

TORONTO STAFF REPORT

August 18, 2006

To: Toronto Preservation Board
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: Broadview Avenue Survey - Inclusion of 11 Properties on the City of Toronto
Inventory of Heritage Properties
Toronto-Danforth - Ward 30

Purpose:

This report recommends that City Council include 11 properties identified in the Broadview Avenue Survey 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 following 11 properties on the City of Toronto Inventory of Heritage Properties:
 - (i) 650 Broadview Avenue (David Wagstaff House);
 - (ii) 658 Broadview Avenue (Thomas Cruttenden House);
 - (iii) 662 Broadview Avenue (Frederick Hubbard House);
 - (iv) 664 Broadview Avenue (Robert Boyd House);
 - (v) 670 Broadview Avenue (John Treloar House);
 - (vi) 672 Broadview Avenue (Frederick Booz House);
 - (vii) 674 Broadview Avenue (Robert Fair House);
 - (viii) 678 Broadview Avenue (Green Gable Apartments);
 - (ix) 682 Broadview Avenue (William Hiltz House);
 - (x) 686 Broadview Avenue (George F. Smith House); and
 - (xi) 688 Broadview Avenue (Frank Hallman House); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Following research and evaluation, staff have determined that 11 properties between 650 and 686 Broadview Avenue merit inclusion on the City of Toronto Inventory of Heritage Properties. Within this group, the William Peyton Hubbard House at 660 Broadview Avenue is listed on the City's heritage inventory, along with the properties at 646 Broadview Avenue (James Harris House) and 648 Broadview Avenue (George Arlow House) directly south.

There is concern in the neighbourhood about the potential redevelopment of some of the properties, which form a historic precinct of house form buildings on the west side of Broadview Avenue, north of Montcrest Boulevard.

Comments:

A location map (Attachment No. 1), a historical overview about the area (Attachment No. 2), and photographs (with the Reasons for Listing in Attachment No. 3 A-K) are attached.

According to the Reasons for Listing, the 11 properties in Recommendation No. 1 consist of 10 house form buildings that have design and contextual importance as representative examples of early 20th century housing that create a historic precinct on the west side of Broadview Avenue, south of Danforth Avenue. The property at 678 Broadview Avenue contains an apartment building, dating to 1956, which contributes to the group of buildings through its scale and setback.

Conclusions:

It is recommended that City Council include the 11 properties identified in Recommendation No. 1 on the City of Toronto Inventory of Heritage Properties.

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List of Attachments:

Attachment No. 1 Location Map (Broadview Avenue Survey)
Attachment No. 2 Historical Overview (Broadview Avenue Survey)
Attachment No. 3 A-K Photographs and Reasons for Listing (Broadview Avenue Survey)



This location map is for information purposes only, and the exact boundaries of the properties are not shown. The highlighted properties at #646, 648 & 660 Broadview Avenue are included on the City of Toronto Inventory of Heritage Properties.



William Peyton Hubbard House at 660 Broadview Avenue

Present-day Broadview Avenue, originally known as Mill Road or Don Mills Road, was opened in the early 1800s to provide access to the industries along the east bank of the Don River at Todmorden Mills. The roadway was within the area bounded by the Don River and present-day Queen Street East, Broadview Avenue and Danforth Avenue, which comprised the farm lot granted to John Scadding, secretary to Lieutenant-Governor John Graves Simcoe. After Scadding's death in 1824, his estate retained most of his holdings until 1856, when the City of Toronto purchased the large portion north of present-day Gerrard Street East. While the municipality acquired the property as the future location of an "Industrial Farm, House of Refuge, and Jail for City and County" (where the Don Rail and Riverdale Hospital (Bridgepoint) are now found), the majority of the allotment was reserved for parkland. Riverdale Park, spanning both sides of the Don River, was officially opened by the City in 1880.

Residential development on the east side of the Don River was delayed because of the lack of access across the waterway. A bridge at Kingston Road (now Queen Street East) was in place during Scadding's lifetime, but Bell's Bridge at Gerrard Street East did not open until 1856. The annexation of Riverdale in 1884 brought additional services to the area. Beginning in the late 1880s, a streetcar line ran from downtown Toronto to Danforth Avenue via Gerrard Street and Broadview Avenue. The completion of the Prince Edward Viaduct across the Don Valley in 1918 led to the development of housing tracts east of Broadview Avenue. The subdivisions were promoted as "East Rosedale" and dubbed "Doctors' Row" because of the number of medical practitioners who moved to the neighbourhood.

