

# **TORONTO** STAFF REPORT

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July 19, 2006

To: Toronto Preservation Board  
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 215 Lonsdale Road (Etta Flick House) - Inclusion on the City of Toronto  
Inventory of Heritage Properties  
St. Paul's - Ward 22

Purpose:

This report recommends that City Council include the property at 215 Lonsdale Road (Etta Flick House) on the City of Toronto Inventory of Heritage Properties.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 215 Lonsdale Road (Etta Flick House) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Staff have evaluated the property at 215 Lonsdale Road (Etta Flick House) and determined that it merits inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest.

There is a redevelopment application for the site, and the inclusion of the property on the City's heritage inventory would enable staff to monitor any proposed changes to the building and encourage the retention of its heritage attributes.

Comments:

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

As described in the Reasons for Listing (Attachment No. 3), the property at 215 Lonsdale Road is recommended for inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. Anchoring the southwest corner of Lonsdale Road and Avenue Road, the Etta Flick House is architecturally and contextually significant for its Tudor Revival design and its contribution to the Forest Hill neighbourhood.

Conclusions:

It is recommended that City Council include the property at 215 Lonsdale Road (Etta Flick House) on the City of Toronto Inventory of Heritage Properties.

Contact:

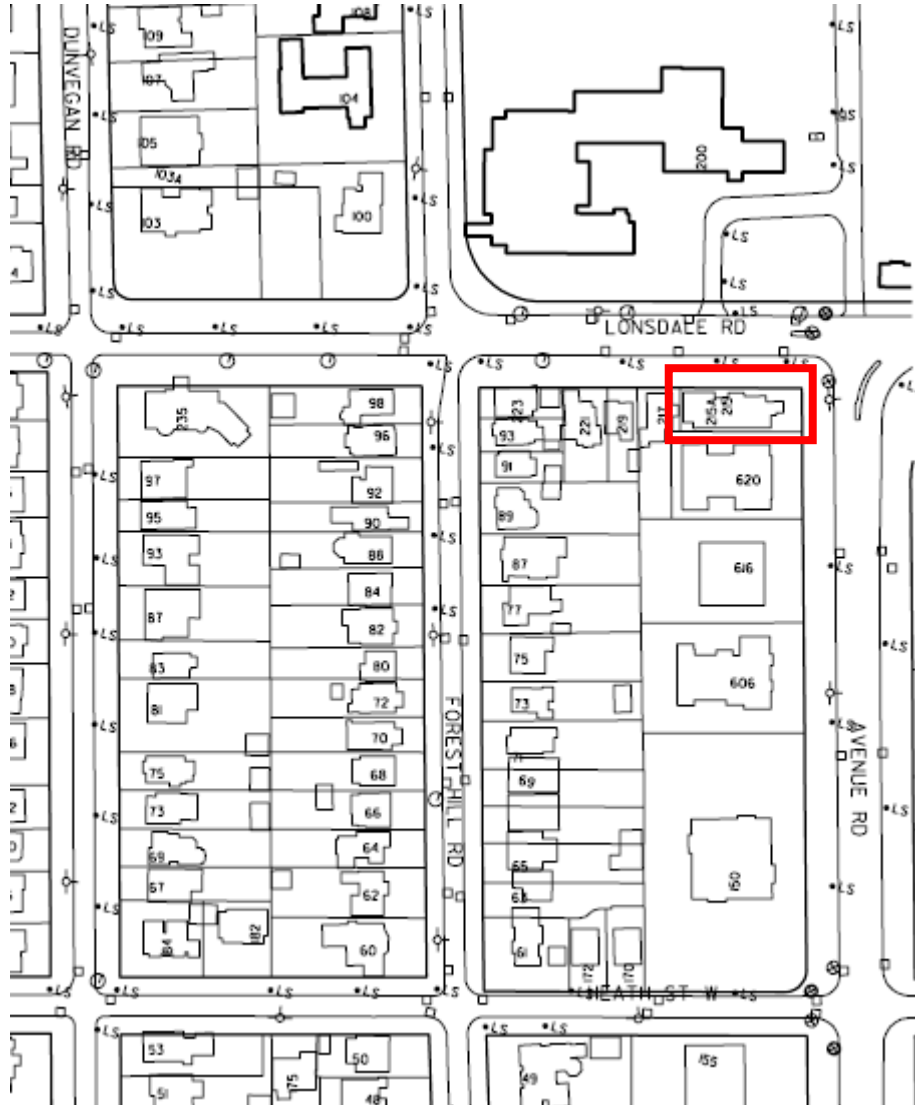
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List of Attachments:

Attachment No. 1- Location Map (215 Lonsdale Road)  
Attachment No. 2 - Photograph (215 Lonsdale Road)  
Attachment No. 3 - Reasons for Listing (215 Lonsdale Road)





**215 Lonsdale Road (north façade)**

**215 Lonsdale Road: Etta Flick House**Description

The property at 215 Lonsdale Road is recommended for inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. Located on the southwest corner of Lonsdale Road and Avenue Road, the house form building was recorded as unfinished when the tax assessment rolls were compiled in August 1925. Etta Flick was the original owner with Charles R. Ewing and Ellen Thomson as the tenants in 1926.

Statement of Cultural Heritage Value

The Etta Flick House has design or physical value as a representative example of Tudor Revival styling with a high degree of craftsmanship. Popular for residential buildings in the early 20<sup>th</sup> century, the style draws elements from English medieval architecture, particularly the stucco finishes, half-timbering, and small multi-paned windows.

The property has contextual value as it assists in supporting, defining and maintaining the character of the area of Forest Hill north of St. Clair Avenue West as it developed in the early 20<sup>th</sup> century as a residential neighbourhood interspersed with institutional buildings. The Etta Flick House is placed on a corner lot with mature deciduous trees along the north edge of the property, complementing the treed setting of Upper Canada College on the north side of Lonsdale Road, opposite.

Heritage Attributes

The heritage attributes of the Etta Flick House related to its design or physical value as a well-crafted example of the Tudor Revival style are found on the exterior walls and roof. Rising 2½ stories, the structure features a rectangular plan with a long wall forming the north façade on Lonsdale Road. The house is clad with red brick and stucco and trimmed with brick, artificial stone and wood. The gabled hip roof has hipped dormers on the north and south slopes. On the north façade, attention is focused on the asymmetrically placed gabled jetty with wood strapwork. The main entrance is found at the base of the jetty where a round-arched wood door is set in a stone surround between a pair of diminutive flat-headed window openings with brick flat arches. To the left (east) of the entry, the wall is divided by a large artificial stone chimney embellished with a stone crest. On either side of the chimney, both stories contain flat-headed window openings with three-part multi-paned windows and, in the first floor, multi-paned transoms. At the east end of the wall, a pair of French doors is surmounted by a three-part window opening with strapwork. Flat-headed window openings with multi-paned windows are found in each storey at the west end, including the projecting northwest wing (which incorporates a garage). The pattern of flat-headed window openings with multi-paned windows continues on the side (east and west) elevations and rear (south) wall, which is

visible from Avenue Road. The enclosed porch on the east elevation is a more recent alteration that is not included in the Reasons for Listing. The mature deciduous trees along the north edge of the property are included in the heritage attributes.