

## Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 6 Frank Crescent

**Date:** April 3, 2017  
**To:** Toronto Preservation Board  
Toronto and East York Community Council  
**From:** Chief Planner and Executive Director  
**Wards:** Ward 21 - St. Paul's

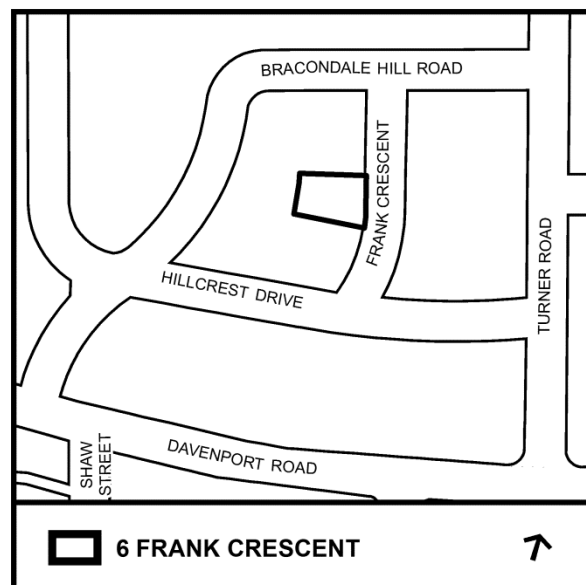
### SUMMARY

---

This report recommends that City Council state its intention to designate the property at 6 Frank Crescent under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and include the property on the City of Toronto's Heritage Register.

The property located on the west side of Frank Crescent between Hillcrest Drive and Bracondale Hill Road in the Bracondale Hill neighbourhood, contains a two-and-a-half storey, brick clad house, completed in 1924 in a Georgian Revival style designed by the architects Craig & Madill for Chester B. Hamilton Jr.

Following research and evaluation, it has been determined that the property at 6 Frank Crescent meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV of the Ontario Heritage Act, which the City also applies for properties on the Heritage Register.



Designation and Inclusion on the City's Heritage Inventory would identify the property's cultural heritage values, and enable City Council to review alterations to the property to ensure those values are conserved and maintained.

## **RECOMMENDATIONS**

---

The Chief Planner and Executive Director recommends that:

1. City Council include the property at 6 Frank Crescent (Chester B. Hamilton House) on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 6 Frank Crescent under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 6 Frank Crescent (Reasons for Designation) attached as Attachment 3 to the report (April 3, 2017) from the Chief Planner and Executive Director, City Planning Division.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment 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 by-law.

## **FINANCIAL IMPACT**

---

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

## **DECISION HISTORY**

---

At its meeting of September 7, 2016, the Toronto and East York Community Council requested the Senior Manager, Heritage Preservation Services, City Planning, to evaluate the property located at 6 Frank Crescent for potential inclusion on the City's Heritage Register and to report back to the Toronto Preservation Board and the Toronto and East York Community Council.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.80>

## **ISSUE BACKGROUND**

---

In February 2016, as a part of a related Committee of Adjustment application, this property was proposed for demolition. The Bracondale Hill Resident's Association wrote to Heritage Preservation Services on May 15, 2016 indicating they believed the property had significant cultural heritage value. Heritage Preservation Services requested that the Committee of Adjustment defer its consideration of the application to enable heritage staff to evaluate the property for its cultural heritage value.

While heritage staff was completing the evaluation, the owners agreed to not demolish the house but, rather, agreed to seek variances for a sizable northern addition. The ward councillor and the local community supported the revised application and a variance was granted.

This report recognizes the significant cultural heritage value of the property. Designation will secure on-going protection for the Chester B. Hamilton House and will ensure that the approved northern extension be detailed in such a way as to conserve the cultural heritage value of the resource, including remaining subordinate and complementary. The Committee of Adjustment plans and drawings were generally in line with these principles and heritage staff will work with the owners on the final building permit drawings.

## **COMMENTS**

---

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the attached Research and Evaluation Report (Attachment 4) for the property at 6 Frank Crescent and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Completed in 1924, the house on the property at 6 Frank Crescent is valued for its design which combines the Georgian Revival style with Arts and Crafts style elements. It is valued for its historic association with the Turner family who established the village of Bracondale, the owners Chester B. Hamilton Jr., engineer, Claire L. Mackay, children's author and the partnership of Craig & Madill Architects. Contextually it is valued for its contribution to the Bracondale Hill garden suburb, maintaining the residential typology, scale, and landscaped setting of the neighbourhood and contributing to the design quality and variety of its architecture.

The Statement of Statement of Significance (Attachment 3) for 6 Frank Crescent 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 provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

---

Tamara Anson-Cartwright, CAHP  
Program Manager  
Heritage Preservation Services  
Tel: 416-338-1083; Fax: 416-392-1973  
E-mail: [Tamara.Anson-Cartwright@toronto.ca](mailto:Tamara.Anson-Cartwright@toronto.ca)

## **SIGNATURE**

---

Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

---

Attachment 1 – Location Map  
Attachment 2 – Photographs  
Attachment 3 – Statement of Significance (Reasons for Designation)  
Attachment 4 – Heritage Property Research and Evaluation Report







6 Frank Crescent: looking towards the south (side) and east (principal) elevations (above) and at the east elevation (below) (Heritage Preservation Services [HPS], 2017)

The property at 6 Frank Crescent (Chester B. Hamilton house) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

#### Description

The property at 6 Frank Crescent contains the former Chester B. Hamilton house (1924), a two-and-a-half storey brick house, located on the west side of Frank Crescent between Hillcrest Drive and Bracondale Hill Road.

#### Statement of Cultural Heritage Value

The Chester B. Hamilton House has design value as a rare example of a Georgian Revival style house combining elements of the Arts and Crafts style. Designed with the Georgian symmetrical plan and principal elevation, the two-and-a-half storey brick clad house exhibits a high degree of craftsmanship in the articulation of the classical porch with its central bay stepping forward emphasizing symmetry, its Tuscan columns, the eaves with the traditional cornice returns and mutules, windows which feature Palladian arrangements and double hung, multiple-paned sash. The artistic merit is present in the introduction of the Arts and Crafts style present in the surprising asymmetrical main entrance, the six-over one window sash and the large eyebrow window in the roof.

