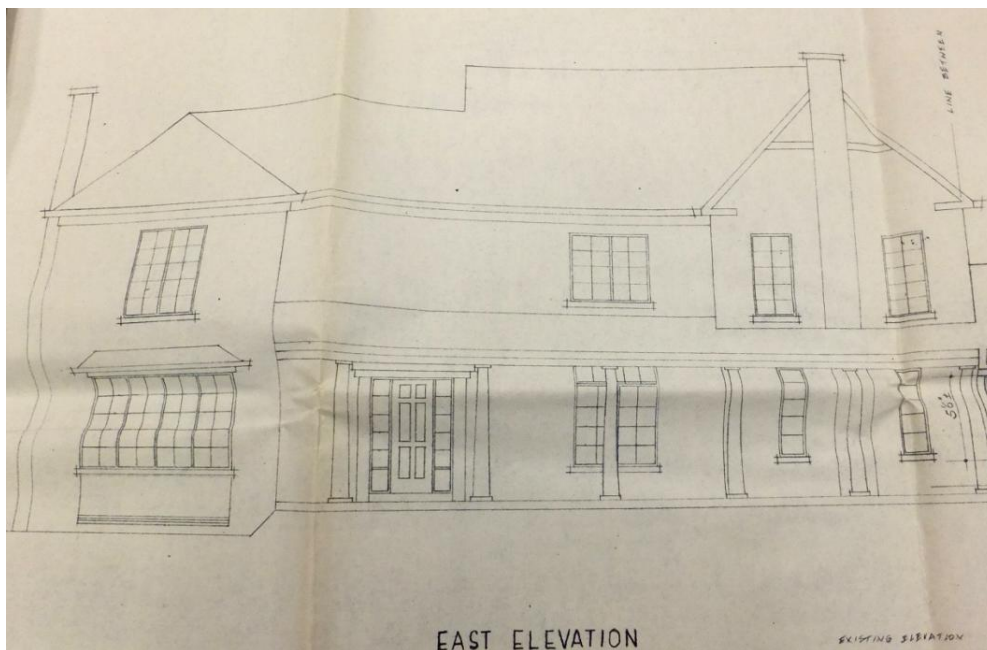
21. Archival Photograph, 262 Bessborough Drive, post-1934: showing the east elevation of the Thomas G. Elgie House (Leaside Branch, Toronto Public Library)



22. Archival Photographs, 262 Bessborough Drive, 1955: showing the north wing of the Thomas G. Elgie House on the right before it was altered in 1990 (Toronto Reference Library, Item 3400)



23. Site Plan, 262 Bessborough Drive, 1990: showing the main body of the Thomas G. Elgie House (centre), the 1971 south addition (below) and the proposed alterations to the north wing (above) (City of Toronto Building Records, #13933)



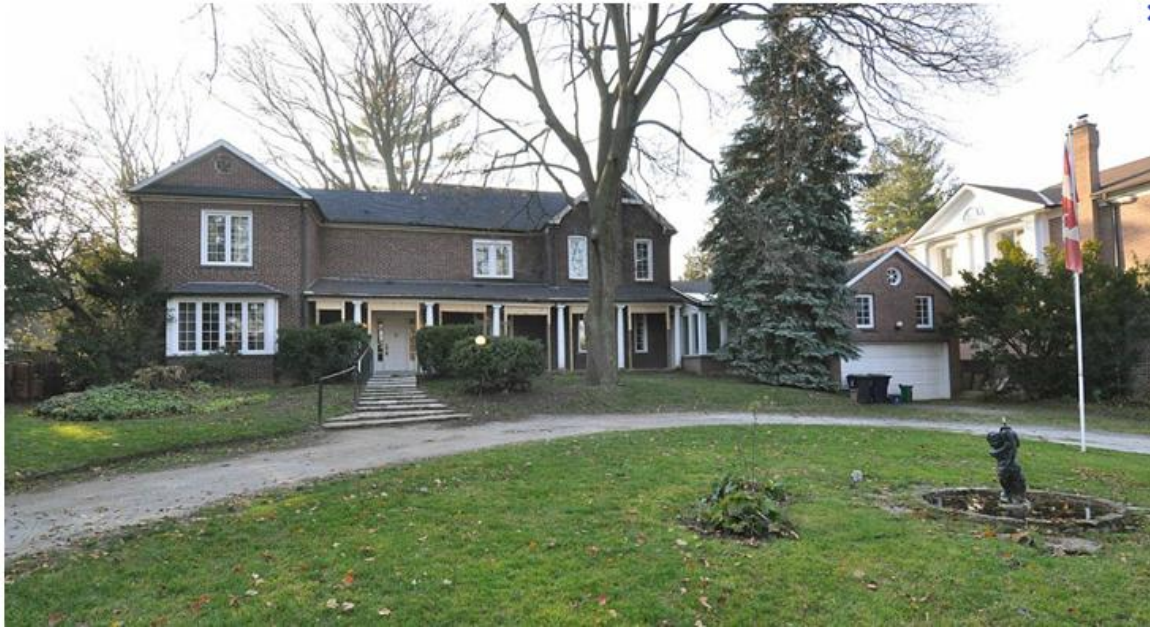
24. Drawing, 262 Bessborough Drive, 1990: showing the east elevation with the original part of the farmhouse (right) and the 1971 addition (left) (City of Toronto Building Records, #13933)



25. Photograph, 262 Bessborough Drive, c1992: showing the addition of the south wing to the Thomas G. Elgie House (left) with the original section of the farmhouse on the right (Rempel, 10)



26. Current Photograph, 262 Bessborough Drive, 2012: showing the original surviving section of the Thomas G. Elgie House (right) with the single window opening on the rear (west) wall) (www.themashcanadablocspot.ca/2012/11)



27. Current Photograph, 262 Bessborough Drive, 2012: showing the original section of the Thomas G. Elgie House (centre) with the additions to the south (left) and north (right) (<http://themashcanada.blogspot.ca/2012/11/262-bessborough-drive-leaside.html>)



28. Current Photograph, 262 Bessborough drive, 2012: showing the east end of the property with the view from the east elevation of the Thomas G. Elgie House to Bessborough Drive (<http://themashcanada.blogspot.ca/2012/11/262-bessborough-drive-leaside.html#!/2012/11/262-bessborough-drive-leaside.html>)