TORONTO

STAFF REPORT
ACTION REQUIRED

Amending of Designating By-laws – 1 Austin Terrace and 328 and 330 Walmer Road

Date:	November 19, 2012
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 21 (St. Paul's) and Ward 22 (St. Paul's)
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\January 22 2013\teHPS53

SUMMARY

This report recommends that City Council amend former City of Toronto Bylaws 545-87 (1 Austin Terrace), 546-87 (330 Walmer Road), and 181-91 (328 Walmer Road) designating the properties under Part IV, Section 29 of the Ontario Heritage Act to revise the Reasons for Designation in accordance with the 2005 changes to the Ontario Heritage Act. The sites contain Casa Loma, Pellatt Lodge and the Casa Loma Stables, which are owned by the City of Toronto and operated as a tourist attraction.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend By-law No. 545-87 of the former City of Toronto under Section 30.1 of the Ontario Heritage Act to revise the Reasons for Designation to explain the cultural heritage value or interest of the property at 1 Austin Terrace (Casa Loma) and describe its heritage values.

2. City Council amend By-law No. 546-87 of the Former City Toronto under Section 30.1 of the Ontario Heritage Act to revise the Reasons for Designation to explain the cultural heritage value or interest of the property at 330 Walmer Road (Casa Loma Stables) and describe its heritage values.

3. City Council amend By-law No. 181-91 of the former City of Toronto under Section 30.1 of the Ontario Heritage Act to revise the Reasons for Designation to

explain the cultural heritage value or interest of the property at 328 Walmer Road (Pellatt Lodge) and describe its heritage values.

4. City Council authorize the City Solicitor to introduce the necessary bill in Council amending By-law 545-87 of the former City of Toronto pursuant to Part IV, Section 30.1 of the Ontario Heritage Act.

5. City Council authorize the City Solicitor to introduce the necessary bill in Council amending By-law 546-87 of the former City of Toronto pursuant to Part IV, Section 30.1 of the Ontario Heritage Act.

6. City Council authorize the City Solicitor to introduce the necessary bill in Council amending By-law 181-91 of the former City of Toronto pursuant to Part IV, Section 30.1 of the Ontario Heritage Act.

7. If there are no objections to the amending of the designating by-laws in accordance with Section 30(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

8. If there are objections in accordance with Section 30(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the amending of the designating by-laws to the Conservation Review Board.

9. If the amending of the designating by-laws is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.

Financial Impact
There are no financial implications resulting from the adoption of this report.

DECISION HISTORY
The property at 1 Austin Terrace (Casa Loma) was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973 and designated under Part IV, Section 29 of the Ontario Heritage Act in August 1987 by By-law 545-87. The neighbouring property at 330 Walmer Road, containing the Casa Loma Stables, was included on the City's heritage inventory in December 1975 and designated under Part IV, Section 29 of the Ontario Heritage Act in August 1987 by By-law 546-87. Pellatt Lodge at 328 Walmer Road, which is also associated with the Casa Loma estate, was added to the City's heritage inventory in December 1975 and designated under Part IV, Section 29 of the Ontario Heritage Act in March 1991 by By-law 181-91.

ISSUE BACKGROUND
Casa Loma and the surviving estate buildings adjoining it comprise a group of significant heritage properties in Toronto. The original by-laws designating the properties at 1

Austin Terrace and 328 and 330 Walmer Road were passed over 20 years ago. It is important that the Reasons for Designation, which assist in guiding changes to the sites, be updated to reflect all of the heritage values and attributes for each property, including interior features and the key views to and from the Casa Loma estate.

Heritage Preservation Services staff have met with the staff of the Casa Loma Corporation and the City's Cultural Services to review the amended Reasons for Designation and address any concerns.

COMMENTS

A location map and photograph is attached for each of the three properties at 1 Austin Terrace and 328 and 330 Walmer Road (Attachments Nos. 1-3), as well as the original Reasons for Designation (Attachments Nos. 4-6). Staff have prepared a Heritage Property Research and Evaluation Report for each site (Attachments Nos. 10-12).

The amended Reasons for Designation are appended as Attachments Nos. 7-9. The 2012 revisions contain a statement of cultural heritage value and a list of heritage attributes that relate to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation following the 2005 amendments to the Ontario Heritage Act.

CONTACT

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SIGNATURE

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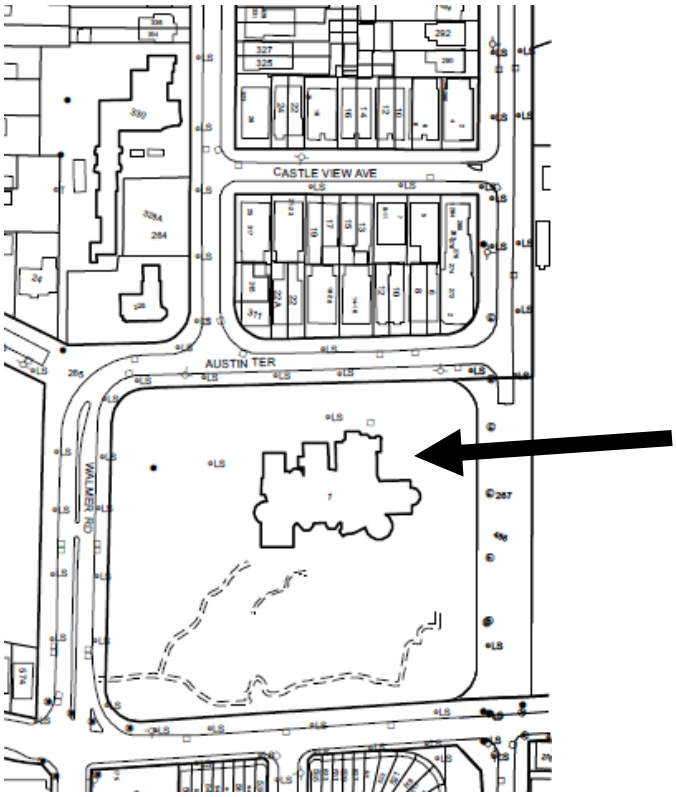
Robert Freedman
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map and Photograph, 1 Austin Terrace
Attachment No. 2 – Location Map and Photograph, 328 Walmer Road
Attachment No. 3 – Location Map and Photograph, 330 Walmer Road
Attachment No. 4 – Original Reasons for Designation, 1 Austin Terrace
Attachment No. 5 – Original Reasons for Designation, 328 Walmer Road

Attachment No. 6 – Original Reasons for Designation, 330 Walmer Road
Attachment No. 7 – Amended Reasons for Designation, 1 Austin Terrace
Attachment No. 8 – Amended Reasons for Designation, 328 Walmer Road
Attachment No. 9 – Amended Reasons for Designation, 330 Walmer Road
Attachment No. 10 – Heritage Property Research and Evaluation Report, 1 Austin Terrace
Attachment No. 11 – Heritage Property Research and Evaluation Report, 328 Walmer Road
Attachment No. 12 – Heritage Property Research and Evaluation Report, 330 Walmer Road

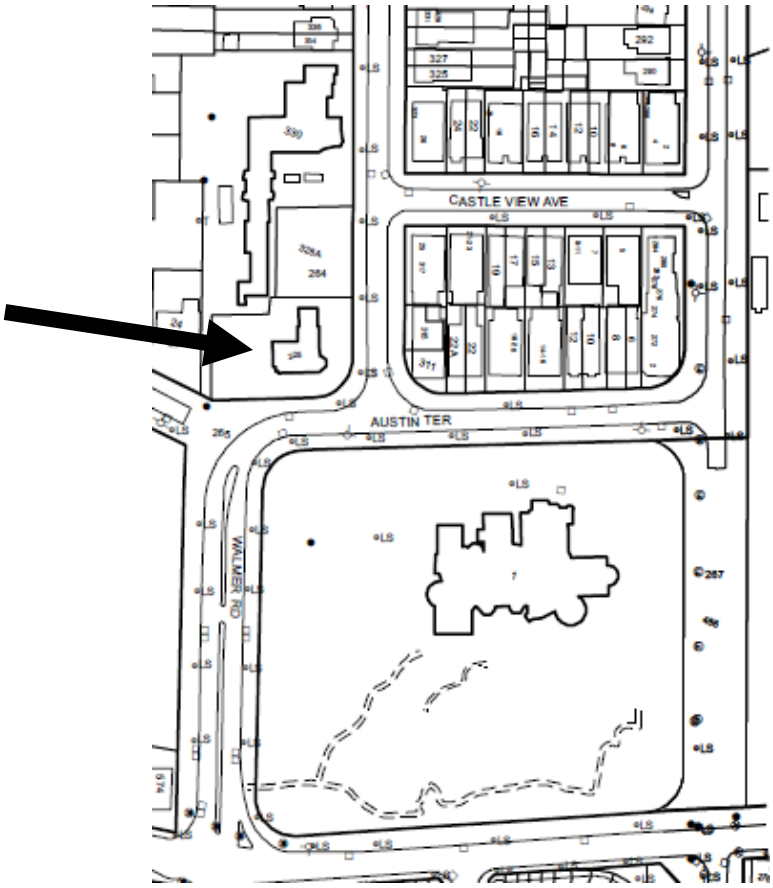
LOCATION MAP & PHOTOGRAPH: 1 AUSTIN TERRACE ATTACHMENT NO. 1



This location map is for information purposes only; the exact boundaries of the property at not shown. The **arrow** marks the location of the site



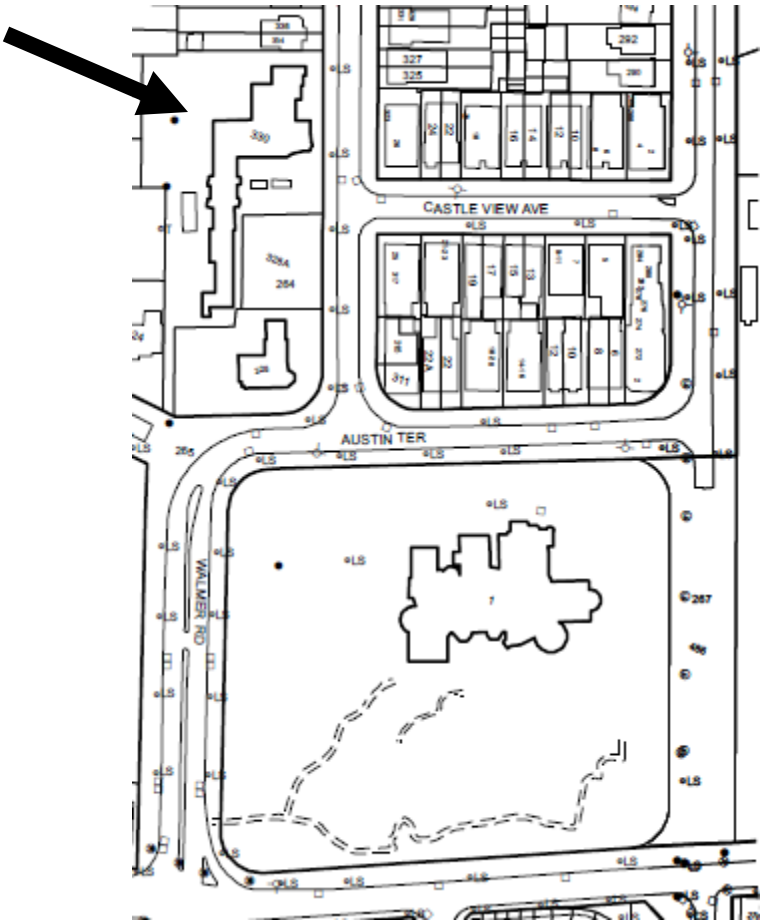
LOCATION MAP & PHOTOGRAPH: 328 WALMER ROAD ATTACHMENT NO. 2



This location map is for information purposes only; the exact boundaries of the property are not shown. The **arrow** marks the location of the site



LOCATION MAP & PHOTOGRAPH: 330 WALMER ROAD ATTACHMENT NO. 3



This location map is for information purposes only; the exact boundaries of the property are not shown. The **arrow** marks the location of the site



ORIGINAL REASONS FOR DESIGNATION: ATTACHMENT NO. 4
1 AUSTIN TERRACE

Casa Loma

The property at No. 1 Austin Terrace (Casa Loma) is designated on architectural and historical grounds. Sir Henry Pellatt, one of Toronto's most flamboyant and influential figures commissioned Architect, E.J. Lennox, to design this extravagant castle-like residence, now a major Toronto landmark. Work on the castle began in 1910. In 1913 the Pellatts moved into their splendid new residence. Pellatt, a successful stockbroker, helped develop hydro-electric power in Ontario and introduced electric street-cars to this city. He was commander of the Queen's Own Rifles for twenty years and received a knighthood for his work with the Canadian militia. His wife, Lady Pellatt, helped found the Girl Guides in Canada. Pellatt's vast personal fortune allowed him to build the largest house in Canada.

Constructed of Credit Valley sandstone laid in random courses with white cast-stone trim, its fanciful design was influenced by Medieval and early Renaissance architecture. Three towers rise above the three-storey house: a squared north tower above the entrance hall; a round west tower, five storeys high, known as the Norman Tower; and to the east, the far more dramatic Scottish Tower rising to a stepped conical roof. Between the towers is a series of bays, turrets, oriels, balconies and banks of casement windows, punctuated by chimneys, all carefully planned to create a picturesque appearance. A large terrace exists along the south facade overlooking the escarpment landscape.

The interior is on a grand scale. Important spaces are the Great Hall, the drawings rooms, particularly the oak drawing room, billiards room, library, dining room and conservatory. The second floor suites of rooms, including those for Sir Henry Pellatt and his wife are also important, as are all other public spaces in the building. An impressive field-stone and cast stone fence surrounds the property.

Casa Loma with its commanding view overlooking the city is a major landmark and a unique and important architectural feature of Toronto.

City of Toronto By-law No. 545-87 (August 10, 1987)

ORIGINAL REASONS FOR DESIGNATION: ATTACHMENT NO. 5
328 WALMER ROAD

Pellatt Lodge

The property at 328 Walmer Road designated for architectural and historical reasons. Pellatt Lodge was constructed in 1905 as part of the estate buildings (with stables, greenhouses, and boiler plant) designed by Toronto architect E. J. Lennox for Sir Henry Pellatt. Pellatt, a financier, soldier and philanthropist who was knighted by King Edward VII, accumulated over 20 acres of land on Davenport Hill as the setting for his palatial residence, Casa Loma (built 1909-13). Pellatt Lodge was occupied by Colonel Reginald Pellatt, Sir Henry's only son.

The two-storey residence, constructed in red-brown brick with cast stone trim, shared the materials and stylistic sources of the other secondary estate buildings, of which only the stables survive. Pellatt Lodge is designed in the Period Revival style, blending Chateauesque elements with the features of French country "manoirs". On the principal (south) facade, a recessed entrance and a triple-sash multi-paned window are flanked by two-storey octagonal towers with paired fenestration and conical roofs. Other openings throughout have single or six-over-one sash windows, many with quoined surrounds. The main body of the structure is covered by a high steeply-pitched hip roof with an oversized hipped dormer on the main facade and a round-arched quoined wall dormer on the east elevation. The rear wing is protected by a steeply-pitched gable roof with flared eaves and a firebreak end (north) wall. Both roofs feature tall chimneys.

Pellatt Lodge is set at the northwest intersection of Walmer Road and Austin Terrace, facing the western grounds of Casa Loma and immediately south of the Casa Loma Stables. The south and east perimeters of the property are bound by a low stone wall with balustrades and piers. Stone gates with decorated pillars and ball finials mark the southeast corner. Pellatt Lodge is an important surviving component of the Casa Loma complex.

City of Toronto By-law No. 181-91 (March 25, 1991)

ORIGINAL REASONS FOR DESIGNATION: ATTACHMENT NO.6

Casa Loma Stables

The property at No. 330 Walmer Road (Casa Loma Stables) is designated on architectural and historical grounds. Sir Henry Pellatt, one of Toronto's most flamboyant and influential figures commissioned Architect, E.J. Lennox, to design all buildings for Casa Loma, including these stables. Begun in 1905, they are constructed of red brick with white cast-stone trim. Like Casa Loma, the design of the stables owes much to Medieval and Renaissance architecture. Built in an L-shape around a central courtyard, the building's design was patterned on the grandiose stables of the European aristocracy. The main focal point is a large turreted tower. The two entranceways also command attention, each being framed by turrets with conical roofs and heavily blocked engaged columns supporting heraldic beasts. Other important features include the cast-stone arcade, dormer windows, the tall chimney, stable doors and stepped gables. A fence of white cast-stone piers and elaborate wrought iron work encloses a paved courtyard.

The interior of the stables is important, containing a lofty carriage hall with impressive wooden trusswork, as well as adjacent horse stalls finished in mahogany, Spanish floor tiling and decorative iron plates.

The mechanical system for the entire estate was located beneath the stable complex with piping in a walk through underground tunnel linking Casa Loma and the stables. The stable building also contained housing for attendants, a potting shed and a greenhouse (now demolished).

Together with Casa Loma, the stables form part of a unique and important architectural landmark in the City of Toronto.

City of Toronto By-law No. 546-87 (August 10, 1987)

AMENDED REASONS FOR DESIGNATION: ATTACHMENT NO. 7
(STATEMENT OF SIGNIFICANCE)

Casa Loma

Former City of Toronto By-law No. 545-87 designating the property at 1 Austin Terrace under Part IV, Section 29 of the Ontario Heritage Act is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the legislation.

Description

The property at 1 Austin Terrace is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the south side of Austin Terrace, east of Walmer Road, Casa Loma (1910-14) was designed as a residential building that is now operated as a heritage attraction by the City of Toronto.

Statement of Cultural Heritage Value

Casa Loma is a unique example of a residential estate house in Toronto that is purported to be the largest house form building in Canada. A distinctive interpretation of Period Revival design inspired by British and European architecture, Casa Loma stands as the showpiece of a former country estate that is supported by the neighbouring Pellatt Lodge and the Casa Loma Stables, which were designed to complement it. While portions of the interior were altered in the 1920s for an exclusive apartment hotel, it contains an important series of corridors, rooms and special features that retain many of the original materials, finishes and unique details. Casa Loma contained many technological innovations, among them the first passenger elevator in a private residence in Canada, and the heating, lighting and communication systems that were specially designed to serve a complex of its magnitude.

Casa Loma was built for Sir Henry Mill Pellatt (1859-1939), the famous Toronto financier, entrepreneur, noted amateur sportsman, and military enthusiast who was knighted for his service with the Queen's Own Rifles. After financial success as a stock broker, Pellatt was instrumental in the development of the hydro-electric power system in Ontario, and introducing electric street lights and street cars to Toronto. Pellatt remains best known for commissioning the Casa Loma estate, which he retained until 1933 after losing his personal fortune.

Plans for Casa Loma were prepared by E.J. Lennox, who was one of Toronto's most prolific architects during the late 19th and early 20th centuries and who had experience in designing all types and styles of buildings. With the attention he received as the architect of Toronto's landmark Old City Hall, Lennox accepted the commission for Casa Loma and drew upon medieval and classical precedents, 18th and 19th century replications and

his own ingenuity in devising the plans for the castle. Casa Loma was among the highlights of Lennox's 35-year-long practice, after which he retired to Lenwil, the residence he built at 5 Austin Terrace adjacent to Pellatt's estate.

Casa Loma is a landmark in the City of Toronto. Its location, setback and setting in landscaped grounds with gardens on the escarpment overlooking Davenport Road allows the edifice to be viewed from numerous vantages points in the surrounding neighbourhood and the city beyond.

Heritage Attributes

The exterior attributes of the property at 1 Austin Terrace are:

- The residential building known as Casa Loma
- The scale, form and massing of the sprawling plan that rises three stories plus towers and turrets and features a large conservatory at the east end
- The materials, with limestone and sandstone cladding and stone, glass, metal and wood detailing, and the early use of Roman stone (also known as art stone and cast stone)
- The complicated and picturesque roofline with towers, turrets, gables, battlements and chimneys
- The Scottish Tower at the east end with a stepped conical roof
- At the west end, the Norman Tower, which has a five-storey rounded form
- The square North Tower marking the main entrance
- The main (north) entrance with panelled wood doors, which is protected by a port-cochere with a datestone
- The fenestration, which mixes different shaped openings, including pointed-arched, flat-headed, lancet and oriel windows, many of which contain casement windows and include a monumental bay window on the south elevation
- The decorative detailing incorporating sculpted iconography
- The terrace along the south elevation, which overlooks the gardens

The interior attributes of Casa Loma are:

- In all of the rooms and corridors described below, the original wood floors (with patterned floors in Peacock Alley and the Library, Dining Room, Oak Room and Smoking Room) and the original wood doors with wood surrounds and hardware
- Inside the main (north) entrance porch and vestibule, the Great Hall, with the arcade on the north side overlooked by balconies, the wood panelling, the original organ chambers and, on the east wall, the fireplace with a marble surround and elaborate wood mantel (which was relocated from the Dining Room)
- At the north end of the Great Hall, the main staircase that rises three stories and features wood detailing
- East of and connected to the Great Hall, the Library with the wood panelling and bookcases, and the plaster ceiling with geometrical patterns
- The historical separation of the library from the dining room, which are currently divided by four pillars (the pillars themselves are not significant)

- The Dining Room with the wood panelling and cornices, and the plaster ceiling with mouldings that incorporates an oval pattern and contains original recessed lighting
- Adjoining the southeast corner of the Dining Room, the Alcove with classical detailing
- At the east end of the first floor, the Palm Room with the marble floor, dado and stairs, the arched entries with bronze-framed doors (west), the rounded alcove with columns on the east, and the monumental glass dome incorporating a grapevine pattern
- Extending from the Great Hall to the Palm Room, the corridor named Peacock Alley with the wood panelling and the vaulted plaster ceiling
- On the north side of Peacock Alley, opposite the Library, The Study, with the wood panelling and carvings, the beamed ceiling, and the fireplace with a marble surround that is set in an alcove and flanked by hidden staircases
- On the north side of Peacock Alley, opposite the Dining Room, The Serving Room (Breakfast Room) with the classical detailing and the coved plaster ceiling
- North of Peacock Alley on a cross-corridor, the location of the elevator with the concealed shaft and the original elevator cab with panelled wood walls
- West of and connected to the Great Hall, the Oak Room with the wood panelling with carved details and columns, the plaster ceiling detailing, and the fireplace with a marble surround and a carved wood mantel
- North of the Oak Room, the Smoking Room, with the brick fireplace with a wood mantel, and the coved ceiling with panels
- North of and connected to the Smoking Room, the Billiards Room with the sunken floor and the wood cornice
- On the second storey, the corridors with the wood panelling on the walls and the vaulted ceilings
- Sir Henry Pellatt's Bedroom, which is located on the south side of the second floor, with the wood panelling, the nook (north), the plaster ceiling design, the fireplace with a marble surround and mantel, and the concealed compartment beside the fireplace
- East of and connected to Sir Henry Pellatt's Bedroom, Sir Henry Pellatt's Bathroom with the marble tile on the floor and walls
- In the southeast corner of the second floor, Lady Pellatt's Suite, with the sitting room, bedroom, solarium and bathroom
- Lady Pellatt's Sitting Room, with the coved ceiling with mouldings, the fireplace with a marble surround, and the classical detailing that extends into the adjoining Solarium
- East of and connected to Lady Pellatt's Sitting Room, Lady Pellatt's Bedroom, with the plaster ceiling with cornices, and the fireplace with a marble surround and an original installed mirror
- North of and connected to Lady Pellatt's Bedroom, Lady Pellatt's Bathroom, with the marble tile on the floor and walls

- At the west end of the second floor, The Round Room (bedroom), with the circular design with the bowed walls, windows and doors, the plaster detailing on the walls and ceiling, and the fireplace with the marble surround and mantel
- In the northwest corner of the second floor, The Windsor Room (bedroom), with the ceiling cornices and the fireplace with a marble surround and mantel
- At the east end of the second floor, opposite Lady Pellatt's Suite, the Bedroom, with the ceiling mouldings and the fireplace with the marble surround and mantel
- On the third floor, the corridor with the arched ceiling
- The interiors of the Scottish Tower and the Norman Tower with the roof structures and the iron spiral staircases
- The servants' staircase
- In the basement, at the east end under the Palm Room, the roughed-in Swimming Pool
- The Tunnel leading from Casa Loma to Pellatt Lodge and the Casa Loma Stables, with access to the Potting Shed/Garage and the Stables/Carriage House

The landscaping elements and views of the property at 1 Austin Terrace are:

- The formal garden south of and below the south terrace
- The large woodland garden in the southwest corner of the property at Davenport and Walmer Roads
- The open landscaped area at the east end of the grounds that extends around the east end of the building
- The fence combining fieldstone and Roman stone with raised pointing that surrounds the property along Davenport Road, Walmer Road, Austen Terrace and the east boundary adjoining the parkette leading to the Baldwin Steps, including the main gates (north) with iron detailing
- The views of Casa Loma from Spadina Road and Dupont Street, from the north side of Austin Terrace opposite Casa Loma, from and to Spadina (the historic house museum) to the northeast, from the parkette directly east of Casa Loma, from the towers, and from and to Pellatt Lodge and the Casa Loma Stables on Walmer Road

AMENDED REASONS FOR DESIGNATION: ATTACHMENT NO. 8
(STATEMENT OF SIGNIFICANCE)

Pellatt Lodge

Former City of Toronto By-law No.181-91 designating the property at 328 Walmer Road (1905) under Part IV, Section 29 of the Ontario Heritage Act is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the legislation.

Description

The property at 328 Walmer Road is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the northwest corner of Walmer Road and Austin Terrace, Pellatt Lodge (1905) is a two-storey house form building.

Statement of Cultural Heritage Value

Pellatt Lodge is a fine representative example of the early 20th century Period Revival style in its own right, but its architectural significance also lies in its connection to Casa Loma, which it was designed to complement in its materials and appearance. The lodge also inspired the design of other house form buildings in the residential neighbourhood that developed near the Casa Loma estate.

The lodge was completed for Sir Henry Mill Pellatt (1859-1939), who resided there while Casa Loma was under construction. A famous Toronto financier, entrepreneur, noted amateur sportsman and military enthusiast who was knighted for his service with the Queen's Own Rifles, Pellatt was subsequently involved in the development of the hydro-electric power system in Ontario, introducing electric street lights and street cars to Toronto. However, Pellatt is remembered for commissioning and later relinquishing the Casa Loma estate. After Pellatt's residency, his son, Reginald Pellatt occupied Pellatt Lodge.

The plans for Pellatt Lodge were prepared by E. J. Lennox as part of his designs for the Casa Loma estate. His previous experience designing residencies in the Period Revival style in Toronto's upscale neighbourhoods was evident in his plans for Pellatt Lodge. While Lennox was among the best known and prolific architects in Toronto in the late 19th and early 20th centuries who gained attention for designing Toronto's Old City Hall, the Casa Loma estate remains his most famous commission

Contextually, Pellatt Lodge forms part of the Casa Loma estate, which maintains, supports and defines the Casa Loma neighbourhood. Anchoring the northwest corner of Walmer Road and Austin Terrace where it is placed beside (south of) the Casa Loma

Stables and opposite the grounds of Casa Loma, Pellatt Lodge is visually, historically, functionally and physically connected to its surroundings. It is an integral part of the prestigious estate that stands as a reminder of the development of country houses along the escarpment overlooking Davenport Road and the city beyond.

Heritage Attributes

The exterior attributes of the property at 328 Walmer Road are:

- The scale, form and massing of the two-storey house form building
- The materials, with brick cladding and stone, brick and wood detailing
- The steeply-pitched hip roof with brick chimneys, dormers, a shaped gable on the east elevation, and slate cladding
- At the southeast and southwest corners, the multi-sided two-storey towers with conical roofs and bands of windows
- On the principal (south) facade, the recessed entrance with a paneled wood door
- The fenestration, including the stairhall window (north), and the large openings extending along the south facade
- The north wing, with a gable roof with flared eaves, a hipped dormer (west), brick chimneys, and a firebreak end wall (north)
- The placement of the house on the northwest corner of Walmer Road and Austin Terrace where the low stone fence with piers, balustrades and, at the southeast corner, a gateway flanked by decorated pillars and ball finials extends along the east, south and west ends of the site
- The views of Pellatt Lodge from and to Casa Loma and the Casa Loma Stables

The interior attributes of Pellatt Lodge are:

- The wood floors, doors and woodwork in the halls and the principal rooms on the first and second floors
- The staircase with the wood panelling and detailing
- On the first floor west of the entry, the living room with the inglenook
- East of the entrance hall, the sitting room with the wood detailing, the angled northeast wall, and the fireplace with a stone surround and wood mantel
- At the east end of the first floor, the dining room with the wood panelling, wood beamed ceiling, and the fireplace with a stone surround and wood mantel
- Along the south end of the first floor and connecting the sitting and dining rooms, the solarium
- On the second storey, the four bedrooms along the south side of the house, including two in the corner towers
- In the basement, the billiards room with the inglenook
- The passageway connecting the basement to the tunnel between Casa Loma and the Casa Loma Stables

AMENDED REASONS FOR DESIGNATION: ATTACHMENT NO. 9
(STATEMENT OF SIGNIFICANCE)

Casa Loma Stables

Former City of Toronto By-law No. 546-87 designating the property at 330 Walmer Road under Part IV, Section 29 of the Ontario Heritage Act is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the legislation.

Description

The property at 330 Walmer Road is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the west side of Walmer Road, north of Austin Terrace, the Casa Loma Stables (1906) were designed as a combined stable, carriage house and garage with staff quarters and, at the south end, a potting shed (the neighbouring greenhouses were demolished). With the neighbouring Casa Loma, the Stables are operated as a tourism attraction owned by the City of Toronto.

Statement of Cultural Heritage Value

The Casa Loma Stables are a unique example of an estate building that was designed to compliment and reflect in appearance the neighbouring Casa Loma. As a distinctive interpretation of early 20th century Period Revival styling, the stables are set apart by the picturesque roofline that incorporates towers, turrets and chimneys, and the elaborate exterior and interior finishes and detailing.