The house form buildings on the west side of Broadview Avenue, north of Montcrest Boulevard, were developed between 1908 and 1916. The James Harris House (occupied by 1909) at #646 Broadview and the George Arlow House (completed by 1920) at #648 Broadview are included on the City of Toronto Inventory of Heritage Properties for their architectural significance as well-designed residences with Edwardian Classical features. Further north, the house form building at #660 Broadview (dating to 1909) is included on the Inventory and historically associated with William Peyton Hubbard, a founder of Toronto Hydro and the City of Toronto's first black alderman who was elected to 13 consecutive terms of office. This report recommends that 11 additional properties in the block be included on the City's heritage inventory. The 10 house form buildings have cultural heritage value as representative examples of early 20th century residential architecture reflecting the popular styles of the era. Contextually, the latter residences, as well as the property at #678 Broadview (where a mid-20th century apartment building replaced the original house), form a historic precinct that supports, maintains and defines the residential character of this section of Broadview Avenue.

Sources: Historical Walking Tour of the Danforth (1992) and The Danforth in Pictures (1979)



650 Broadview Avenue: David Wagstaff House

Description

The property at 650 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. While a building permit was issued for its construction in 1912, the house remained unfinished when the tax assessment rolls were compiled in 1913. The following year, the dwelling was occupied by David Wagstaff.

Statement of Cultural Heritage Value

The cultural heritage value of the David Wagstaff House is related to its design or physical value as a representative example of an early 20th century house form building that displays features derived from the Queen Anne Revival and Period Revival styles. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the David Wagstaff House related to its cultural heritage value as a representative example of an early 20th century house form building are found on the exterior walls and roof, with particular attention to the principal (east) façade on Broadview Avenue. The structure extends 2½ stories above a raised base with window openings. The building is clad with brick and trimmed with brick, stone and wood. The gable roof has flared eaves with shed roof dormers on the north and south slopes and a brick chimney on the south end. The gable end forms the principal (east) façade and displays half-timbering and a flat-headed window opening (the opening has been altered). The east façade is organized into two bays. The main entrance is found in the right

(north) bay behind an enclosed porch with a hip roof and columns (the porch has been altered). Above the entry, a flat-headed opening contains a double window with transoms. Attention is focused on the left (south) bay, where a two-storey multi-sided bay window displays quoins and flat-headed window openings set in stone surrounds. The side elevations (north and south) have two-storey three-sided bay windows and segmental-arched window openings. Not visible from the street, the rear (west) wall is not included in the Reasons for Listing.



658 Broadview Avenue: Thomas Cruttenden House

Description

The property at 650 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. The house form building was in place by May 1908 when the property was recorded for tax purposes. The residence was likely constructed by Thomas Cruttenden, Sr., a builder and the original occupant.

Statement of Cultural Heritage Value

The cultural heritage value of the Thomas Cruttenden House is related to its design or physical value as a representative example of an early 20th century house form building that blends features identified with the Queen Anne Revival and Period Revival styles. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the Thomas Cruttenden House related to its cultural heritage value as a representative example of an early 20th century house form building are found on the exterior walls and roof, with particular attention to the principal (east) façade on Broadview Avenue. Rising 2½ stories above a base with window openings, the structure has red brick cladding with brick, stone and wood detailing. The unusual hip roof has a cross-gable on the south end and a stepped parapet with a tall brick chimney on the north

side. The principal (east) façade steps forward in three sections. The main entrance is placed in the left (south) bay beneath a flat-headed window opening with a stone lintel and sill. The open verandah protecting the entry has a hip roof with extended eaves, dentils and full and semi-engaged columns with decorated capitals. Beside the door, an oval window in the first floor is surmounted by a small window opening with multiple voussoirs. At the north end of the east façade, a two-storey three-sided bay window has continuous lintels and sills. Above the bay window, a gabled jetty incorporates wood brackets, shingled cladding and a flat-headed opening containing a two-part window. On the south wall, a two-storey bay window is placed beneath the gable end of the roof. The north elevation has flat-headed window openings. Not visible from Broadview Avenue, the rear (west) wall is not included in the Reasons for Listing.



