

Authority: Toronto and East York Community Council Item TE15.12, as adopted by City of Toronto Council on May 3, 4 and 5, 2016

**CITY OF TORONTO**

**BY-LAW No. 692-2016**

**To designate the property known municipally as 201 Crawford Street (the John Harkins House) as being of cultural heritage value or interest.**

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 201 Crawford Street, (the John Harkins House) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 201 Crawford Street, and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 201 Crawford Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 201 Crawford Street, and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on July 15, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE "A"**  
**REASONS FOR DESIGNATION**  
**(STATEMENT OF SIGNIFICANCE)**

The property at 201 Crawford Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Located on the east side of Crawford Street, south of Dundas Street West, and adjoining Trinity-Bellwoods Park, the 2½-storey house form building was constructed in 1907 according to the designs of Toronto architect R. J. Edwards. The house was commissioned by John A. Harkins (1863-1944), business manager of the "Mail and Empire" newspaper (a forerunner to "The Globe and Mail"), whose family retained the site until 1945. The property at 201 Crawford was listed on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in 1976.

Statement of Significance

The property at 201 Crawford Street has cultural heritage value for its design as a well-crafted example of the Period Revival style applied to an early 20th century house form building. Inspired by English medieval architecture and influenced by the Arts and Crafts Movement, the Period Revival features that distinguish the John Harkins House include the extended, flared and bracketed eaves and the dormers on the gable roof, as well as the multi-sided bay window overlooking Crawford Street.

The associative value of the John Harkins House is through its connection to Toronto architect, R. J. Edwards, who designed the building. While Edwards's portfolio included a wide range of building styles and types, amongst his best-known commissions is St. George's Hall (1892, and now the Arts and Letters Club), a National Historic Site on Elm Street in Toronto. However, he was also part of a community of artists and architects inspired by the Arts and Crafts Movement who designed their personal residences on Indian Road in Toronto's west end, and whose influence is found in the John Harkins House.

Contextually, the property at 201 Crawford Streets is valued for its role in defining, supporting and maintaining the historical character of the Trinity-Bellwoods neighbourhood as it developed in the late-19th and early-20th centuries as a residential subdivision at the west end of the city. The John Harkins House is historically and visually linked to its setting on Crawford Street where, with its vintage, craftsmanship and appearance, it stands out in the residential block.

Heritage Attributes

The heritage attributes of the John Harkins House at 201 Crawford Street are:

- The placement, setback and orientation of the building on the east side of Crawford Street
- The scale, form and massing of the 2½-storey rectangular-shaped plan on the raised base with the window openings
- The materials, with the brick cladding and the brick, stone and wood detailing

- The gable roof, with the extended and returned eaves with the brackets, the brick end chimneys (north and south), and the three shed-roofed dormers (the centre dormer is an addition)
- The principal (west) elevation, which is arranged into three bays with the main entrance in the centre
- The main (west) entrance, where the single door with the fanlight insert is set in a segmental-arched surround with a sidelight
- On the west elevation where it protects the main entrance, the single-storey open porch with the shed roof with extended eaves and brackets, and the classical detailing
- The fenestration on the west elevation, with the two-storey five-sided bay window in the north (left) bay, the small segmental-arched two-part window opening over the entrance and, in the south (right) bay, the large segmental-arched three-part window opening with the transom in the first floor, with the flat-headed three-part window opening in the second storey above
- The wood detailing on the window openings, and the multi-paned windows in some of the openings on the principal (west) elevation that are characteristic of the era
- On the side elevations (north and south), which are viewed from Crawford Street, the segmental-arched window openings with the brick and stone detailing that are placed according to the interior arrangement, and some of which contain two-part windows

**SCHEDULE "B"**  
LEGAL DESCRIPTION

PIN 21245-0050(LT)