The stables were constructed as part of the Casa Loma estate, which was commissioned by Sir Henry Mill Pellatt (1859-1939), the famous Toronto financier, entrepreneur, noted amateur sportsman and military enthusiast who was knighted for his service with the Queen's Own Rifles. While Pellatt's business successes included his role in developing the hydro-electric power system in Ontario that introduced electric street lights and street railways to Toronto, he remains best known for commissioning and later relinquishing the Casa Loma estate.

The Casa Loma Stables were designed as part of the larger estate, with the plans prepared by E. J. Lennox. As one of Toronto's most notable and prolific architects during the late 19th and early 20th centuries, Lennox received the commission for Casa Loma following the attention he gained for designing Toronto's Old City Hall. He combined his extensive design experience with study trips to Britain and Europe to compose a unique composition for the Casa Loma Stables as a precursor to Casa Loma.

During World War II, the Casa Loma Stables were the headquarters of the ASDIC (Anti-Submarine Detector Investigating Committee), which provided an invaluable service to the war effort through the assembly of early solar equipment to detect U-boats.

Contextually, the Casa Loma Stables assist in defining, maintaining and supporting the Casa Loma neighbourhood where the Casa Loma estate stands as the centrepiece. The stables are also historically, visually, physically and functionally linked to Casa Loma and Pellatt Lodge, which form a compound along Walmer Road and Austin Terrace. With the structure's placement on the estate grounds north of Austin Terrace and its visual appearance, the Casa Loma Stables stand as a neighbourhood landmark in their own right.

Heritage Attributes

The exterior attributes of the property at 330 Walmer Road are:

- The Casa Loma Stables
- The form, scale and massing of the L-shaped plan around an open courtyard
- The intricate pitched roofs with towers, turrets, chimneys, dormers and stepped gables
- The materials, with red brick cladding and Roman stone, wood, brick, tile and metal trim and contrasting buff brick on the potting shed
- The entrances to the garage (east) and the stables and carriage house (south) that are set in surrounds with piers, crests, insignia and sculpted mythological beasts and flanked by turrets with conical roofs
- The additional entries to the stables and potting shed, which are placed in classically-inspired porticoes
- The fenestration, featuring a variety of window openings including flat-headed and lancet windows, with many set in surrounds with quoins
- The decorative detailing, incorporating medieval and heraldic imagery, including the Pellatt crest and the Queen's Own Rifles' insignia
- The stone and ironwork fence along the east and part of the south perimeter that encloses the courtyard
- The parkette linking the Casa Loma Stables and Pellatt Lodge to the south
- The views to and from Casa Loma and Pellatt Lodge

The interior attributes of the Casa Loma Stables are:

- The interior finishes, with brick, tile, wood and ironwork, including mahogany
- In the Foyer, on the first floor, the patterned floor, the brick walls with lozenge patterns, the beamed wood ceiling, and the panelled wood doors with glazing bars
- Directly west of the Foyer, the Stables with the Spanish tiles cladding the floors, the brick walls with lozenge patterns, the wood doors, the concrete ceiling in a gridwork pattern, the mahogany stalls, some of which have doors, and the iron nameplates identifying the horses' names

- The Carriage Room with the wood floors (installed vertically), the brick walls, the decorative tiling in the regimental colours of the Queen's Own Rifles, and the wood ceiling with trusses
- South of the Stables, the Garage with the patterned stone floors, the brick walls, the panelled wood ceiling, and the panelled wood doors with glazing bars
- The Potting Shed at the south end of the complex, with the concrete floors, the brick walls, the wood ceiling and, along the east wall, the series of wood doors
- The underground tunnel connecting the Casa Loma Stables to Casa Loma and Pellatt Lodge, with access to the Potting Shed/Garage and the Foyer of the Stables

ATTACHMENT NO. 10

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



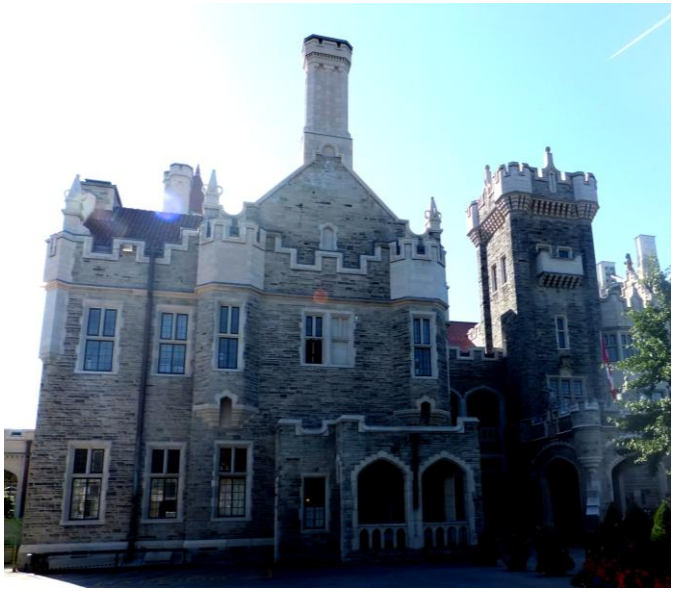
CASA LOMA
1 AUSTIN TERRACE

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2012

1. DESCRIPTION



Above: centre section of the principal (north) facade with the main entrance on the right; cover: Casa Loma from the west (Heritage Preservation Services)

Casa Loma: 1 Austin Terrace	
ADDRESS	1 Austin Terrace (south side, east of Walmer Road)
WARD	Ward 22 (St. Paul's)
LEGAL DESCRIPTION	Plan 930, Lots 1 to 8
NEIGHBOURHOOD/COMMUNITY	Casa Loma
HISTORICAL NAME	Casa Loma
CONSTRUCTION DATE	1910-1913 (incomplete)
ORIGINAL OWNER	Sir Henry Mill Pellatt
ORIGINAL USE	Residential (house form building)
CURRENT USE*	Cultural (tourist attraction) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	E. J. Lennox, architect
DESIGN/CONSTRUCTION/MATERIALS	Stone, brick, wood, metal, glass & tile
ARCHITECTURAL STYLE	Period Revival
ADDITIONS/ALTERATIONS	See Section 2.iii
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Designated under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 545-87
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2012

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 1 Austin Terrace, which was designated under Part IV, Section 29 of the Ontario Heritage Act in 1987 by former City of Toronto By-law No. 545-87. The report includes an evaluation of the property according to Ontario Regulation 9/06, the criteria for municipal designation prescribed by the Province of Ontario following the 2005 amendments to the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1889	James Austin registers Plan 930, subdividing part of farm lot 24
1903 Apr	Mary Pellatt purchases 25 lots registered under Plan 980, and Henry Pellatt acquires additional land on the northeast corner of Austin Terrace & Walmer Road from Albert Austin of neighbouring Spadina
1905	Henry Pellatt is knighted
1905	Pellatt authorizes construction of Pellatt Lodge, which is followed by the Casa Loma Stables (1906), both on Walmer Road
1909 Dec	Pellatt is issued a building permit for the "foundations for a dwelling" on Davenport Road near Walmer Road, naming E. J. Lennox as the architect
1910	Casa Loma is under construction[1]
1913	Sir Henry Pellatt moves into Casa Loma, although parts of the complex remain incomplete
1923	Following the failure of the Home Bank, Pellatt holds a public auction for the contents of Casa Loma & its stables
1926-29	The interior of Casa Loma is partially altered for a failed apartment-hotel enterprise, and the site is operated as nightclub for a season
1933	Pellatt surrenders the property to the City of Toronto for unpaid taxes
1936	The Kiwanis Club of West Toronto enters an agreement with the City of Toronto to operate Casa Loma as a tourist attraction, opening it to the public the next year
1973	The City of Toronto lists the property at 1 Austin Terrace on the inaugural City of Toronto Inventory of Heritage Properties
1987	The property at 1 Austin Terrace is designated under the Ontario Heritage Act
2011 June	The Casa Loma Corporation assumes the operation of Casa Loma

ii. HISTORICAL BACKGROUND

Casa Loma Neighbourhood

The property at 1 Austin Terrace is located in the Casa Loma Neighbourhood, the residential district north of Davenport Road and between Spadina Road (east) and Bathurst Street (west), which takes its name from the iconic building that is the subject of this report. Following the founding of the Town of York (1793), the area north of Bloor

[1] The building permit was issued in December 1909; the datestone above the porte-cochere reads "1911"

Street West was divided into a series of 200-acre farm lots. Lot 24 in the Second Concession was among the land holdings acquired by Peter Russell, administrator for the Province of Upper Canada, prior to his death in 1808. William Warren Baldwin, a medical doctor, politician and untrained architect, inherited the parcel through his marriage into the Willcocks family, Russell's cousins. Baldwin designed a country house named Spadina (1818) for the site, which he rebuilt in 1836 following a fire.[2] Baldwin's grandson, William Willcocks Baldwin, inherited Spadina in the mid 1800s, subdividing part of the tract where Walmer Road was laid out.

In 1865, James Austin, founder of the Dominion Bank and president of the Consumers' Gas Company, purchased the remaining 180 acres of Baldwin's estate, rebuilding Spadina (1866) on the foundations of the original house. James Austin subdivided the 40-acre parcel directly west of Spadina in 1889.[3] The tract opened up additional land along the escarpment above Davenport Road, a setting offering panoramic views of the city below.

Casa Loma

Casa Loma was commissioned by Henry Mill Pellatt, Jr. (1859-1939) who, beginning in 1903, acquired two dozen lots along Austin Terrace and Walmer Road as the location of his country estate.[4] Pellatt first achieved success as an athlete retiring in 1879 after he defeated the former American amateur one-mile champion in a New York race. [5] He turned his attention to the stock market after joining his father's firm of Pellatt and Osler in 1876. Six years later when Pellatt became a full member of the Stock Exchange, the company was renamed Pellatt and Pellatt. He quickly amassed his first fortune by astute investments in the Canada North West Land Company and the Canadian Pacific Railway, recouping when both companies were instrumental in opening Western Canada to settlement.

While involved in the stock market, as well as the banking and insurance businesses, Pellatt helped establish the Toronto Electric Light Company in 1883, which acquired a 30-year monopoly for street lighting in Toronto only six years later. The dominance of Pellatt's company in the distribution of electricity was strengthened in 1896 when it amalgamated with its main rival, the Incandescent Light Company. After the turn of the 20th century, the Electrical Development Company of Ontario was incorporated by Pellatt and his partners William McKenzie of the Toronto Railway Company and Frederic Nicholls of Canadian General Electric when the syndicate signed an agreement to produce water-generated power at Niagara Falls. In 1906, the Electrical Development Company began transmitting electricity to Toronto for street lighting and the street railway. However, it faced stiff competition from the provincial government's Hydro-

[2] In 1836, Baldwin laid out present-day Spadina Avenue as the road to his country estate

[3] Austin also sold the lands east of Spadina as the locations for the Rathnally and Ardwold Estates (later demolished)

[4] Many of the lots were purchased in the name of his wife, and he acquired additional land on the northeast corner of Austin Terrace and Walmer Road from Albert Austin

[5] Pellatt was also a championship lacrosse player

Electric Power Commission of Ontario, which acquired the EDC and other private power companies by 1920.

Pellatt's success in business ventures continued unabated, ranging from investments in the timber industry in British Columbia to copper mining in Northern Ontario. By 1913, "Pellatt was one of 23 Canadian capitalists dealing on the stock market who were said to control the economy of the country."[6]

Aside from his business acumen, Pellatt had an intense interest in the military through his personal involvement with the Queen's Own Rifles, a voluntary Toronto regiment in which he enrolled in 1876. Rising through the ranks, Pellatt became the commander of the Queen's Own Rifles in 1901 and, a decade later, part of the regiment attended military manoeuvres in England at Pellatt's expense.[7] In 1905, King Edward VII appointed Pellatt a "knight bachelor," an honour resulting from his "high social position in Toronto", his status as "one of the most enterprising businessmen in the Dominion", and his involvement with the Queen's Own Rifles.[8]

Pellatt's knighthood coincided with the completion of the first phase of his country estate, the plans for which were on a scale never witnessed in the city to date. The designs for Casa Loma were inspired by his interest in and travels to Britain and Europe, evoking the appearance of a medieval castle but with contemporary innovations. Pellatt Lodge was the first estate building completed in 1905, which is extant at 328 Walmer Road. Designed as a four-bedroom residence with servants' quarters, Pellatt and his wife moved into the lodge in 1907 before construction of the larger house began. The Casa Loma Stables (330 Walmer Road) were completed directly north of Pellatt Lodge in 1906. Goad's Atlases for 1903 and updated to 1912 show the estate before and after its development (Images 2 and 3).

In December 1909, Pellatt was issued a building permit for "foundations for a dwelling" in a location described as Davenport Road near Walmer Road (Image 4). The splendid edifice was named "Casa Loma" or "house on a hill". Although sources suggest the name "was later accepted as the romantic invention of Lady Pellatt," it more likely originated with the subdivision originally planned for the area.[9]

Pellatt's "house of a hundred rooms" included artwork, furnishings and materials amassed from around the world. The plans incorporated a dining room with a seating capacity of 100, 25 fireplaces, nearly 30 bathrooms, a library with a capacity of 10,000 books, commercial sized kitchens, and coal-fired furnaces "large enough to heat the Titanic".[10] Innovations included an elaborate lighting system with up to 5000 lights, in-floor heating, a central vacuum system for cleaning, and the first passenger elevator in a private residence in Canada. For communications, "one of the largest private residential

[6] Oreskovich, 78
[7] Pellatt relinquished his position as commanding officer of the Queen's Own Rifles in 1912
[8] Oreskovich, 36
[9] Thompson, 190-191
[10] Oreskovich, 141

telephone systems available at that time....” was installed. [11] The basement was designed for two bowling alleys, a shooting gallery, gymnasium, a second billiards room and a heated indoor swimming pool, as well as an extensive wine cellar and custom-designed safe. Completed in 1913, an 800-foot tunnel or ‘subway’ extended from Casa Loma beneath Austin Terrace and Walmer Road to Pellatt Lodge and the neighbouring Stables.

When Sir Henry Pellatt and his wife moved into Casa Loma in 1913, the complex remained incomplete. Construction was interrupted by World War I and halted by Pellatt`s financial difficulties that involved cost overruns on the building and its furnishings, astronomical heating costs, and crippling taxes. Pellatt vacated Casa Loma in 1923 following the collapse of the Home Bank of Canada in which he was heavily. Lady Mary Pellatt died the same year.[12] In 1924, Pellatt oversaw the auctioning of the contents of Casa Loma and its stables. Pellatt retained the Casa Loma estate while a number of options for its future use were considered, including the conversion of the castle into an apartment building. In the late 1920s, the Casa Loma Apartment Hotel Company engaged Toronto architect W. F. Sparling to prepare plans to renovate the edifice with a combination of hotel suites and rooms, as well as individual apartments. The only substantive alterations undertaken as part of this scheme were the completion of the Great Hall and Billiards Room, and the removal of the elaborate wood panelled wall separating the Library from the Dining Room. The complex operated briefly as a nightclub during the 1927-28 season with performances by Glen Gray’s Casa Loma Orchestra. The next year, Pellatt leased Casa Loma to a New York syndicate for another apartment hotel that never materialized. In 1933, Pellatt relinquished his Casa Loma estate to the City of Toronto in lieu of unpaid taxes.

Casa Loma stood vacant until 1936 when the Kiwanis Club of West Toronto entered into an agreement with the municipality to operate the premises as a tourist attraction, opening the castle to the public the next year. This arrangement continued until 2011, when the City of Toronto established the Casa Loma Corporation (CLC) to manage the complex. The property at 1 Austin Terrace was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1987.

E. J. Lennox, Architect

Casa Loma was designed by the important Toronto architect Edward James Lennox (1855-1933). E. J. Lennox received his architectural training in the Toronto office of Scottish-born architect William Irving, followed by a five-year partnership with William McCaw. As McCaw and Lennox, the pair`s designs included Hotel Hanlan on Toronto Island (completed 1881 and later destroyed by fire) and Bond Street Congregational Church (1878-79), which survived as a local landmark until 1981. Beginning in 1881,

[11] Oreskovich, 167

[12] In poor health during her residency at Casa Loma, Lady Mary Pellatt was involved with the formation of the Girl Guides of Canada

Lennox headed a solo office and designed innumerable buildings during the next 35 years.

Early in his practice, Lennox received recognition for the series of commissions he accepted from the influential Massey family, including the Massey Manufacturing Company Office Building (completed 1885). However, Lennox achieved wider fame and notoriety as the architect for Toronto's third City Hall (now Old City Hall), a project that underwent intense public scrutiny during the decade before its official opening in 1899. The debacle of cost overruns and redesigns associated with Old City Hall foreshadowed Lennox's involvement with Casa Loma.

At the outset of the 20th century, Lennox was selected as the architect of the Casa Loma by Henry Pellatt, who became his friend as well as a client as the pair travelled in Britain and Europe seeking inspiration for the designs. Before the first estate buildings at Casa Loma were underway, in 1903 Lennox designed the powerhouse or "Palace of Power" at Niagara Falls for Pellatt's Electrical Development Company, as well as its substation on Davenport Road.[13] Lennox continued to pursue other commissions of note while work continued on Casa Loma, including the west wing of the Ontario Legislative Buildings at Queen`s Park (reconstructed after a fire) and a wing of the new Western Hospital on Bathurst Street.

Like other successful architects of his era, Lennox's success in attracting clients was linked to his ability to evolve with the times and master the vastly different styles popularized during the Victorian and Edwardian periods. An examination of his portfolio indicates that many of the designs from his early career reappeared on Casa Loma, including the roofline and medieval-inspired detailing from the Massey Mausoleum (1892) at Mount Pleasant Cemetery, and the exuberant stonework, sculpted motifs and prominent tower introduced on Old City Hall.

In 1909, Lennox built Lenwil, his family's residence, at 5 Austin Terrace, directly west of Casa Loma and officially closed his practice in 1917. Listing the architect's most recognized projects, including Casa Loma, Lennox's obituary reported that "he is said to have done more than any other individual in the building up of Toronto."[14]

iii. ARCHITECTURAL DESCRIPTION

Archival and current photographs showing the exterior and interior of Casa Loma are found on the cover and in Sections 2 and 6 of this report. The design of Casa Loma is linked to the Period Revival style, popular in the opening decades of the 20th century. The style was inspired by classical and medieval architecture in Britain as well as the 18th and 19th century reinterpretations of those periods as evidenced in English country estates

[13] The company`s offices were located at 23 Adelaide Street East, a building designed by Lennox in 1889 for the Freehold Loan Company and known by 1903 as the Home Life Building
[14] Toronto Star, April 17, 1933

such as Walpole's Strawberry Hill.[15] The Period Revival styling of Casa Loma was also influenced by the Chateau and Neo-Gothic styles that date to the same era, which also referenced medieval precedents and Continental examples in designs that blended castle-like forms and picturesque rooflines with dramatic and evocative detailing.[16] Some sources suggest that in its exterior profile Casa Loma most closely resembles Balmoral Castle in Scotland, built in the mid 19th century as the Royal family's private estate, where an interior corridor served as the model for Pellatt's Peacock Alley.[17] However, while sharing a similar scale, a comparison of Casa Loma with Balmoral and other British and European estates indicates that Casa Loma has its own unique design based on the aspirations and needs of its owner and the creativity of its architect.

Casa Loma Exterior

Archival photographs showing the exterior of Casa Loma and its context are found in Images 5-11. The massive irregularly-shaped plan features a large conservatory at the east end. Rising three stories (excluding towers and turrets), the sprawling complex is covered by an intricate combination of roof shapes with chimneys, dormers and gables. Its profile is dominated by the round Scottish Tower on the south elevation under a stepped conical roof, as well as the rounded five-storey Norman Tower at the west end that incorporates heraldic figures, with a unicorn and a lion holding a shield. The principal (north) entrance to Casa Loma is marked by a square tower. Casa Loma boasts a range of materials, with Credit Valley and Ohio sandstone and purportedly the first large-scale use of Roman stone (also known as art stone), a type of pre-cast cement. The north entrance with paired panelled wood doors is protected by a porte-cochere. The fenestration varies pointed-arched, flat-headed and lancet openings and oriel windows, including the monumental bay window with leaded glass on the south wall that lights the Great Hall.[18] Many of the openings contain casement windows with small-paned leaded glass panes. Along the south elevation, a terrace is accessed from the public rooms on the first floor.

Casa Loma Interior

On the interior, Casa Loma incorporates numerous innovations, including the use of indirect lighting to highlight the elaborately designed ceilings. The locations of the principal rooms on the first and second floors are shown on the floor plans found in Image 12. The attention to detailing ensured that "each of the public rooms was designed

[15] Lennox was well-versed in this style and, as his career evolved from the 19th to the 20 century, he designed other less grandiose edifices with Period Revival features, including the St. George Street residence of candy manufacturer Robert Watson, which predates and resembles the Pellatt Lodge, the first estate building completed at Casa Loma

[16] In Canada, the Chateau style is most closely identified with the elaborate hotel chains commissioned by the Canadian Pacific Railway and the Grand Trunk Railway (later Canadian National Railways), but was also introduced for Chorley Park (dating to 1911-15 and demolished 1959), the former Lieutenant-Governor of Ontario's residence in Rosedale

[1717] Oreskovich, 129

[18] Many of the openings originally contained crystal glass

to create a different atmosphere, with materials and style adding to the effect."[19] The public as well as the private rooms and corridors on both floors (excluding the bathrooms) retain the original wood floors, some of which are laid in intricate patterns (including the Dining Room, Oak Room, Smoking Room and Library, where the latter room has a herringbone pattern composed of Canadian oak). Many of the marble fireplace surrounds and mantels were purchased in Britain and Europe.

Inside the principal (north) entrance to Casa Loma, a vestibule leads to Peacock Alley, the east-west corridor that connects the public spaces at the east end of the first floor (Image 13). Originally designed to display Pellatt's collection of armoury, wood is applied for the paneled walls and doors beneath a vaulted plaster ceiling, and the floor consists of Burmese teakwood that is laid without nails and secured by mahogany and rosewood pieces. On the south side of the first floor, the Great Hall extends 60 feet in height beneath a wood hammerbeam ceiling (Image 24). An arcade on the north end of the Great Hall is surmounted by a balcony that is accessed by the three-storey wood-detailed staircase (the massive marble staircase planned in this location was never installed, and the present staircase was completed during the renovations for an apartment hotel in the late 1920s). The original organ loft occupies the west end of the Great Hall and, on the opposite (east) side of the room, the wood panelled wall features a fireplace with a marble surround and an elaborate wood overmantel that was relocated from the Dining Room.[20]

East of the Great Hall where it overlooks the south terrace, the Library displays wood paneling in walnut with bookcases on the west and north walls. The plaster ceiling with a geometrical design inspired by the Elizabethan period incorporates the Pellatt coat-of-arms (Image 16). The Library adjoins the Dining Room to the east, from which it is separated by four support pillars that were added when the wall between the two spaces was removed in the 1920s (the pillars are not identified as heritage attributes, although the physical division of the rooms is an important feature). The Dining Room has wood panelling, cornices, doors and classical doorcases of Circassian walnut, as well as an elaborate plaster ceiling that incorporates mouldings with a central oval and retains the original recessed lighting (Image 17). At the southeast corner of the Dining Room, the classically-detailed Alcove installed in the Scottish Tower originally functioned as a private dining space.

At the east end of the Dining Room, arched entries containing pairs of bronze-framed glass doors mark the entrances to the Palm Room (Images 18-19). Italian marble is applied for the steps leading down into the space, as well as the floor, while the dado is faced with Canadian marble. The east end of the room is rounded to incorporate an apse-like space with classical detailing. The beamed ceiling in the Palm Room is highlighted with the monumental glass dome with a grapevine pattern that is attributed to the important Toronto firm of Robert McCausland Limited.[21]

[19] Litvak, 60

[20] The plasterwork on the walls in the Great Hall was added when the alterations were made in the late 1920s, and it is not identified as a heritage attribute

[21] The firm designed the original stained glass stairhall window in Pellatt Lodge at 328 Walmer Road

Placed on the north side of Peacock Alley, opposite the entrance to the Dining Room, the Serving Room (Breakfast Room) originated as a smaller dining space that is embellished with classical detailing and a coved plaster ceiling (Image 20). Directly west of the Serving Room on the north side of Peacock Alley and opposite the entrance to the Library, Sir Henry Pellatt's Study was one of the smallest rooms in the edifice, but boasted a separate exterior entrance. The study displays wood paneling and carvings in Spanish mahogany with a beamed ceiling, as well as a fireplace with a marble surround that is set in an alcove (east) and flanked by concealed doors accessing hidden staircases to the second storey (north) and basement (south) (Image 21).

West of the Great Hall and beneath the Norman Tower, the Oak Room (drawing room) is named for its magnificent woodwork, with walls paneled in solid oak, and intricate carved detailing that incorporates oak motifs and extends to the fireplace mantel. The Oak Room displays (on the north wall) a fireplace with a marble surround and mantel and has an ornamented plaster ceiling (Image 23). Directly north of the Oak Room, the smaller Smoking Room features a brick fireplace with a wood mantel beneath a coved and panelled ceiling (Image 22). In the northwest corner of the first floor, the Billiards Room contains a sunken floor and is detailed with a wood cornice.

The second-storey corridor features wood paneling, doors and surrounds under a barrel vaulted and groined ceiling (Image 24). On the south side of this floor, Sir Henry Pellatt's Bedroom overlooks the south terrace. With classical detailing and wood (mahogany) panelling, the room has a fireplace with a marble surround and mantel on the west wall (Image 25). Special features are the recessed alcove or 'nook' on the north wall and the concealed compartment beside the fireplace. The Bedroom adjoins Sir Henry Pellatt's Bathroom, which displays floors and walls tiled with white carrara marble (Image 28). Directly east of Sir Henry Pellatt's rooms, Lady Mary Pellatt's Suite contains a bedroom, sitting room, bathroom and solarium, the latter in the Scottish Tower. The bedroom has a plaster ceiling with cornice mouldings, and a fireplace with a marble surround that incorporates an original installed mirror. The bedroom is directly connected to the sitting room with its coved ceiling with mouldings, a fireplace with a marble surround, and classical detailing that continues into the solarium (Image 26). The suite's bathroom has white carrara marble applied to the walls and floor (Image 27).

Opposite and across the corridor from Lady Pellatt's Suite, the Bedroom (guest room) features ceiling mouldings and a fireplace with a marble surround and mantel (Image 30). At the west end of the second floor in the Norman Tower, the Round Room is distinguished by its circular design with bowed walls, windows and doors. It has plaster detailing on the walls and ceiling, and a fireplace with a marble surround and mantel (Image 29) . Beside the Round Room in the northwest corner of this floor, the Windsor Room displays ceiling cornices and a marble surround and mantel on the fireplace (Image 29).

The original shaft for the passenger elevator is located in a cross-corridor off Peacock Alley (where it was placed to access Lady Mary Pellatt's second-storey suite), and the

interior of the cab is wood-panelled. The third floor corridor with the beamed ceiling and the servants' wood staircase are also identified as heritage attributes (Image 31). The Scottish Tower (south) and the Norman Tower (west) have open roof structures and are accessed by spiral ironwork stairs. Important features in the basement are the roughed-in swimming pool (beneath the Palm Room) and, near the northwest corner, the entrance to the tunnel connecting Casa Loma to Pellatt Lodge and the Casa Loma Stables on Walmer Road (Image 32).

Casa Loma Grounds, Gardens and Views

Casa Loma occupies a five-acre site that is outlined by a fence constructed of fieldstone and Roman stone with distinctive raised pointing and ironwork gates (Images 6-7 and 10-11). A terrace extends along the south side of the house and overlooks gardens and open space (Images 33 and 34).

In 1990, the Casa Loma Gardens were officially opened after a three-year project undertaken by the Garden Club of Toronto. A formal garden was established beyond the south terrace with perennial borders, sculptures and fountains. Extending down the slope toward Davenport Road, a large woodland displays wild flowers and ferns as well as rhododendrons and decorative grasses. The area at the east end of the grounds, which was open space during the Pellatt's tenure, has been reinterpreted with fieldstone walls, hedges, mixed shrubs and perennials, and an arbour with roses.

Casa Loma offers and commands significant views both inside and beyond the estate grounds. An expansive view of the building's picturesque rooflines is seen from the intersection of Spadina Road and Dupont Street, as well as from the corner of Davenport and Walmer Roads and the north side of Austin Terrace. Other significant views are between Casa Loma and the neighbouring Spadina (the historic house museum operated by the City of Toronto) at the intersection of Austin Terrace and Spadina Road, from the parkette east of Casa Loma, and to and from Casa Loma and Pellatt Lodge and the Casa Loma Stables on Walmer Road, which comprise the surviving buildings that remain part of the estate. The distinctive Scottish and Norman Towers were designed to offer panoramic views of the city.

iv. CONTEXT

The location of the property at 1 Austin Terrace is shown on the map attached as Image 1. The site occupies the lands bounded by Austin Terrace (north), Walmer Road (west), Davenport Road (south), and the municipal parkette to the east.

