

**CULTURAL HERITAGE ASSESSMENT REPORT
CULTURAL HERITAGE LANDSCAPES**

**YORK UNIVERSITY
4700 KEELE STREET
CITY OF TORONTO, ONTARIO**



March 2008

**Prepared for:
York University Development Corporation**

Prepared by:



UNTERMAN McPHAIL ASSOCIATES
HERITAGE RESOURCE MANAGEMENT CONSULTANTS

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1.0 INTRODUCTION

1.1 Purpose of Report

The York University Development Corporation (YUDC) retained Unterman McPhail Associates, Heritage Resource Management Consultants to undertake cultural heritage resource assessment of the cultural heritage landscape of the York University campus at 4700 Keele Street. This work supports the Secondary Plan process to establish a new planning framework for York University currently being undertaken by the City of Toronto.

York University is located on the north edge of the City of Toronto on the East Part of Lots 22, 23, 24 and 25, Concession 4 in the geographic Township of York, formerly the Borough, and later City of North York. Amalgamation in 1998 brought the area within the City of Toronto. The site is bounded by Steeles Avenue to the north, Keele Street to the east, the hydro corridor to the south and Black Creek to the west (*Figure 1*).



Figure 1. Location plan of York University, No. 4700 Keele Street, Toronto [Google Maps 2008].

The land encompassing the Keele Campus of York University was first cleared for agricultural settlement in the first part of the 1800s. The area remained in agricultural use until it was acquired for university development in the 1962. Vestiges of the agricultural landscape remain on the site; however, the predominant character relates to the university campus development of the 1960s and 70s.

The report includes:

- Historical summary of the development of York University (Section 2);
- Description of the cultural heritage landscape (Section 3);
- Assessment of the cultural heritage landscape with an identification of heritage attributes and (Section 4); and
- Conclusions with a discussion of the merits the cultural heritage landscape (Section 5).

1.2 Methodology

The identification of cultural heritage landscapes within the York University campus is required by City of Toronto as part of the secondary plan process.

This analysis of cultural heritage resources in the study area addresses those above-ground, person-made heritage resources over 40 years old. The application of this rolling 40-year principle is an accepted federal and provincial practice for the preliminary identification of cultural heritage resources that may be of heritage value. Its application does not imply however that all built heritage resources or cultural heritage landscapes that are over forty years old are worthy of the same levels of protection or preservation.

The identification of visible remnants of “relict” cultural heritage landscapes of the 19th and 20th century agricultural development of the land now situated within the York University campus was achieved through a desktop review of historical mapping, topographical maps and aerial photographs of the site of the York University Campus. Secondary history sources were also reviewed. The “designed” landscape of the 1963 university campus was examined through site plans and aerial views.

Cultural heritage landscapes are a geographical area perceived as a collection of individual person-made built heritage resources set into a whole such as historical settlements, farm complexes, waterscapes, roadscape, railways, etc. They emphasize the interrelationship of people and the natural environment and convey information about the processes and activities that have shaped a community. Cultural heritage landscapes may be organically evolved landscapes as opposed to designed landscapes. Some are ‘continuing landscapes’, which maintain the historic use and continue to evolve, while others are ‘relict landscapes’ where the evolutionary process has come to an end but important landscape or built heritage resources from its historic use are still visible.

The *Ontario Planning Act R.S.O. 1990* is the principal legislation to guide municipal land use planning and development on private property. It integrates matters of provincial interest into provincial and municipal planning decisions. The conservation of built heritage, i.e., heritage buildings and structures, and cultural heritage landscapes in land use planning is considered to be a matter of public interest, thus these resources are addressed in the *Act*.

From the heritage conservation standpoint, the early identification of significant cultural heritage resources best addresses their management in the planning process. Support for

built heritage and cultural heritage landscapes is clearly stated in Section 2 of the revised *Act*:

the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

This provides the context not only for discrete planning activities detailed in the *Act*, but also for the foundation of policy statements issued under Section 3 of the *Act*.

The Provincial Planning Policy (PPS) reinforces the idea that cultural heritage resources provide and contribute to economic, environmental and social benefits. Consideration must be given in a manner that seeks to ensure the protection and wise use of these cultural heritage resources as a matter of provincial interest and as a measurable end result of planning. Therefore, consideration must be given to the conservation of Ontario's cultural heritage when addressing change.

Section 4.0, Implementation and Interpretation, of the Provincial Policy Statement (March 2005) indicates that:

4.1. This Provincial Policy Statement applies to all applications, matters or proceedings commenced on or after March 1, 2005.

4.5. The official plan is the most important vehicle for implementation of this Provincial Policy Statement.

Comprehensive, integrated and long-term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Municipal official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions.

Municipal official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of a municipal official plan.

Those policies of particular relevance for the conservation of built heritage and cultural heritage landscapes are contained in Section 2, Wise Use and Management of Resources, Subsection 2.6, Cultural Heritage and Archaeology:

2.6.1

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Provision has also been made for the protection of lands of a proposed development that are located adjacent to protected heritage properties:

2.6.3

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include “Built heritage resources”, and “Cultural heritage landscapes” and “Significance”.

“Built heritage resources”:

means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

“Cultural heritage landscape”:

means a defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

“Significant” means:

in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

2.0 HISTORICAL SUMMARY

2.1 Lots 22, 23, 24 and 25, Concession 4, York Township

Nineteenth Century Development

York Township was established in 1793 as a governmental unit of the Home District. The Etobicoke Township and a small part of Toronto Gore on the west and Vaughan Township on the north, the lake on the south and Scarborough Township on the east form the boundaries. The town site of York was sited in the township to the west of the Don River mouth on Lake Ontario. The township survey north of the town site consisted of concessions laid out 1¼ miles apart and numbered one to east to west from Yonge Street in the west half. Each concession was divided into lots, numbered south to north. The sideroads were run at right angles to the concession lines, every five lots, and were

referenced according to the lot on which they bordered. In this way a grid system was imposed onto the land, which determined settlement patterns that have remained as a dominant feature in the landscape.