The Hamilton house has associative value with three generations of the Turner family who first settled on the ridge in the 1840s, building the Bracondale Hill estate, establishing the Village of Bracondale, its post office and library, and then creating the Bracondale subdivision registered as Plan D1366. It is also valued for its association with Chester Brown Hamilton Jr., a mechanical engineer, founder of the Hamilton Gear and Machine Co. which was located on Dupont Street until 1996. Hamilton was an innovator who contributed the Allied War effort in World War II and whose book on mechanical gears remains an international standard for the industry today. The property is also valued for its association with the partnership of Craig & Madill Architects, who, as architects and educators, made a substantial contribution to the City of Toronto, as well as the province of Ontario, through their commissions and professional leadership. Finally the property is valued for its second owner, Claire Lorraine Mackay, the award winning children's author who owned the property with her husband Jackson Mackay for over forty years.

Contextually, the Hamilton house is important in defining and supporting the character of the Bracondale Hill garden suburb as it contributes to the consistency of the neighbourhood period and scale. Its Georgian Revival style stands in contrast with the other houses which are more typical in their Arts and Crafts stylistic roots, it enhances the variety and quality of the design of houses in the neighbourhood. It is functionally, historically and visually linked to the surrounding Bracondale neighbourhood.

## Heritage Attributes

The heritage attributes of the property at 6 Frank Crescent are:

### EXTERIOR:

- The setback, placement and orientation of the building, mid-block on the west side of Frank Crescent
- The setting which includes the location of the house set back from the street with a narrow pathway passing from the sidewalk to the front door between a deciduous and conifer tree with a lawn and low planting and a wide side yard to the north, viewed from the street
- The scale, form and massing of the two-and-a-half-storey building on a raised basement with a gable roof. The massing is further modified by the wide eyebrow dormer window on the east side of the roof and the four columned porch, with two pilasters and a central bay stepping forward on top of a raised platform approached by steps, as well as two chimneys on the side (south and north) elevations which feature buttress elements with stone capping as they narrow progressively from floor to floor, and a third plain chimney at the rear of the south elevation.
- The materials, comprising brick cladding, stone and wood
- The brick cladding features a string course of vertical headers between the first and second floors. Vertical headers are also featured in the basement story
- Stone is featured in the window sills and in the caps on the buttress-like sections of the chimneys.
- The following elements constructed of wood including the porch comprising four Tuscan Doric columns, two pilasters and an entablature with a plain frieze and a deep projecting cornice, the windows frames including vertical piers between the wood window sash and the muntin bars, the eaves and cornice with mutules (flat bars on the underside of the cornice overhang) and the cornice returns on the side elevations and the curving moulded overhang of the attic window
- The arrangement of openings on the principal (east) elevation is symmetrical and comprises a central entry bay marked by a porch with a door at the left side with a long window directly above at the second floor and an adjacent shorter window to the north. To either side of the central bay are Palladian style windows at both the ground and upper floors. Above in the attic storey is the central eyebrow window
- The pattern of window glazing on the principal (east elevation) including the Palladian windows with their central six-over-one sash flanked by two-over-one sash, the central windows above the porch with their three-by-five and three-by-four glazing sections. The attic storey features five narrow bays of two-by-three glazing sections per sash (note the ends sections have been truncated due to the curve of the roof) All sections have curved heads corresponding to the curve of the eyebrow window
- On the north (side) elevation, the symmetrical two bay window in the gable, the elongated openings in the first floor level and the small opening adjacent to the chimney and at the first floor level, the door from the living room and adjacent window
- On the south (side) elevation, the two-bay window in the gable, the double hung-sash windows in the bedrooms and the smaller window adjacent to the chimney, and



the first floor windows comprising the small windows flanking the fireplace, the side door and double-hung sash window at the rear

- On the rear (west) elevation, the windows with the double-hung sash following the patterns of the side elevations.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CHESTER B. HAMILTON HOUSE  
6 FRANK CRESCENT, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

April 2017

## 1. DESCRIPTION



Above: 6 Frank Crescent, principal (east) elevation  
(Heritage Preservation Services [HPS], 2017)

Cover: 6 Frank Crescent, side (south) and principal (east) elevations (HPS, 2017)

| 6 Frank Crescent - Chester B. Hamilton House |                                                      |
|----------------------------------------------|------------------------------------------------------|
| ADDRESS                                      | 6 Frank Crescent                                     |
| WARD                                         | Ward 21 - St. Paul's                                 |
| LEGAL DESCRIPTION                            | PLAN D1366 S PT LOT 75 LOT 74                        |
| NEIGHBOURHOOD/COMMUNITY                      | Bracondale Hill                                      |
| HISTORICAL NAME                              | Chester B. Hamilton House                            |
| CONSTRUCTION DATE                            | 1924                                                 |
| ORIGINAL OWNER                               | Chester B. Hamilton Jr.                              |
| ORIGINAL USE                                 | Residential                                          |
| CURRENT USE*                                 | Residential                                          |
| ARCHITECT/BUILDER/DESIGNER                   | Craig & Madill Architects                            |
| DESIGN/CONSTRUCTION/MATERIALS                | Brick cladding with stone details                    |
| ARCHITECTURAL STYLE                          | Georgian Revival with Arts & Crafts details          |
| ADDITIONS/ALTERATIONS                        | North verandah removed                               |
| CRITERIA                                     | Design/associative/contextual                        |
| HERITAGE STATUS                              | n/a                                                  |
| RECORDER                                     | Heritage Preservation Services:<br>Marybeth McTeague |
| REPORT DATE                                  | April 2017                                           |

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 6 Frank Crescent, and applies the evaluation criteria which determine that 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                                                                                                                                                                       |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1793     | Lot 28 is granted to Captain Aeneas Shaw                                                                                                                                               |
| 1846     | Robert Turner purchases a portion of Lot 28 and builds his estate named Bracondale Hill                                                                                                |
| 1880     | Frank Turner established the Bracondale village post office.                                                                                                                           |
| 1909     | Bracondale is annexed to the City of Toronto                                                                                                                                           |
| 1909     | After the death of Frank Turner, his heirs subdivide the remaining estate under Plan D1366 on garden suburb principles, retaining 5 acres including the original Bracondale Hill house |
| 1923     | Building Permit 60438 is issued to Craig & Madill Architects for a house designed for Chester B. Hamilton Jr., Lots 75 + 74, on the west side of Frank Crescent, Bracondale (sic)      |
| 1924     | The assessment rolls indicate that by August of this year Chester B. Hamilton has built a house at 4 Frank Crescent and also owns Lot 74 Plan D1366 which is vacant                    |
| 1953     | Hamilton dies and his widow, Emily Doris Hamilton, continues to live in the house until 1971                                                                                           |
| 1972     | The property is purchased by Jackson F. Mackay and Claire L. Mackay                                                                                                                    |
| 2015     | The house is sold                                                                                                                                                                      |