Casa Loma is separated from its surviving estate buildings, Pellatt Lodge and the Casa Loma Stables, by Austin Terrace and Walmer Road. When laying out the site, Pellatt was confident that York Township (which controlled the roads when he acquired the lands) would allow him to close off the public thoroughfares to create "a wholly private

estate."[22] However, when the City of Toronto annexed the area in 1909 (following the construction of the lodge and stables), the streets remained private and 'in spite of Sir Henry's prominence in the financial affairs of the country...he did not have enough local political weight to change something as simple as a road."[23]

Casa Loma stands as the centerpiece of a group of surviving estates that mark the escarpment above Davenport Road. Directly east, Spadina at 285 Spadina Road is designated under Part IV, Section 29 of the Ontario Heritage Act. On Austin Terrace west of Walmer Road, architect E. J. Lennox's Lenwil at 5 Austin Terrace is recognized on the City of Toronto Inventory of Heritage Properties, and its neighbour at 7 Austin Terrace with the extant portion of publisher J. S. Maclean's residence is a designated heritage property. Of these remaining estates, Casa Loma with its sheer scale and intricate roofline remains visible from many vantage points in the Casa Loma neighbourhood and from the city below.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	**X**
ii. displays high degree of craftsmanship or artistic merit	**X**
iii. demonstrates high degree of scientific or technical achievement	**X**

Unique Example of a Style and Type with a High Degree of Craftsmanship demonstrating Technical Achievements – Casa Loma is a unique example of a residential estate house in Toronto that is purported to be the largest house form building in Canada. A distinctive interpretation of Period Revival design inspired by British and European architecture, Casa Loma stands as the showpiece of a former country estate that is supported by the neighbouring Pellatt Lodge and the Casa Loma Stables, which were designed to complement it. While portions of the interior were altered in the 1920s for an exclusive apartment hotel, it contains an important series of corridors, rooms and special features and retains many of the original materials, finishes and unique details. Casa Loma was noted for the technological innovations incorporated into its plans, including the first passenger elevator in a private residence in Canada (which is extant) and the

[22] Thompson, 194. Pellatt's plan to extend and divert the roads would have isolated his estate, but also land-locked his neighbour, Albert Austin's property
[23] Oreskovich, 129

lighting, heating and communications systems that required special designs given the scale of the complex.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	**X**
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	**N/A**
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	**X**

Person – Casa Loma was built for Sir Henry Pellatt (1859-1939), the famous Toronto financier, entrepreneur, noted amateur sportsman, and military enthusiast who was knighted for his service with the Queen's Own Rifles. A successful stockbroker, Pellatt was subsequently involved in the development of the hydro-electric power system in Ontario, introducing electric street lights and street cars to Toronto. Pellatt remains best known for commissioning the Casa Loma estate, which he retained until 1933 after losing his personal fortune.

Architect - Plans for Casa Loma were prepared by E.J. Lennox, who was among the best known and prolific architects in Toronto in the late 19th and early 20th centuries with experience in designing all types and styles of buildings. With the attention he received as the architect of Toronto's landmark Old City Hall, Lennox accepted the commission for Casa Loma and drew upon medieval and classical precedents as well as 18th and 19th century replications in his plans for the castle. Lennox retired to Lenwil, the residence he built at 5 Austin Terrace adjacent to Pellatt's estate.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	**N/A**
ii. physically, functionally, visually or historically linked to its surroundings	**N/A**
iii. landmark	**X**

Landmark – Casa Loma is a landmark in the City of Toronto. Its location, scale, setback and setting in landscaped grounds with gardens on the escarpment overlooking Davenport Road allows the edifice to be viewed from numerous vantages points in the surrounding neighbourhood and the city beyond.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1 Austin Terrace has design, associative and contextual values. Casa Loma is a unique residential building that was designed as the largest house in Canada and retains many of its original materials and features. The site is linked to Sir Henry Pellatt and his architect, E. J. Lennox, both significant figures in the history of Toronto.

Contextually, Casa Loma "with its commanding view overlooking the city is a major landmark."[24] Operated as a major tourist attraction for 75 years, Casa Loma is known in Toronto and beyond.

5. SOURCES

Archival Sources

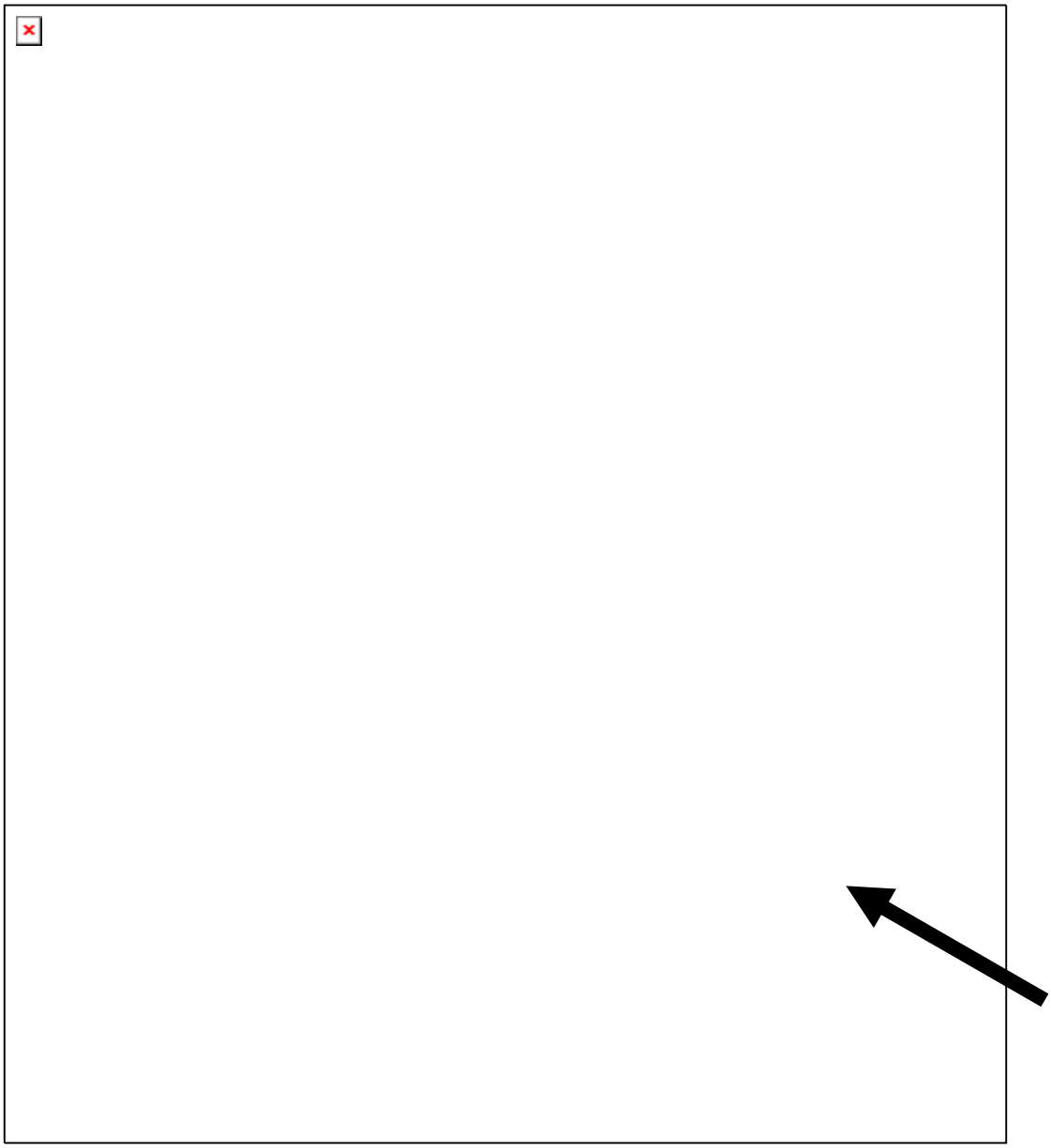
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City of Toronto Directories, 1908 ff.
Goad's Atlases, 1903-1923
Photographs, City of Toronto Archives (individual citations with images in Section 6)
Photograph, Casa Loma, south terrace, 1981, Toronto Historical Board

Secondary Sources

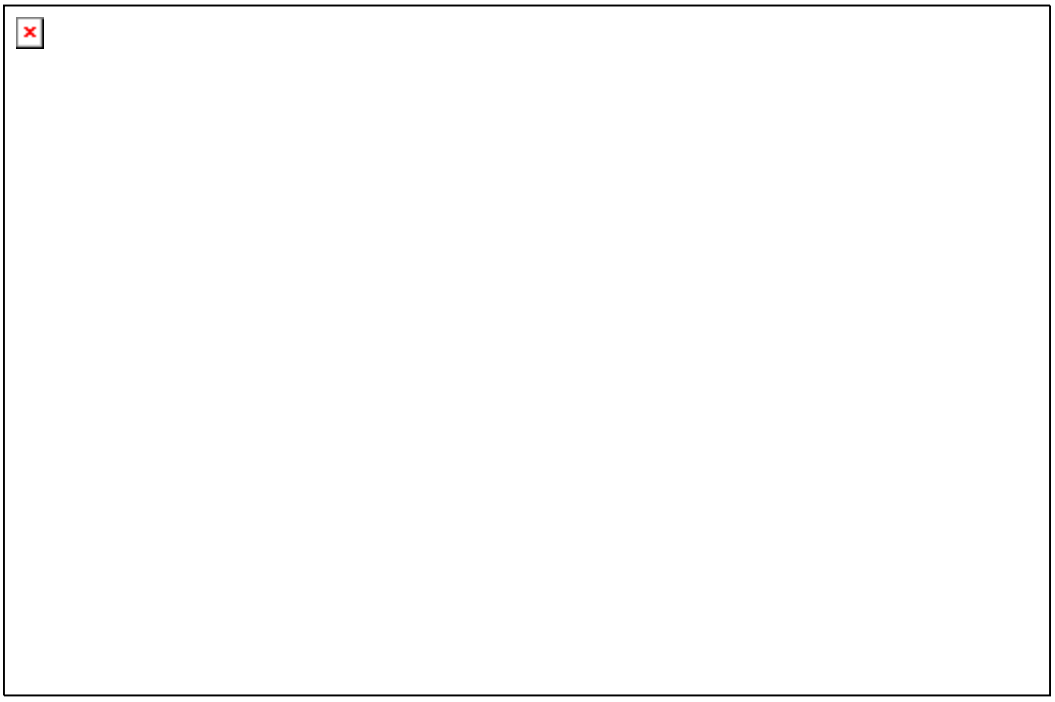
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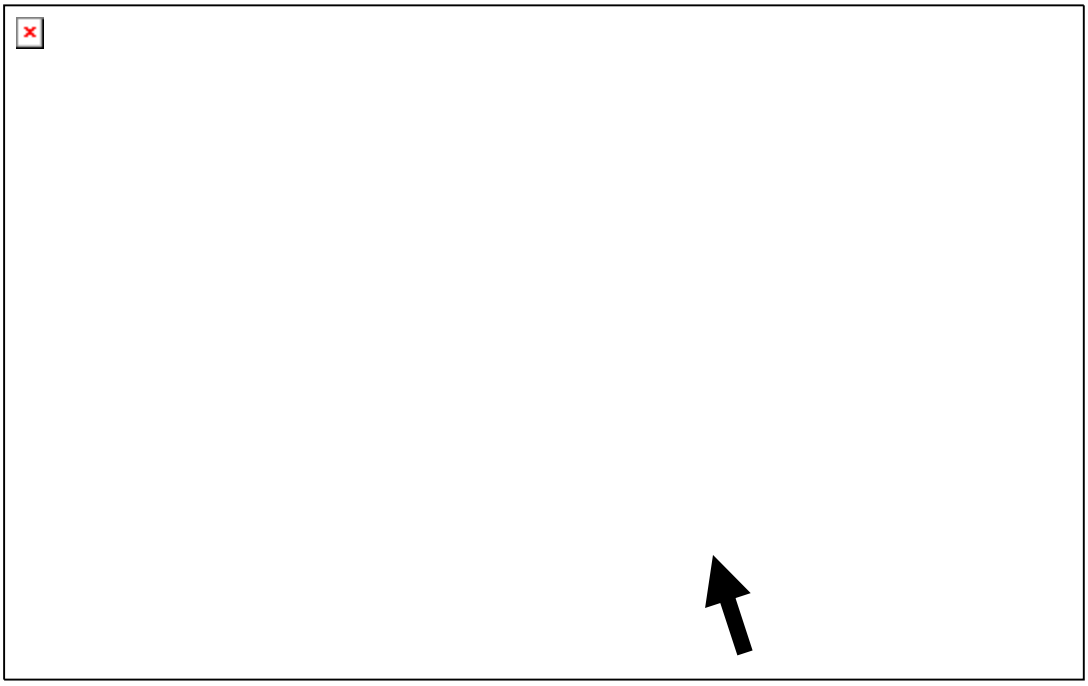
6. IMAGES



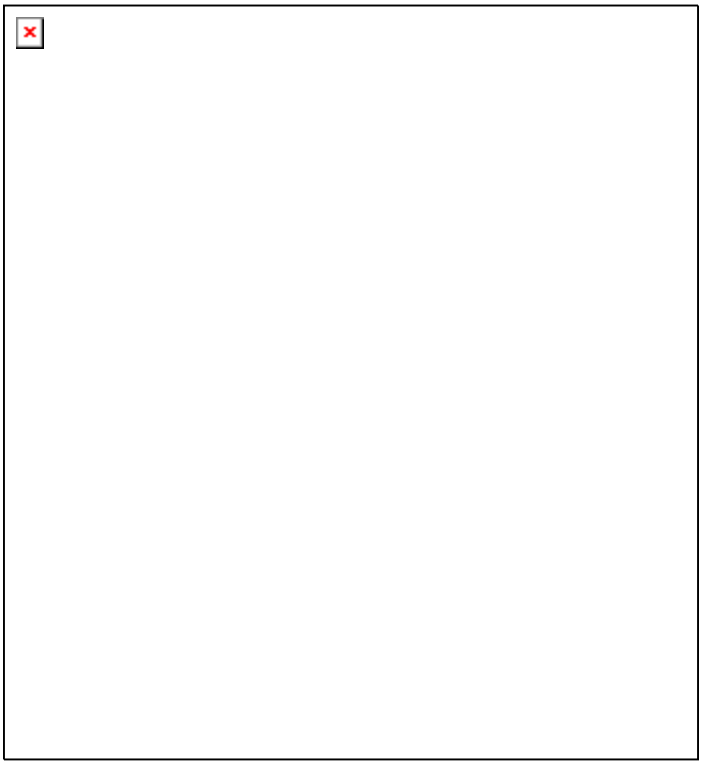
1. City of Toronto Property Data Map: the **arrow** marks Casa Loma, with Pellatt Lodge and the Casa Loma Stables located to the northwest and outlined in **bold**



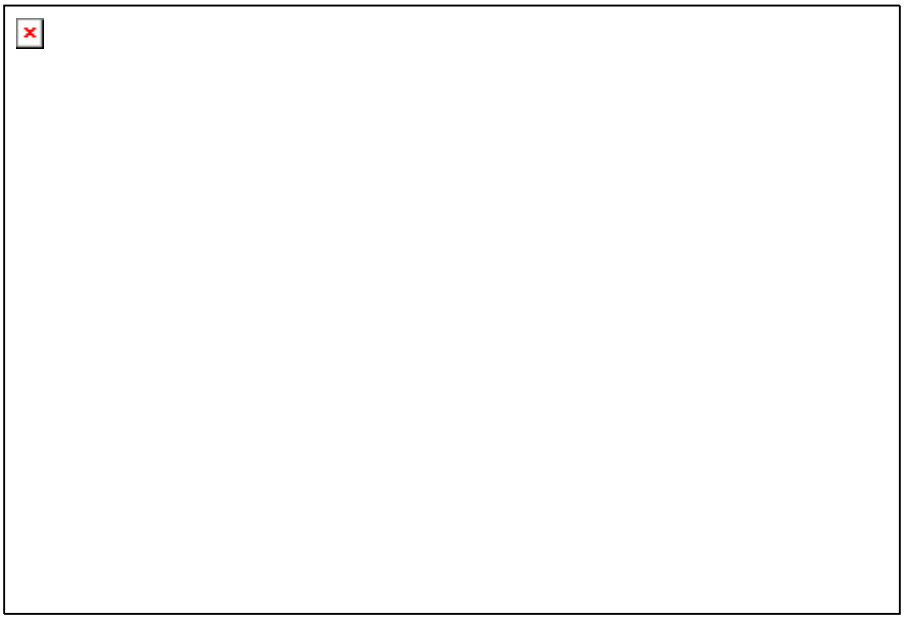
2. Goad`s Atlas, March 1890 revised to September 1903: showing the layout of the lots along Austin Terrace and Walmer Road prior to the development of the Casa Loma estate



3. Goad`s Atlas, 1910 revised to 1912: showing Casa Loma, Pellatt Lodge and the Casa Loma Stables in place (the greenhouses adjoining the Stables were later demolished)



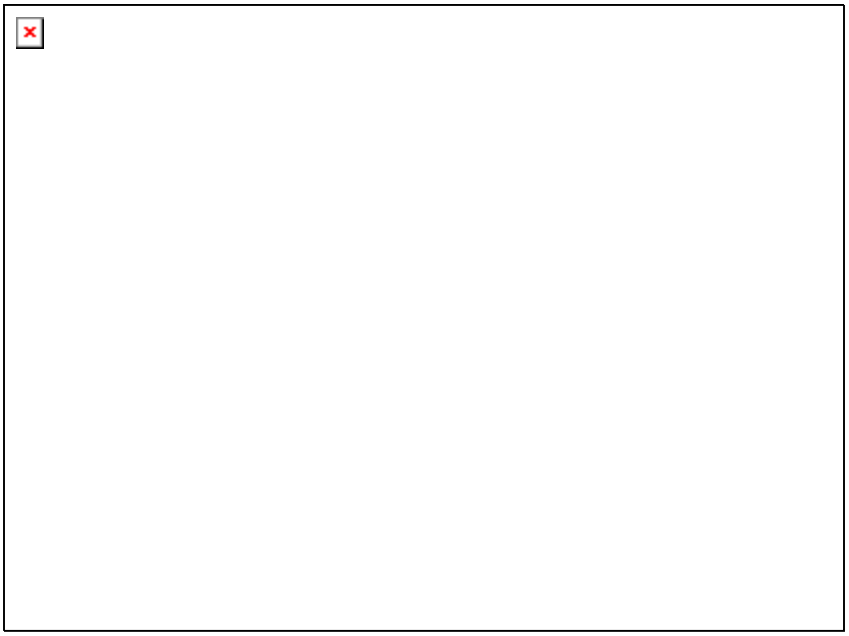
4. Building Permit No. 18643, December 16, 1909: for Casa Loma naming E. J. Lennox as the architect (City of Toronto Archives)



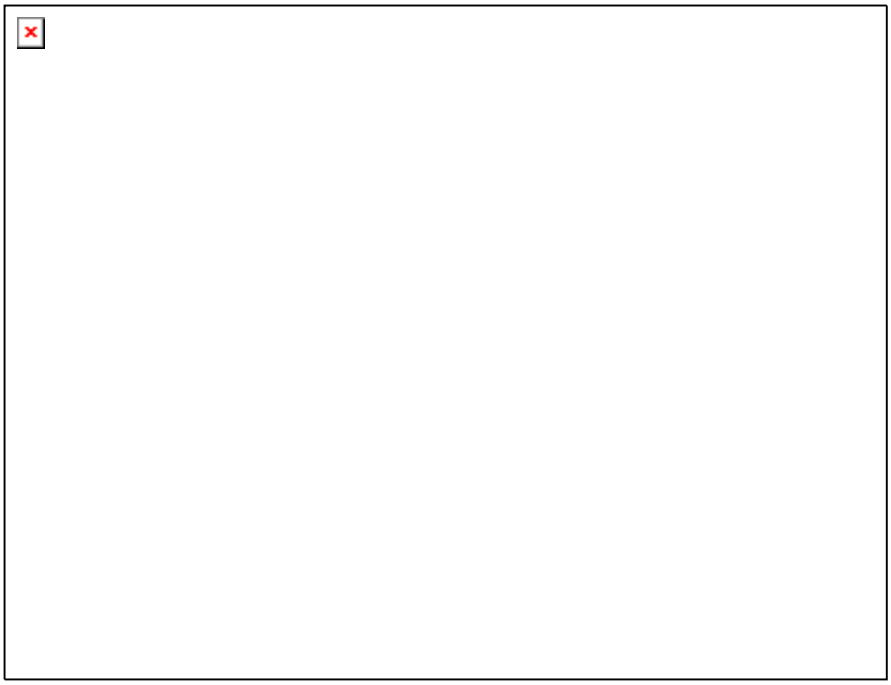
5. Archival Photograph, Casa Loma, c. 1914: showing the location of the building on the south side of Austin Terrace, east of Walmer Road (City of Toronto Archives, Fonds 1244, Item 4093)



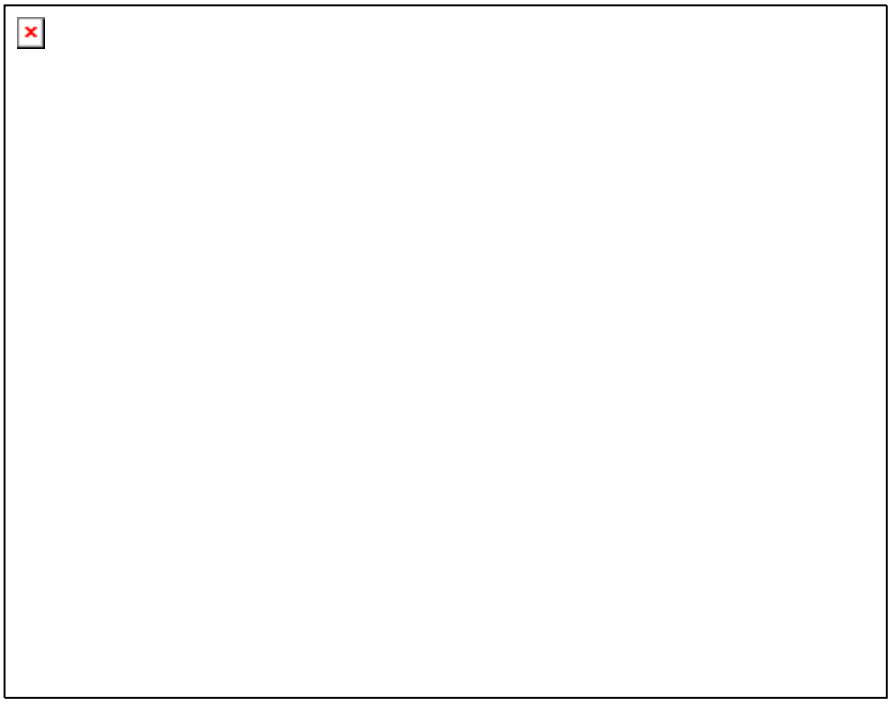
6. Archival Photograph, Austin Terrace, c. 1920: looking east along Austin Terrace from Walmer Road, with Casa Loma on the right and Spadina in the distance (City of Toronto Archives, Fonds 1244, Item 4113)



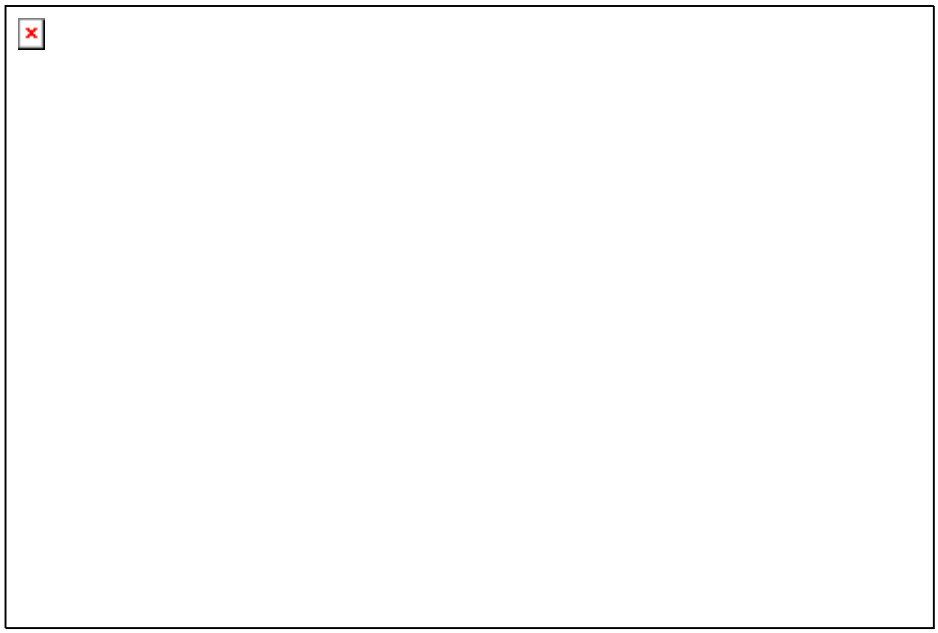
7. Archival Photograph, Casa Loma, c. 1912: showing the principal (north) façade on Austin Terrace with the main entrance beneath the square tower and protected by a porte-cochere. One of the entrance gates is pictured in the foreground (City of Toronto Archives, Fonds 1244, Item 4084)



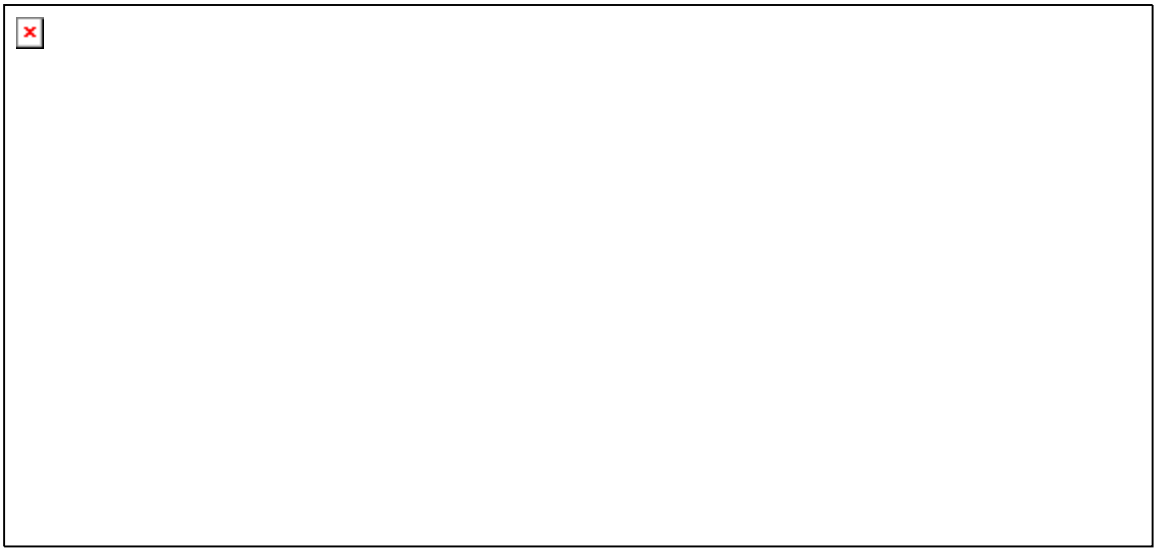
8. Archival Photograph, Casa Loma, 1925; showing the east (right) and south (left) elevations and the grounds with the terrace wall (Toronto Reference Library, Item 6824)



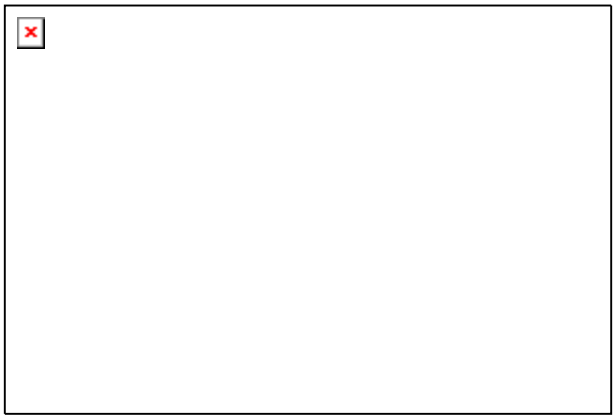
9. Archival Photograph, Casa Loma, 1914: showing the south elevation overlooking the escarpment with Davenport Road below (City of Toronto Archives, Fonds 1244, Item 4095)

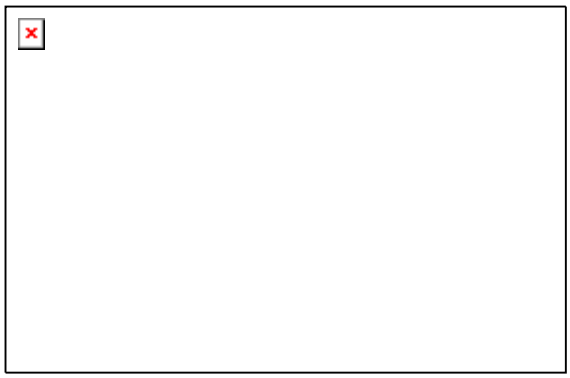


10. Archival Photograph, Casa Loma, c. 1914; showing Casa Loma from Walmer Road with the stone wall surrounding the grounds (City of Toronto Archives, Fonds 1244, Item 4094)



11. Archival Photograph, Walmer Road, c.1912: showing the stone wall of Casa Loma under construction (right) and Pellatt Lodge and the Casa Loma Stables in the distance (City of Toronto Archives, Fonds, 1231, Item 1778)





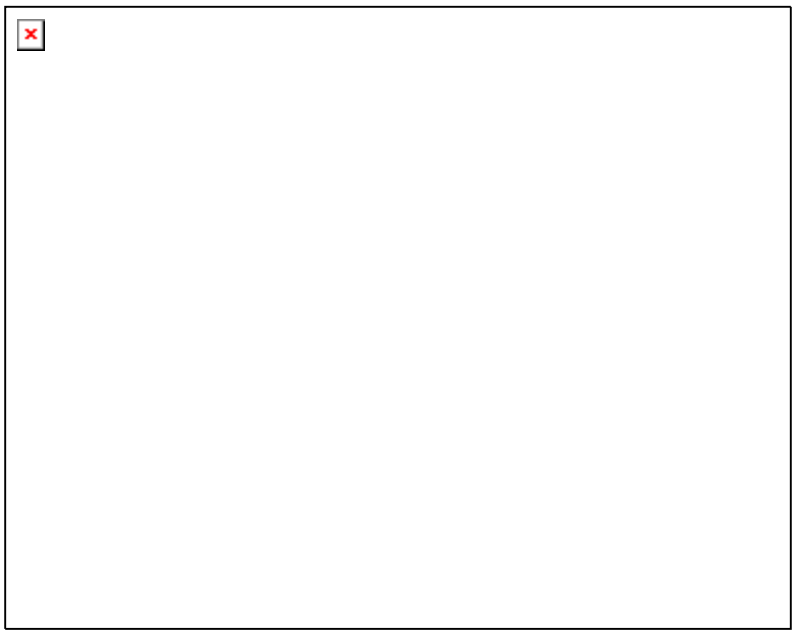
12. Plan of Interiors of Casa Loma: the following interiors are described in this report