The original landowners in York Township were mainly Queen's Rangers. Later Pennsylvanian Mennonites of German origins arrived in the early 1800s and took up the land in the area of the present York University campus. The families included the Fishers, Grams, Hoovers, Stongs and Sniders. Peter Kaiser settled south of Steeles Avenue on Jane Street prior to 1803, eventually owning Lot 24, Concession 4 WYS. Jacob Snider arrived in the area in 1806 and Conrad Gram c1812. Daniel Stong settled on Lot 25, Concession 4 WYS in 1816, and Christian and Maria Hoover bought Lot 23 in 1826. English and Scottish immigrants generally arrived in greater numbers in the area in the 1830s. As the land was cleared and farmsteads established, associated field patterns running east to west began to emerge. Farmhouses were usually placed a distance back road facing onto the concession roads. By locating in the middle of their property there was ready access to their fields and pastures as well as privacy. As the land continued to be cleared, areas of pastures and croplands appeared with wood lots were usually left on the rear of the farmsteads. By the late 1840s York Township was described as an old settled area. The earlier settlement houses of log construction were generally replaced in the 1950s by more substantial frame or brick houses, and the first log barns with larger timber framed structures. Often older log buildings were reused as agricultural outbuildings.

Two small hamlets grew up in the area of the future York University campus, namely Kaiserville and Elia. The hamlet of Elia, which comprised Lots 17 to 25 inclusive in the 3rd and 4th Concessions west of Yonge Street, had developed around Keele Street and Finch Avenue by the early 1800s. A schoolhouse was built on Lot 21 at Keele and Finch on Jacob Stong's property in c1830 and replaced in 1851. In 1873 a new brick schoolhouse was built on the northeast corner. An Episcopal Methodist Church was built on Finch Street east of Keele Street in 1832 and replaced in 1851. The Elia post office opened on the southwest corner of the intersection in 1878 in the general store. The hamlet that was established at the intersection of Jane Street and Steeles Avenue was unofficially known as Kaiserville after the Kaiser family. A schoolhouse was built on Lot 25, Concession 4 WYS in 1824, and the Kaiserville Chapel on Lot 24 in 1830 as a church and community hall on Jane Street. The building was later used as a temperance hall. By 1850 a wagon shop and a blacksmith were located on the west side of Jane Street on Lot 25 Concession 5 WYS. John Dalziel's sawmill was located in the hamlet as well as a blacksmith shop, carpenter shop and a wagon shop on the southwest corner. A second blacksmith shop was located on the Stong farm on the southeast corner.

The concession roads were cleared first and maintained by the settlers, the sideroads secondly, with all open for year round traffic by 1850. Sometimes a "given" road would be opened or local convenience. Apparently prior to 1860, such a lane ran through the 4th Concession from the Snider farmstead (Lot 20) north to the Boynton (Lot 22), Hoover (Lot 23), Kaiser (Lot 24) and Stong (Lot 25) farmsteads on the east bank of the Black

Creek. It provided a short cut to the old log house on the Boynton farm used for community events.¹

By the late 19th century Kaiserville had disappeared as a hamlet and Elia was centred at the intersection of Keele Street and Finch Avenue. The area was a well-established agricultural landscape with neatly parceled farmsteads, substantial farmhouses of brick and frame, large gable, and then gambrel barns at the end of the century, and numerous outbuildings. Schools and churches, post offices, local services and this agricultural community supported industries.

Lot 22, Concession 4

John Boynton received the Crown Patent for Lot 22, Concession 4 WYS in York Township 1855. The Tremaine map (1860) indicates the Boynton dwelling was located to the east of Black Creek. The *Illustrated Historical Atlas* (1878) shows the Boynton house in the same location with a orchard. Access to the farmstead was from a long lane off Keele Street.

Lot 23, Concession 4 (Hoover Farmstead)

Thomas Hamilton received the original Crown Patent for all of Lot 23, Concession 4 WYS in York Township in 1808. Christian Hoover, of Pennsylvanian Mennonite background and son of Martin Hoover in Markham Township, bought the 200 acres of land on Lot 23 in 1826 from John Smith. Christopher married Mary Troyer and built a log cabin on the north part in the ravine east of Black Creek. Their son Abraham Hoover married Elizabeth Cook, of Markham in 1844, and it is believed the present house was built soon after in the late 1840s. Abraham Hoover lived in a 1½-storey frame house in 1851 according to the census return, while Christian and Maria lived in a log house. The frame house was sited overlooking the Black Creek valley

The Tremaine map (1860) indicates the Abraham Hoover dwelling was located to the east of Black Creek. The *Illustrated Historical Atlas* (1878) shows a Hoover dwelling in the same location on the east bank of Black Creek with a orchard. A long access lane is shown from Keele Street.

Lot 24, Concession 4

Peter Erlin Kaiser, an army officer from Frankfurt-on-Main had settled on Jane Street, south of Steeles, prior to 1803, possibly as early as 1798. The Crown grant was registered on title in 1846. Kaiser died in 1824 and was buried on the east bank of the Black Creek on his farmstead.² The Tremaine map (1860) indicates the Kaiser dwelling was located to the east of Black Creek. The *Illustrated Historical Atlas* (1878) shows that Lot 24 was divided in half from east to west, and two dwellings were located east of Black Creek.

¹ Patricia W. Hart, *Pioneering in North York* (Toronto: General Publishing Company Limited) 216.

² *Ibid*, 225.

Jesse Kaiser occupied the north part, and Jacob Kaiser the older dwelling on the south part. Long access lanes to both properties led from Jane Street to the farmhouses.

Lot 25, Concession 4 (Stong Farmstead)

Jacob Fisher received the Crown grant for Lot 25 in 1803. Daniel and Elizabeth Fisher Stong settled on the west part of Lot 25, Concession 4 in 1816. Daniel Stong came from Pennsylvania with his parents in 1800. He married Elizabeth Fisher, daughter of Jacob Fisher, in 1816. Their farmhouse and barn is now part of Black Creek Pioneer Village. Part of their agricultural fields and land are located within the York University campus.