### ii. HISTORICAL BACKGROUND

#### Bracondale Hill

The Chester B. Hamilton House constructed on the property at 6 Frank Crescent is located in the Bracondale Hill neighbourhood which is north of Davenport Road and west of Christie Street. (Image 1) Following the survey of land initiated by the settlement of the Town of York in 1793, the property was originally part of Lot 28, one of the two hundred acre parcels of land west of Yonge Street which stretched from the Second Concession (Bloor Street) to the Third Concession (St. Clair Avenue). These lots were traversed by the natural topography of the escarpment which marks the location of the ancient Lake Iroquois shore line, as well as the aboriginal trail which predated European settlement which followed the lower level of the escarpment and is now known as Davenport Road. In 1881, the Ontario and Quebec Railway was chartered by the Canadian Pacific Railway to build a line across the then northern boundary of the City of Toronto north of Davenport Road on a route which ran parallel to the escarpment and the original trail.



Lot 28 was one of many lots granted to the loyalist Captain Aeneas Shaw (1730-1814). Shaw built his family's home known as Oak Hill on Park Lot 23, between Queen Street and Bloor, and is remembered today by Shaw Street. Captain Shaw sold off most of his land holdings in 1813 but retained his town lots including Lot 28 which was inherited by his son Charles Shaw and grandson Captain Alexander Shaw. By the 1860s, a portion of the east half of Lot 28, and part of Lot 27 had been sold to Robert John Turner. (Images 2-3)

In 1838, Robert John Turner (1795-1872), a solicitor, immigrated to Canada from Great Yarmouth England, where his family estate was named Bracondale. He practised law and was appointed accountant general of the Court of Chancery at Osgoode Hall. Robert Turner purchased five acres of land of Lot 28 on both sides of Davenport Road. The land on the upper edge of the escarpment was primarily oak forest and it was here that he built his new home, Bracondale Hill, which he occupied from 1847. (Images 4-5)

After his death his eldest son Frank Turner (1838-1909) inherited the property. Frank trained as a civil engineer and was the chief engineer for Waring Brothers & Candish, constructing railways in South America and San Francisco. He returned frequently to Toronto, and built the Bracondale post office, which included a library on its upper level, in 1880 and then settled permanently at Bracondale in 1882.<sup>1</sup> (Image 6) Turner then focused his energy on the community, serving as deputy reeve of York Township, as well as being elected a member of the county council. He initiated the construction of street railway on Davenport Road and served as president of the company.

In 1900, Frank sold off land south of Davenport Road. In 1909, Bracondale was annexed to the City of Toronto. Following Frank's death in 1909, his heirs retained 5 acres including the Bracondale Hill family home (north of Davenport Road) and subdivided the remaining estate lands north and west under Plan D1366, laying out the streets in the curvilinear pattern of a garden suburb. (Images 7-8)

Frank Turner is commemorated in the local streets, Frank Crescent and Turner Road. Conrad Street recalls Frank's youngest brother, Charles Conrad, who purchased Frank's house and lived there until he died in 1932. The City expropriated the five-acre estate for a park in 1930, allowing Charles to remain in the house. This house, the original Turner family home, built in 1846, was demolished in 1937.

#### Bracondale Plan D1366

The name Bracondale traces its roots to Turner family's estate in Great Yarmouth, England and the family's subsequent Upper Canada estate, Bracondale Hill. It was from 1937-1967 the name of a City of Toronto electoral district stretching as a narrow band on either side of Ossington Avenue from St. Clair Avenue as far south as the lake. However, from 1924 the name is primarily associated with the neighbourhood including the former Turner family estate, partly subdivided as Plan D1366 with over 100 lots organized around a curvilinear pattern of streets which represent a Garden Suburb layout. It was preceded in the area by North Dovercourt neighbourhood to the west of Bracondale Hill with its curving and crescent-shaped streets. The Garden Suburb finds its roots in England in the late 19th century and was part of a movement, which in

---

<sup>1</sup> Fox



reaction to the overcrowding, pollution and poor conditions for health in the city, resulted in the creation of suburbs such as the 1870s Bedford Park which favoured tree-lined streets with houses set back with gardens often including vegetables and chicken coops in the rear. The English perception of city life, found an equivalent reality in the new City of Toronto. Writing of the Turner family's move from the city to the estate on the Davenport hill in 1847, Audrey Fox relayed "disease was rampant in the city (typhus alone killed more than 1,000 people in Toronto that year) and early settlers believed in the health-giving properties of the air on the Davenport mountain."<sup>2</sup> The curvilinear street pattern, complimentary to the desire to have a greater connection with nature that was essential to the Garden Suburb ideal, was derived from the picturesque landscape garden movement that had a century earlier influenced the layout of the grand country estates of English aristocracy. The curving streets complimented the landscape of the escarpment with its hilly terrain and provided the variety, changing views and sense of discovery of the picturesque layout of the grand estate, while also distinguishing the neighbourhood from the orthogonal grid pattern of the streets in the city.

### 6 Frank Crescent

In 1923, Chester B. Hamilton Jr. married Emily Doris Stupart and commissioned the architects Craig & Madill to design a house on the west side of Frank Crescent.<sup>3</sup> The assessment rolls indicate that by 1924 the house was complete at 4 Frank Crescent<sup>4</sup> (previously Lot 75) and Hamilton also owned the adjacent vacant Lot 74.<sup>5</sup>

Chester Brown Hamilton Jr. (1884-1953) was the founder and Chief Executive Officer Hamilton Gear and Machine Company in Toronto. Educated at the University of Toronto in Mechanical Engineering he received his B.Sc. in 1906 and his Masters of Engineering in 1920. In 1911, he founded the Hamilton Gear and Machine Company which was located on Dupont Street from 1911-1996. (Images 9-10) He was well-known for his achievements as a Canadian and international leader in the development and production of industrial gearing and as the author of Hamilton's Gear Book which continues, in its current edition, to be a standard reference book for the industry. Hamilton made a significant contribution to the Canadian war efforts in World War II with his development of bronze gears which conserved the use of tin. Hamilton died in 1953 and his wife, Doris, continued to live in the house until 1971. In his honour, the University of Toronto now provides a Chester B. Hamilton Scholarship for engineering students which was initiated and has been maintained by the Hamilton family.