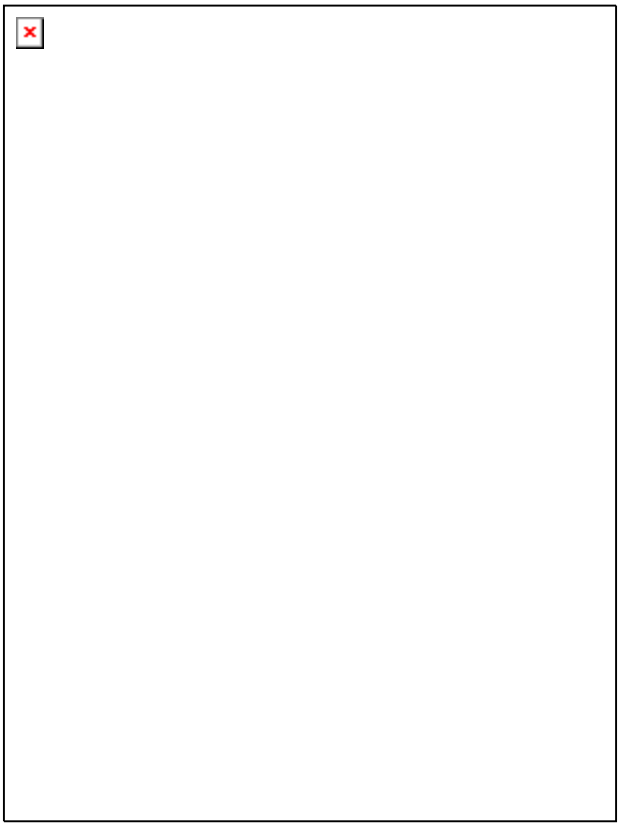
1. Great Hall
2. Library
3. Dining Room
4. Palm Room
5. Serving Room (Breakfast Room)
6. Peacock Alley
7. Henry Pellatt's Study
8. Henry Pellatt's Bedroom
9. Henry Pellatt's Bathroom

10-12. Lady Pellatt's Suite (bedroom, sitting room, solarium & bathroom)

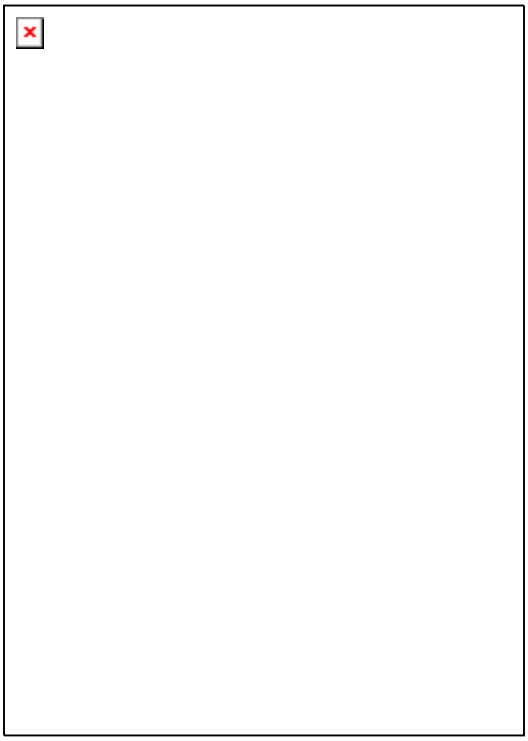
13. Bedroom
18. Windsor Room
19. Round Room
20. Smoking Room
21. Billiards Room
22. Oak Room

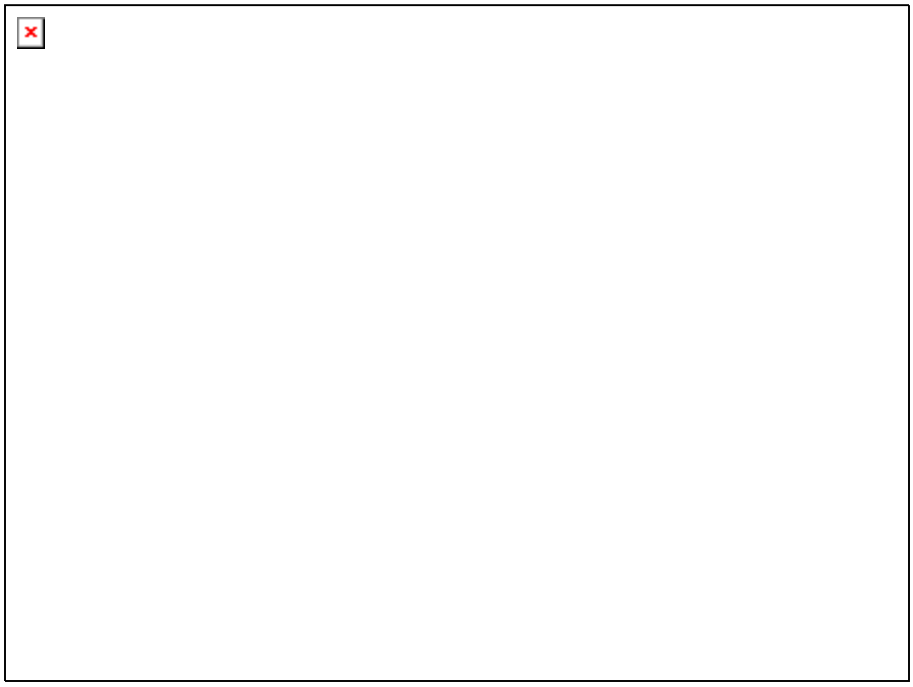
Additional areas, unnumbered: first-floor vestibule (linking north entrance to Great Hall), main & servants' staircases, second- and third-floor corridors, basement swimming pool (under Palm Room) and tunnel to Pellatt Lodge & Casa Loma Stables (from northwest basement)



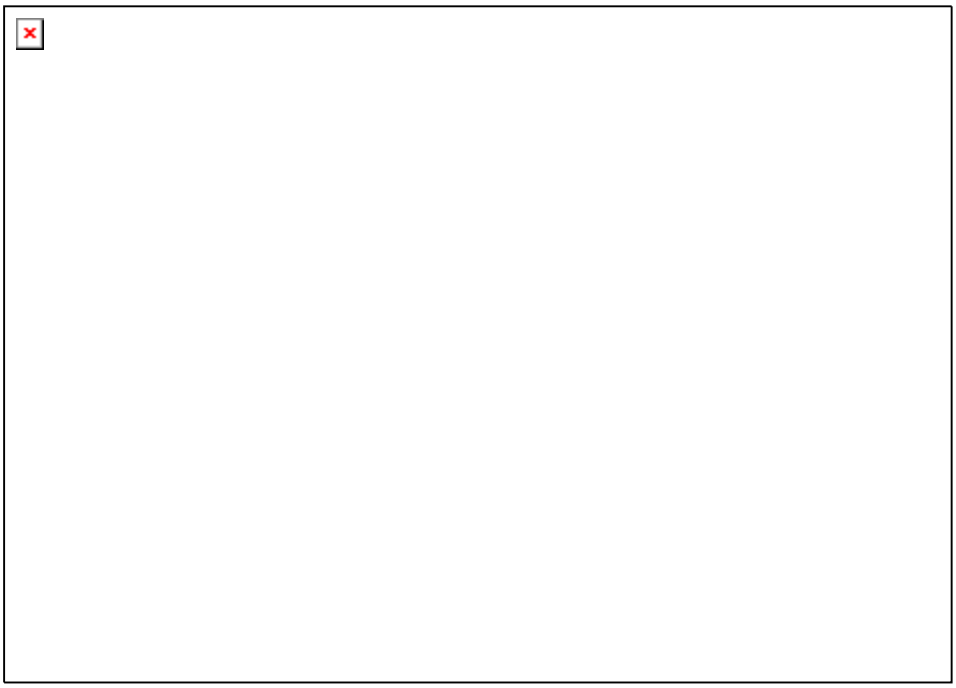


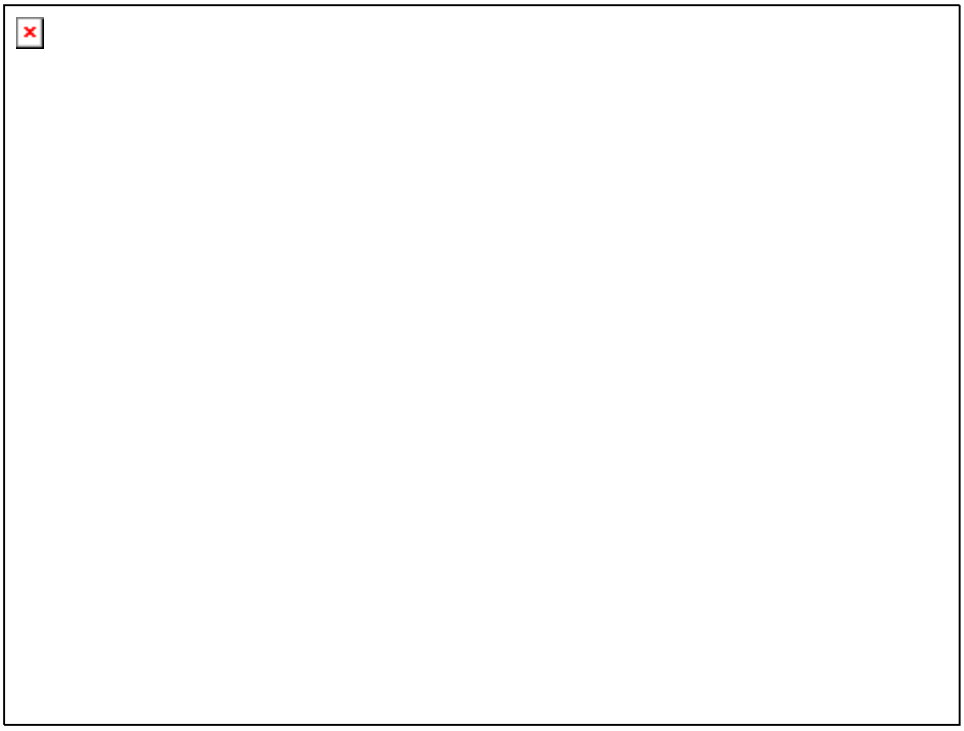
13. <u>Peacock Alley:</u> showing the original wood floors and panelling and the vaulted plaster ceiling (Archival photograph: Denison, unpaged)



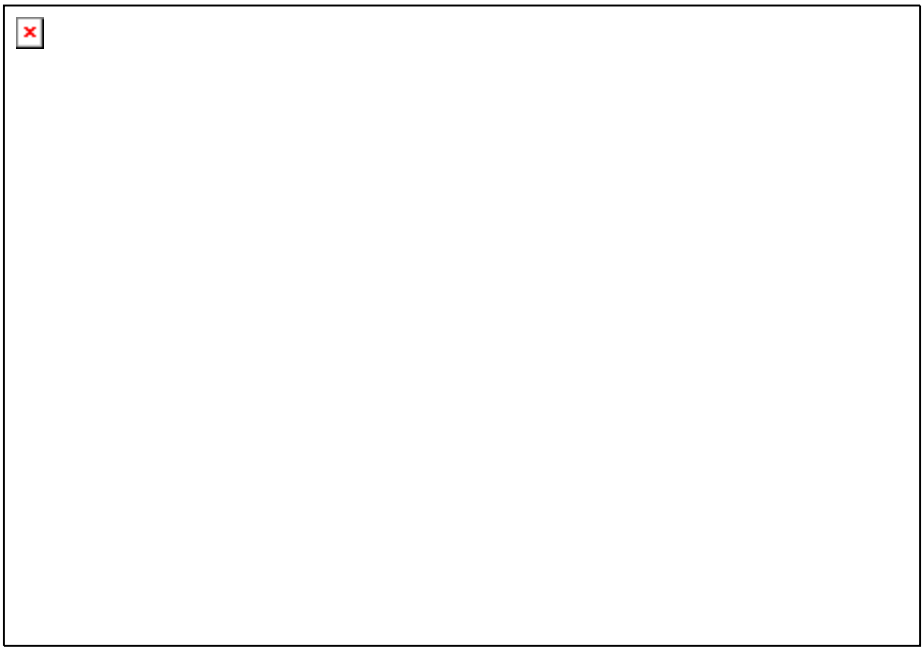


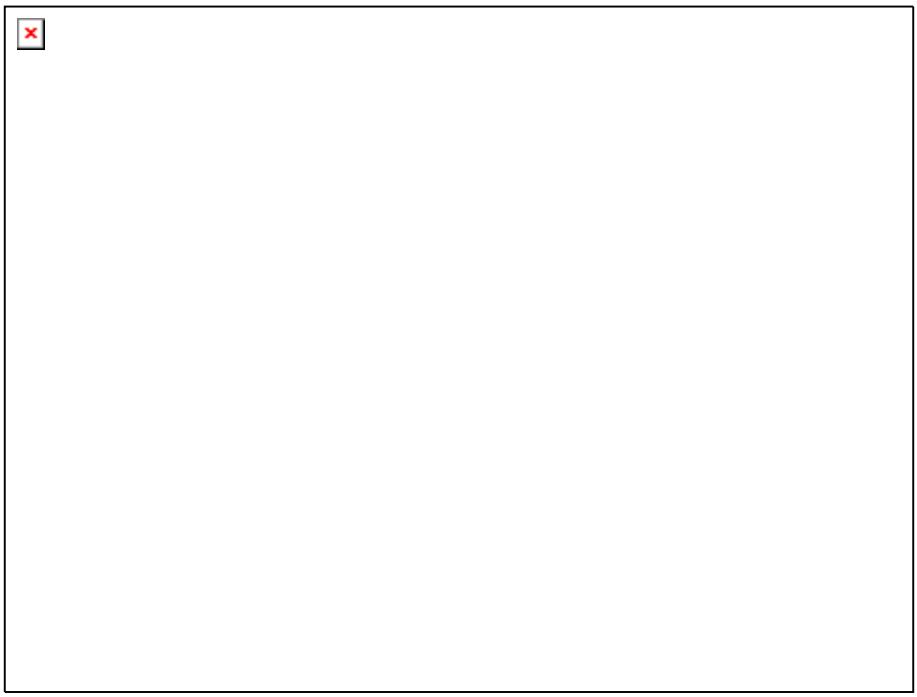
14. Great Hall: showing the original wood floors and panelling, the arcade with the balcony above, the original organ loft, and the hammerbeam ceiling (Top photograph: Casa Loma brochure)



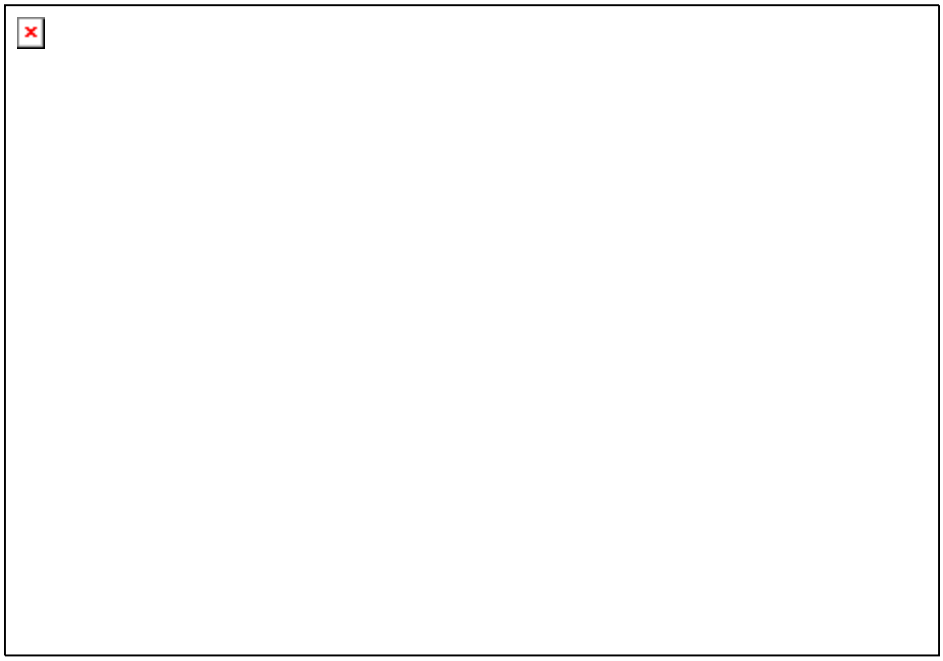


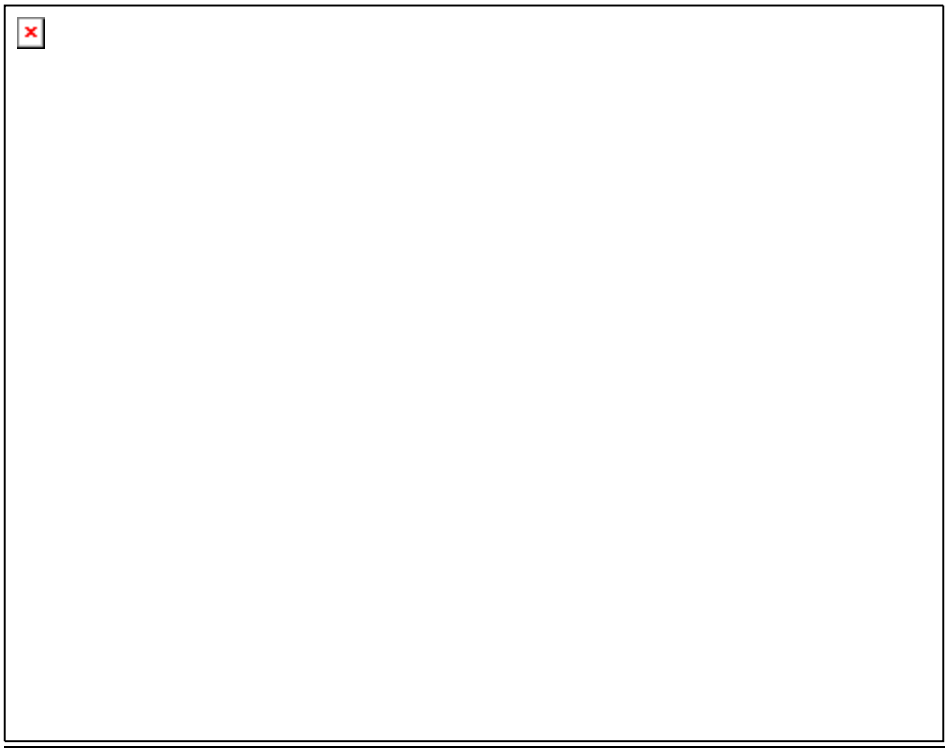
15. <u>Great Hall:</u> showing the fireplace that was originally located in the dining room and relocated after the wall between the dining room and library was removed (Archival photograph: City of Toronto Archives, Fonds 1244, Item 4069)



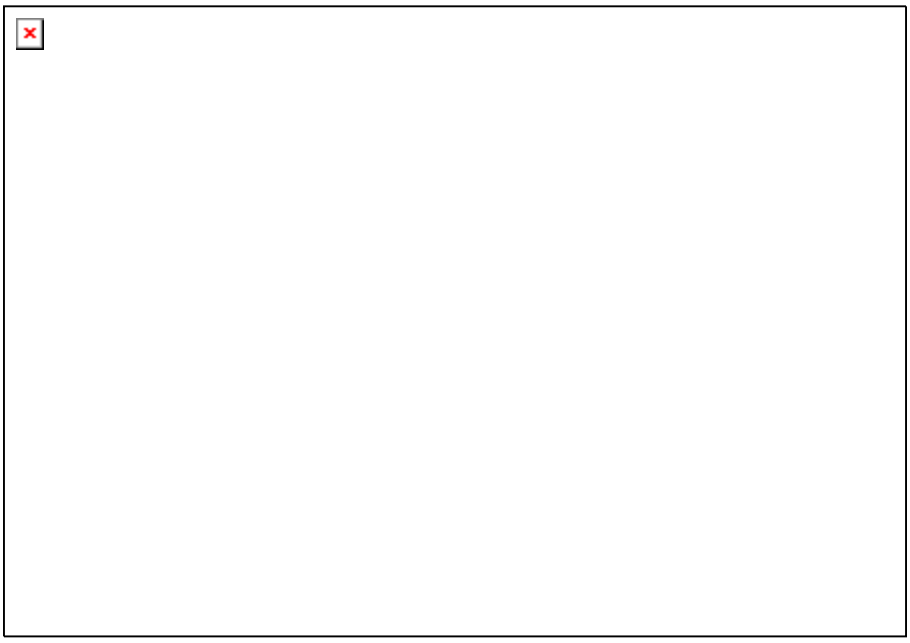


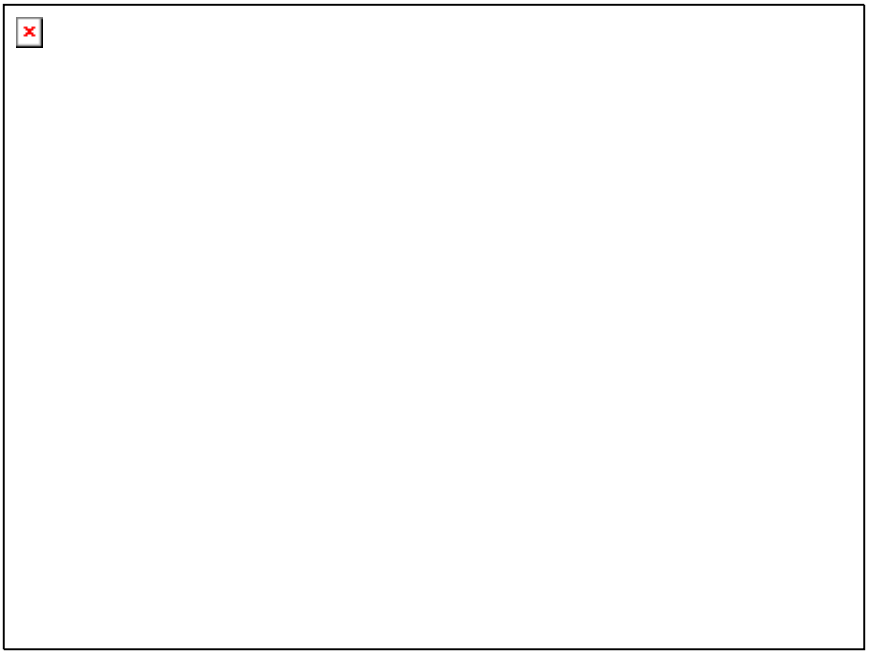
16. Library: showing the original patterned wood floor, the wood panelling and bookcases, and the plasterwork ceiling. The east wall separating the library from the dining room was removed in the 1920s and replaced with the pillars (Archival photograph: City of Toronto Archives, Fonds 1244, Item 4124)



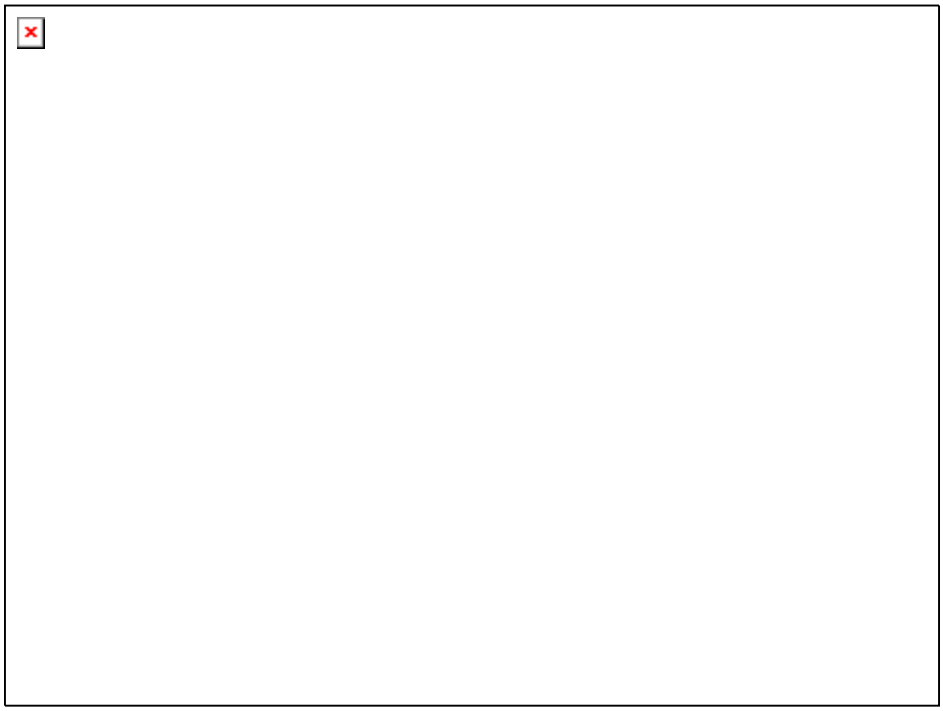


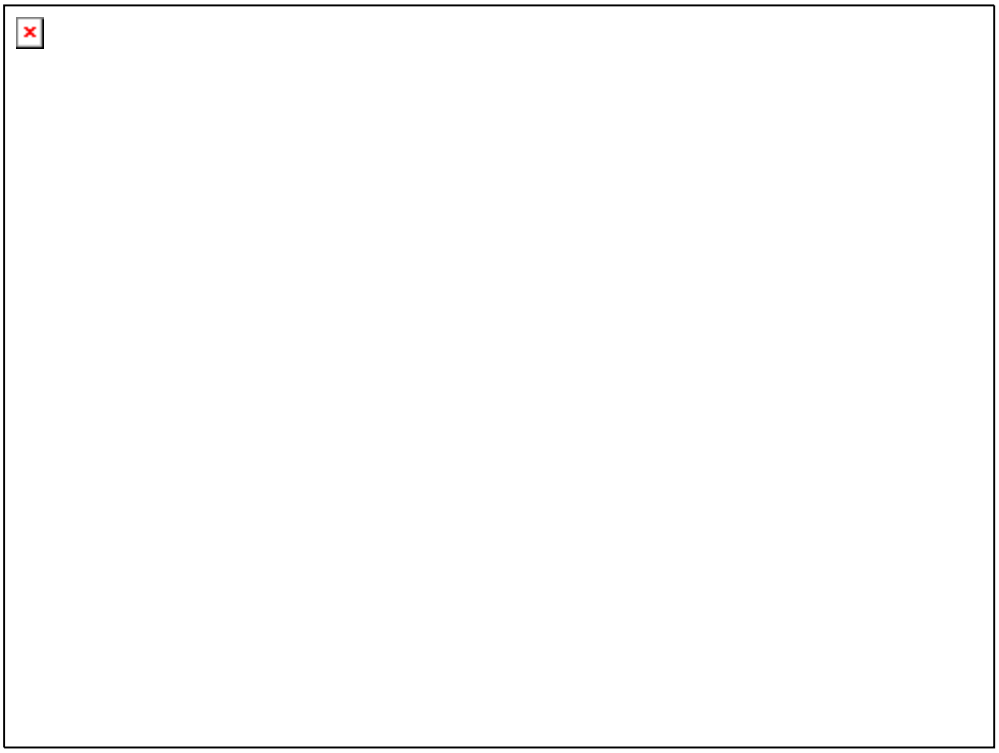
17. Dining Room: showing the original patterned wood floor, the wood paneling and trim, and the plaster ceiling incorporating an oval and recessed lighting. The wall separating the dining room from the library (left) was removed (left). The Alcove adjoining the dining room to the south is not pictured (Archival photograph: City of Toronto Archives, Fonds 1244, Item 4056)