Their son Jacob Stong married Sarah Snider and settled Lot 21, Concession 4 at Elia. They later bought an 80-acre property on Lot 25, Concession 4 from his parents and built the present brick house c1855. The Tremaine map (1860) indicates the Jacob Stong dwelling was located on the northeast corner of Lot 25 near Keele Street. The *Illustrated Historical Atlas* (1878) shows the Jacob Stong house in the same location with an orchard. Access to the farmstead was from Steeles Avenue.

Twentieth Century Development

Early-to-mid 20th century topographical maps show Lots 22 to 25, Concession 4 remained in agricultural use until the mid 1960s with very little change in the defining landscape characteristics such as tree lines, hedgerows, and woodlots, developed in the 19th century, until it was acquired for a new university campus in the early 1960s. Woodlots are shown along Black Creek and in discrete locations throughout the farmsteads. The Elia post office closed in 1916; the school closed in 1956. A new Episcopal Methodist Church was built in 1901. By the early 1960s most traces of the 19th century hamlet of Elia, with the exception of the Elia church and cemetery, had been removed.

In 1946, the Province of Ontario enacted the Conservation Authorities Act, permitting municipalities in a watershed (or watersheds) to form a Conservation Authority to conserve and manage natural resources. The Humber Valley Conservation Authority acquired ownership of 14 acres of land on the northwest corner of Jane and Steeles Avenue in Vaughan Township in 1954, and opened the Dalziel Barn as a museum. The Metropolitan Toronto and Region Conservation Authority was formed from the amalgamation of four smaller local authorities including the Humber Valley in 1957. In 1958 the MTRCA acquired the Daniel Stong farm on the west part of Lot 25, Concession 4, York Township as well as the location of the former hamlet of Kaiserville. The Stong Farm became the centre for Black Creek Pioneer Village, which opened in June 1960. Black Creek Pioneer Village is listed on the City of Toronto's inventory of heritage properties and identified as a cultural heritage landscape. The MTRCA became the Toronto and Region Conservation Authority in 1998.

Lot 22, Concession 4

Early to mid 20th century topographical maps indicate the farmstead associated with the Boynton family on Lot 24 continued to operate into the 1960s. The farmhouse is shown on the 1965-8 topographical map [information current tot to 1964] and some other buildings were located on Keele Street. Part of the property was acquired for the York University campus in 1964 and the buildings were removed. The Boynton farmstead is identified as an historic Euro-Canadian 19th century archaeological sites City of Toronto's Archaeological Master Plan.

Lot 23, Concession 4

Early 20th century topographical maps show a barn building to the east of the farmhouse on the north side of the access lane from Keele Street. The northwest corner of York Township remained agricultural in character throughout the 19th century with many well-established farmsteads, small hamlets and villages, local industry, churches, schools, railway lines, and a well-developed local road system that provided ready access to the large market of Toronto. The Hoover family continued to live on the farmstead until the 1930s, when the farm was sold to Dr. and Mrs. Hart. The 1940 topographical map does not show the Hart house to the east of the Hoover farmstead on Lot 23; however, it was depicted on a 1954 topographical map. Apparently the Harts moved the house to the site post World War II. Little is known about the history of the building. Local history varies as to the origins of the residence. Reference is made to its construction as being from the wood of old houses in the 1930s, and that it was moved to its present site from King Township as a summer retreat for the Harts. The house is sometimes referred to as Jacob Snider House. Access to the Hart residence was Keele Street along the drive to the Hoover site. After Dr. Hart's death, Mrs. Hart continued to live in the house until the land was taken over for York University in 1964. York faculty and administrators lived in the house for many years. It is now used for special university functions.

Lot 24, Concession 4

The farmstead remained in agricultural use until the early 1960s. Early to mid 20th century topographical maps indicate the farmstead associated with the Kaiser family on Lot 24 continued to operate into the 1960s. Several buildings are clearly shown on the 1965-8 topographical map [information current as of 1964]. Part of the property was acquired for the York University campus in 1964. The stump of the black cherry tree that marked Peter Kaiser's grave was located on the grounds of the York University campus in the 1960s on the east bank of the Black Creek.³ The Kaiser farmsteads are identified as historic Euro-Canadian 19th century archaeological sites in the City of Toronto's Archaeological Master Plan.

³ Ibid, 225.

Lot 25, Concession 4 (Stong Farmstead)

Alfred Stong and his wife took over the family farm c1898. Their son Oliver Stong sold the property in 1951. The MTRCA acquired 14 acres the northwest part of Lot 25, comprising part of the Daniel Stong farmstead, in 1958. The Jacob Stong farm on the east part of Lot 25 was acquired in the early 1960s for the new York University campus. The farmhouse and barn of the Jacob Stong were retained within the York University campus.

2.2 Founding of York University

York University was incorporated under provincial statute passed in March 1959. Initially affiliated with the University of Toronto, the first classes were held in 1960 at Falconer Hall on the campus of the University of Toronto in Downtown Toronto. The university moved to Glendon Campus on Bayview Avenue at Lawrence Avenue East the following year. In 1962 the Province of Ontario provided 474 acres of farmland in the Municipality of North York for a large, new campus; the holdings were subsequently increased to approximately 600 acres in 1966.

University Planners, Architects and Consulting Engineers (UPACE) was instructed in August 1962 to prepare a master plan for York University and to design the initial buildings at the site. UPACE was joint venture of three prominent Toronto architectural firms: John B. Parkin Associates, Shore and Moffat and Partners and Gordon S. Adamson & Associates. Planning work started in August 1962 and the master plan received approval in June 1963. UPACE summarized its planning work, conclusions and recommendations for York University's Board of Governors in the *Report on the Master Plan for the York University Campus* (1963). Construction commenced in 1964 and the first students were welcomed at the Keele campus at the start of the 1965 academic year. York's affiliation with the University of Toronto officially ended on June 30, 1965. In a formal ceremony the Right Honourable Georges P. Vanier, Governor-General of Canada opened the Keele campus on October 15, 1965.