In 1972, the property at 6 Frank Crescent was purchased by Jackson F. Mackay and Claire L. Mackay. Claire Lorraine Mackay (1930-2013) is renowned as an award-winning author of children and youth books in both the fiction and non-fiction categories. (Image 11) An author of ten books, she contributed to many others as co-author or an editor and was also a columnist. She won the Vicki Metcalf Award for her body of work and the Norma Fleck Award for her book, *The Toronto Story*. Mackay was also a co-founder of CANSCAIP, the Canadian Society of Children's Authors Illustrators and

---

<sup>2</sup> Fox, 1999.

<sup>3</sup> Building Permit 60438, 1923 includes plans, sections and elevations as well as specifications.

<sup>4</sup> The address was originally 4 Frank Crescent, but by 1972 was changed to 6 Frank Crescent

<sup>5</sup> The Assessment Rolls, Ward No. 5, Division No. 6, dated August 1924 indicate that Hamilton owned and was living at 4 Frank Crescent and owned the vacant Lot 74.

Performers. Following her death in 2013, her husband, Jackson Mackay, continued to live in the house until it was sold in 2015.

Architects: Craig & Madill

The house was designed by the architectural partnership of Craig & Madill. James Henry Craig (1888-1954) and Henry Harrison Madill (1889-1988) were classmates at the Department of Architecture at the School of Practical Science at the University of Toronto (U of T). They became partners after graduation in 1912 and practiced together for over 40 years with a hiatus to serve in the army in both World War I and II. During the wars Craig served as a Captain and Major. Madill was a member of the Queen's Own Rifles, instructing officers in both wars.

Craig & Madill collaborated on a wide range of building types including a number of noteworthy projects which were also widely published such as the Palace Pier, Varsity Stadium, the Bandshell for the CNE, the Dominion Public Building on Keele Street, and the addition for the Mill Building for the Faculty of Applied Science at the U of T, as well as a series of churches, schools and medical health-related buildings. The partners also practised independently and in 1926-35 Craig joined the renowned architect Thomas W. Fuller to design the landmark Dominion Public Building on Front Street. He was the president of the OAA in 1931 and 1932. Madill taught architecture at the U of T from 1920, becoming Head of the School from 1934-1957, Dean from 1948-57 and Director Emeritus in 1975. Madill was also a Fellow of the RAIC and appointed Honourary Fellow of the AIA in 1956. He published several articles in the Royal Architectural Institute of Canada Journal, many of them reflecting his role as teacher and featuring student projects.

### iii. ARCHITECTURAL DESCRIPTION

The Chester B. Hamilton house represents an unusual and rare take on the Georgian Revival style in its combination of the Arts and Crafts style which demonstrates a high level of architectural design skill and knowledge. The house is two-and-a-half storeys on a rectangular plan. (Images 12-18) The overall form is given the symmetrical disposition of elements which is characteristic of the Georgian style with its central entrance with a portico with Tuscan columns, which step forward at the centre.<sup>6</sup> The entry is flanked on either side by double-hung, Palladian style windows with their typical pattern of a wide central light flanked by two narrow lights. The pattern of window glazing in the Palladian windows with their central six-over-one sash flanked by two-over-one sash indicates a diversion from Georgian to Arts and Crafts precedents. Two large chimneys<sup>7</sup> are featured on either side elevation and further Georgian elements are presented in the eaves with their returns on the gable ends and decorative mutules. The architects' drawings, as well as the second floor doors indicate that the house originally had columned two storey verandah on the north side of the house facing the garden. The specifications provide details regarding the original finishes indicating that

---

<sup>6</sup> Building Permit 60438 drawings indicate that originally there was an upper level verandah on the east elevation, as on the north. The drawings also indicate that the original steps were not curved as at present and also that the verandah steps and floor were constructed of wood.

<sup>7</sup> A third, more functional chimney was included in the original design and is still located adjacent to the kitchen.

all exterior woodwork was to be painted white and tinted to ivory and the metal work of downspouts etc. was to be painted a lead grey colour. The main entrance porch ceilings of the verandahs were to be stained. The floor of the side verandah was to be painted a "slate blue colour." The upper decks were covered with canvas decking.<sup>8</sup>

The Arts and Crafts is present in the non-Georgian eyebrow dormer window whose form is associated with the American versions of the Arts and Crafts style; the Shingle and Richardsonian Romanesque styles. Equally unusual is the treatment of the central bay of the elevation. The highly symmetrical classical portico would typically be accompanied by a centrally placed door with side-lights and a fanlight. Above, the second story window would echo this feature and reinforce the symmetry. Instead, a plain panelled door is situated to the left side of the portico with an adjacent blank wall and the two windows above are irregular in featuring a full-length window paired with a shorter one. All of this speaks to an external façade informality which is being determined by the requirements of the internal plan and was a feature of the Arts and Crafts style in its expressiveness of function.

Some explanation for this unusual combination of styles, and especially the treatment of the main entrance, which is such a dramatic departure from the Georgian style, may be found in Madill's article printed in the *RAIC Journal* in 1935 which had also been part of a series of radio broadcasts on architecture in November of that year. In the article titled "Romantic Architecture" Madill argues against Romanticism stating "simple Georgian design is more convenient, more economical to erect and maintain."<sup>9</sup> This priority for the functional may have extended to the unusual asymmetrical positioning of the main entry door to the left side of the portico which enabled better use of interior space and the planning of the staircase to the second floor. (See the plans in Image 12)

### Setting

Located on the west side of Frank Crescent, the house follows the neighbourhood pattern by being set back from the street, providing for a landscaped front garden with a lawn, low plantings in front of the house, with a mature deciduous tree and a coniferous tree on either side of the narrow walk leading from the sidewalk to the front porch. (Images 19-22) On the north side of the house is a large open space, the result of the additional lot purchased by Chester Hamilton which has resulted in an atypically large side garden set mid-block and visible from the street. Originally a double-storey columned porch accessed from the living room at the ground floor and the bedrooms at the upper level provided outdoor decks to look over the side garden. On the south side of the house a narrow parcel of land provided a driveway. The lot is deeper than it is wide and at the south-west corner, the Mackay family constructed a swimming pool shortly after they purchased the property in 1972.