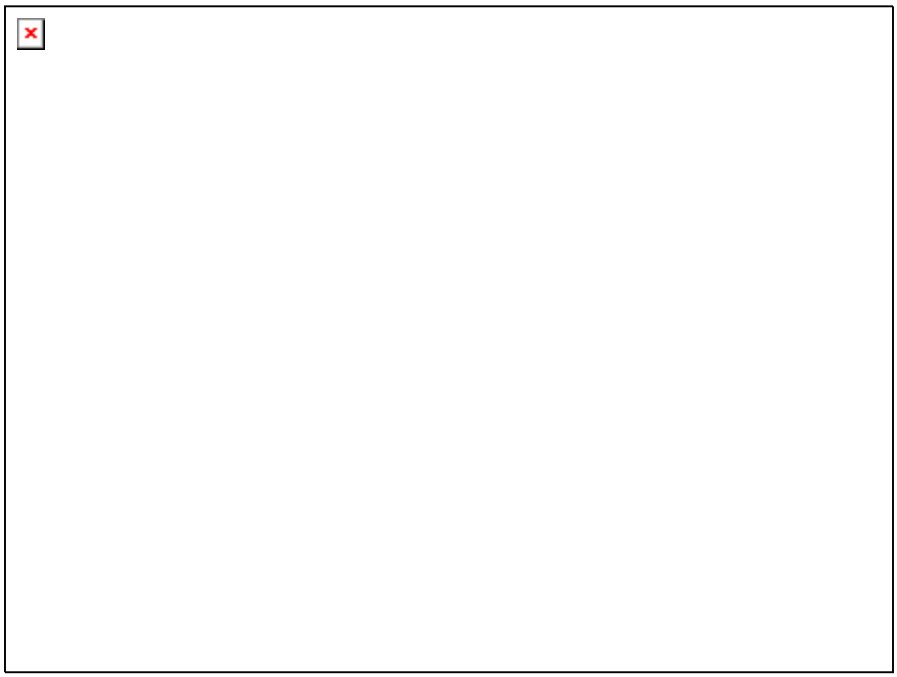


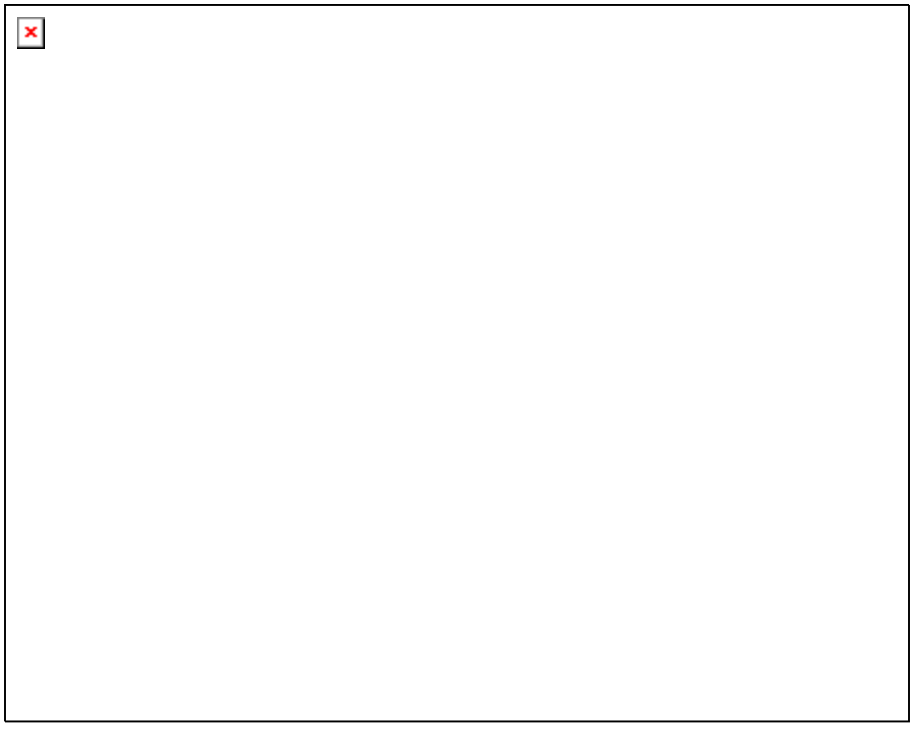
18. Palm Room: showing the marble floor and dado and the beamed ceiling (Archival photograph: City of Toronto Archives, Fonds 1244, Item 4071)



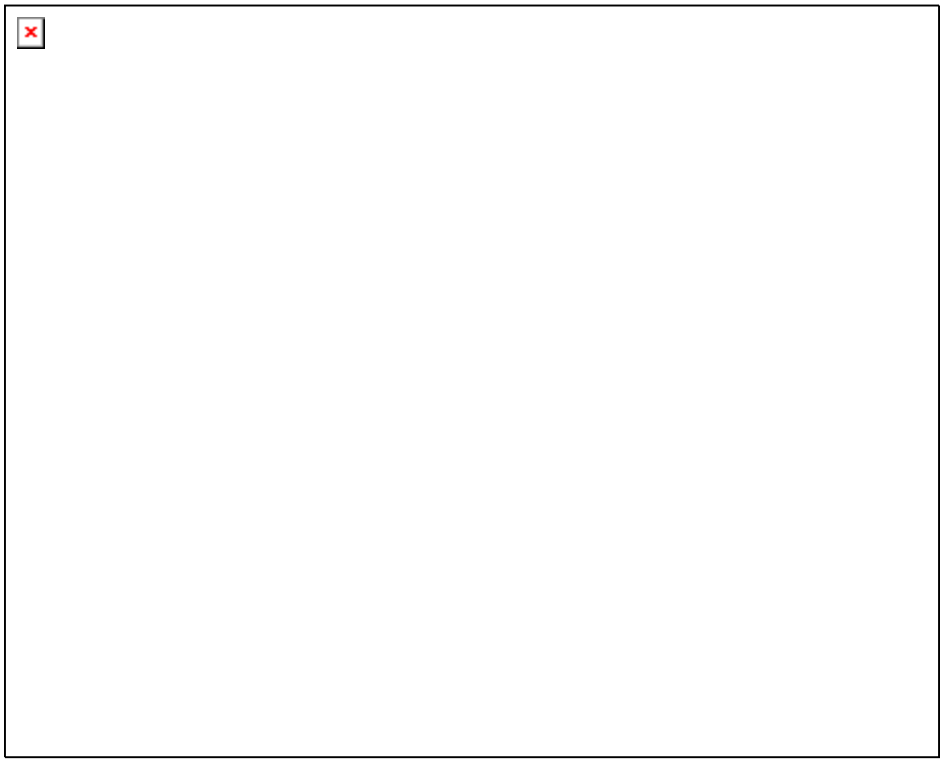


19. Palm Room: showing the marble floor, dado and steps, the bronze-framed doors separating the space from the Dining Room (above), and the glass dome with a grapevine pattern (below)

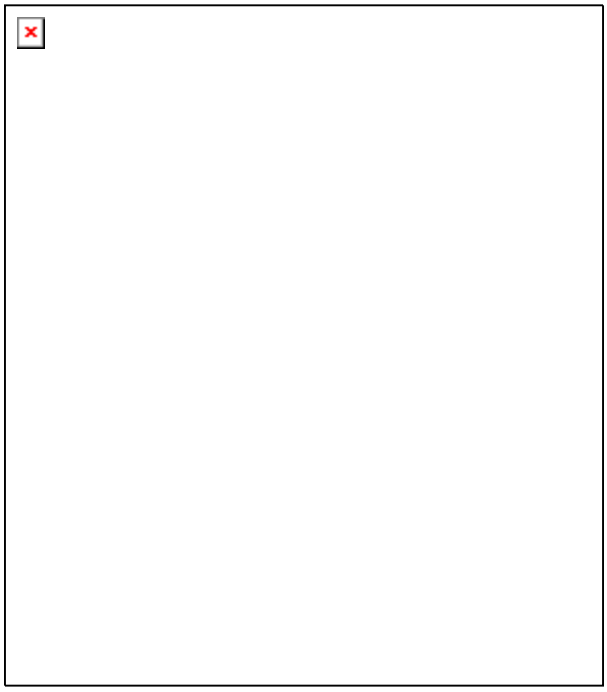




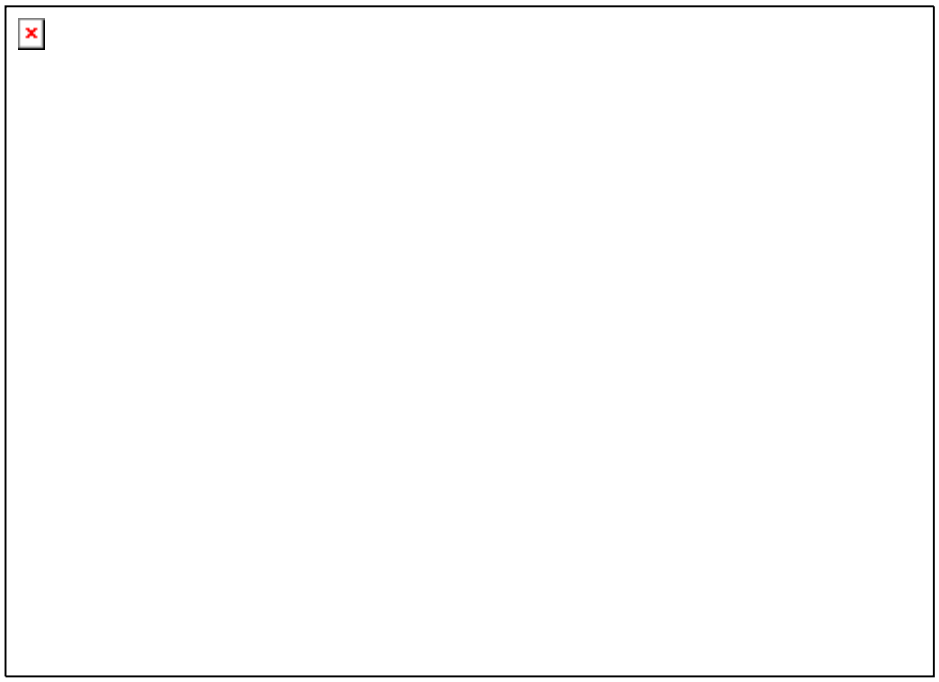
20. Serving Room (Breakfast Room): showing the plaster detailing on the walls and ceiling (Archival photograph: City of Toronto Archives, Fonds 1244, Item 4058)

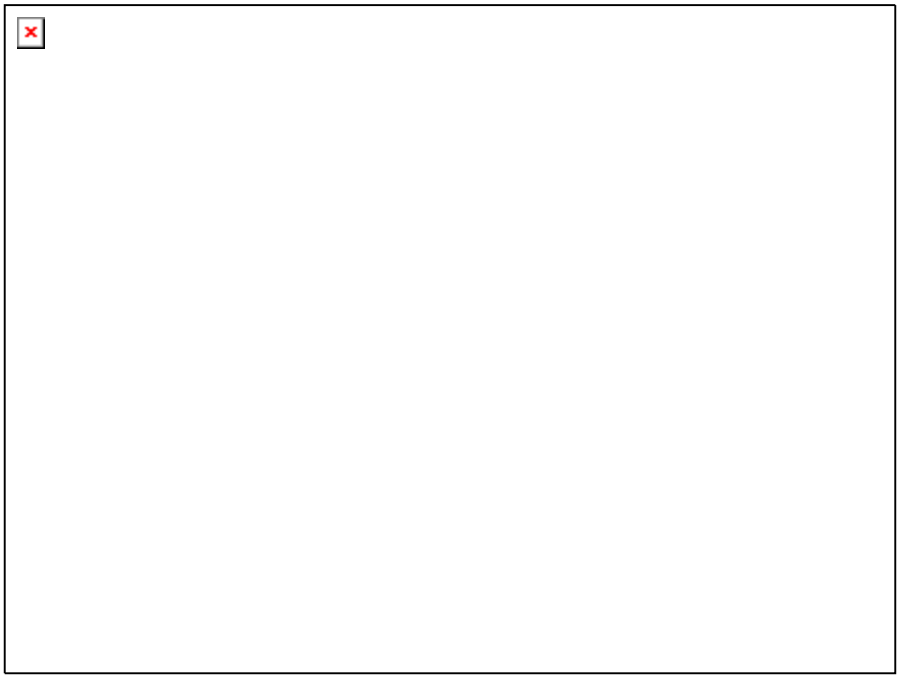


21. Study: showing the original wood floor, panelling and detailing, the fireplace with the marble surround and mantel and, on either side, the concealed doors

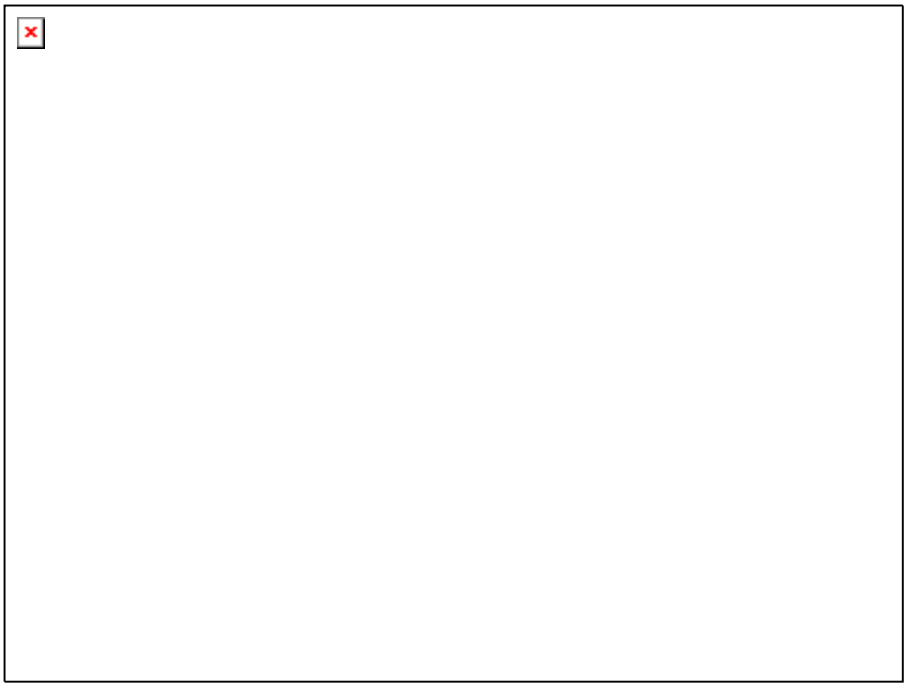


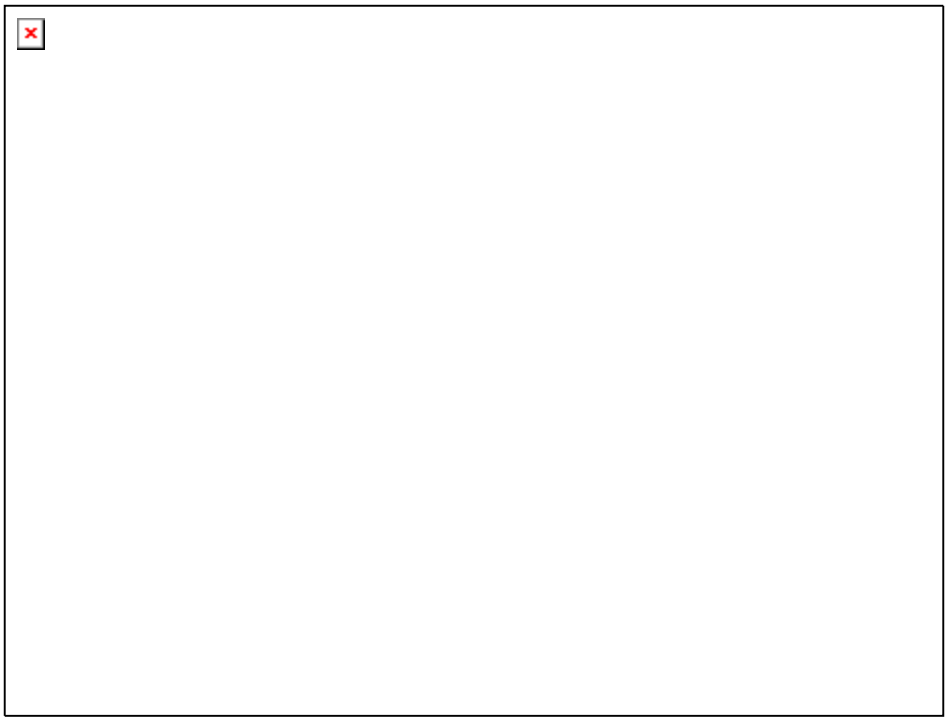
22. Smoking Room: showing the original wood floor and the brick fireplace with a wood mantel



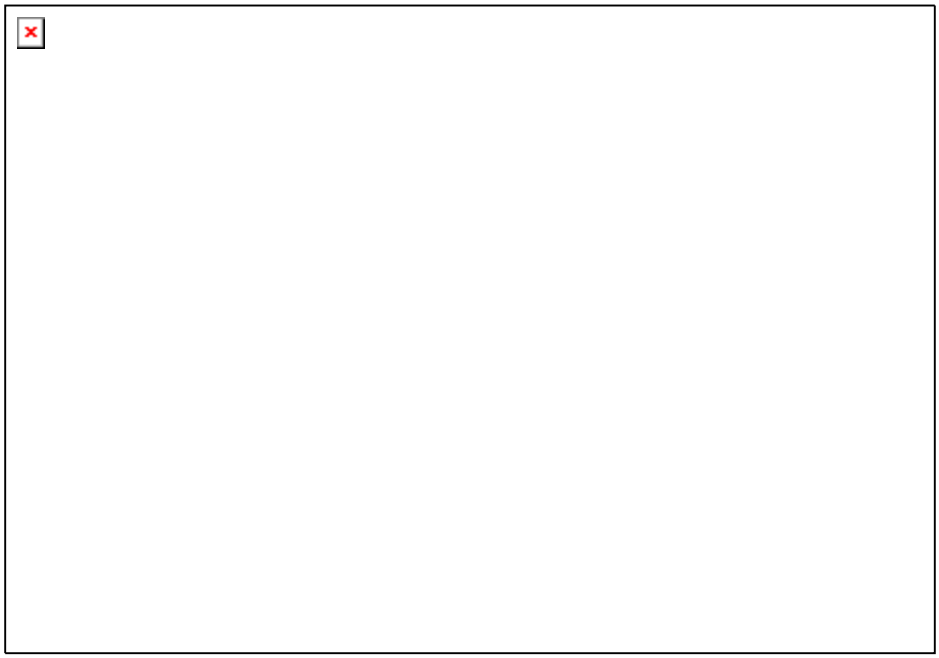


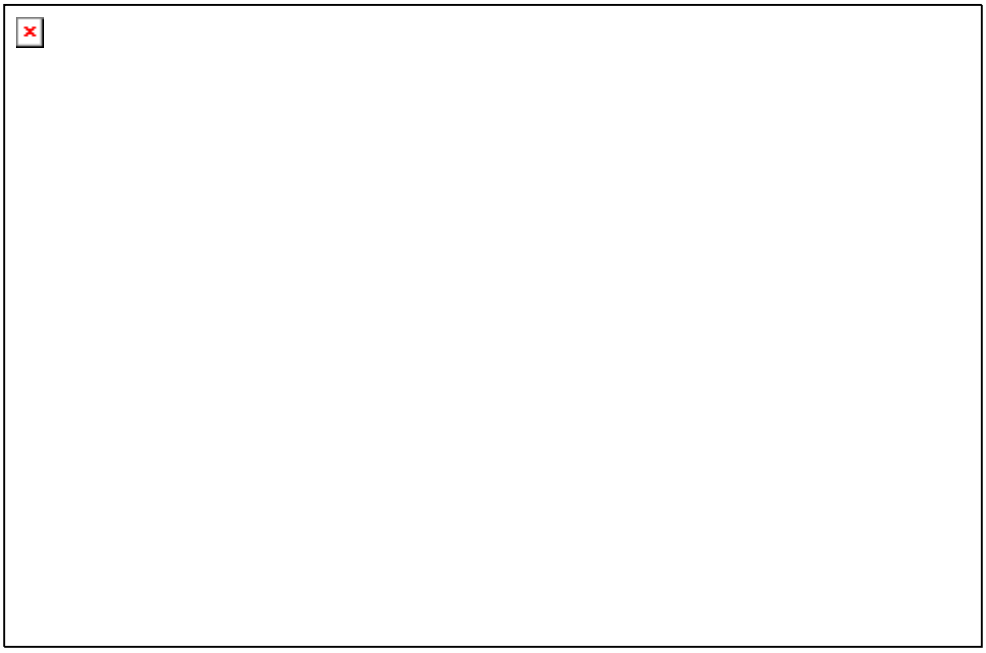
23. Oak Room: showing the original patterned wood floor, the wood panelling and carved details, the fireplace with a marble surround and wood mantel, and the plasterwork on the ceiling. The Billiards Room, located directly north of the Oak Room, is not pictured (Archival photograph: City of Toronto Archives, Fonds 1244, Item 4068)





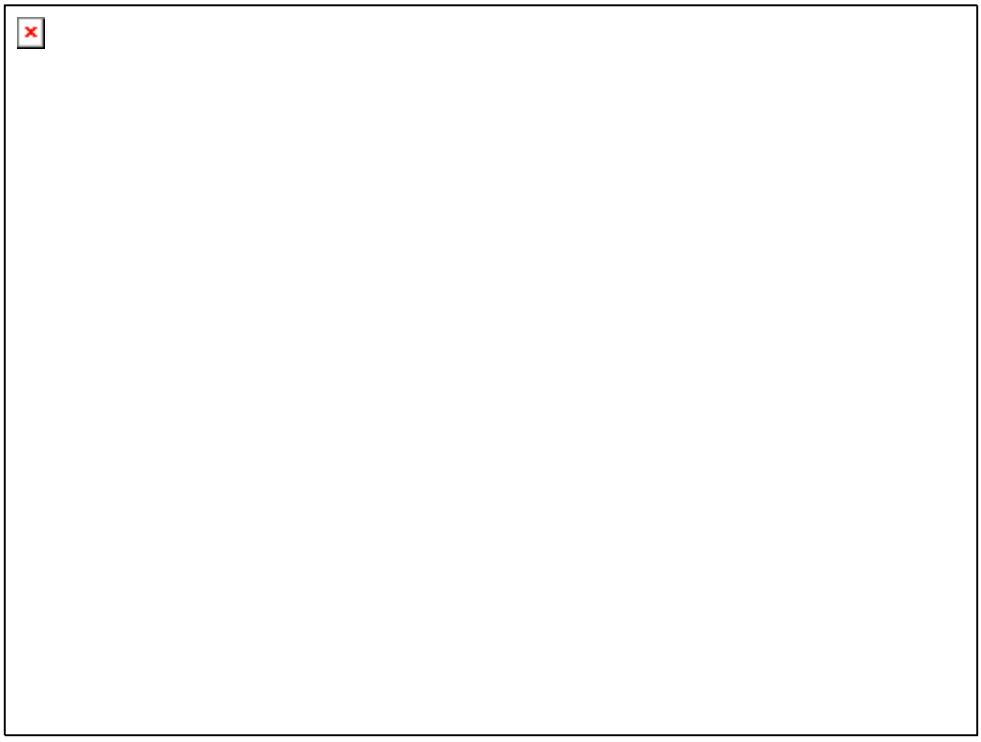
24. Main Staircase (above) and Second-Floor Corridor (below): the staircase leads to the second storey where balconies overlook Great Hall (right) and the corridor retains the original wood floors and paneling, as well as the groined and vaulted ceiling



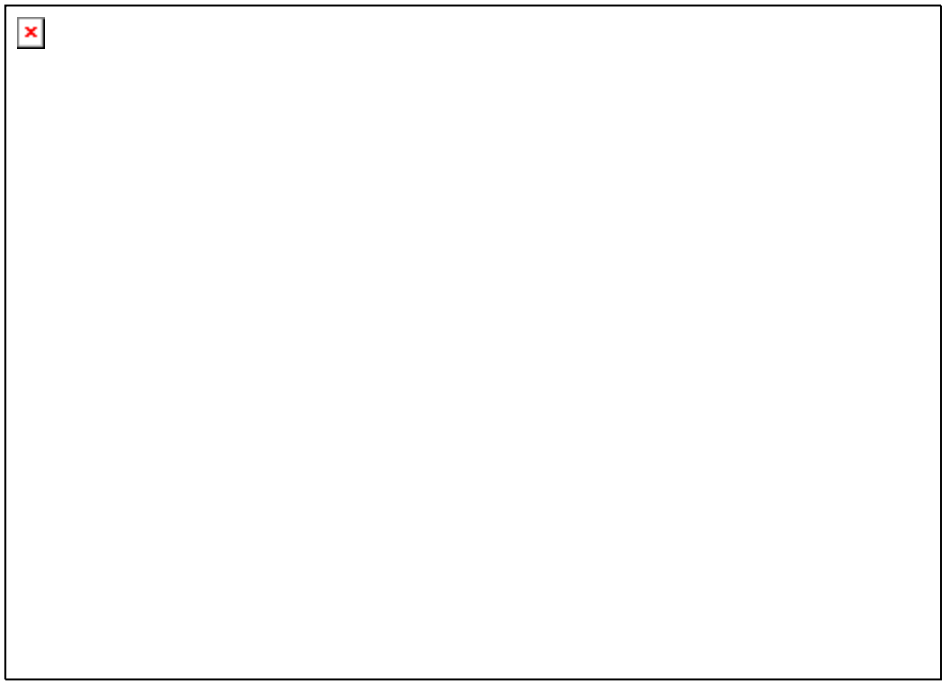


25. Henry Pellatt's Bedroom: showing the original wood floor and panelling, the alcove (north), and the plaster detailing on the ceiling. Not shown in this photograph, the fireplace and the adjoining concealed compartment are also identified as heritage attributes (Archival photograph: City of Toronto Archives, Fonds 1244, Item 4061)





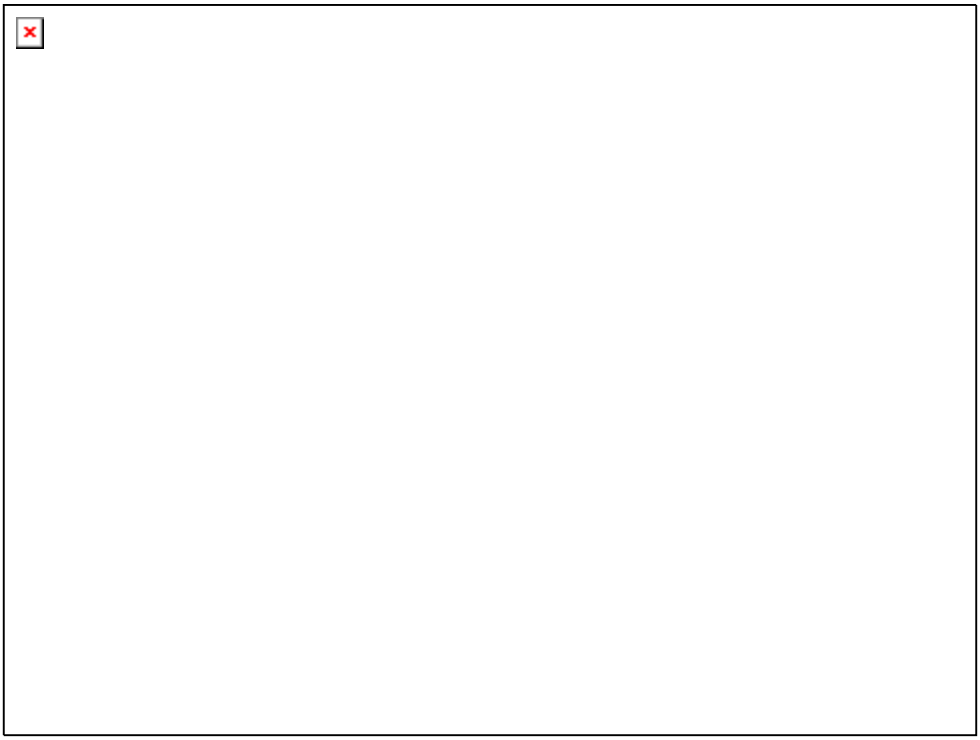
26. Lady Mary Pellatt's Bedroom: showing the detailing on the walls and ceiling (Archival photograph: City of Toronto Archives, Fonds 1244, Item 4064)



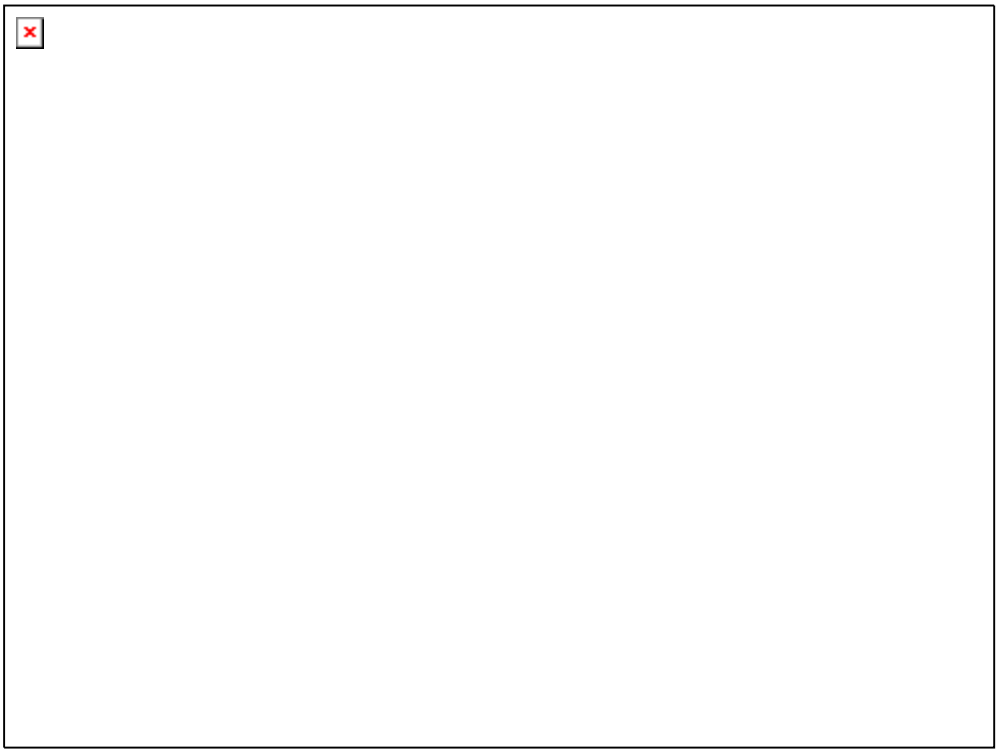


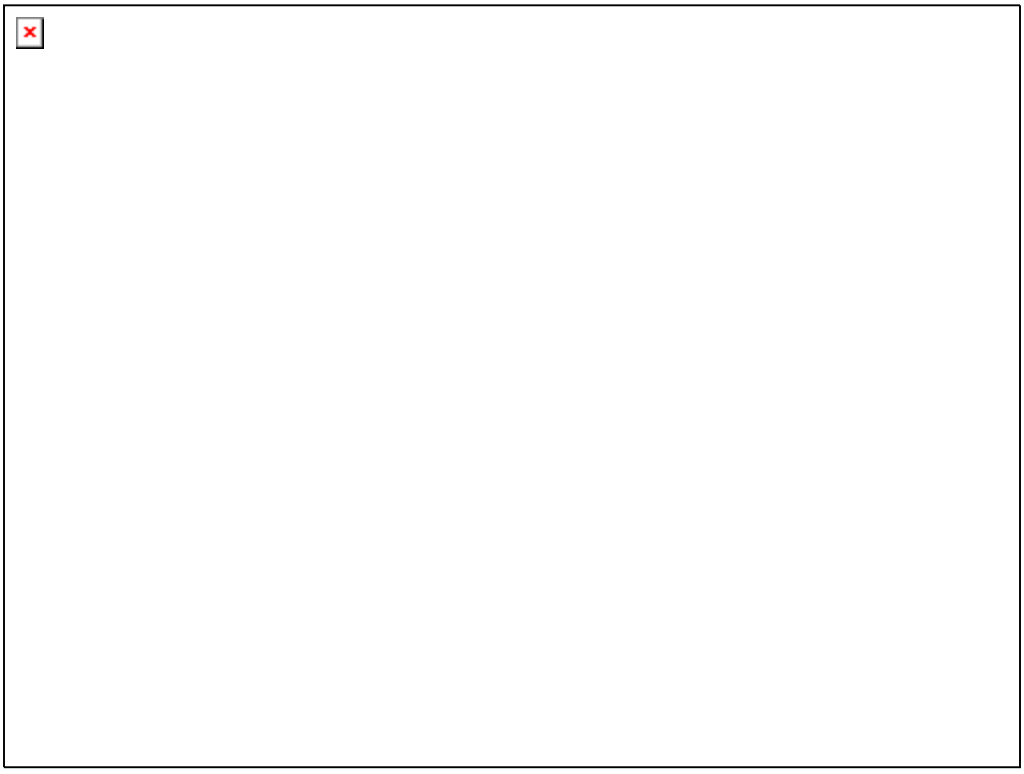
27. Lady Mary Pellatt's Sitting Room: showing the detailing on the walls and ceiling (with the solarium through the arched opening). The archival photograph was taken after the suite was turned into a billiards room during the brief period when Casa Loma was operated as an apartment hotel (Archival photograph: City of Toronto Archives, Fonds 1244, Item 4067)