The development of the Keele Campus of York University took place during a noteworthy period of expansion for Canadian post-secondary academic institutions, coinciding with the maturing of the baby boom generation of post-war Canada. The early 1960s were a time of university growth in various parts of the country. Existing campus facilities were expanded, such as the University of Manitoba, the University of British Columbia and the University of Toronto. The University of Waterloo constructed seven buildings by 1966 to open its expanded university. The University of Toronto opened Scarborough College, away from its main downtown campus, in 1964, and Massey College, on the main campus, is one of the best architectural examples of this early 1960s expansion.

New universities were also developed along with the expansion of the established universities in the early 1960s. The new universities built during this period were similar in concept, in that they were located outside the urban core in order to support the development of a community of scholars and learners in a new academic environment. In

Ontario, York University and Brock University were designed and built by UPACE. Ron Thom, the designer of Massey College, in association with the architectural firm of Thompson, Berwick and Pratt, was commissioned to design and build Trent University on 1500 acres of land located on the outskirts of Peterborough, Ontario. Simon Fraser University, designed by Erickson-Massey Architects and located in Vancouver (Burnaby), British Columbia opened in 1965.

2.3 York University Master Plan (1963)

UPACE's original scheme for the York University campus placed great emphasis on how people would move around and through the campus (*Figure 2*). It embraced the concepts of a ten-minute boundary between facilities, as well as a need to develop an orderly transportation and parking system for cars. The planners envisioned that a balance between car and pedestrian traffic could be reached if cars were kept on the edge of campus in parking lots while the central core of the campus was reserved as a pedestrian friendly environment. To achieve this division, the master plan used a ring road as a basic organizing principle.

Arterial roads leading into the campus, including a ceremonial drive from the east would join the ring road to access a series of parking lots. These parking lots along with athletic fields, physical plant and support facilities were to be located to the outside of the ring road. The pedestrian area of the campus was placed within the proposed ring road, where the designed built form was to project and maintain an urban feel through closely spaced buildings set amongst paved or planted quadrangles, after the example of old European universities and towns. The central area contained the most intensively used academic facilities of the campus. The area was divided on an east-west axis formed by the ceremonial road. University disciplines were arranged with sciences to the north and humanities, professional schools and fine arts to the south of this central axis.

The college model, adopted from European institutions, and in particular from Great Britain, was seen as being important in the academic and social life in these new university environments. The UPACE design for the Keele Campus at York University embraced the college model, and Murray Ross, the first president of the school, was a keen supporter. It was envisioned that the university would accommodate 15,000 students by 1980 of which 12,000 would be enrolled in colleges. Students would attend most of their classes at their college in the first and second years while the senior years the college would remain a basis for dining, study and extracurricular activities. The master plan envisioned twelve colleges organized in clusters, one in each quadrant of the campus. Forming an integral architectural unit, each college would be composed of an academic building with dining hall and residence, to accommodate 1,000 students on average. The colleges were located inside the ring road, adjacent the playing fields and parking lots.

The visionary landscape architect, Hideo Sasaki acted as a special consultant on the project. While Sasaki was not involved directly in the concept design, he influenced the process through the integration of landscape with planning and infrastructure and spatial

balance between enclosure and openness explored three-dimensionally. He promoted a consistent use of materials and was involved in the modulation of the site with mounds, berms, sunken courtyards and plantings.

The development of York University carefully followed the philosophy and intentions of the 1963 Master Plan for the York University Campus prepared by UPACE. The design of the university buildings was set out in a series of twelve design principles:

1. The number of different interior and exterior materials should be kept to a minimum.
2. All low buildings should be predominantly brick of the same colour; high buildings should be precast or poured in placed concrete.
3. All window frames should be aluminum with a durable coloured finish. All buildings should have ventilating sash, generally side hung or projected, with a minimum of double hung sash.
4. Roofs should be flat and designed where possible for use as paved areas.
5. Windows throughout all buildings should be relatively small except Common Rooms, Lounges, Foyers, where large area of glass could be used.
6. Each building should be designed to be approached from all exposed sides. None should have a “front” or a “back”. Even though one principle entrance may be necessary it should not be emphasized.
7. The building should, wherever possible, be connected by covered walks. Arcades, or walls set back beneath the upper storeys should create sheltered walks along the main pedestrian routes.
8. The character of the buildings should be intimate rather than monumental or massive in scale.
9. All architectural details should be simple and direct. Changes in material should be clearly defined.
10. Architectural expression should be sought in the modulation of internal and external space. Ceiling heights, and interior volumes should be varied where appropriate.
11. The standard module and standard details should be used wherever possible.
12. Fashionable architectural devices should generally be avoided.

Furthermore artwork was an integral part of campus from the outset. An Advisory Committee on Art was directed to spend one-half of 1% of the estimated cost of each building on works of fine art.

Appendix C contains a summary description of the campus designers UPACE and Hideo Sasaki, landscape designer.

2.4 Initial Development (1963-1975)

All structures for the new campus were restricted to a maximum height of 125-ft. 0-in. above grade since the site was within the hazard of the Downsview Airport. The first buildings including College ‘A’ (academic building and residence), Natural Sciences Building, Natural Science Library, Large Lecture Auditorium, Lecture Hall No. 1 and

Central Utilities were to be ready for the opening of the Keele Campus in fall 1965. A sod turning ceremony was held on April 23, 1964 at the Keele campus for the first of these buildings, the natural sciences building.

A Committee of the Board of Governors was established to provide suggestions of building names. In January 1965, the Board designated the name 'Founders College' for the first college on campus. The first science building was named after Dr. R. F. Farquharson for his contributions to the development of the university. In a similar manner, Steacie Science Library, Burton Auditorium and Stedman Lecture Hall were adopted officially for the Natural Science Library, Large Lecture Auditorium, Lecture Hall No. 1, respectively.