## iv. CONTEXT

6 Frank Crescent sits within the Bracondale Hill neighbourhood, north of Davenport Road and west of Christie Avenue. The neighbourhood was designed as a garden

---

<sup>8</sup> Building Permit 60438

<sup>9</sup> RAIC Journal, December 1935, p. 205.

suburb with curvilinear streets which accentuate the picturesque quality of the hill top setting with its variety of slopes. The street pattern has created a secluded residential enclave, characterized by houses built within a period of approximately 20 years. All of the houses share the characteristic styles associated with the Arts and Crafts and Tudor Revival styles found in suburban residential neighborhoods across the city. (Images 23-25) The house at 6 Frank Crescent stands out in its combination of Georgian Revival and Arts and Crafts style elements and is a unique contributor to the domestic architecture of the neighbourhood, while maintaining a harmonious consistency of scale form and period.

### 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                                                    | X   |
| iii. demonstrates high degree of scientific or technical achievement                                           | n/a |

The Chester B. Hamilton House has design value as a rare example of a Georgian Revival style house combining elements of the Arts and Crafts style. Designed with the Georgian symmetrical plan and principal elevation, the two-and-a-half storey brick clad house exhibits a high degree of craftsmanship in the articulation of the classical porch with its central bay stepping forward emphasizing symmetry, its Tuscan columns, the eaves with the traditional cornice returns and mutules, windows which feature Palladian arrangements and double hung, multiple-paned sash. The artistic merit is present in the introduction of the Arts and Crafts style present in the surprising asymmetrical main entrance, the six-over one window sash and the large eyebrow window in the roof.

| 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 |

The Hamilton House has associative value with three generations of the Turner family who first settled on the ridge in the 1840s, building the Bracondale Hill estate, establishing the Village of Bracondale, its post office and library, and then creating the

Bracondale Hill subdivision registered as Plan D1366. It is also valued for its association with Chester Brown Hamilton Jr., a mechanical engineer, founder of the Hamilton Gear and Machine Co. which was located on Dupont Street until 1996. Hamilton was an innovator who contributed the Allied War effort in World War II and whose book on mechanical gears remains an international standard for the industry today. The property is also valued for its association with the partnership of Craig & Madill Architects, who, as architects and educators, made a substantial contribution to the City of Toronto, as well as the province of Ontario, through their commissions and professional leadership. Finally the property is valued for its second owner, Claire Lorraine Mackay, the award winning children's author who owned the property with her husband Jackson Mackay for over forty years.

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

Contextually, the house at 6 Frank Crescent is important in defining and supporting the character of the Bracondale Hill garden suburb as it contributes to the consistency of the neighbourhood period and scale. Its Georgian Revival style stands in contrast with the other houses which are more typical in their Arts and Crafts stylistic roots, it enhances the variety and quality of the design of houses in the neighbourhood. It is functionally, historically and visually linked to the surrounding Bracondale neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 6 Frank Crescent has design, associative and contextual values.

Dating to 1924, the house on the property at 6 Frank Crescent is valued for its design which combines the Georgian Revival style with Arts and Crafts style elements. It is valued for its historic association with the Turner family who created the village of Bracondale, the owners Chester B. Hamilton Jr., engineer and Claire L. Mackay, children's author and the partnership of Craig & Madill Architects. Contextually it is valued for its contribution to the Bracondale Hill garden suburb, maintaining the residential typology, scale, and landscaped setting of the neighbourhood and contributing to the design quality and variety of its architecture.



## 5. SOURCES

### Archival Sources

Assessment Rolls, Ward 5, Division 6

City of Toronto, Building Records, Building Permit 60438 with drawings by Craig & Madill architects, dated March 1923 and including four floor plans, principal and one side (north) elevations, one section and interior elevations of fireplaces and kitchen cabinetry.

City of Toronto Directories

Goad, Charles E. *Atlas of the City of Toronto and Suburbs*. 1884, 1890, 1899, 1903, 1913, 1924. (CTA)

James, S. *Map of the Village of Yorkville and Vicinity, Compiled from Plans and Filed in the Registry Office and Shewing Subdivisions in Lots 16 to 28 in the Second Concession from the Bay in the Township of York*. 1877.

George R. Tremaine, Tremaine's Map of the County of York, Canada West, 1860 (Ng)

### Secondary Sources

Arthur, Eric. *Toronto: No Mean City*. 1986.

Brown, Ron. *Toronto's Lost Villages*. 1997.

Engineering Alumnae and Friends, University of Toronto: Chester Brown Hamilton <http://alumni.engineering.utoronto.ca/alumni-bios/hamilton-chester-brown/>

Fox, Audrey Hutchison, "The Turners of Bracondale," *Lost Rivers*.

<http://www.lostrivers.ca/content/points/Bracondale.html> (originally published in *The York Pioneer*, 1999.)

Freeman, E.B. et al. *The Davenport Trail: celebrating the ancient route*. 1995.

Hill, Robert, editor. *Biographical Dictionary of Architects in Canada*. Entry for

James Henry Craig <http://www.dictionaryofarchitectsincanada.org/node/1628>

Henry Harrison Madill <http://www.dictionaryofarchitectsincanada.org/node/2132>

Kalman, H. *A History of Canadian Architecture, Vol. 2*. Toronto, 1994.

Kirchoff, Jack. "Children's author Claire Mackay was a wordsmith with wit" *Globe and Mail*, Oct 9, 2013. <http://www.theglobeandmail.com/arts/books-and-media/childrens-author-claire-mackay-was-a-wordsmith-with-wit/article14769378/> accessed Oct 6, 2016.

Lundel, Liz. *The Estates of Old Toronto*. 1997.

Kingsland Architects Inc. (This firm is the successor to Craig & Madill)

<http://www.kingslandplus.com/people2.aspx>

Mealing, S. R. "Aeneas Shaw," *Dictionary of Canadian Biography*

[http://www.biographi.ca/en/bio/shaw\\_aeneas\\_5E.html](http://www.biographi.ca/en/bio/shaw_aeneas_5E.html)

Ng, Nathan. *Historical Maps of Toronto*. Website.