28. Sir Henry Pellatt's Bathroom (above) and Lady Mary Pellatt's Bathroom (below): showing the marble tiles on the floors and walls

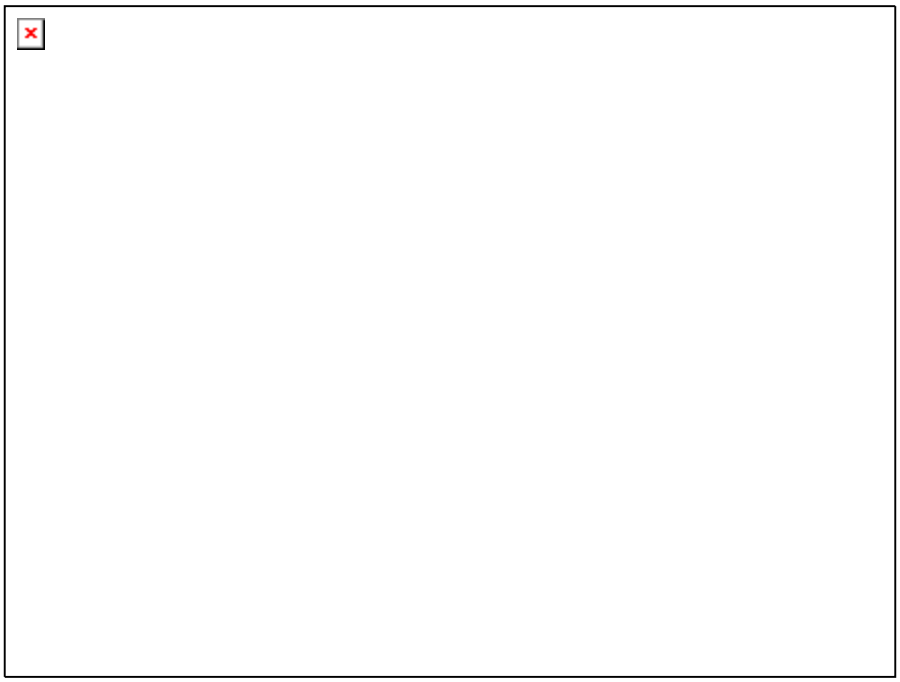




29. Round Room (above) and Windsor Room (below): showing the original floors, fireplaces with marble surrounds and mantels, and plaster ceiling detailing in these bedrooms

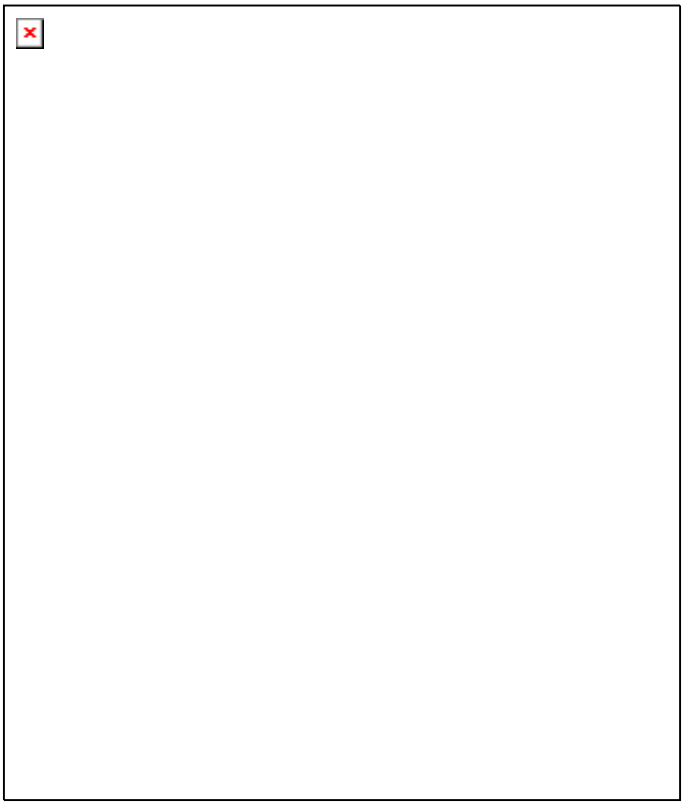


30. Bedroom: located on the second floor opposite Lady Mary Pellatt's suite and showing the original wood floors and the ceiling mouldings

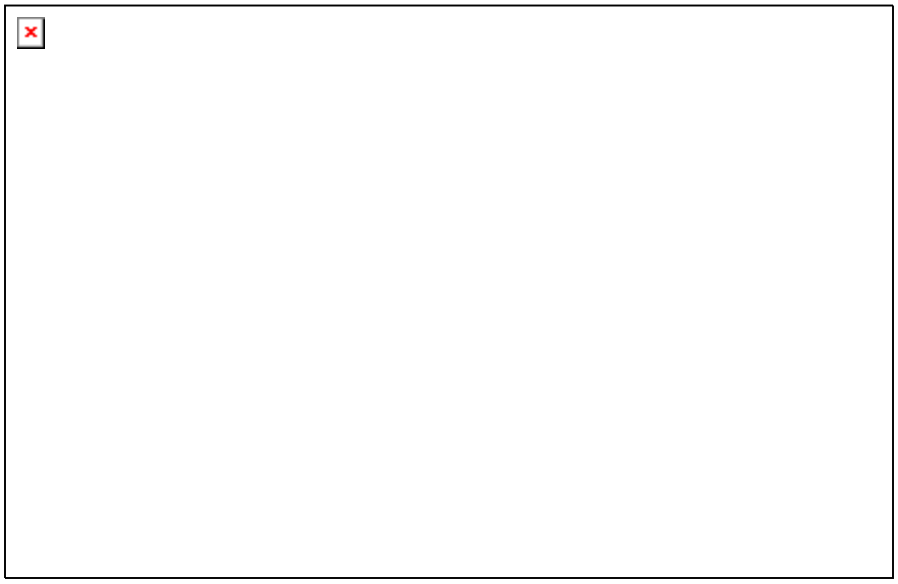


31. Third-floor Corridor: showing the ceiling design

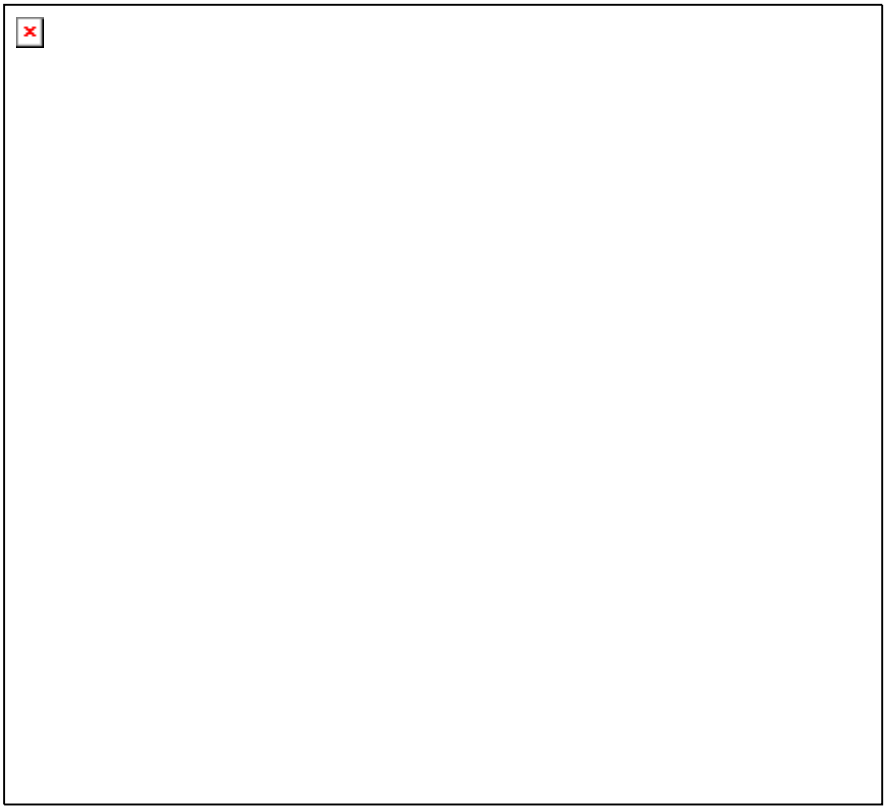




32. Basement: showing the roughed-in swimming pool (above) and the entrance to the tunnel connecting Casa Loma to Pellatt Lodge and the Casa Loma Stables on Walmer Road (below)



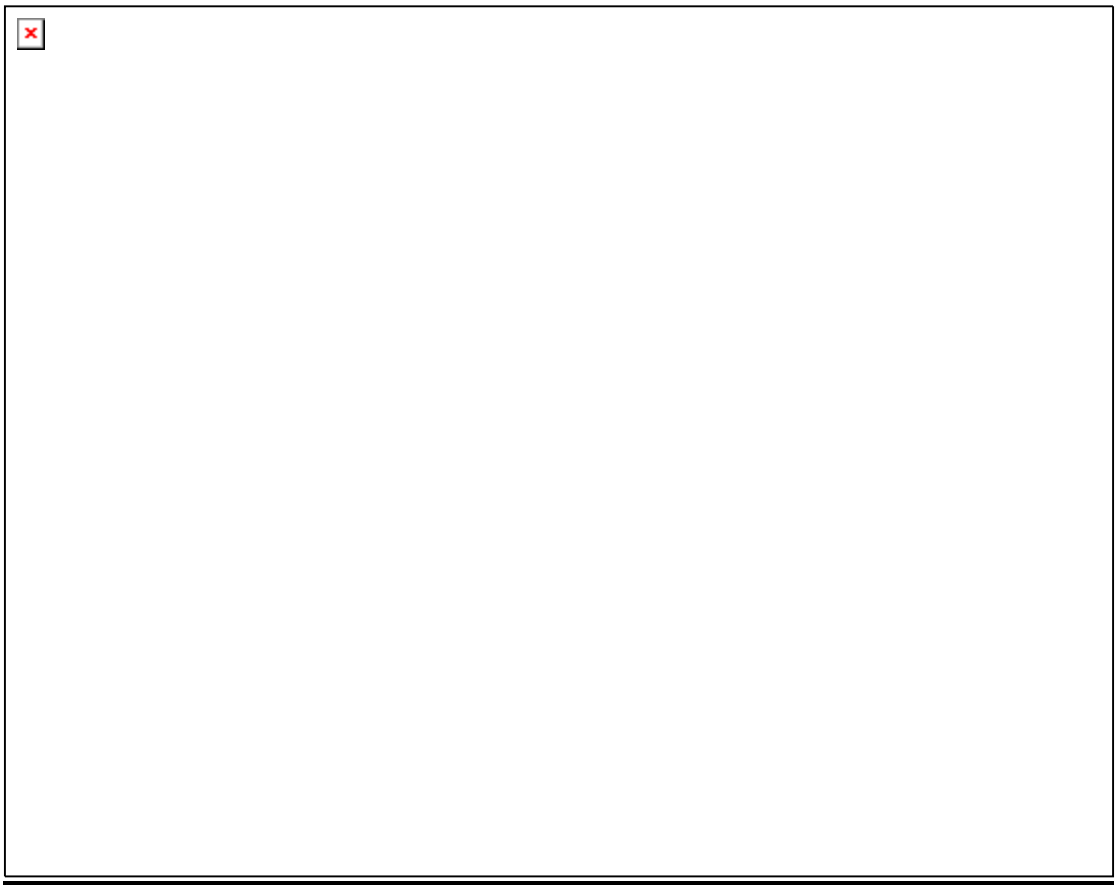
33. Terrace: showing the south terrace and the monumental bay window (Toronto Historical Board, 1981)



34. Gardens: showing the view from the south terrace across the formal gardens laid out by the Garden Club of Toronto (1987-90) to the city skyline beyond

ATTACHMENT NO. 11

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



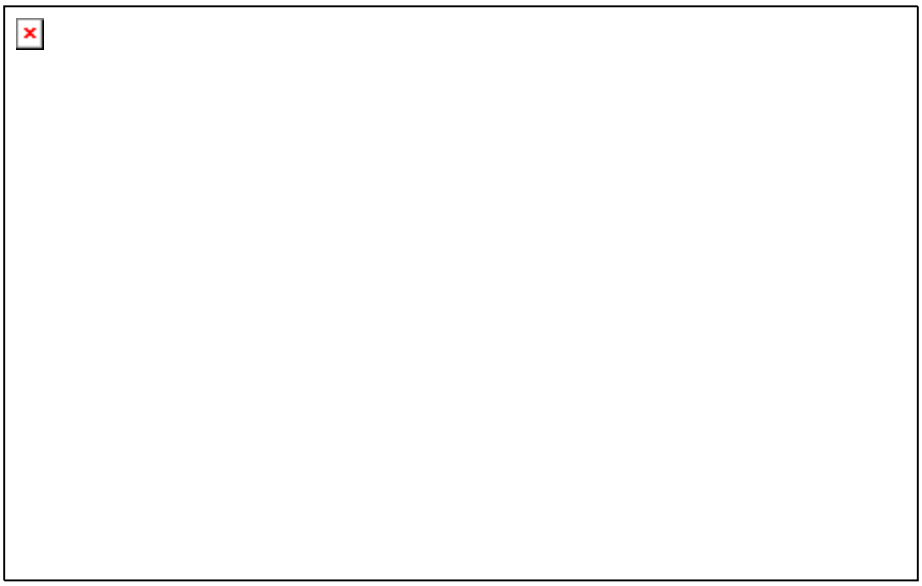
PELLATT LODGE
328 WALMER ROAD

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2012

1. DESCRIPTION



Above: tinted postcard of Pellatt Lodge with the Casa Loma Stables to the north (Toronto Reference Library, Item 5444); cover: Pellatt Lodge at northwest corner of Austin Terrace and Walmer Road (Heritage Preservation Services, November 2012)

Pellatt Lodge: 328 Walmer Road	
ADDRESS	328 Walmer Road (northwest corner of Austin Terrace)
WARD	Ward 21 (St. Paul's)
LEGAL DESCRIPTION	Plan 930, Lot 13
NEIGHBOURHOOD/COMMUNITY	Casa Loma
HISTORICAL NAME	Pellatt Lodge
CONSTRUCTION DATE	1905
ORIGINAL OWNER	Sir Henry Pellatt
ORIGINAL USE	Residential (house form building)
CURRENT USE*	Residential (house form building) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	E. J. Lennox, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick, stone, wood and glass
ARCHITECTURAL STYLE	Period Revival
ADDITIONS/ALTERATIONS	See Section 2.iii
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Designated under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 181-91
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2012

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 328 Walmer Road, which was designated under Part IV, Section 29 of the Ontario Heritage Act in 1991 by former City of Toronto By-law No.181-91. The report includes an evaluation of the property according to Ontario Regulation 9/06, the criteria for municipal designation prescribed by the Province of Ontario following the 2005 amendments to the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

v. HISTORICAL TIMELINE

Key Date	Historical Event
1889	James Austin registers Plan 930, subdividing part of farm lot 24
1903 Apr	Mary Pellatt purchases 25 lots registered under Plan 980, and Henry Pellatt acquires additional land on the northeast corner of Austin Terrace & Walmer Road from Albert Austin of neighbouring Spadina
1905	Henry Pellatt is knighted
1905	Pellatt authorizes the construction of Pellatt Lodge, which is followed by the Casa Loma Stables (1906), both on Walmer Road
1909 Mar	Pellatt is recorded on the City of Toronto's tax assessment rolls occupying the lodge on Walmer Road[25]
c. 1910	A second corner turret is added to Pellatt Lodge according to archival photographs
1913	Pellatt moves from Pellatt Lodge into Casa Loma, although parts of the larger residence remain incomplete
1923	Following the failure of the Home Bank, Pellatt holds a public auction for the contents of Casa Loma & its stables
1933	Pellatt surrenders his estate, including Pellatt Lodge, to the City of Toronto in lieu of unpaid taxes
1936	The Kiwanis Club of West Toronto enters an agreement with the City of Toronto to operate Casa Loma as a tourist attraction, opening Casa Loma and its stables to the public the next year (Pellatt Lodge remains a rental property)
1975	The City of Toronto lists the property at 328 Walmer Road on the City of Toronto Inventory of Heritage Properties
1991	The property at 328 Walmer Road is designated under the Ontario Heritage Act
2011 June	The Casa Loma Corporation assumes the operation of Casa Loma

vi. HISTORICAL BACKGROUND

<u>Casa Loma Neighbourhood</u>

The property at 328 Walmer Road is located in the Casa Loma Neighbourhood, the residential district north of Davenport Road and between Spadina Road (east) and

[25] This was the first tax roll recording the area following the City of Toronto's annexation of this part of York Township, north of Davenport Road

Bathurst Street (west), which takes its name from the iconic building that is the subject of this report. Following the founding of the Town of York (1793), the area north of Bloor Street West was divided into a series of 200-acre farm lots. Lot 24 in the Second Concession was among the land holdings acquired by Peter Russell, administrator for the Province of Upper Canada, prior to his death in 1808. William Warren Baldwin, a medical doctor, politician and untrained architect, inherited the parcel through his marriage into the Willcocks family, Russell's cousins. Baldwin designed a country house named Spadina (1818) for the site, which he rebuilt in 1836 following a fire.[26] Baldwin's grandson, William Willcocks Baldwin, inherited Spadina in the mid 1800s, subdividing part of the tract where Walmer Road was laid out.

In 1865, James Austin, founder of the Dominion Bank and president of the Consumers' Gas Company, purchased the remaining 180 acres of Baldwin's estate, rebuilding Spadina (1866) on the foundations of the original house. Austin subdivided the 40-acre parcel directly west of Spadina in 1889.[27] The tract opened up additional land along the escarpment above Davenport Road, a setting offering panoramic views of the city below.

Pellatt Lodge

Pellatt Lodge was commissioned by Henry Mill Pellatt, Jr. (1859-1939) who, beginning in 1903, acquired two dozen lots along Austin Terrace and Walmer Road as the location of his country estate.[28] Pellatt first achieved success as an athlete, retiring in 1879 when he defeated the former American amateur one-mile champion in a New York race.[29] He turned his attention to the stock market after joining his father's firm of Pellatt and Osler in 1876. Six years later when Pellatt became a full member of the Stock Exchange, the company was renamed Pellatt and Pellatt. He quickly amassed his first fortune by astute investments in the Canada North West Land Company and the Canadian Pacific Railway, recouping when both companies were instrumental in opening Western Canada to settlement.

While involved in the stock market, as well as the banking and insurance businesses, Pellatt helped establish the Toronto Electric Light Company in 1883, which acquired a 30-year monopoly for street lighting in Toronto only six years later. The dominance of Pellatt's company in distribution of electricity was strengthened in 1896 when it amalgamated with its main rival, the Incandescent Light Company. After the turn of the 20th century, the Electrical Development Company of Ontario was incorporated by Pellatt and his partners William McKenzie of the Toronto Railway Company and Frederic Nicholls of Canadian General Electric when the syndicate signed an agreement to produce water-generated power at Niagara Falls. In 1906, the Electrical Development Company began transmitting electricity to Toronto for street lighting and the street

[26] In 1836, Baldwin laid out present-day Spadina Avenue as the road to his country estate

[27] Austin also sold the lands east of Spadina as the locations for the Rathnally and Ardwold Estates (later demolished)

[28] Many of the lots were purchased in the name of his wife, and he acquired additional land on the northeast corner of Austin Terrace and Walmer Road from Albert Austin

[29] Pellatt was also a championship lacrosse player

railway. However, it faced stiff competition from the provincial government's Hydro-Electric Power Commission of Ontario, which acquired the EDC and other private power companies by 1920.

Pellatt's success in business ventures continued unabated, ranging from investments in the timber industry in British Columbia to copper mining in Northern Ontario. By 1913, "Pellatt was one of 23 Canadian capitalists dealing on the stock market who were said to control the economy of the country."[30]

Aside from his business acumen, Pellatt had an intense interest in the military through his personal involvement with the Queen's Own Rifles, a voluntary Toronto regiment in which he enrolled in 1876. Rising through the ranks, Pellatt became the commander of the Queen's Own Rifles in 1901 and, a decade later, part of the regiment attended military manoeuvres in England at Pellatt's expense.[31] In 1905, King Edward VII appointed Pellatt a "knight bachelor," an honour resulting from his "high social position in Toronto", his status as "one of the most enterprising businessmen in the Dominion", and his involvement with the Queen's Own Rifles.[32]

Pellatt's knighthood coincided with the completion of the first phase of his country estate, the plans for which were on a scale never witnessed in the city to date. The designs for Casa Loma were inspired by the interest in and travels to Britain and Europe. Pellatt Lodge was the first estate building completed in 1905. Designed as a four-bedroom residence with servants' quarters, Pellatt and his wife moved into the lodge in 1907 to await the building of the larger house. The Casa Loma Stables (330 Walmer Road) were completed directly north of Pellatt Lodge in 1906. Goad's Atlases for 1903 and updated to 1912 show the estate before and after its development (Images 2 and 3).

Casa Loma was under construction from 1910 until 1913 when Sir Henry and Lady Mary Pellatt moved into the incomplete residence. Near the end of the first building phase, the 800-foot tunnel was finished, linking the castle to Pellatt Lodge and the neighbouring stables. Colonel Reginald Pellatt occupied the lodge after his parents vacated the property. The Pellatts only resided on the estate for a decade before Sir Henry's financial difficulties forced them to leave the premises, followed by the auctioning of the contents of Casa Loma and its stables. The City of Toronto seized the Casa Loma estate, including Pellatt Lodge in 1933. Three years later, the Kiwanis Club of West Toronto secured an agreement with the municipality to operate Casa Loma with its stables as a tourist attraction, a situation that continued until 2011 when the Casa Loma Corporation (CLC) was appointed to manage the site. Rented to a series of tenants during the late 20th century and afterward, Pellatt Lodge is vacant at the time of the writing of this report.

[30] Oreskovich, 78
[31] Pellatt relinquished his position as commanding officer of the Queen's Own Rifles in 1912
[32] Oreskovich, 36

The property at 328 Walmer Road was listed on the City of Toronto Inventory of Heritage Properties in 1975, and designated under Part IV, Section 29 of the Ontario Heritage Act in 1991.

E. J. Lennox, Architect

Pellatt Lodge was designed by the important Toronto architect Edward James Lennox (1855-1933). E. J. Lennox received his architectural training in the Toronto office of Scottish-born architect William Irving, followed by a five-year partnership with William McCaw. As McCaw and Lennox, the pair`s designs included Hotel Hanlan on Toronto Island (completed 1881 and later destroyed by fire) and Bond Street Congregational Church (1878-79), which survived as a local landmark until 1981. Beginning in 1881, Lennox headed a solo office and designed innumerable projects during the next 35 years. While Lennox received attention early in his practice for a series of commissions he received from the influential Massey family, including the Massey Manufacturing Company Office Building (completed 1885), he achieved wider fame and notoriety for Toronto's third City Hall (now Old City Hall), a project that underwent intense public scrutiny during the decade before its official opening in 1899. The debacle of cost overruns and redesigns associated with Old City Hall foreshadowed Lennox's involvement with the Casa Loma estate.

At the outset of the 20th century, Lennox was selected as the architect of Casa Loma by Henry Pellatt, who became his friend as well as his client as the pair travelled in Britain and Europe seeking inspiration for the estate. Before Pellatt Lodge was underway as the first estate building at Casa Loma, in 1903 Lennox designed the powerhouse or "Palace of Power" at Niagara Falls for Pellatt's Electrical Development Company, as well as its substation on Davenport Road.[33] Lennox continued to pursue other commissions of note while work continued on Casa Loma, including the west wing of the Ontario Legislative Buildings at Queen`s Park (reconstructed after a fire in 1909), and a wing of the new Western Hospital on Bathurst Street.

Like other successful architects of his era, Lennox's success in attracting clients was linked to his ability to evolve with the times and master the vastly different styles popularized during the late Victorian and Edwardian periods. An examination of his portfolio indicates that many of the designs from his early career reappeared at the Casa Loma estate, including the roofline and medieval-inspired detailing from the Massey Mausoleum (1892) and the exuberant stonework, sculpted motifs and prominent tower from Old City Hall. Lennox's residential designs in the early 1900s display the Period Revival styling he employed on the Casa Loma estate (as shown in the plans for the semi-detached houses used as staff housing and attached as Image 4) and, before it, for houses in upscale residential enclaves including Rosedale and the Annex. In the latter neighbourhood, his plans for candy manufacturer Robert Watson's dwelling (completed

[33] The company`s offices were located at 23 Adelaide Street East, a building designed by Lennox in 1889 for the Freehold Loan Company and known by 1903 as the Home Life Building

in 1903) at 234 St. George Street employed a corner tower and an arched gable that were subsequently reinterpreted on Pellatt Lodge (Image 5).

In 1909, the architect built Lenwil, his family's residence, at 5 Austin Terrace, directly west of Casa Loma, where he retired after officially closed his practice in 1917. Listing the architect's most recognized projects, including Casa Loma, Lennox's obituary reported that "he is said to have done more than any other individual in the building up of Toronto."[34]

vii. ARCHITECTURAL DESCRIPTION

Archival and current photographs showing the exterior and interior of Pellatt Lodge are found on the cover and in Sections 2 and 6 of this report. Pellatt Lodge is designed in the Period Revival style, popular in the opening decades of the 20th century and inspired by classical and medieval architecture in Britain as well as the English country houses dating to the 18th and 19th centuries that reinterpreted it. The style is identified by its asymmetrical massing, picturesque rooflines, and application of medieval-inspired detailing, including quoins and castle-like towers. In applying Period Revival styling to Pellatt Lodge, its design also references the Chateau style of the same era, particularly in the roof detailing that evokes 16th century French chateaux.

Pellatt Lodge rises two stories beneath a steeply-pitched hip roof with extended eaves, chimneys and, on the south face, a large hipped dormer. Clad with red-brown brick, the structure is trimmed with brick, stone and wood. The principal (south) façade on Austin Terrace is asymmetrically organized with the main entrance placed off centre. This entrance is recessed and contains a panelled wood door. To the right of the entry, an oversized opening has multi-paned windows. The south façade is anchored on the southwest and southeast corners by two-storey multi-sided towers with bands of window openings and conical roofs that reflect, on a much reduced scale, the roof detailing on Casa Loma. The tower at the southeast end was added after the original design, as indicated in an archival photograph attached as Image 6.

The east elevation facing Walmer Road is highlighted by the oversized shaped gable and the quoins applied to its corners and the window openings. The fenestration on the remaining walls and the north wing is similarly detailed, and a stepped stairhall window is found on the north wall of the main house.[35] The wing displays a gable roof with flared eaves, a hipped dormer (west), chimneys and, at the north end, a firebreak wall. The single-storey garage attached to the north end of the wing is not identified as a heritage attribute.

On the interior, the original wood floors, doors and woodwork in the halls and rooms on the first and second floors (excluding the kitchen and bathrooms) are identified as

[34] Toronto Star, April 17, 1933

[35] The original stained glass windows, designed by the Toronto firm of Robert McCausland Limited, were replaced

heritage attributes. Inside the main (south) entry, a hallway leads to the staircase, which is located at the rear of the house and features wood panelling. On the west side of the hall, the first floor contains a living room with an inglenook. East of the hall and extending across the front (south) of the dwelling is a solarium that can be directly accessed from the sitting and dining rooms. The sitting room features wood detailing, and an angled wall marks the location of a fireplace with a stone surround and wood mantel. A fireplace with a wood mantel is found in the adjoining dining room, which includes the southeast tower and displays wood panelling beneath a wood-beamed ceiling.

The second floor has four bedrooms along the south end of the dwelling (including two in the tower rooms) that are accessed from the hallway. In the basement, the billiards room contains a second inglenook, and a passageway connects the basement to the tunnel between Casa Loma and the Casa Loma Stables.

viii. CONTEXT

The location of the property at 328 Walmer Road is shown on the map attached as Image 1. Anchoring the northwest corner of Austin Terrace, Pellatt Lodge is separated from the Casa Loma Stables to the north by a city parkette. A low stone fence with piers, balustrades and, at the southeast corner, a gateway flanked by decorated pillars and ball finials extends along the east, south and west ends of the site. Pellatt Lodge is viewed from and to Casa Loma and the neighbouring stables.