York's enrollment exceeded 5,500 students at its Keele and Glendon campuses in 1966. Vanier College, the second residential college enrolled its first students although the residence was still under construction (completed 1967). The Behavioural Sciences Building and Tait McKenzie Education Centre were officially opened.

Atkinson College, Phase 1 was officially opened in May 1967 while a labour dispute during the summer months resulted in delays for the completion of McLaughlin College, Petrie Science and Ross Humanities and Social Science buildings.

A formal ceremony for the opening of Winters College, the third residential college was held in March 1968. York's affiliation with Osgoode Law School came into effect on July 1, 1968; however, construction delays pushed back occupancy of the new law school building until May 1969. The undergraduate enrollment (full and part time) exceeded 10,000 in September 1968. The Humanities building was partially occupied in the fall but problems with government financing resulted in the postponement of the openings of Atkinson College, Phase 2 as well as the Administrative Studies and Fine Arts buildings. McLaughlin College was opened officially on October 30, 1968 and the Petrie Science Building was occupied although its official opening was not held until December 5, 1969.

By the 1969/70 academic year there were over 21,500 students enrolled at York University. The Ross Humanities and Social Sciences Building and Amphitheatre was officially opened on May 29, 1970 and the Scott Library, started in May 1968, was opened in 1971. Connecting the humanities building, library and one existing lecture hall (with a second planned but never built), the Central Plaza Building consisted of one level above ground with circulation, commercial facilities and outdoor courtyard. Its roof formed a podium with access to the library and 450-seat outdoor amphitheatre.

By the early 1970s many of the key elements of the York University Master Plan had been implemented. The ring road with academic buildings and pedestrian precinct to the inside and support services, athletic fields and parking lots to the outside had been constructed. An east-west axis formed by the ceremonial entrance from Keele Street was reinforced with the Commons and strategic placement of the immense Ross Building at the western end. The completed buildings had been designed in accordance with the approved design guidelines resulting in a degree of consistency in building scale,

materials and detailing. The college cluster in the northeast quadrant was complete while a second one in the northwest quadrant including Stong and Bethune Colleges and a third one in the southwest quadrant including the Graduate Residences #1 and 2 were under construction. The east-west axis served as an organizing element for the academic facilities. Several science buildings had been completed to the north of the east-west axis and humanities, professional schools and fine arts to the south were developing to the south.

Construction continued through the early 1970s with the completion of the Administrative Services Building, Curtis Lecture Hall, Fine Arts Building and Stong and Bethune Colleges.

2.5 Evolution of York University

The IBI Group completed a new York University Master Plan in 1988, introducing significant alterations to the original 1963 master plan. By the late 1980s, university planning had evolved from the earlier post war model period of a separate and distant institutional precinct, to acknowledging the potential for urban integration into the new and existing university community at both the local and regional levels.⁴

The most significant changes from the 1963 master plan in the 1988 master plan were the abandonment of the ring road concept, and an intensification of the central campus with a grid of streets and the intent to infill the grid with street-defining buildings. The courtyards of the new buildings such as the Schulich School and Seneca at York provided the spirit of the communal/open space of the courtyards of the original college clusters. The IBI master plan identified a number of deficiencies on campus created by the 1963 master plan. Most notably, the 1963 master plan was designed for a maximum 25,000 students, and, by the mid 1980s, 34,000 students were enrolled at York University. Also, several aspects of the original 1963 plan had not implemented by the late 1980s due to a shortage of educational funds. The most notable problem identified in the IBI study was the poor environmental conditions on campus created by winds blowing across the open spaces. This situation was dealt in the 1963 master plan with by a covered walkway system. This recommendation was reflected in the existing colonnade system that connects all of the buildings flanking the Commons.⁵

The 1988 master plan also supported the abandonment of the ring road in order to better integrate the York Campus into the surrounding community, and to provide more regular building parcels and land parcels. Recommendations were put forward in the plan to relocate the parking lots to reduce the length of time needed to walk to the campus buildings, and that the University relocate the other, remote parking lots to release the perimeters of the campus for non-academic development.⁶ The intent of the 1988 master plan was to connect the campus to the surrounding urban area, and to expand residential

⁴ IBI Group, *York University Master Plan* (1988) 3.1.

⁵ *Ibid.*, 1.

⁶ *Ibid.*, 5.

and related functions in order to enhance the urban feel. The focus in the 1988 master plan on the intensification of integrating the university road network with that of the surrounding area, and its failure to adequately implement the original road plan, does show a marked departure from the main goals 1963 plan. However, both plans set forward the preservation of the four woodlots as a priority.⁷

The 1988 plan recognized growth was required beyond the capacity of the underdeveloped academic core, expansion would need to occur to the east and south, and that development should occur in phases adjacent to existing development.⁸ It also supported the expansion of the woodlots into the two fields to create a symbolic gateway into the University grounds, and a proposed road, Severn Road, that would be developed as part of the effort to create a grid road system on the campus.⁹ The 1988 master plan also identifies five main natural areas or green areas that were to be created as the university matures, namely: the University Common “Green”; Osgoode/Atkinson Green; Arboretum/Natural Preserve; Boyer Woodlot; and, the North and South Keele Woodlots.

It was proposed that gateways to the University should occur at major open spaces including: the existing at St. Lawrence Boulevard, to relate to the University Common through the Keele Street woodlots; Ottawa Boulevard, which was supposed to have been moved westward to relate to the Boyer Woodlot (this has not been done); Niagara Boulevard, to relate to the Osgoode/Atkinson Green; and, Athabasca Boulevard to relate to the Arboretum/Natural preserve.¹⁰ This concept of using the natural areas as a campus gateway reflected the desire of the UPACE design, which emphasized the importance of making the natural environment of the area a focus point on the campus.