<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

Obituary: Claire Lorraine Mackay Dec 21 1930-August 11, 2013 – *Globe and Mail*, Sat, 17 August, 2013.

<http://v1.theglobeandmail.com/servlet/story/Deaths.20130817.93326289/BDAStory/BDA/deaths>

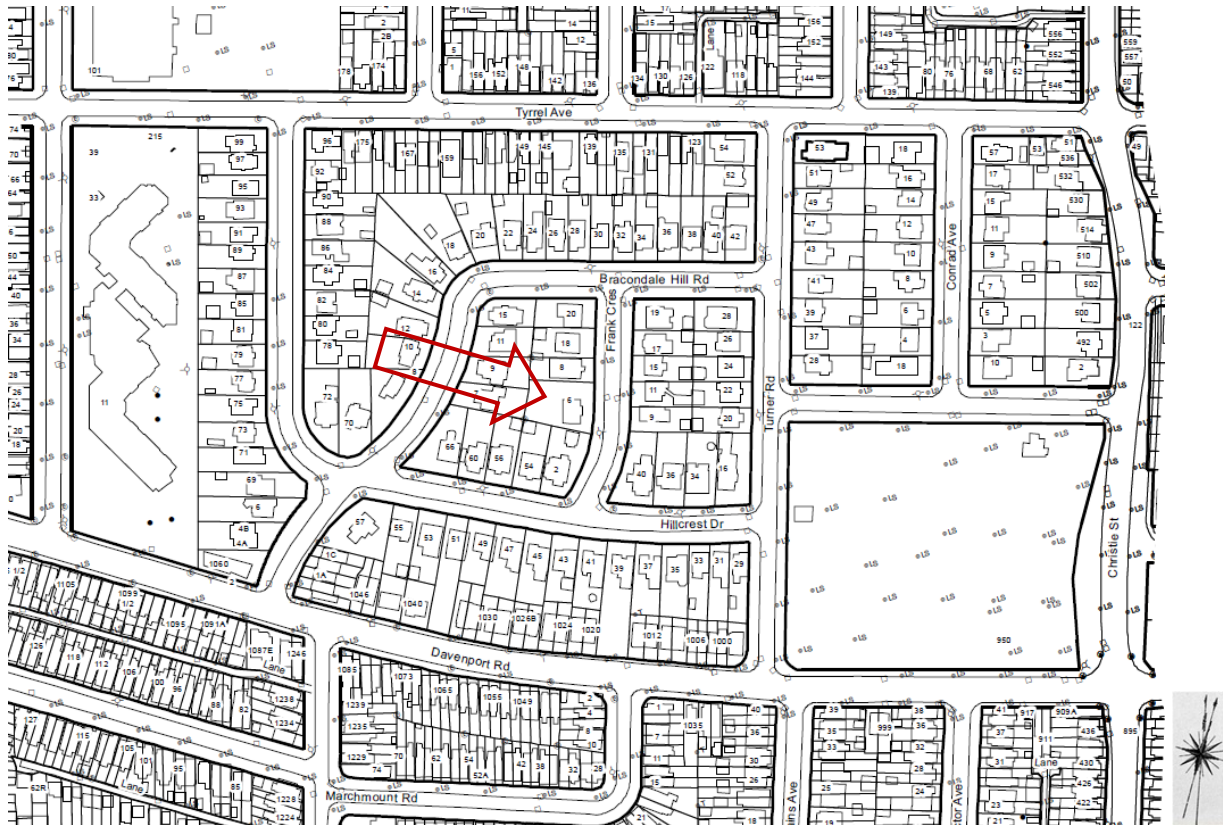
Toronto Historical Board, Bracondale Hill Historic Plaque, 1987.

University of Toronto Archives and Records Management Services

<https://utarms.library.utoronto.ca/chester-brown-hamilton-fonds>

## 6. IMAGES:

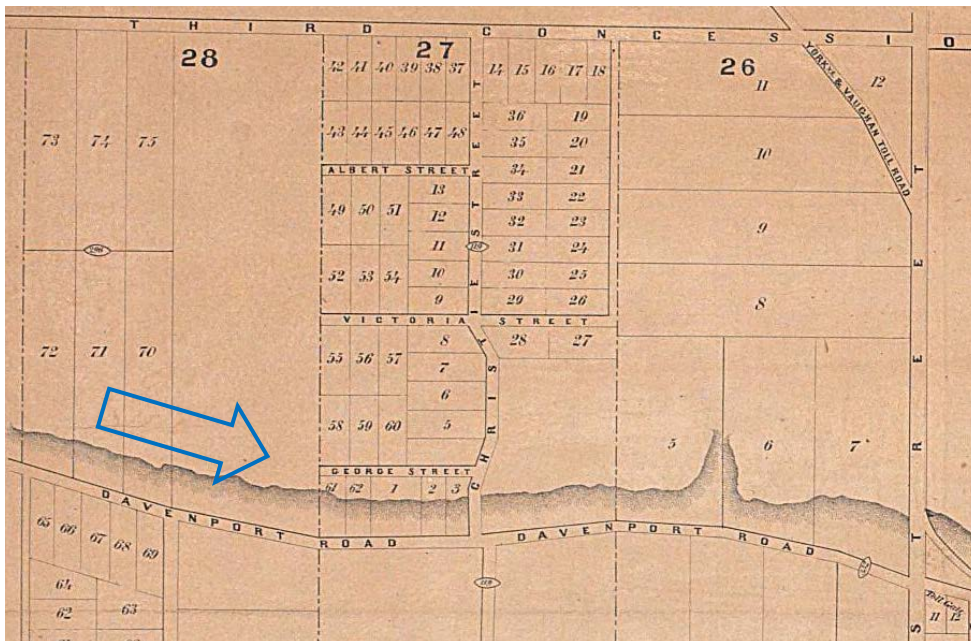
The arrows mark the location of the property at 6 Frank Crescent. Please note: all maps are oriented with north at the top, unless otherwise indicated