662 Broadview Avenue: Frederick Hubbard House

Description

The property at 662 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. The house form building was first recorded in the tax assessment rolls in August 1909. Frederick Langton Hubbard, the original owner and occupant, was a commissioner with the Toronto Transit Commission and the son of William Peyton Hubbard, who resided next door at #660 Broadview (the property is recognized on the City's heritage inventory). One of the founders of Toronto Hydro, William Hubbard was best known as Toronto's first black alderman, who served on City Council for 13 consecutive terms.

Statement of Cultural Heritage Value

The cultural heritage value of the Frederick Hubbard House is related to its design or physical value as a representative example of an early 20th century house form building that blends features of Queen Anne Revival and Edwardian Classical styling. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the Frederick Hubbard House related to its cultural heritage value as a representative example of an early 20th century house form building are found on the exterior walls and roof, with particular attention to the principal (east) façade on Broadview Avenue. The structure rises 2½ stories above a base with window openings. The gable roof displays brick chimneys and shed-roof dormers. At the east end, the gable has flared eaves, shingle cladding and a three-part window opening in the attic level. The design is dominated by a three-storey tower at the southeast corner. Covered by a pyramidal roof, the tower has segmental-arched window openings with brick flat arches and stone sills. On the principal (east) façade, the entrance is placed in the right (north) bay and flanked by sidelights. The entry is protected by an open verandah with a hip roof supported on brick piers with turned wood posts. A small segmental-arched window opening is placed beside the entry and surmounted by an identical opening in the second storey. Above the entry, a three-sided oriel window has a shingled roof. The south wall is marked by a two-storey bay window with shingled cladding. On the north elevation, a diminutive oriel window is asymmetrically placed beside segmental-arched window openings. Not visible from the street, the rear (west) wall is not included in the Reasons for Listing. The property contains a single-storey brick-clad coach house.



664 Broadview Avenue: Robert Boyd House

Description

The property at 664 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. Robert Boyd, a manager, was the original owner and occupant of the house when it was first recorded in the tax assessment rolls in August 1909.

Statement of Cultural Heritage Value

The cultural heritage value of the Robert Boyd House is related to its design or physical value as a representative example of an early 20th century house form building that blends elements from the Period Revival and Edwardian Classical styles. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the Robert Boyd House related to its cultural heritage value as a representative example of an early 20th century house form building are found on the exterior walls and roof, with particular attention to the principal (east) façade on

Broadview Avenue. Rising 2½ stories above a base with window openings, the structure is clad with red brick and trimmed with brick, stone and wood. The two-sided mansard roof has a brick chimney on the south end and, on the east slope, a pair of gabled dormers with pediments. A cornice extends beneath the eaves on the principal (east) façade, which is divided into two bays. In the left (south) bay, a two-storey three-sided bay window has segmental-arched window openings with brick flat arches and stone sills. The main entrance is placed in the right (north) bay, where it is flanked by sidelights and protected by an open porch with a shed roof. The side elevations (north and south) display segmental-arched window openings. Not visible from Broadview Avenue, the rear (west) wall is not included in the Reasons for Listing.



670 Broadview Avenue: John Treloar House

Description

The property at 670 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. While a building permit was issued for the site in April 1908, the house was not recorded in the tax assessment rolls until August 1909 when it was occupied by John Treloar, a manufacturer.

Statement of Cultural Heritage Value

The cultural heritage value of the John Treloar House is related to its design or physical value as a representative example of an early 20th century house form building that blends elements from the Period Revival and Edwardian Classical styles. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the Elizabeth Treloar House related to its cultural heritage value as a representative example of an early 20th century house form building are found on the exterior walls and roof, with particular attention to the principal (east) façade on Broadview Avenue. The structure extends 2½ stories above a raised base with window openings. The two-sided mansard roof covering the house has a dormer on the east slope. The principal (east) façade is organized into two bays. In the left (south) bay, a two-storey three-sided bay window has segmental-arched window openings with brick flat arches and stone sills. The main entrance is placed in a segmental-arched surround in the right (north) bay. The entry and the diminutive segmental-arched window opening beside it are protected by an open porch with brick piers, paired wood posts with brackets, and fretwork. A single segmental-arched window opening is found in the second storey above the entry. On the south wall, a wood-clad bay window is located in the first floor. The north and south elevations are marked by segmental-arched window openings. Not visible from the street, the rear (west) wall is not included in the Reasons for Listing.