3.0 DESCRIPTION OF THE CULTURAL HERITAGE LANDSCAPE

The Province of Ontario provided York University with 474 acres of farmland for a new university campus. It comprised the East Part of Lots 22, 23, 24 and 25 in Concession 4 of the geographic Township of York between Jane Street and Keele Street, south of Steeles Avenue, in the former Borough of North York, now the City of Toronto. Although the site was isolated initially from the urban area on the northwest boundary of Metropolitan Toronto, the planners proved to be prophetic when envisioning York University lying within the centre of a vast suburban region in the future.¹¹

The university site slopes gradually from the northeast to the southwest to the Black Creek valley, interrupted by three ridges. The first ridge in the northeast corner forms the

⁷ UPACE, Master Plan (1963), 10, and IBI Group, *York University York Campus Master Plan* (University of York, 1988) 8.

⁸ IBI Group, *York University York Campus Master Plan* (University of York, 1988) Development Principles, 5.

⁹ *Ibid*, Landscape and Open Spaces, 13.

¹⁰ *Ibid*, General Planning Principles, 9.

¹¹ UPACE, Master Plan 1963, 10.

high point at about 680-ft. above sea level. The second cutting across the centre of the site from northwest to southeast at 660-ft. elevation is the most noticeable feature of the site. The boundary between lands of York University to the east and those of the Toronto Conservation Authority to the west lies along the third ridge. From this point the land falls steeply to the Black Creek valley.

Most of the present university campus land was cleared for agricultural settlement in the first part of the 1800s. The lots were laid out running east to west between the concession roads of Keele Street and Jane Street. The York University lands were bounded by the Black Creek Conservation Area to the west, now part of the Toronto Conservation Authority, and farmland to the south, subsequently developed for housing and a hydro corridor in the 1960s. Industrial lands were located to the east of Keele and north of Steeles.

Since 1963 the former farmlands have largely been redeveloped for university use. Many of the elements of the 1963 UPACE master plan for the Keele Campus of York University had been imposed on the agricultural landscape in the northwest corner of the site by the early 1970s. Subsequently, the campus and the road system on the site have been expanded primarily to the south of the original core with some new development to the west. Some vestiges of the agricultural landscape remain, namely, Stong farmhouse and barn on Steeles Avenue, the Danby and Boynton woodlots along Keele Avenue, the Hoover House near Black Creek, Hart House, the Osgoode and Saywell woodlots, some residual tree lines and drives, and the York Pond on the east side of the former Boynton farmstead.

4.0 CULTURAL HERITAGE LANDSCAPE ASSESSMENT

Six (6) discrete cultural heritage landscapes have been identified within the larger landscape of the York University Keele Campus. Five of the identified landscapes are associated with the earlier agricultural development of the campus and are “relict” landscapes of farm complexes that ceased to exist in the early 1960s. The vestige natural and built elements that remain convey a sense of the former historic use of the land. The sixth landscape is the 20th century designed landscape, of the 1963 UPACE campus.

Descriptions of the cultural heritage landscapes and their visible elements are found below. See Figure 2 for a location map of the identified cultural heritage landscapes. Historical maps and aerial photographs are found in Appendix B. Photographs of the Hart, Hoover and Stong houses are contained in Appendix C.

4.1 Pre-1964 Agricultural landscape

An aerial photograph from 1960 shows a mature agricultural landscape of cultivated fields, tree lines between larger fields and wood lots (*Appendix A*). A collection of buildings at each farmstead typically included farmhouse, barns and ancillary outbuildings. The Stong farm complex on Lot 25 was oriented to Steeles Avenue while

the farmsteads to the south were set close to Black Creek. The Kaiser property on Lot 24 and Boynton property on Lot 22 were reached from Jane Street while long drives from both Jane and Keele Streets provided access to the Hoover land on Lot 23.

CHL 1

The Jacob and Sarah Stong farmstead, comprising a c1855 farmhouse, a barn, and a woodlot (known as Boyer Woodlot located to the west of Founders College), is located on the east half, Lot 25, Concession 4, geographic Township of York in the northeastern corner of the university campus facing Steeles Avenue. The barn is located to the south of the farmhouse. Both the Stong farmhouse and barn are listed on the City of Toronto's Inventory of Heritage Properties.

CHL 2

Kaiser farmstead, now demolished, was located on Lot 24, Concession 4, geographic Township of York on the west side of the university campus, east bank of Black Creek. It included the woodlot known as the Danby Woods at Keele Street. Local history refers to a farm burial found on the site during construction of the campus.¹²

CHL 3

The Hoover farmhouse is located overlooking Black Creek on Lot 23, Concession 4, geographic Township of York on the west side of the university campus, east bank of Black Creek. Visible elements of the former farmstead includes a lane to the house (Pond Road) from Keele Street, a woodlot known as Boynton Woods at Keele Street, and Saywell Woods located to the west of Pond Road to the immediate west of the Hoover House. The Hoover farmhouse is listed on the City of Toronto's Inventory of Heritage Properties.

CHL 4

Hart House, also referred to as the Snider House, is located to the east of the Hoover House on Lot 23, Concession 4, geographic Township of York. It was apparently moved onto the Hoover farmstead. The house and its immediate surrounding of the Osgoode Woodlot form a separate landscape within the Hoover farmstead property. The house is listed on the City of Toronto's Inventory of Heritage Properties as the Snider House.

CHL 5

A vestige tree line lies between the Boynton farm on Lot 22 and the Hoover farm on Lot 23, Concession 4 WYS, geographic Township of York.

¹² Hart, 225.



Figure 2. Location of Identified Cultural Heritage Landscapes (CHL) [2006 courtesy of York University].

4.2 University campus

Since 1963 the former farmlands have largely been redeveloped for university use. The design of the Keele Campus of York University was set out in the UPACE master plan. By the early 1970s many of the elements of the master plan had been implemented. The formal drive from Keele Street, ring road, concentration of academic structures within the ring road in a pedestrian zone, college clusters and athletic fields, parking lots and ancillary functions to the outside of the ring road characterize the campus.