1. City of Toronto Property Data Map: the subject property at 6 Frank Crescent is marked by the red arrow



2. George R. Tremaine, Tremaine's Map of the County of York, Canada West, 1860 (detail): showing Lot 28 originally granted to Captain Aeneas Shaw, and now the west half is owned by his grandson Captain Alexander Shaw and portions of the east half and portions of Lot 27 are owned by Robert J. Turner. Note the Davenport Toad which winds its way across following the topography of the Lake Iroquois escarpment. (Ng)

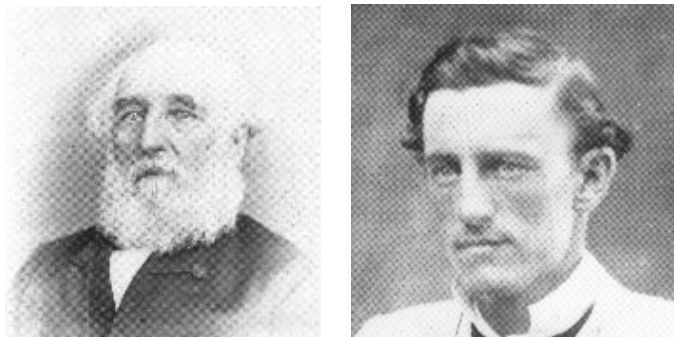


3. S. James, Map of the Village of Yorkville and Vicinity, Compiled from Plans and Filed in the Registry Office and Shewing Subdivisions in Lots 16 to 28 in the Second Concession from the Bay in the Township of York, 1877 (detail). The map shows the topography of the escarpment and the relationship of the aboriginal trail now Davenport Road to the topography. (Toronto Public Library)





4. Bracondale Hill House, Turner Family home, 1847 (Fox)



5. Robert John Turner and Frank Turner (Fox)



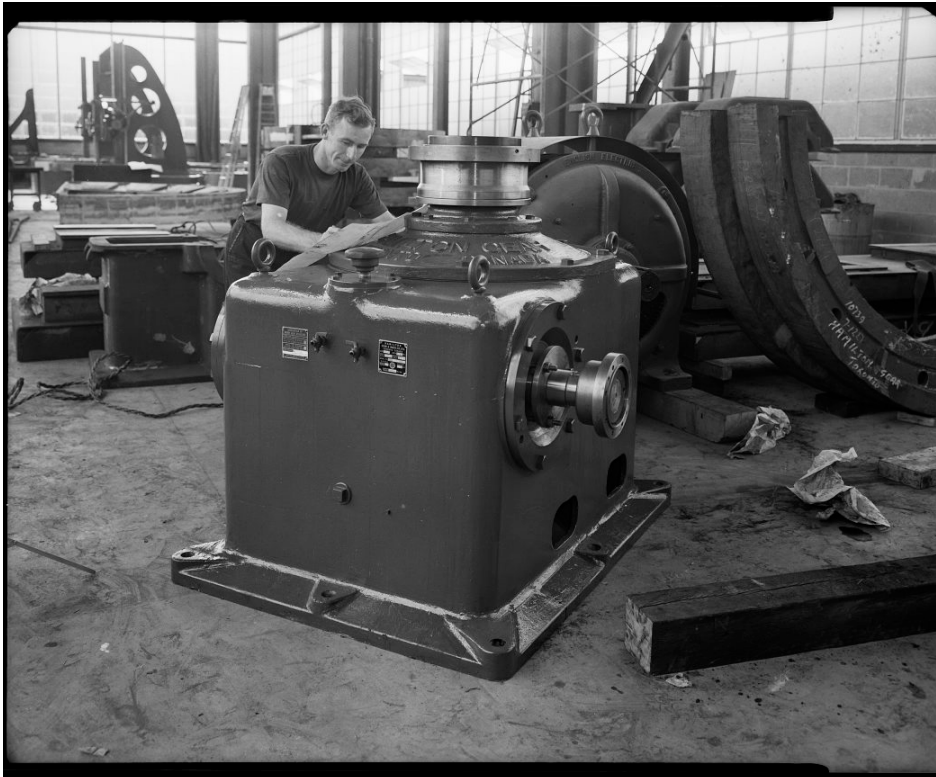
6. Bracondale Post Office, at the south-west corner of Christie and Davenport Road. Taken between 1898 and 1910. (CTA, Fonds 2, Series 8, File 40, Item 1)



7. Goad's Atlas, 1903, showing the village of Bracondale and the Turner family estate. The 1846 Turner family house is located just below the word 'Frank.' The post office can be seen at the south-west corner of Christie and Davenport Road. The CPR line stretches across the bottom of the map. (CTA)







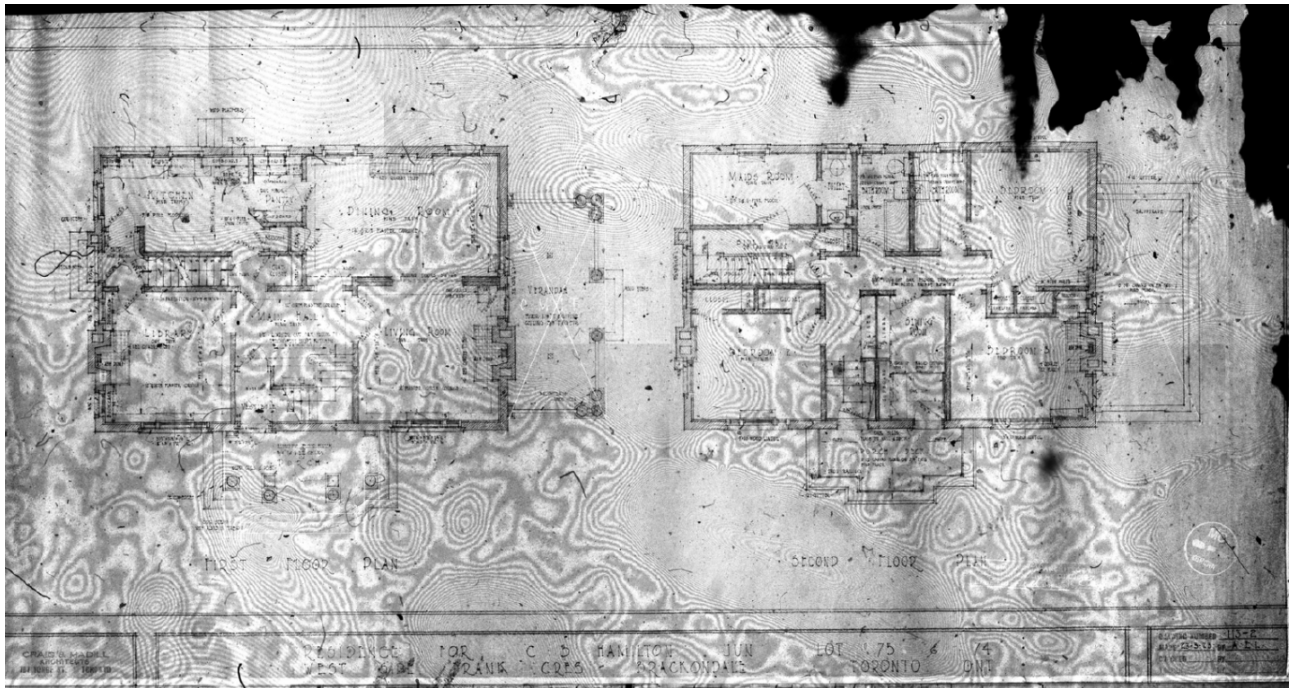
City of Toronto Archives | Series 975 | File Name: s0975\_f12426\_id34553-6