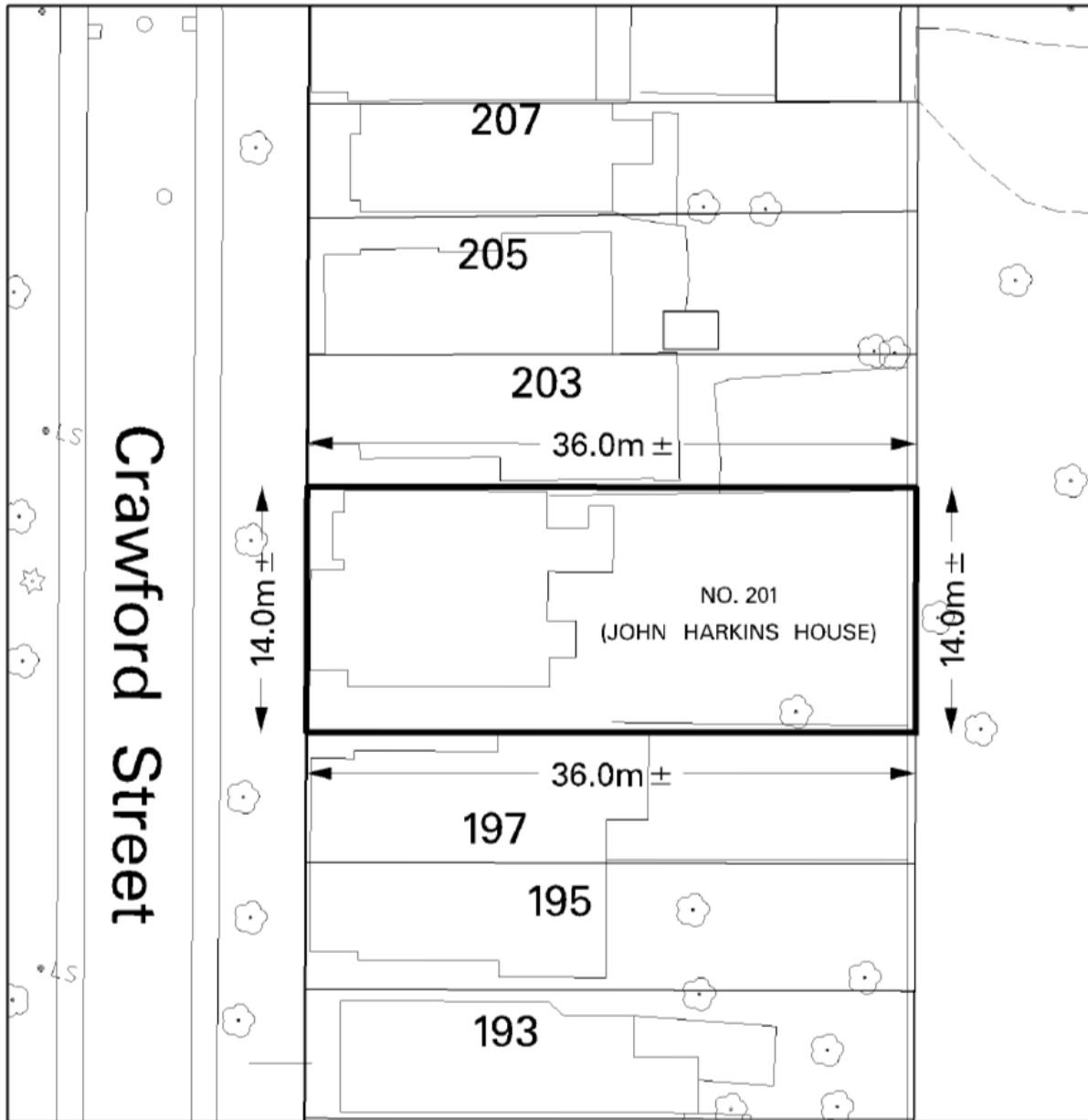
PT LT 5-6 BLKC C PL 399 CITY WEST AS IN CA705752

City of Toronto, Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2016-058 dated April 22, 2016, as set out in Schedule "C".

SCHEDULE "C"



NOTE:  
THIS SKETCH IS NOT  
A PLAN OF SURVEY  
AND HAS BEEN COMPILED  
FROM SURVEY NOTES AND  
OFFICE RECORDS, IT SHALL  
NOT BE USED EXCEPT FOR  
THE PURPOSE INDICATED  
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE  
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 201 CRAWFORD STREET  
(JOHN HARKINS HOUSE)

LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 19 – TRINITY-SPADINA  
DATE: APRIL 22, 2016

SKETCH No. PS-2016-058