Buildings were designed to complement one another and were grouped to enclose linked pedestrian spaces extending from the central square to the academic facilities, colleges and parking. The college clusters were seen to reflect the overall form of the university at

a smaller scale with a central hub of common facilities leading to private intimate spaces. A hierarchy of exterior spaces was developed starting with informally landscaped fields at the outset to a system of quadrangles with shrubs, trees and lawns at the colleges to paved courts of increasing formality and sophistication towards the centre core. These spaces were distinguished with sculptures, benches, lighting and plantings. In addition the 1963 Master Plan set up a framework whereby the quadrangles and courtyards would gently climb to the centre of the campus culminating in the Central Square.

The buildings that make up the Keele Campus of York University were designed to relate to each other and to work together. The architects envisioned a collection of buildings organized around the east-west axis. Set on this axis, the Central Square Complex was the focus of the campus and the Scott Library and Ross Humanities and Social Science Buildings were conceived as architectural landmarks. The balance of the buildings while more modest in design, relate historically to the 1963 Master Plan and contextually to the organization of the campus.

CHL 6

This is the designed campus layout envisioned in the UPACE master plan (1963). Important landscape elements of the master plan include the Ring road; the Ceremonial drive from Keele Street; Pedestrian zone within the Ring Road with most intensely used academic facilities (Campus Walk); and, the east-west axis formed by the ceremonial road. Set within the ring road, university disciplines were arranged with sciences to the north and humanities, professional schools and fine arts to the south of this central axis; parking lots, athletic facilities, physical plant and support facilities located outside of the Ring Road; and the college cluster in the northeast quadrant.

Also important to the landscape is the consistent use of materials in buildings and landscape design, dignity and restraint in design as set out in the Design Guidelines (1963), and the street furniture: seating, lighting, garbage cans etc. Generally rectangular buildings were set on grid formed by earlier concession roads and farm lots. Buildings were grouped to form enclosed linked pedestrian spaces extending from the central square to the academic facilities, colleges and parking. The hierarchy of exterior spaces that started with informally landscaped fields at the outset, to a system of quadrangles with shrubs, trees and lawns at the colleges, to paved courts of increasing formality and sophistication towards the centre core. These spaces are distinguished with sculptures, benches, lighting and plantings. The quadrangles and courtyards gently climb to the centre of the campus culminating in the Central Square. The collection of buildings organized around the east-west axis, with the Central Square Complex as the focus of the campus, and the Scott Library and Ross Humanities and Social Science Buildings were conceived as architectural landmarks.

Within the cultural heritage landscape there are fourteen (14) Modernist styled buildings relating to the first phase of construction (1965-1970) on the site including five colleges, eight academic buildings and one athletic facility. These buildings were included on the

North York Modern Inventory in 1998, and are currently under consideration for listing in the City of Toronto's Inventory of Heritage Properties. They are listed below.

- Atkinson College;
- Behavioural Sciences;
- Farquharson Life Sciences;
- Founders College (academic building, dining hall and residence);
- McLaughlin College (academic building, dining hall and residence);
- Osgoode Hall Law School;
- Petrie Sciences;
- Ross Humanities and Social Science;
- Scott Library;
- Steacie Science Library;
- Stedman Lecture Hall (Lecture Hall One);
- Tait McKenzie Physical Education Building;
- Vanier College (academic building, dining hall and residence); and,
- Winters College (academic building, dining hall and residence).

5.0 CONCLUSION

Built heritage resources are an integral part of a cultural heritage landscape. Changes to individual components may affect the character of the identified landscape(s) of the Keele Campus, York University. A Heritage Impact Statement (Conservation Strategy) is required for Official Plan Amendment; Zoning By-law Amendment; Plans of Subdivision; Site Plan Control; and, Consent and/or Minor Variance applications if a property is included on the City of Toronto's Inventory of Heritage Properties. The authority to request this arises from the Ontario Heritage Act, Section 2(d) of the Planning Act, City of Toronto By-Law 380-2001 and Section 3.1.5, Policies 1-13 of the City's Official Plan.

A Heritage Impact Statement (HIS) documents and synthesizes relevant information on the nature and significance of a heritage resource and develops the policy framework in which it can be preserved, and is structured to create a foundation upon which decisions regarding appropriate conservation approaches can be made. It should identify the appropriate treatment for conservation of a heritage property based on conservation principles and provides a statement of cultural significance. The HIS should identify practical options in sufficient detail to inform decisions and directions for the development of a conservation plan. An outline of the format and requirements of an HIS are included in Appendix 3-36, Toronto Development Guide (May 2004).

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Maps, Aerials and Photographs

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Photographic Collection.

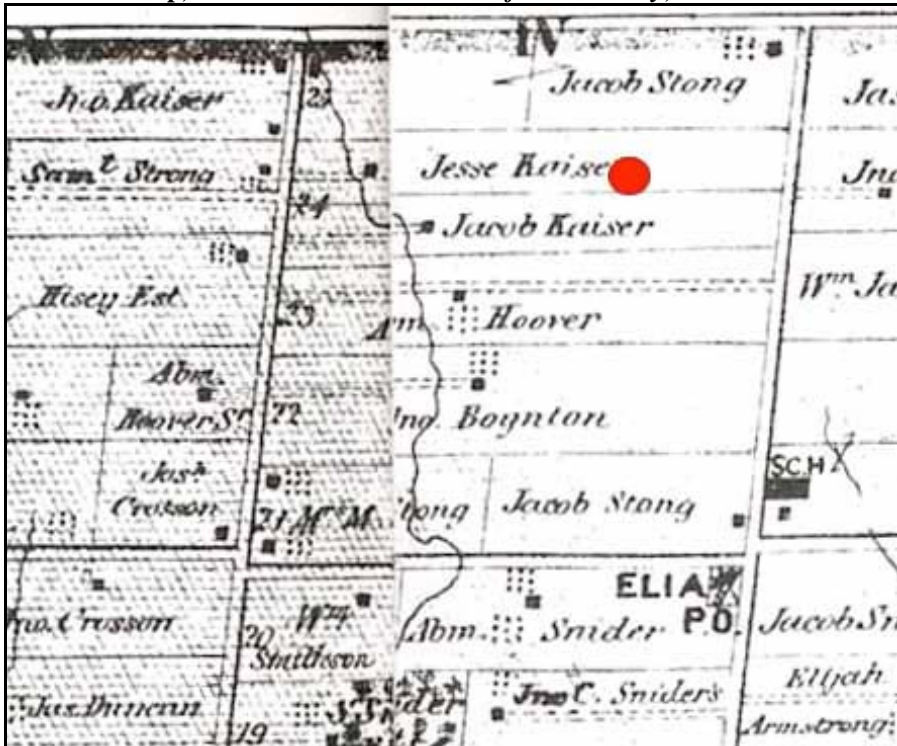
ASC01638. Oblique aerial view of the campus to south, No date, c1976.