Pellatt Lodge is separated from Casa Loma by Austin Terrace. When laying out the grounds, Pellatt was confident that York Township (which controlled the roads when he acquired the lands) would allow him to close off the public thoroughfares to create "a wholly private estate."[36] However, when the City of Toronto annexed the area in 1909 (following the construction of the lodge and stables), the streets remained private and 'in spite of Sir Henry's prominence in the financial affairs of the country...he did not have enough local political weight to change something as simple as a road."[37]

As an integral component of the Casa Loma estate, Pellatt Lodge is part of a significant group of surviving estates that mark the escarpment above Davenport Road. Directly east, Spadina at 285 Spadina Road is operated as a museum by the City of Toronto and is designated under Part IV, Section 29 of the Ontario Heritage Act. On Austin Terrace west of Walmer Road, architect E. J. Lennox's Lenwil at 5 Austin Terrace is recognized on the City of Toronto Inventory of Heritage Properties, and its neighbour at 7 Austin Terrace with the surviving portion of publisher J. S. Maclean's residence is a designated heritage property.

[36] Thompson, 194. Pellatt's plan to extend and divert the roads would have isolated his estate, but also land-locked his neighbour, Albert Austin's property
[37] Oreskovich, 129

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	**X**
ii. displays high degree of craftsmanship or artistic merit	**N/A**
iii. demonstrates high degree of scientific or technical achievement	**N/A**

Representative Example of a Style and Type – Pellatt Lodge is a fine representative example of the early 20th century Period Revival style applied to a residential building in its own right, but its architectural significance also lies in its connection to Casa Loma, which it was designed to complement in its materials and appearance. The lodge also inspired the design of other house form buildings in the residential neighbourhood that developed near the Casa Loma estate.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	**X**
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	**N/A**
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	**X**

Person – The lodge was completed for Sir Henry Pellatt (1859-1939), who resided there while Casa Loma was under construction. A famous Toronto financier, entrepreneur, noted amateur sportsman and military enthusiast who was knighted for his service with the Queen's Own Rifles, Pellatt was subsequently involved in the development of the hydro-electric power system in Ontario, introducing electric street lights and street cars to Toronto. However, Pellatt is remembered for commissioning and later relinquishing the Casa Loma estate. After Pellatt's residency, his son, Reginald Pellatt occupied Pellatt Lodge.

Architect - The plans for Pellatt Lodge were prepared by E. J. Lennox as part of his designs for the Casa Loma estate. While Lennox was among the best known and prolific architects in Toronto in the late 19th and early 20th centuries who gained attention for designing Toronto's Old City Hall, the Casa Loma with its estate buildings remains his

most famous commission. His previous experience in designing residences in the Period Revival style in the city's upscale enclaves was evident in his plans for Pellatt Lodge.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	**X**
ii. physically, functionally, visually or historically linked to its surroundings	**X**
iii. landmark	**N/A**

Character – Contextually, Pellatt Lodge forms part of the Casa Loma estate, which maintains, supports and defines the adjoining residential neighbourhood. Casa Loma is the centrepiece of the former country estate and the neighbourhood that developed around it, and Pellatt Lodge has significance not only for its association with the estate, but as a fine residential building that contributes to the quality of the area.

Setting - Anchoring the northwest corner of Walmer Road and Austin Terrace where it is placed beside (south of) the Casa Loma Stables and opposite the grounds of Casa Loma, Pellatt Lodge is visually, historically, functionally and physically connected to its surroundings. It is an integral part of the Casa Loma estate where Casa Loma, its Stables and Pellatt Lodge stand as reminders of the development of country houses along the escarpment overlooking Davenport Road and the city beyond.

5. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 328 Walmer Road has design, associative and contextual values. A fine representative example of the Period Revival style, Pellatt Lodge is also significant for its association with the Casa Loma estate, which was commissioned by Sir Henry Pellatt and designed by architect, E. J. Lennox, both significant figures in the history of Toronto. Contextually, Pellatt Lodge through its appearance and placement, as well as its association with Casa Loma, is intrinsically tied to its setting and supports the character of the surrounding neighbourhood to which is linked.

7. SOURCES

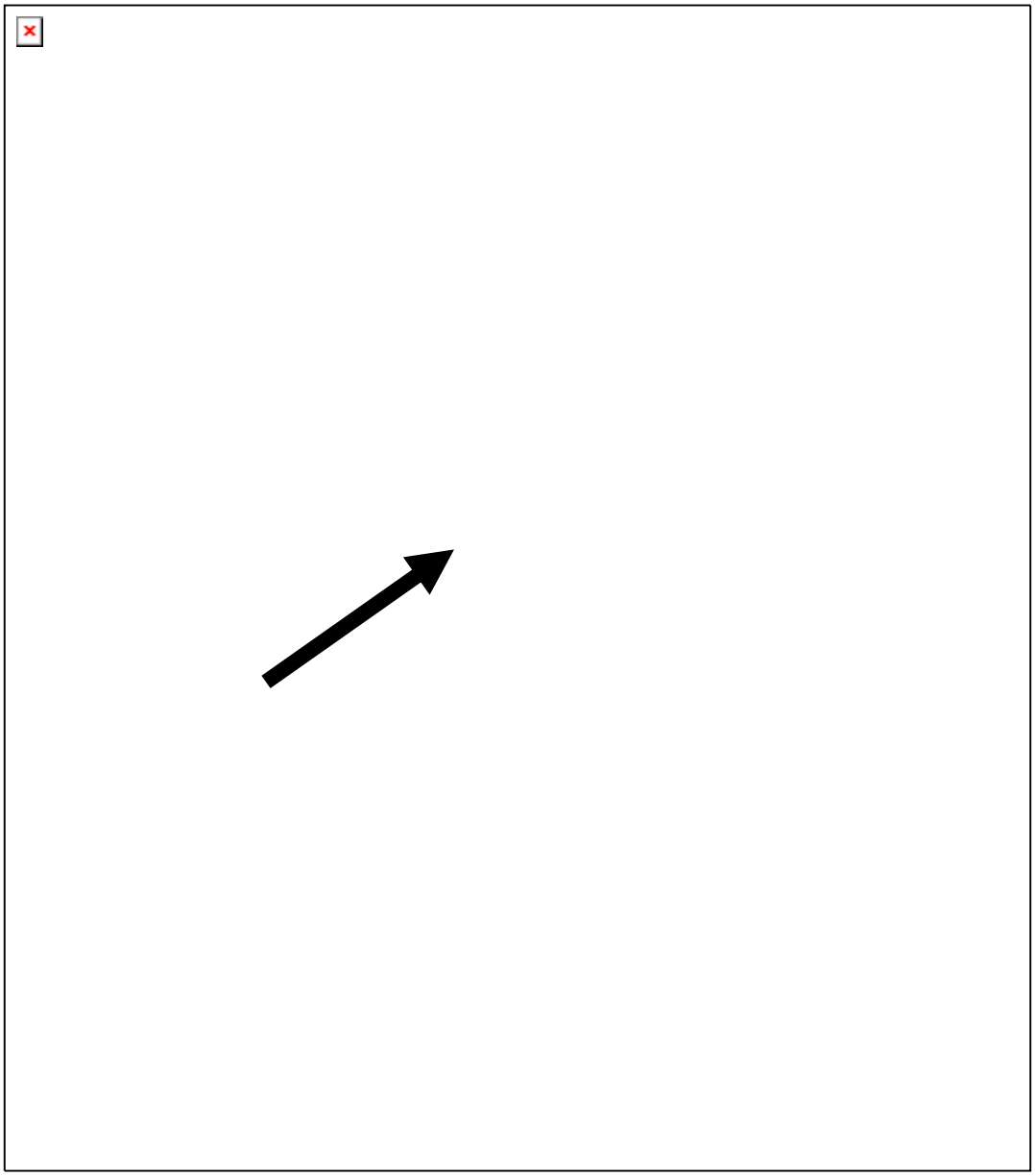
<u>Archival Sources</u>

Abstract Indices of Deeds, Plan 930, Lots 13-14
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City of Toronto Directories, 1908 ff.
Drawings, Workers' Cottages, Walmer Road, 1905, Archives of Ontario, Item 5444
Goad's Atlases, 1903-1923
Photographs, City of Toronto Archives (individual citations with images in Section 6)

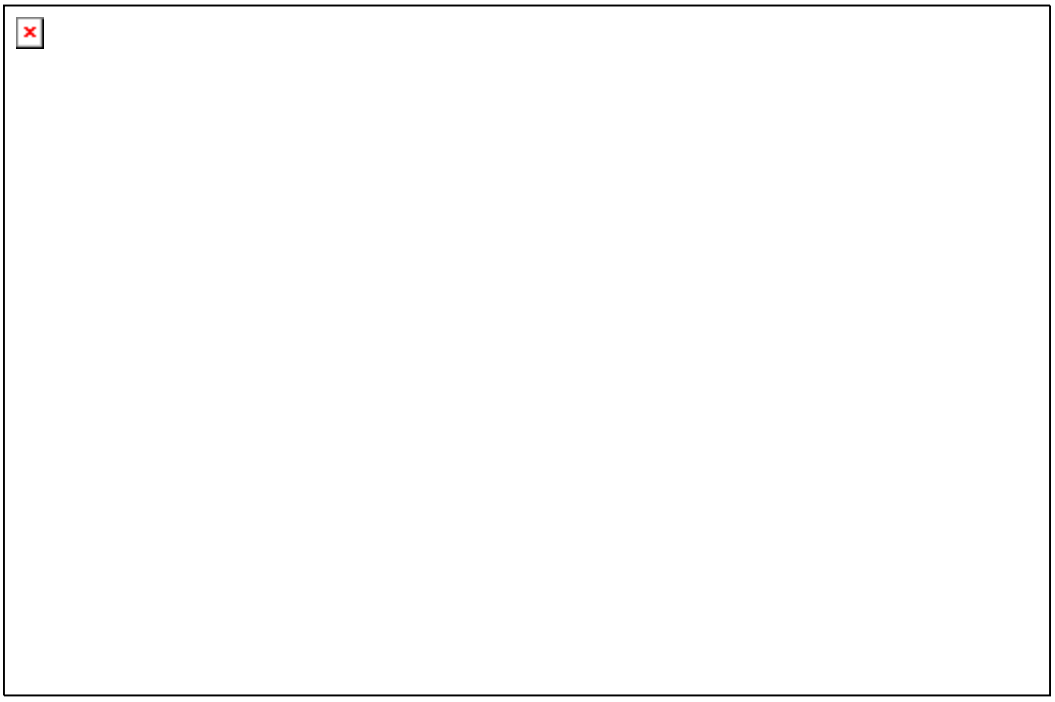
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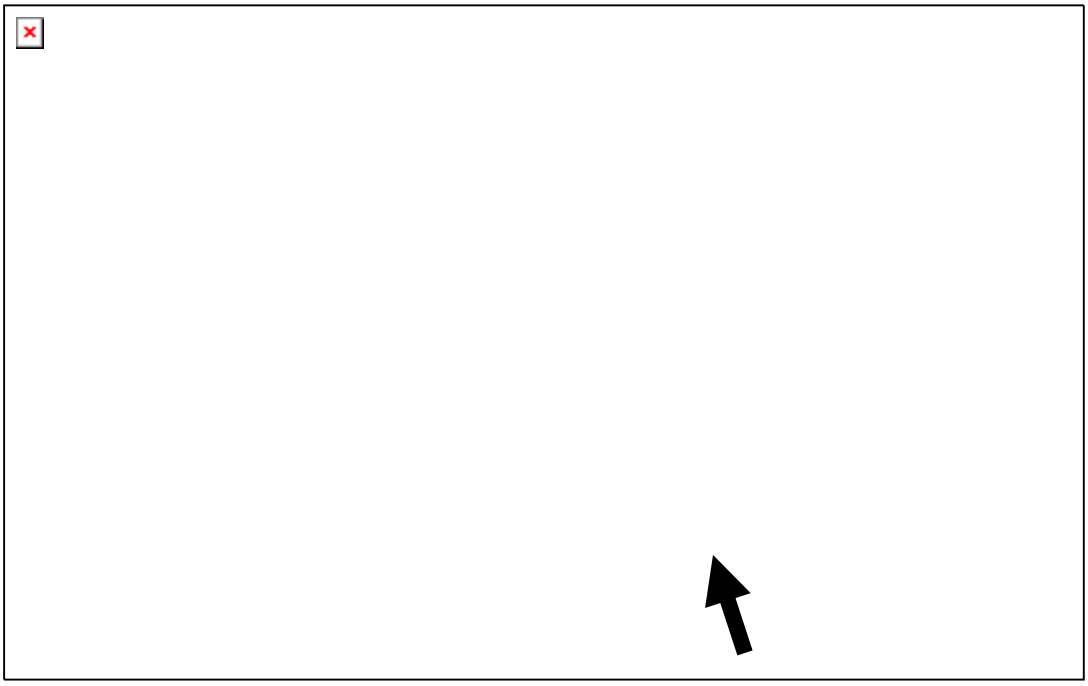
8. IMAGES



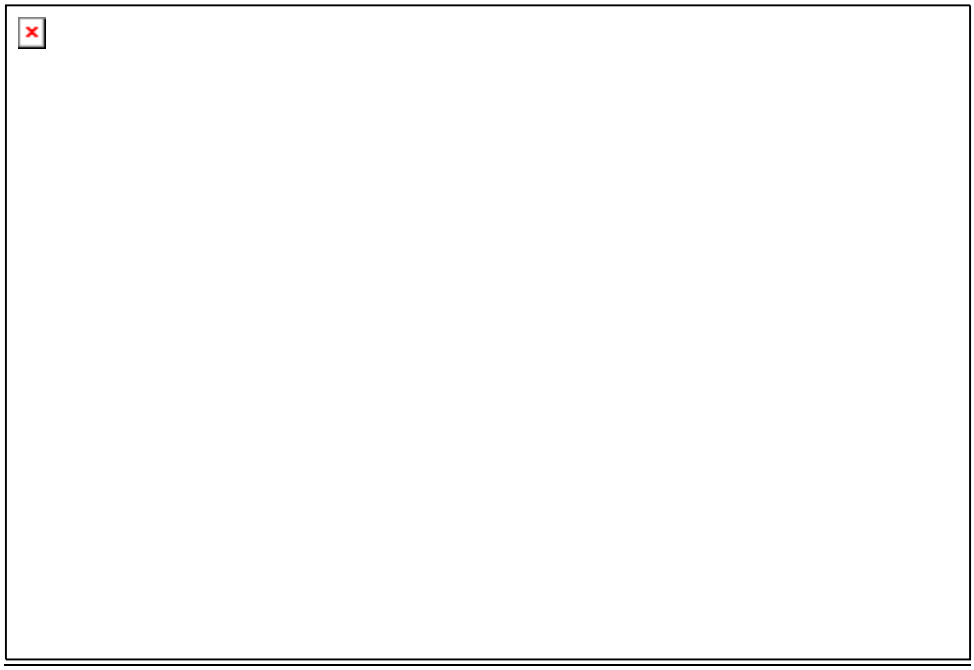
35. <u>City of Toronto Property Data Map:</u> the **arrow** marks Pellatt Lodge. Casa Loma to the southeast and the Casa Loma Stables directly north are outlined in **bold**



36. Goad`s Atlas, March 1890 revised to September 1903: showing the layout of the lots along Austin Terrace and Walmer Road prior to the development of the Casa Loma estate



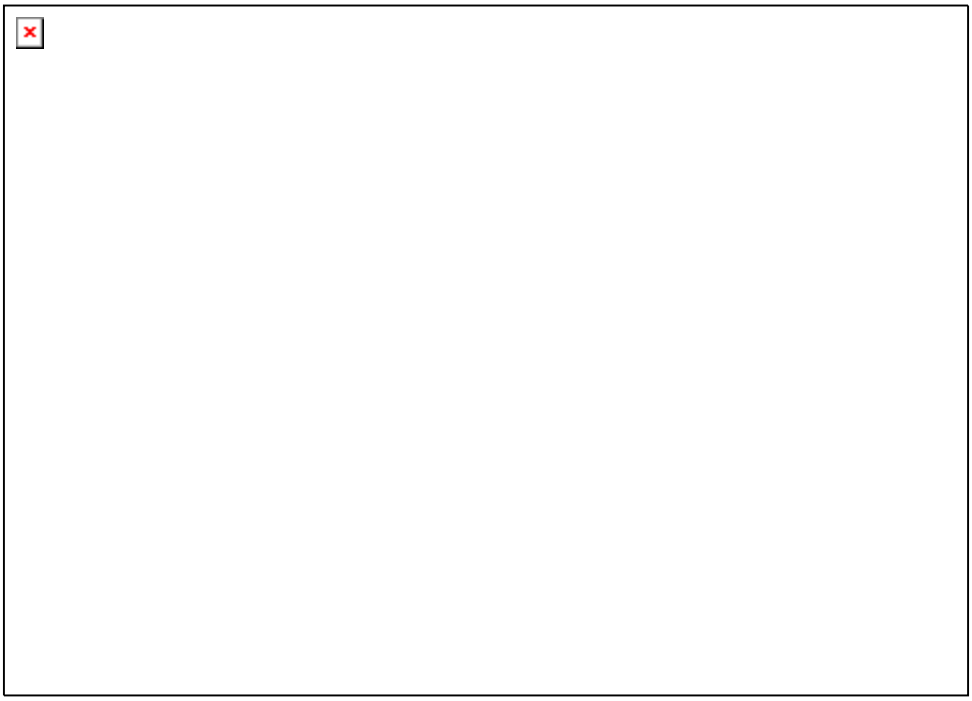
37. Goad`s Atlas, 1910 revised to 1912: showing Casa Loma, Pellatt Lodge and the Casa Loma Stables in place (the greenhouses adjoining the Stables were later demolished)



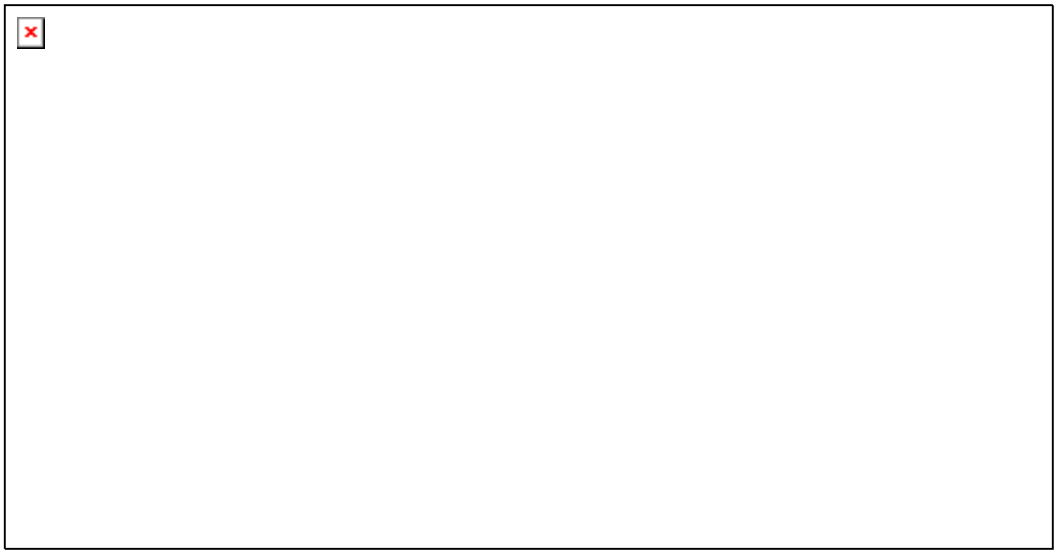
38. Robert Watson House, 234 St. George Street: showing the Robert Watson House (1902), which was designed by architect E. J. Lennox in the Period Revival style and predates Pellatt Lodge (Heritage Preservation Services, 2007)



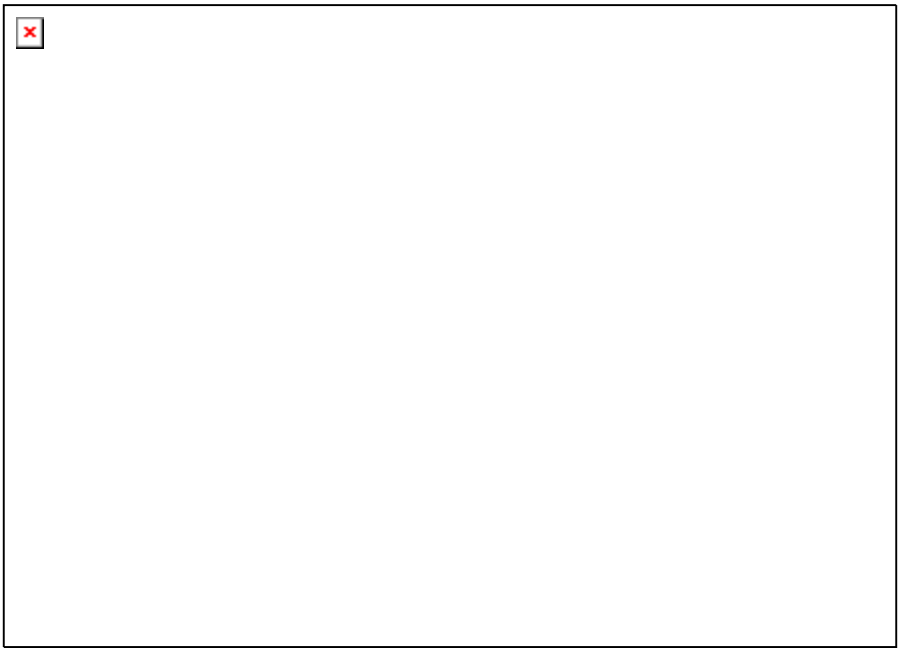
39. Drawings, 334-336 Walmer Road, 1905: showing the designs for a pair of semi-detached "Workers' Cottages", constructed for Casa Loma staff that were later severed from the estate lands (Archives of Ontario, Item 5444)



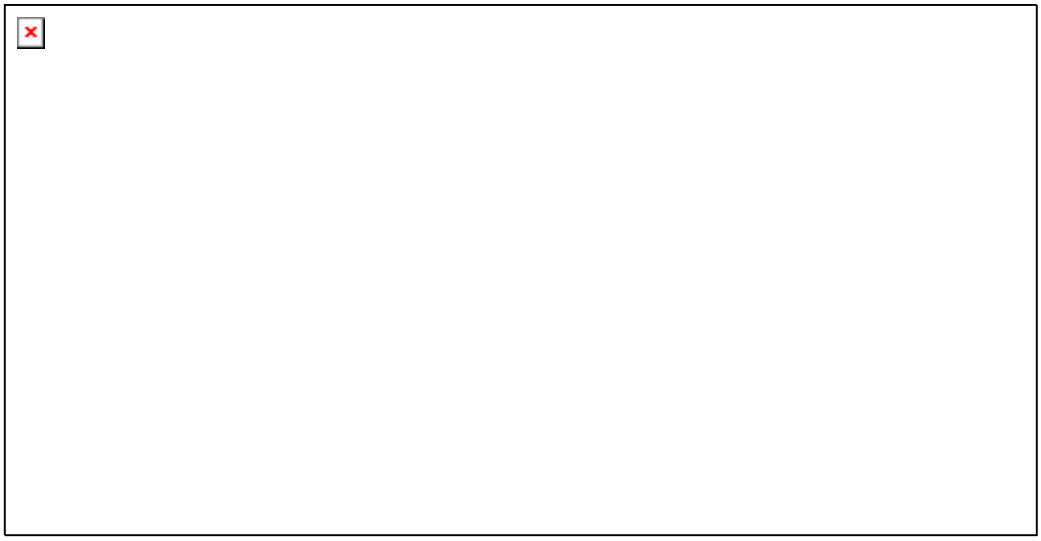
40. Archival Photograph, Pellatt Lodge, c. 1909: showing the lodge before the second tower was added to the southeast corner (Sir Henry Pellatt is shown seated in the rear seat of the automobile in the light-coloured coat) (City of Toronto Archives, Fonds 1244, Item 4011)



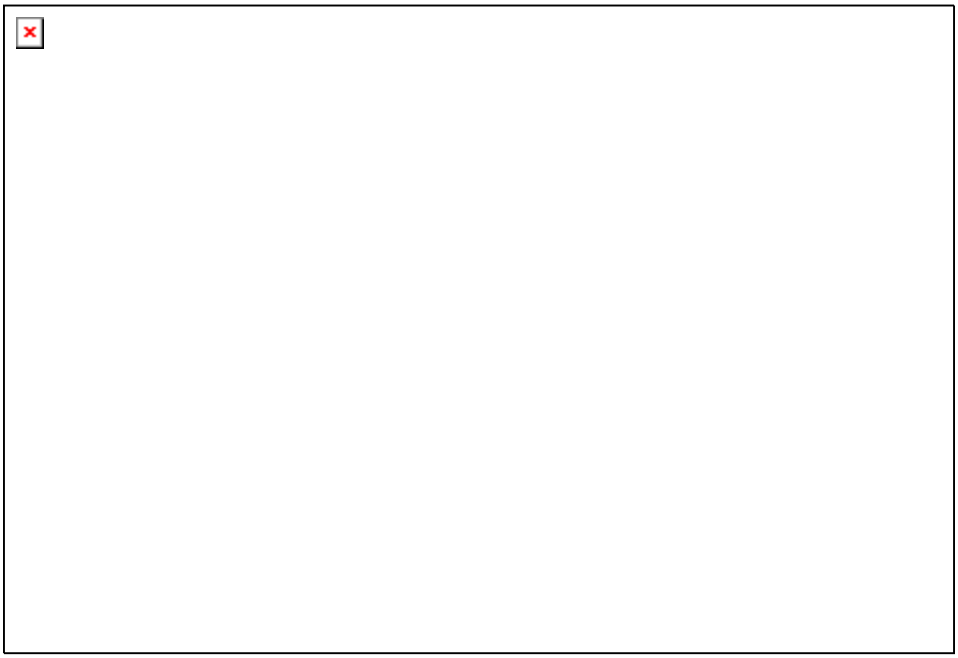
41. Archival Photograph, Pellatt Lodge, c. 1912: looking west along Austin Terrace with the lodge on the northwest corner of Walmer Road (where the second corner tower is in place) (City of Toronto Archives, Fonds 1244, Item 4103)



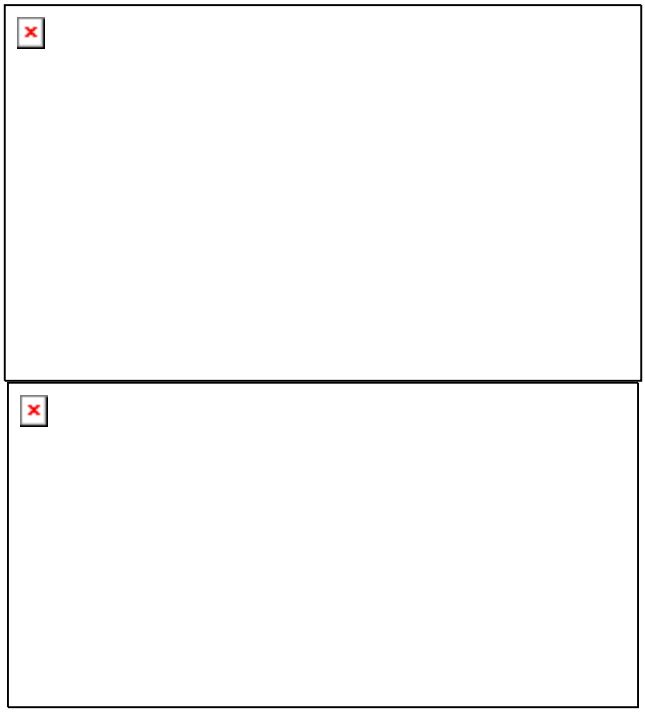
42. Archival Photograph, Pellatt Lodge, c. 1913: showing the lodge with the stone fence extending along Walmer Road (the greenhouses were later demolished) (City of Toronto Archives, Fonds 1244, Item 4101)



43. Archival Photograph, Pellatt Lodge, 1915: looking north from the intersection of Davenport Road and Walmer Road toward Austin Terrace where the lodge is shown centre right with the Casa Loma Stables behind it. The stone fence of Casa Loma is under construction on the right (City of Toronto Archives, Fonds 1231, Item 778)



44. Archival Photograph, Pellatt Lodge, 1930: showing the grounds of Pellatt Lodge in the lower right corner and its proximity to Casa Loma (City of Toronto Archives, Fonds 1244, Item 4093)



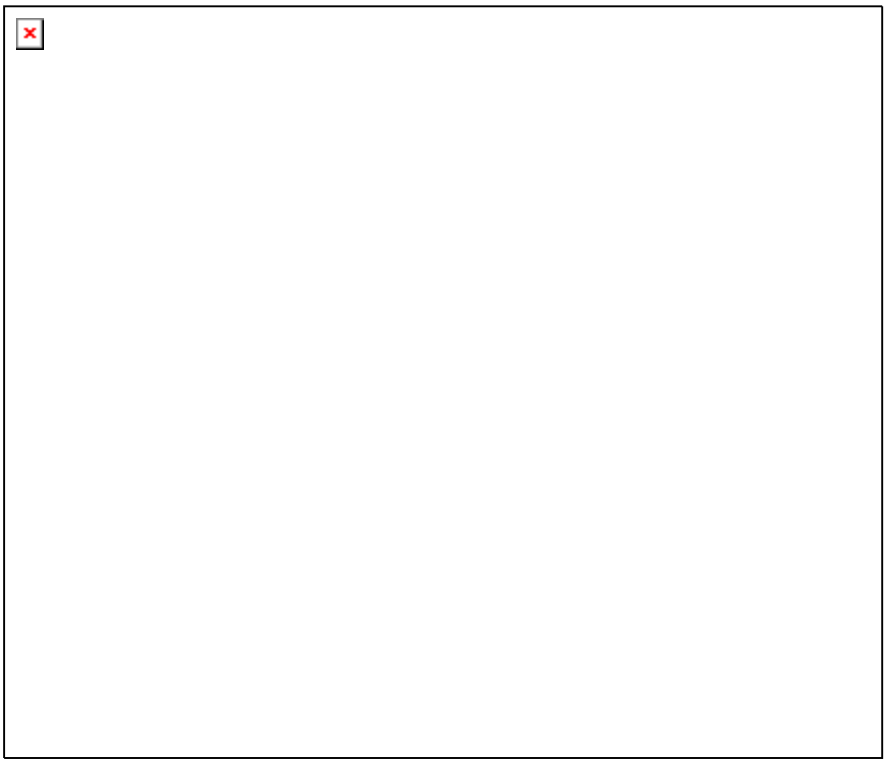
45. Pellatt Lodge: showing the property at the time it was first recommended for designation under Part IV, Section 29 of the Ontario Heritage Act (Toronto Historical Board, 1990)