10. Hamilton Gear and Machine Co. building interior showing seaway reduction rear, 1957 (CTA, Series 975, Fonds 1653, item 34553-6)

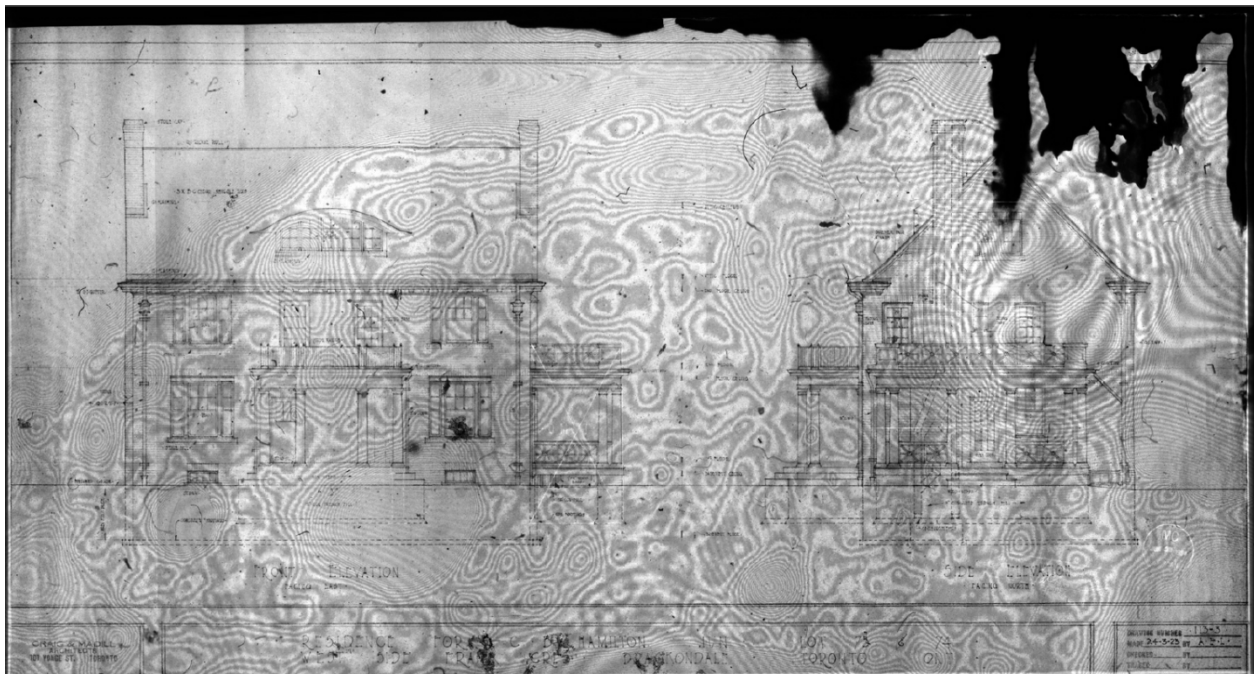


11. Claire L. Mackay (Kirchoff)





12. Craig & Madill, Floor Plans for First and Second Floors, 6 Frank Crescent, 1923: showing the first floor plan with the main entry opening into a small vestibule leading into a large stairhall. The stairs winds up and over the entry which likely accounts for its unusual location. The plans also show the north verandah (demolished) and its columns. *Please note the poor quality of these copies was noted with the microfiche process.* (Building Permit 60438)



13. Craig & Madill, Front (East) Elevation and Side (North Elevation), 6 Frank Crescent, 1923: showing the original design of the elevations and the design of the side (north) verandah (demolished) (Building Permit 60438)



14. 6 Frank Crescent, principal (east) and side (south) elevations (HPS, 2017)



15. 6 Frank Crescent, principal (east) elevation with the arrangement of main entry door and the portico. (HPS, 2017)





16. 6 Frank Crescent, the north (side) elevation including second floor door openings to the demolished verandah (HPS, 2017)



17. 6 Frank Crescent, the west (rear) showing the variety of window types found on the front and side elevations including, at far left, the Palladian window (Bracondale Hill Residents Association 2016)





18. 6 Frank Crescent, details including the portico column and pilaster capitals and entablature, the window frames, stone sills, brick belt course of headers, tapering chimney with stone caps, cornice with return eaves, mouldings and mutules on the underside of the eaves, attic dormer and mouldings (HPS, 2017)



19. 6 Frank Crescent, the setting with curving walkway to portico, planting and trees (HPS, 2016)





20. 6 Frank Crescent, the setting with the side garden on the additional half lot originally purchased by Chester B. Hamilton Jr. (HPS, 2016)



21. 6 Frank Crescent, setting with side driveway (HPS, 2016)





22. 6 Frank Crescent, setting, showing the swimming pool added by the Mackay family in 1972 (Bracondale Hill Residents Association, 2016)



23. Context, east side of Frank Crescent (HPS, 2016)





24. Context, houses on Bracondale Hill Road, north end of Frank Crescent (HPS, 2016)



25. Context, houses on Bracondale Hill Road, north end of Frank Crescent (HPS, 2016)