672 Broadview Avenue: Frederick Booz House

Description

The property at 672 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. In June 1907, Frederick Booz, a clerk, was issued a building permit for this site, which listed “S. Smith” as the architect. The house was completed by May 1908 when it was first recorded in the tax assessment rolls.

Statement of Cultural Heritage Value

The cultural heritage value of the Frederick Booz House is related to its design or physical value as a representative example of an early 20th century house form building that displays elements from the Period Revival and Edwardian Classical styles. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the Frederick Booz House related to its cultural heritage value as a representative example of an early 20th century house form building are found on the exterior walls and roof, with particular attention to the principal (east) façade on Broadview Avenue. The 2½-storey structure displays red brick cladding with brick, stone and wood trim. The house is covered by a gable roof. The gable end facing

Broadview Avenue is enclosed and features extended eaves with a cornice and brackets. A segmental-arched window opening is placed in the attic storey. Beneath the gable, the principal (east) façade is divided into two bays. In the left (south) bay, a two-storey three-sided bay window has flat-headed window openings and wood cladding. The main entrance is located in the right (north) bay under an open porch with a gable roof supported on brick piers with multiple half-columns. Mock strapwork decorates the porch gable. A segmental-arched window opening with a brick flat arch and stone sill is placed in the second storey over the porch. The pattern and detailing of the fenestration is continued on the side elevations (north and south). Not visible from Broadview Avenue, the rear (west) wall is not included in the Reasons for Listing.



674 Broadview Avenue: Robert Fair House

Description

The property at 674 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. Robert Fair, an inspector with the City of Toronto, received a building permit for the site in July 1909. The permit listed Fair as the builder of the house, which was first recorded in the tax assessment rolls in August 1910.

Statement of Cultural Heritage Value

The cultural heritage value of the Robert Fair House is related to its design or physical value as a representative example of an early 20th century house form building that blends features from the Period Revival and Edwardian Classical styles. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the Robert Fair House related to its cultural heritage value as a representative example of an early 20th century house form building are found on the exterior walls and roof, with particular attention to the principal (east) façade on Broadview Avenue. Above a raised base with window openings, the 2½-storey structure

is clad with red brick and trimmed with brick, stone and wood. The two-sided mansard roof has flared eaves adorned with medallion blocks. A brick chimney is found on the south end, while a gabled dormer with a flat-headed opening containing a double window marks the east slope. The principal (east) façade is organized into two bays. The main entrance is found in the right (north) bay beneath a flat-headed window opening (the porch with a balcony is not original). To the left (south), a two-storey three-sided bay window has continuous stone lintels and sills. A bay window with wood detailing is placed on the north elevation, along with segmental-arched window openings and a secondary entry. Not visible from Broadview Avenue, the rear (west) wall is not included in the Reasons for Listing.



678 Broadview Avenue: Green Gable Apartments

Description

The property at 678 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. Following the issuance of a building permit in April 1907, James Wickett built and occupied a house form building that was completed by May 1908. The residence was replaced by the current apartment building. First recorded in the city directories in 1956 as “Green Gable Apartments,” the name of the building was later changed to Broadview Mansions Apartments.

Statement of Cultural Heritage Value

The cultural heritage value of the Green Gable Apartments is related to the building’s contextual value as it contributes through its scale and setback to the group of early 20th century house form buildings that define, support and maintain the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the Green Gable Apartments related to the building's contextual value in contributing to the historic precinct along Broadview Avenue are found on the principal (east) façade and the roof above. Rising five stories under a flat roof and featuring buff brick cladding, the east façade places the main entrance in the centre of the first floor, with strip windows and corner balconies in the upper stories.



682 Broadview Avenue: William Hiltz House

Description

The property at 682 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. In April 1908, William W. Hiltz, a builder, received a building permit to construct the house. The building was completed by the time the tax assessment roll was compiled in August 1909, when Hiltz was shown as the owner and occupant of the residence.

