

Authority: Toronto and East York Community Council
Item TE7.4, as adopted by City of Toronto Council on
July 16, 17 and 18, 2019

CITY OF TORONTO

BY-LAW 1640-2019

To designate the property at 478 Huron Street 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 478 Huron Street 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 478 Huron 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 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 478 Huron 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 478 Huron Street 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
478 HURON STREET**

The property at 478 Huron 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.

Description

Located on the west side of the street, north of Bloor Street West, the property at 478 Huron Street contains a two-and-a-half storey house, designed by the architect John Gemmel and constructed in 1888. The first owner-occupants were John H. and Eliza A. Armstrong. Following the demolition in 1963 of the George Campbell Pidgeon house at 476 Huron Street to make way for the construction of the new TTC Bloor-Danforth subway line, 478 Huron Street was acquired by the Bloor Street United Church trustees, named to continue the association with Dr. Pidgeon, and used as an ancillary structure for church community functions and to provide accommodation for the church caretaker. From the early 2000s the house has been rented for office use. In 1974, the property was included on the City's inaugural inventory and was one of 400 properties identified for its heritage value.

Statement of Cultural Heritage Value

The property at 478 Huron Street has design value as a fine representative example of a typical Annex house in the Richardsonian Romanesque style, predominant in Toronto in the late 19th century and evident in the picturesque massing and rooflines, stone, brick and terracotta-shingle cladding and in the variety of architectural details. The George Campbell Pidgeon house retains many fine details including the mullion patterning, wood details and stained glass of the windows, the brick and stone relief work and the skillful manipulation of the massing evident in the fine proportions and the curving stone wall leading to the recessed entrance.

Constructed in 1888, the property at 478 Huron Street is valued for its association with the early history of the Annex neighbourhood, and as one of the earliest houses on Huron Street, it represents the residential development which would give the Annex its defining character. It is also valued for its association with the Bloor Street United Church and Dr. George Campbell Pidgeon, who from 1915-1948 provided leadership through the union with the United Church, ecumenism and community outreach at a local and global scale.

The property is valued as it, and the adjacent semi-detached houses at 480-482 Huron Street, reflect the work of the architect John Gemmel, partner in the distinguished and prolific Toronto firm of Smith & Gemmel, designers of over one hundred ecclesiastical, institutional and commercial buildings, including Knox College. Gemmel was a founder of the Ontario Association of Architects (OAA), was elected president of the OAA in 1904 and became a frequent contributor to the Canadian Architect and Builder.

Contextually, the Pidgeon House has cultural heritage value for its importance in defining and maintaining the historic Annex residential neighbourhood which is characterized by elaborately massed and richly detailed late-19th and early-20th century detached and semi-detached houses. As one of the earliest houses constructed on Huron Street north of Bloor Street, the house at 478 Bloor Street (one of three in a row designed by John Gemmel) is physically, visually and historically linked to the neighbourhood.

Heritage Attributes

The heritage attributes of the George Campbell Pidgeon house are:

- The setback, placement and orientation of the house-form building on its property on the west side of Huron Street north of Bloor Street West
- The setting of the house on the property with a landscaped area in front of the principal (east) elevation facing Huron Street, including lawn, a tree and shrubs and a walkway to the front door
- The scale, form and massing of the two-and-a-half storey house on a raised basement with its rectangular plan with a projecting front bay, recessed entrance with a porch, projecting bay on the south elevation with intersecting gable roofs and two chimneys
- The materials which include rusticated stone, red brick with redbrick mortar, and terracotta shingles and wood bargeboards
- The architectural details which include the corbels supporting the lintel over the basement window in the east elevation, the stone string courses which acts as windows sills at the second storey, the stone capital with Romanesque carving on the pier at the front porch, the grid pattern of bricks under the principal window on the east elevation of the second floor level, the curving stone wall at the front entry, the projecting chimney on the south elevation with the decorative brick corbels and the terracotta shingle in the gable on the south elevation and the gable bargeboard
- The windows on the principal (east) elevation which include three stained glass panels in the transom of the principal elevation on the first floor, at the second floor principal window, the pattern of openings with a wide central glazed section with wood colonettes flanked by two narrow opening sections with a transom of gridded mullions above with a decorative wood frieze including a dentil course and at the third level, the projecting oriel window with central opening framed by square panes framing a large glazed rectangle
- Adjacent to the front door, a small stained glass window facing north
- On the side (south) elevation the arrangement of windows including the pair of small openings at the first floor level, the rectangular openings in the canted wall on the first, second and third floor level and the arched window on the second floor level
- On the side (north) elevation, the first floor stained glass window
- The principal entry door on the east elevation with its fielded and bevelled panels and glazed panel
- The doorbell adjacent to the front entry
- The plaque at the front door which says "Bloor Street United Church Geo. C Pidgeon House"

SCHEDULE B
LEGAL DESCRIPTION

PIN 21212-0057 (LT)
PART OF LOT 48 W/S HURON STREET, REGISTERED PLAN M2

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