**APPENDIX A:
HISTORICAL MAPS &
AERIAL PHOTOGRAPHS**



Tremaine's Map of the County of York, 1859.

York Township, Illustrated Historical Atlas of York County, 1878.





Aerial photograph (1954) showing location former farm complexes on Lots 22, 23, 24 and 25, Concession 4 West of Yonge Street, York Township [Ministry of Natural Resources 54-4335 22-93, 1954].



Aerial view to the north of the Keele Street Campus of York University in 1960 [courtesy of York University].



Aerial view to the north of the Keele Street Campus of York University in 1966 [courtesy of York University].



Aerial view to the north of the Keele Street Campus of York University in 1970 [courtesy of York University].



Aerial view to the north of the Keele Street Campus of York University in 1980 [courtesy of York University].



Aerial view to the north of the Keele Street Campus of York University in 1995 [courtesy of York University].



Aerial view to the north of the Keele Street Campus of York University in 2006 [courtesy of York University].



View west across the model of the 1963 Master Plan of the Keele Street Campus [UPACE].

Keele Street Campus to the southeast with the first college cluster in the foreground, the humanities in the centre and first graduate residence tower in the background [Hugh Robertson, Panda Associates, courtesy of NORR].





Oblique aerial to the south c1976 with the first college cluster to the left, humanities building in the centre and graduate student resident towers in the background [York Archives ASC01638].

**APPENDIX B:
PHOTOGRAPHS**



**Image of Hoover house taken through trees with Osgoode Law School in background [YorkSpace, York50Photos, ASC01739].
Hart House [Unterman McPhail Associates, 2007].**





**Image of Hoover House [Hoover House [YorkSpace, York50Photos, ASC02056].
Hoover House [Unterman McPhail Associates, 2007].**





Image of Stong House [YorkSpace, York50Photos, ASC01741].

**APPENDIX C:
UPACE & HIDEO SASAKI**

UPACE

UPACE was a joint venture of three well-known Toronto architectural firms, Gordon S. Adamson & Associates, Architects, John B. Parkin Associates, Architects and Engineers and Shore & Moffat and Partners, Architects and Engineers. Hideo Sasaki, Head of the Department of Landscape Architecture at Harvard University acted as a special consultant to the project. Arthur William Dana and Associates, New York provided assistance to UPACE on food services while Wilbur Smith and Associates Limited, New Haven, Connecticut provided expertise on traffic and parking. Other consultants included W. S. Gibson and Sons, Willowdale: topographical and boundary surveys; Donald Inspection Limited, Toronto: soil investigations; H. G. Acres and Company Limited, Niagara Falls: central heating plant; and R. V. Anderson and Associates Limited, Toronto: site services.

UPACE staff was seconded from Gordon S. Adamson & Associates, John B. Parkin Associates, and Shore & Moffat and Partners, worked out of a dedicated office located on Eglinton Avenue East. John H. Bonnick (Adamson), W. [Bill] N. Greer (Shore & Moffat) and John C. Parkin (Parkin) formed the design committee for the York University project.

The development of York University in its first ten years was strongly influenced by UPACE. UPACE was responsible for preparation of a master plan for York University and the design of the initial buildings at the site including: Founders College, Vanier College, Winters College, McLaughlin College, Stedman Lecture Hall, Behavioural Sciences Building, Farquharson Life Sciences Building, Steacie Science Library, Petrie Science Building, Ross Humanities and Social Science Building, Scott Library and Central Plaza Building, and Tait McKenzie Physical Education. Even those building designed by others firms such as Atkinson College (Allward and Gouinlocke) and Osgoode Hall (Marani Rounthwaite & Dick) were heavily influenced by UPACE. All buildings followed the principles set out in UPACE design guidelines and the architects were required to consult extensively with UPACE who reviewed all architectural drawings and corresponded intensely with architectural firms outside of the joint venture. The result was a consistency of approach in the application of the master plan to the early buildings.

HIDEO SASAKI

Hideo Sasaki (b1919-d2000) was born in Reedley, California. World War II interrupted his studies at the University of California at Berkeley. Following the war he graduated with a Bachelor of Fine Arts and Landscape from the University of Illinois in 1946 and a Masters of Landscape Architecture from Harvard Design School in 1948. After graduation Sasaki taught at Illinois before returning to Harvard for 18 years as a professor and later, chairman of the Landscape Architecture Department ((1958-1968). He founded Sasaki Associates Inc. a Massachusetts based firm in 1953. Through his work he sought to break down barriers between teaching and professional practice and promoted an interdisciplinary and collaborative approach to design problems.

Major projects include landscapes associated with Stanford Library, Chronicle Pavilion in Concord, grounds of Foothill College and Walt Disney World, Florida. The John Deere Headquarters in Moline, Illinois (1964) and the Constitution Plaza in Hartford, Connecticut (1964) are noted designs from the York University period. In Ontario he worked on Brock University with UPACE and the Queen's Park complex with the joint venture of Shore & Moffat, Mathers & Haldenby, Allward & Gouinlock and Gordon Adamson & Associates. He also participated in the roof garden design at Place Bonaventure in Montreal.

President Kennedy appointed Sasaki to the United States Commission of Fine Arts, a position he held from 1961 to 1971. Sasaki received the first awarded American Society of Landscape Architects Medal in 1971 and the Centennial Medal for his contributions on landscape architecture at the Harvard Design School.