Statement of Cultural Heritage Value

The cultural heritage value of the William Hiltz House is related to its design or physical value as a representative example of an early 20th century house form building designed with features of the Colonial Revival and Edwardian Classical styles. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the William Hiltz House related to its cultural heritage value as a representative example of an early 20th century house form building are found on the exterior walls and roof, with particular attention to the principal (east) façade on Broadview Avenue. Rising 2½ stories, the structure is covered by a steeply-pitched truncated hip roof with a gabled dormer on the east slope, tall brick corner chimneys, and extended eaves with a dentilled cornice. The house features red brick cladding with

brick, stone and wood trim. The principal (east) façade is symmetrically organized, with a central entrance flanked by sidelights. The entry is protected by a two-storey Classically-decorated porch that is enclosed in the second storey. Columns support an entablature with a segmental-arched pediment that is surmounted by a gabled parapet. On either side of the porch, the bow windows in the first storey are surmounted by flat-headed window openings with two-part windows in the upper floor. The side elevations (north and south) continue the decorative features. Not visible from Broadview Avenue, the rear (west) wall is not included in the Reasons for Listing.



686 Broadview Avenue: George F. Smith House

Description

The property at 686 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. The house form building was in place by August 1909 when the tax assessment roll was recorded. George F. Smith, a teacher, was the original owner and occupant.

Statement of Cultural Heritage Value

The cultural heritage value of the George F. Smith House is related to its design or physical value as a representative example of an early 20th century house form building that blends features of the Queen Anne Revival and Period Revival styles. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the George F. Smith House are found on the exterior walls and roof, with particular attention to the principal (east) façade on Broadview Avenue. Rising 2½ stories, the structure is clad with red brick and trimmed with brick, stone, wood and stucco. Steeply-pitched gable roofs cover the main body of the house and the east wing. Shed roof dormers are placed on the north and south slopes, and a tall brick

chimney is found on the south end. The gable ends of the roof feature mock strapwork, and the east gable has flared eaves with a window opening in the attic level. The design of the house is focused on the multi-sided tower with a pyramidal roof that anchors the southeast corner. The tower has segmental-arched window openings with brick flat arches and stone sills. The roof protecting the second storey of the tower has flared eaves. The main entrance is placed near the base of the tower where it is protected by an open shed-roof porch with brick pedestals and wood columns. The principal (east) façade is extended by the east wing, which displays a flat bay window in the first floor and a pair of flat-headed openings with three-part windows and stone lintels and sills in the second storey. An oval window with multiple voussoirs is found on the south wall of the east wing. The pattern and detailing of the fenestration continues on the side elevations (north and south) with square bay windows and segmental-arched window openings. Not visible from the street, the rear (west) wall is not included in the Reasons for Listing.



688 Broadview Avenue: Frank Hallman House

Description

The property at 688 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. William W. Hiltz, a contractor who built and occupied the neighbouring house at #682 Broadview, was the original owner of the site. He sold the vacant lot to Frank A. Hallman, who commissioned the house prior to May 1916 when it was first recorded in the tax assessment rolls.

Statement of Cultural Heritage Value

The cultural heritage value of the Frank Hallman House is related to its design or physical value as a representative example of an early 20th century house form building that blends features from the Period Revival and Edwardian Classical styles. The building has contextual value as it assists in defining, supporting and maintaining the residential character of the west side of Broadview Avenue, north of Montcrest Boulevard. The group of 10 house form buildings and the apartment building at #678 Broadview form a historic precinct north of the recognized heritage properties at #646 Broadview (James Harris House) and #648 Broadview (George Arlow House).

Heritage Attributes

The heritage attributes of the Frank Hallman House related to its cultural heritage value as a representative example of an early 20th century house form building are found on the exterior walls and roof, with particular attention to the principal (east) façade on Broadview Avenue. The structure rises 2½ stories beneath a steeply-pitched gable roof

with tall brick chimneys on the north and south slopes. The gable end of the roof that faces east toward Broadview Avenue is enclosed as a pediment with extended eaves and oversized wood brackets. The window opening in the attic level is set in a wood surround with an entablature. Beneath the gable, the principal (east) elevation is organized in two parts. In the left (south) bay, a wide three-sided bay window rises two stories under an entablature. Its flat-headed window openings have continuous lintels and sills. The main entrance is found in the right (north) bay where it is protected by an open verandah with brick pedestals, multiple half-columns, and a flat roof with a balcony. Above the entry, a single door provides access to the balcony, and an oval window with voussoirs is placed beside it. The pattern and detailing of the fenestration is continued on the side walls (north and south), and a single wood-clad oriel window highlights the north elevation. Not visible from the street, the rear (west) wall is not included in the Reasons for Listing.