

Authority: North York Community Council Item NY29.27, as adopted by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009

## CITY OF TORONTO

### BY-LAW 15-2019

**To designate the property at 4700 Keele Street (Hoover 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 4700 Keele Street (Hoover 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 4700 Keele 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 no notice of objection was served upon the Clerk of the municipality; and

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

The Council of the City of Toronto enacts:

1. The property at 4700 Keele Street more particularly described in Schedule B 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 4700 Keele 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 December 13, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A****STATEMENT OF SIGNIFICANCE  
REASONS FOR DESIGNATION**Description

The Abraham Hoover House on the Keele Campus of York University is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. The Abraham Hoover House (circa 1850) is a 1½-storey house form building with additions that is located at the west end of Hoover Road in the southwest area of the Keele Campus. The Abraham Hoover House is included on the City of Toronto Inventory of Heritage Properties.

Statement of Cultural Heritage Value

The Abraham Hoover House is located on the Keele Campus of York University, a significant institution in the City of Toronto that contributed to the growth in the 1960s of Canadian post-secondary education and the establishment of new university campuses outside traditional urban centres. After receiving its charter in 1959, York University offered its first classes at the University of Toronto (with which it was affiliated until 1965) before opening a campus at North York's Glendon Hall. As part of its development plans, in 1962 York University received over 400 acres of provincially-owned farmland near the southwest corner of Steeles Avenue West and Keele Street in North York as the site of the Keele Campus. According to the master plan that guided development on the campus, the Abraham Hoover House was one of four historic buildings preserved on the site. With the official opening of the Keele Campus in October 1965, the Abraham Hoover House was retained in its original setting and used for faculty housing.

Historically, the Abraham Hoover House is associated with one of North York's pioneer families. Abraham was the son of Christian Hoover, who moved to York Township from Pennsylvania and acquired Lot 23, Concession 4 West, between Keele and Jane streets in 1826. Family records indicate that the 1½-storey frame house was in place by 1848, and the building was recorded in the Decennial Census of 1851 when it was occupied by Abraham Hoover. Extended over time, the dwelling remained in the Hoover family until the 1930s. The Abraham Hoover House is significant as one of the oldest surviving buildings in Toronto.

The Abraham Hoover House is an important example of a mid-19<sup>th</sup> century farmhouse that was altered over time to meet the needs of its inhabitants. The dwelling is a good example of early frame construction, and recalls its Pennsylvania-German origins in its scale, raised stone foundation and medium-pitched gable roof with returned eaves. The Abraham Hoover House displays the only documented use of late 19<sup>th</sup> century board-and-batten cladding on a historical building in North York, with the material added to the structure following the construction of the rear (east) wings. The wraparound wood verandah is another important surviving attribute that relates to the extension of the original dwelling.

Standing in its original location overlooking Black Creek, the Abraham Hoover House recalls the historical character of Kaiserville, the Pennsylvania-German farming community that developed near the corner of Steeles Avenue West and Jane Street in the early 1800s. For nearly half a century, the Abraham Hoover House has contributed to the Keele Campus of York University.

#### Heritage Attributes

The heritage attributes of the Abraham Hoover House are:

- The scale, form and massing
- Above a raised rubblestone foundation, the 1½-storey T-shaped plan composed of the main body of the house (west) and the wings (east)
- The materials, with wood, stone and glass
- The medium-pitched gable roof with returned eaves, wood mouldings and chimneys on the main body, and the offset gable on the south end of the east wing
- The main entrance, which is located on the south elevation and features a doorcase with wood moulding, a six-panel door, and a glazed transom and sidelights
- The paneled exterior doors
- The fenestration, with flat-headed window openings and casement windows on the main body of the house, the round-arched window opening on the south elevation of the adjoining wing, and the six-over-six sash windows in some of the openings
- The board-and-batten cladding, and the verandahs on the south and east with bellcast roofs with curved rafters and chamfered posts
- On the interior, the side hall plan, the central staircase with newel post, the timber-beam ceilings, the wainscoting in the entrance hall and southwest room, the original fireplace surround in the southwest room, the built-in cupboards on the second floor, the paneled wood doors, the moulded door and window surrounds, and the plank floors
- The setting of the building in landscaped open space overlooking Black Creek

**SCHEDULE B**

LEGAL DESCRIPTION

PIN 10245-0516

Part of Lot 23, Concession 4, WYS, designated as Parts 8 and 11, Plan 66R-28407

City of Toronto Province of Ontario

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