

Authority: Toronto and East York Community Council  
Item TE7.29, as adopted by City of Toronto Council on  
July 16, 17 and 18, 2019

## **CITY OF TORONTO**

### **BY-LAW 1634-2019**

**To designate the property at 28 Bracken Avenue 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 28 Bracken Avenue 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 lands and premises known as 28 Bracken Avenue 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 website 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 28 Bracken Avenue, 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 28 Bracken Avenue at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website 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 November 27, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A****STATEMENT OF SIGNIFICANCE  
REASONS FOR DESIGNATION  
28 BRACKEN AVENUE**Reasons for Designation

The property at 28 Bracken Avenue, containing a house-form building 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.

Description

Located in the Balmy Beach neighbourhood on the north side of the street between Kingswood and Bingham Avenues, the property at 28 Bracken Avenue contains a two-and-a-half storey house-form building constructed in 1915-16 and first owned by Clara and Arthur G. Hill. Located on a corner lot, the house includes garage facing Bingham Avenue and at one time also included a tennis court which was located at 26 Bracken Avenue. The property is within close proximity to the Kingswood Road South Heritage Conservation District which is located south of Bracken Avenue.

Statement of Cultural Heritage Value

The Clara and Arthur G. Hill house, with its complementary garage, has design value as an excellent representative of the Arts and Crafts Movement, rendered in the Shingle Style, evident in the complex massing, sweeping roofs, combination of gable and hip dormers, projecting bay window, deep verandah with buff brick and shingle cladding. A high degree of craftsmanship and artistic merit is shown in the construction of the house which skillfully resolves the complex massing through expert design and carpentry. Further artistic merit is seen in the detailing of the flaring eaves with the tapered rafters ends and the unusual verandah supports with their combination of tripled brick piers of varying heights. The gate posts at the entrance walkway and the garage structure to the north have been built to be consistent with the materials, forms, craftsmanship and detailing of the house, contributing to the overall design value of the property.

As one of the earliest houses on Bracken Avenue, the Hill house is valued for its historic association with the early 20th-century development of the Balmy Beach neighbourhood. The house has historical and associative value as it was the home of Kildare Dobbs, the well-known Irish-Canadian poet and novelist and Member of the Order of Canada, and Kathleen Ptolemy, who served as the Secretary of the Canadian Council of Refugees.

Located at the corner of Bracken and Bingham Avenues in the heart of the Balmy Beach neighbourhood and the adjacent Kingswood Road South HCD, the Hill House with its Arts and Crafts architecture and Shingle Style details has contextual value as it defines and maintains the Arts and Crafts character of the residential architecture of this neighbourhood including a fine collection of houses on Bingham Avenue and Kingswood and Scarborough roads. Constructed in 1915-1916 and the second house to be completed on Bracken Avenue, Hill house is functionally,

historically and visually linked to its surroundings. Prominently sited on its corner lot and viewed from two streets, the house, with its complex massing of roofs, dormers and deep verandah and its finely crafted details is a local architectural landmark.

#### Heritage Attributes

The heritage attributes of the property at 28 Bracken Avenue are:

- The setback, placement and orientation of the house and garage on the property at the north-west corner of Bracken and Bingham avenues
- The scale, form and massing of the two-and-a-half storey house-form building which includes the sweeping gable roof, with its gable and hipped roof dormers and its extension over the first floor porch, the roof skirt which is featured on parts of all four elevations, including the gable dormer and the projecting double storey bay window on the south elevation, and the brick chimneys on the east and west elevations
- The projecting eaves of the roofs which feature tapered rafter tails
- The supporting piers for the verandah which include brick piers of two heights, with square stone caps, supporting square posts with moulded bases and capitals and the additional brick piers set in front of the verandah piers to either side of the entrance to the verandah which are used to support planters
- The wood handrails on the stairs and verandah
- The wood beams supporting the verandah roof with their decorative dentil course
- The brick cladding of the first storey and shingle cladding of the upper two stories
- The design of the elevations with single window openings which combine single, triple and quadruple lights including the second floor window in the bay which combines lights with a wider central opening
- The window heads which have arched brick headers on the ground floor and flat openings on the second and third floors surrounded by wood frames with a projecting cornice element
- The third floor window opening in the gable dormer which features a small shingled roof, eaves with projecting tapered rafter tails
- The scale form and massing of the garage with its gable roof and roof skirting
- The cladding materials of the garage including the brick and shingles
- The window in the gable of the garage with its three openings, wood cornice and mouldings and projecting shingled roof
- The pair of brick piers with stone caps set on the south edge of the property at the sidewalk, marking the entry path to the main (south) entrance

**SCHEDULE B**  
LEGAL DESCRIPTION

PIN 21009-0420 (LT)  
LOT 134, REGISTERED PLAN 1408

City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)