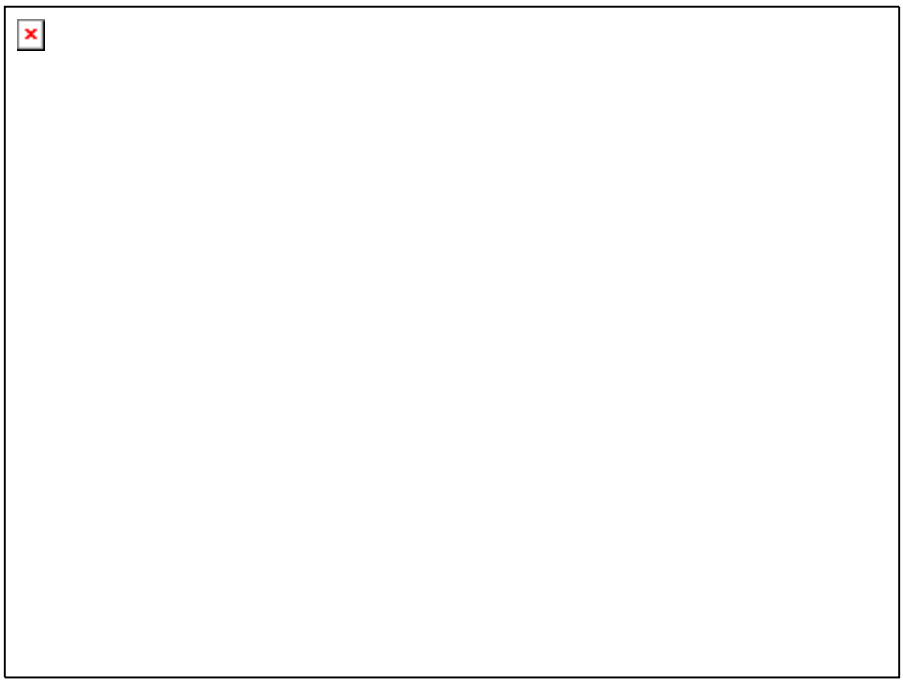


46. Pellatt Lodge: showing the west elevation (all current photographs, Heritage Preservation Services, November 2012)

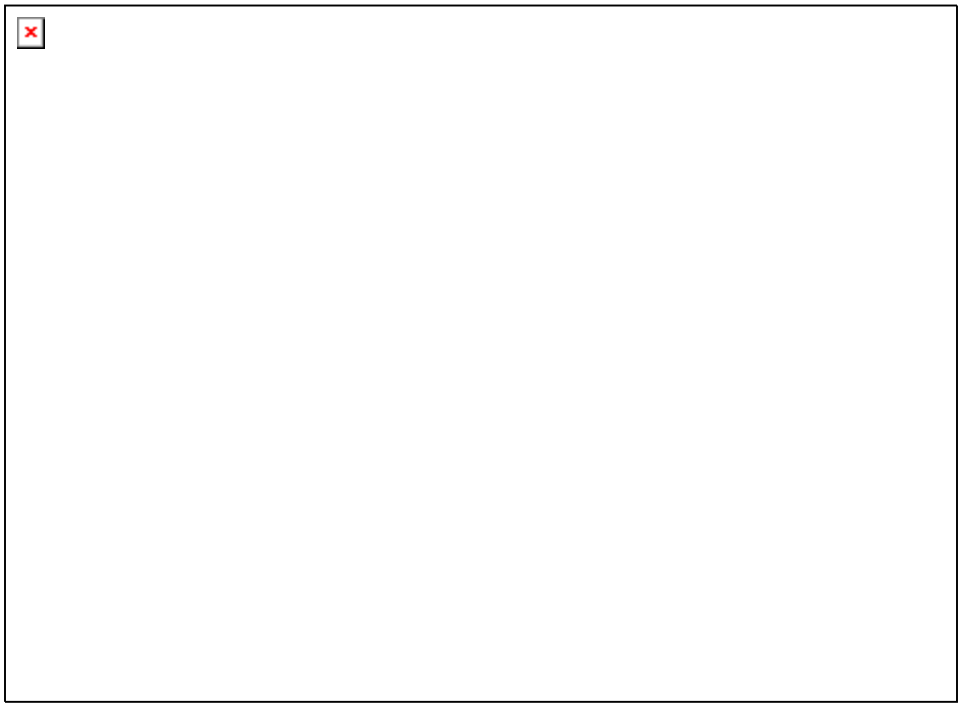


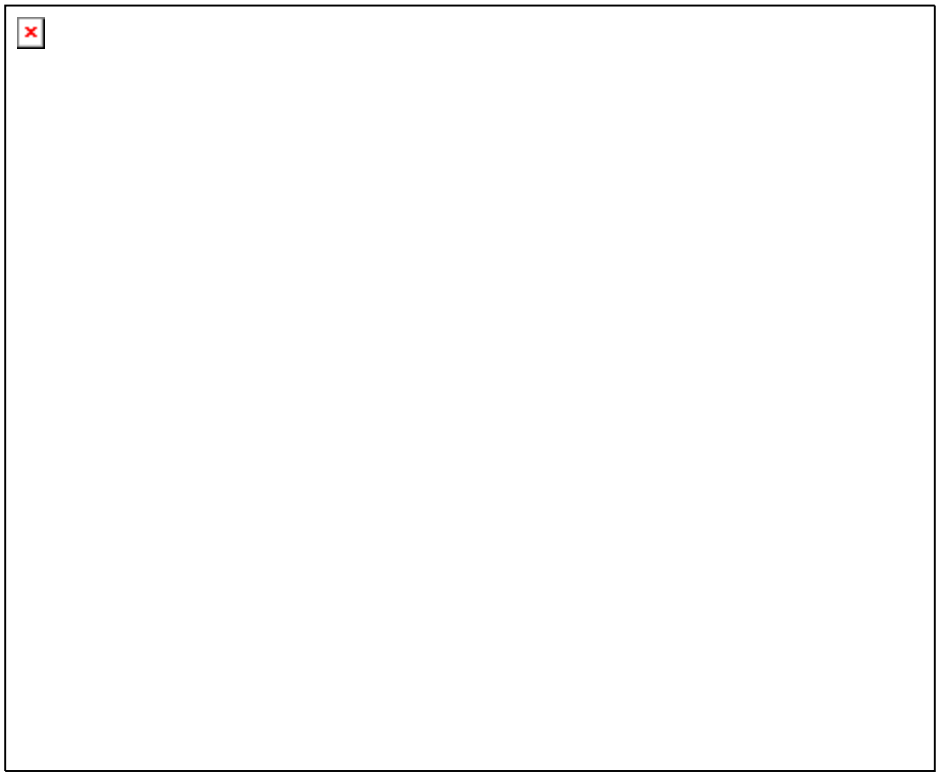
47. Pellatt Lodge: showing the rear (north) wall of the main house and the north wing (left). The single-storey garage visible on the left is not identified as a heritage attribute





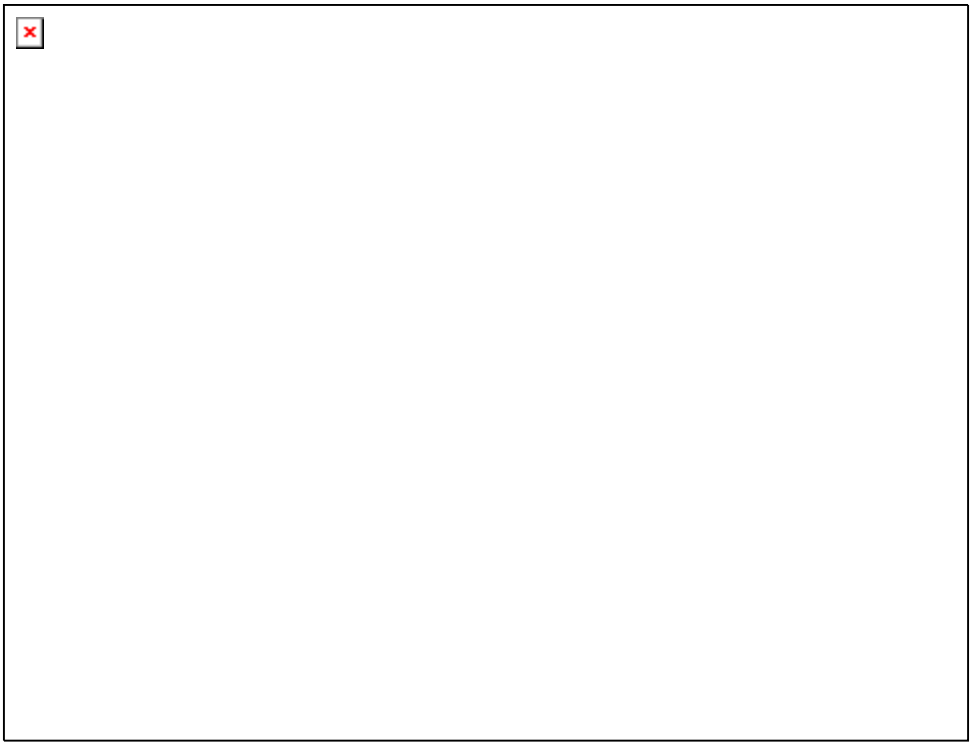
48. Hallway and Staircase, Pellatt Lodge: showing the first-floor hall (above) and the main staircase (below)



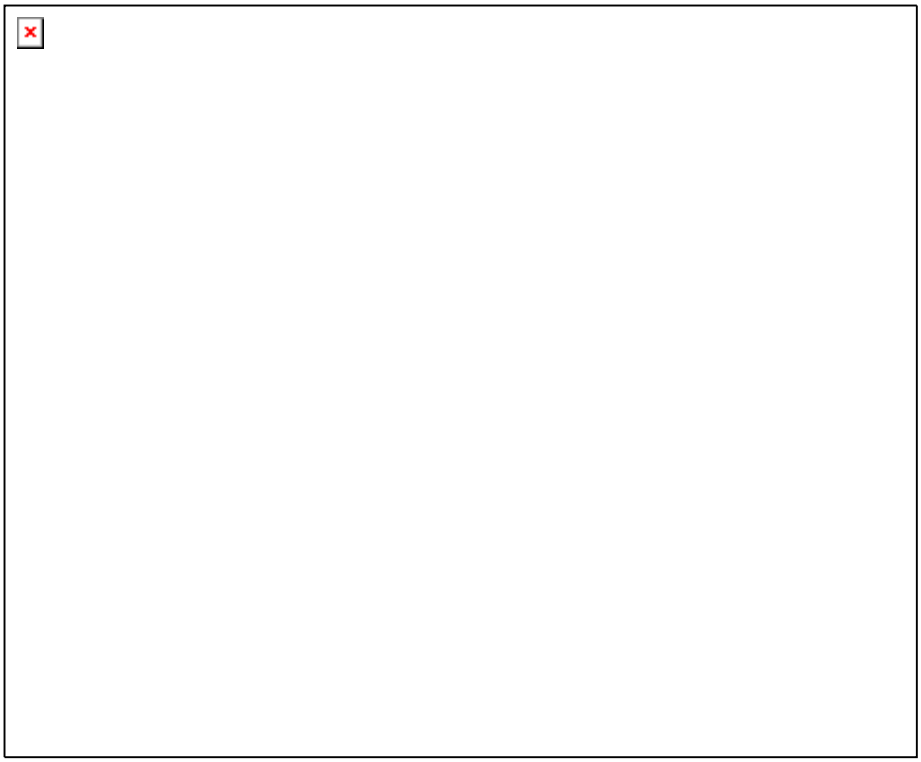


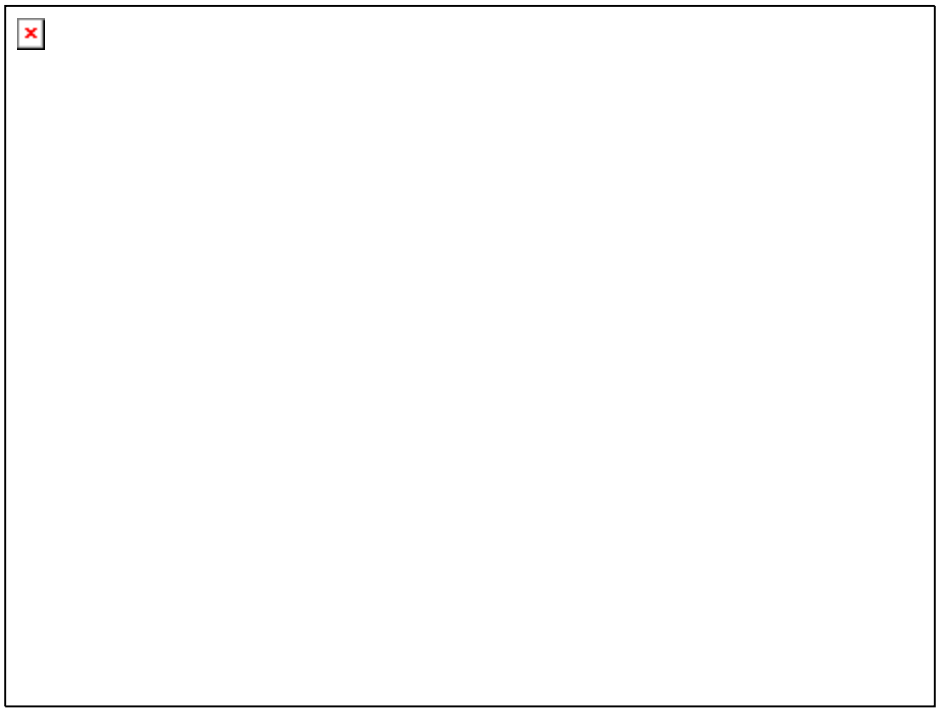
49. Living Room and Solarium, Pellatt Lodge: showing the living room on the west side of the first floor with the inglenook (above) and the solarium on the first floor that connects the sitting room and dining room (below)



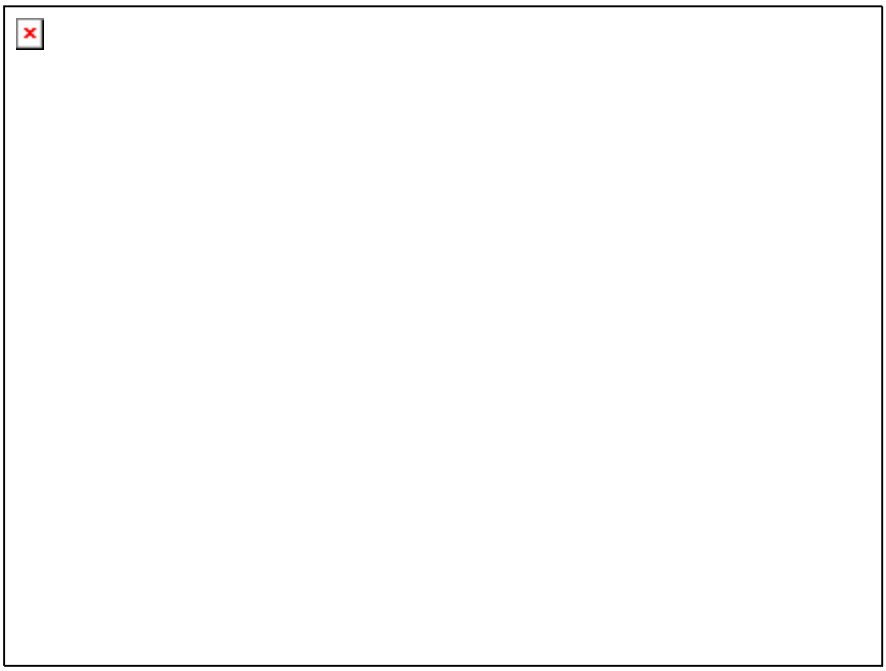


50. Sitting Room and Dining Room, Pellatt Lodge: showing the sitting room adjoining the first-floor hall (above) and the dining room in the southeast corner of the first floor (below)

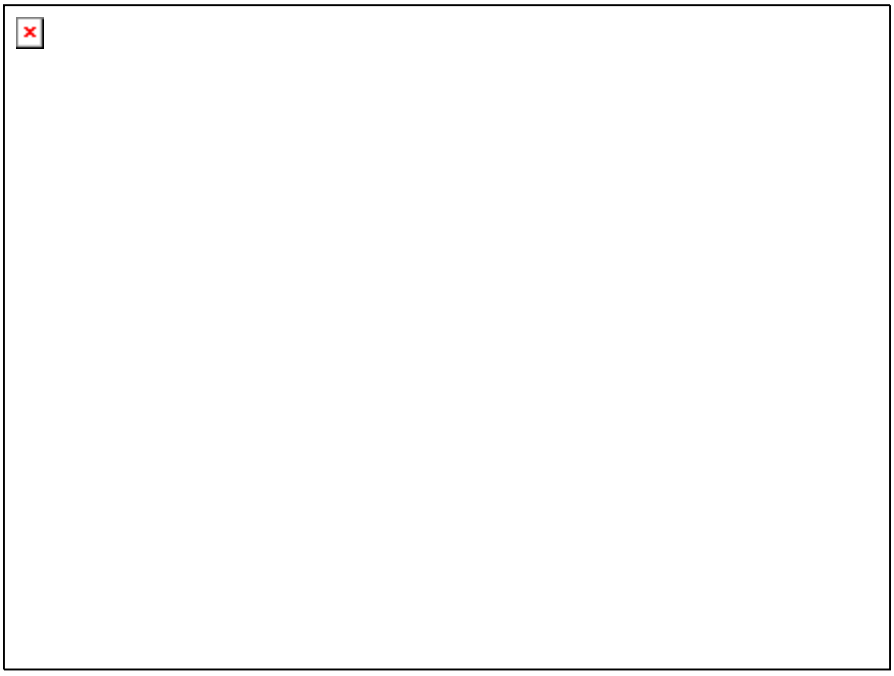




51. <u>Second-floor Corridor and Southeast Bedroom, Pellatt Lodge:</u> showing the second-floor hall and the stairhall window (above) and the southeast bedroom, one of the four bedrooms on the second floor (below). The glass in the stairhall window is not original.



52. Basement, Pellatt Lodge: showing the basement room with the inglenook



53. Casa Loma: showing the entrance to the tunnel that extends from the basement of Casa Loma to the Casa Loma Stables, which is connected via a passageway to the basement of Pellatt Lodge

ATTACHMENT NO. 12

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT

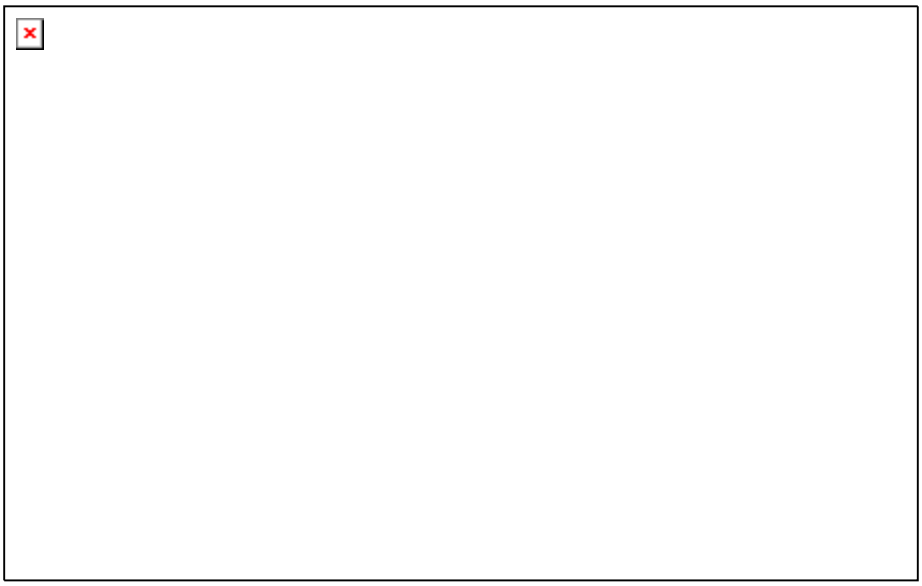
CASA LOMA STABLES
330 WALMER ROAD

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2012

1. DESCRIPTION



Above: tinted postcard of Casa Loma Stables and Pellatt Lodge,
the adjoining estate building to the south (Toronto Reference Library, Item 5444;
cover: Casa Loma Stables (Heritage Preservation Services, November 2012)

Casa Loma Stables: 330 Walmer Road	
ADDRESS	330 Walmer Road (west side, north of Austin Terrace)
WARD	Ward 21 (St. Paul's)
LEGAL DESCRIPTION	Plan 930, Lot 15-18
NEIGHBOURHOOD/COMMUNITY	Casa Loma
HISTORICAL NAME	Casa Loma Stables
CONSTRUCTION DATE	1906
ORIGINAL OWNER	Sir Henry Pellatt
ORIGINAL USE	Estate Building (stables)
CURRENT USE*	Tourist Attraction* This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	E. J. Lennox, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick, stone, wood, tile, metal and glass
ARCHITECTURAL STYLE	Period Revival
ADDITIONS/ALTERATIONS	See Section 2.iii
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Designated under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 546-87
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2012

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 330 Walmer Road, which was designated under Part IV, Section 29 of the Ontario Heritage Act in 1987 by former City of Toronto By-law No.546-87. The report includes an evaluation of the property according to Ontario Regulation 9/06, the criteria for municipal designation prescribed by the Province of Ontario following the 2005 amendments to the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

ix. HISTORICAL TIMELINE

Key Date	Historical Event
1889	James Austin registers Plan 930, subdividing part of farm lot 24
1903 Apr	Mary Pellatt purchases 25 lots registered under Plan 980, and Henry Pellatt acquires additional land on the northeast corner of Austin Terrace & Walmer Road from Albert Austin of neighbouring Spadina
1905	Henry Pellatt is knighted
1906	Pellatt authorizes construction of the Casa Loma Stables, one year after Pellatt Lodge (1905) was built at present-day 328 Walmer Road
1909 Mar	Pellatt is recorded on the City of Toronto's tax assessment rolls occupying the lodge on Walmer Road with the adjoining stables to the north[38]
1913	Pellatt moves into Casa Loma, although parts of the residence remain incomplete
1923	Following the failure of the Home Bank, Pellatt holds a public auction for the contents of Casa Loma & its stables
1933	Pellatt surrenders his estate, including the Casa Loma Stables, to the City of Toronto in lieu of unpaid taxes
1936	The Kiwanis Club of West Toronto enters an agreement with the City of Toronto to operate Casa Loma as a tourist attraction, opening Casa Loma and its stables to the public the next year (Pellatt Lodge remains a rental property)
1975	The City of Toronto lists the property at 330 Walmer Road on the City of Toronto Inventory of Heritage Properties
1987	The property at 330 Walmer Road is designated under the Ontario Heritage Act
2011 June	The Casa Loma Corporation assumes the operation of the Casa Loma estate, including the stables

x. HISTORICAL BACKGROUND

<u>Casa Loma Neighbourhood</u>

The property at 330 Walmer Road is located in the Casa Loma Neighbourhood, the residential district north of Davenport Road and between Spadina Road (east) and Bathurst Street (west), which takes its name from the iconic building that is the subject of

[38] This was the first tax roll recording the area following the City of Toronto's annexation of this part of York Township, north of Davenport Road

this report. Following the founding of the Town of York (1793), the area north of Bloor Street West was divided into a series of 200-acre farm lots. Lot 24 in the Second Concession was among the land holdings acquired by Peter Russell, administrator for the Province of Upper Canada, prior to his death in 1808. William Warren Baldwin, a medical doctor, politician and untrained architect, inherited the parcel through his marriage into the Willcocks family, Russell's cousins. Baldwin designed a country house named Spadina (1818) for the site, which he rebuilt in 1836 following a fire.[39] Baldwin's grandson, William Willcocks Baldwin, inherited Spadina in the mid 1800s, subdividing part of the tract where Walmer Road was laid out.

In 1865, James Austin, founder of the Dominion Bank and president of the Consumers' Gas Company, purchased the remaining 180 acres of Baldwin's estate, rebuilding Spadina (1866) on the foundations of the original house. Austin subdivided the 40-acre parcel directly west of Spadina in 1889.[40] The tract opened up additional land along the escarpment above Davenport Road, a setting offering panoramic views of the city below.

Casa Loma Stables

The Casa Loma Stables were commissioned by Henry Mill Pellatt, Jr. (1859-1939) who, beginning in 1903, acquired two dozen lots along Austin Terrace and Walmer Road as the location of his country estate.[41] Pellatt first achieved success as an athlete, retiring in 1879 when he defeated the former American amateur one-mile champion in a New York race.[42] He turned his attention to the stock market after joining his father's firm of Pellatt and Osler in 1876. Six years later when Pellatt became a full member of the Stock Exchange, the company was renamed Pellatt and Pellatt. He quickly amassed his first fortune by astute investments in the Canada North West Land Company and the Canadian Pacific Railway, recouping when both companies were instrumental in opening Western Canada to settlement.

While involved in the stock market, as well as the banking and insurance businesses, Pellatt helped establish the Toronto Electric Light Company in 1883, which acquired a 30-year monopoly for street lighting in Toronto only six years later. The dominance of Pellatt's company in the distribution of electricity was strengthened in 1896 when it amalgamated with its main rival, the Incandescent Light Company. After the turn of the 20th century, the Electrical Development Company of Ontario was incorporated by Pellatt and his partners William McKenzie of the Toronto Railway Company and Frederic Nicholls of Canadian General Electric when the syndicate signed an agreement to produce water-generated power at Niagara Falls. In 1906, the Electrical Development Company began transmitting electricity to Toronto for street lighting and the street railway. However, it faced stiff competition from the provincial government's Hydro-

[39] In 1836, Baldwin laid out present-day Spadina Avenue as the road to his country estate

[40] Austin also sold the lands east of Spadina as the locations for the Rathnally and Ardwold Estates (later demolished)

[41] Many of the lots were purchased in the name of his wife, and he acquired additional land on the northeast corner of Austin Terrace and Walmer Road from Albert Austin

[42] Pellatt was also a championship lacrosse player

Electric Power Commission of Ontario, which acquired the EDC and other private power companies by 1920.

Pellatt's success in business ventures continued unabated, ranging from investments in the timber industry in British Columbia to copper mining in Northern Ontario. By 1913, "Pellatt was one of 23 Canadian capitalists dealing on the stock market who were said to control the economy of the country."[43]

Aside from his business acumen, Pellatt had an intense interest in the military through his personal involvement with the Queen's Own Rifles, a voluntary Toronto regiment in which he enrolled in 1876. Rising through the ranks, Pellatt became the commander of the Queen's Own Rifles in 1901 and, a decade later, part of the regiment attended military manoeuvres in England at Pellatt's expense.[44] In 1905, King Edward VII appointed Pellatt a "knight bachelor," an honour resulting from his "high social position in Toronto", his status as "one of the most enterprising businessmen in the Dominion", and his involvement with the Queen's Own Rifles.[45]

Pellatt's knighthood coincided with the completion of the first phase of his country estate, the plans for which were on a scale never witnessed in the city before. The designs for Casa Loma were inspired by his interest in and travels to Britain and Europe. Pellatt Lodge was completed as the first estate building in 1905 and served as Sir Henry and Lady Mary's residence while the main house was constructed. In 1906, the stables were built directly north on the west side of Walmer Road. Goad's Atlases for 1903 and updated to 1912 show the property prior to and after the development of the Casa Loma estate (Images 2 and 3).

The Casa Loma Stables were designed to accommodate Sir Henry's automobile collection and his award-winning horses, which included Thoroughbreds, Clydesdales, Hackneys and the 'chargers' Prince and The Widow. Apartments for groomsmen and stable hands were situated on the upper floors, including the tower, while the areas under the stables were reserved for the propagation of mushrooms, asparagus and rhubarb. At the south end of the premises, the potting shed had direct access to greenhouses (no longer extant) along Walmer Road.

While the stables were in use in 1906, Casa Loma remained under construction from 1910 until 1913 when Sir Henry and Lady Mary Pellatt moved into the incomplete residence. Near the end of the first building phase, the 800-foot tunnel was opened linking the castle to the stables with a passageway connecting it to Pellatt Lodge. The Pellatts only resided on the estate for a decade before Sir Henry's financial difficulties forced them to leave the premises, followed by the auctioning of the contents of Casa Loma and the stables. The City of Toronto seized the Casa Loma estate including the stables in 1933 in lieu of unpaid taxes. Three years later, the Kiwanis Club of West

[43] Oreskovich, 78
[44] Pellatt relinquished his position as commanding officer of the Queen's Own Rifles in 1912
[45] Oreskovich, 36

Toronto secured an agreement with the municipality to operate Casa Loma with its stables as a tourist attraction.

During the Second World War, the Casa Loma Stables played a significant role in the war movement as the secret location of the Anti-Submarine Detector Investigating Committee (ASDIC), a specialized British unit that developed early solar equipment to deter U-boats.

The property at 330 Walmer Road was listed on the City of Toronto Inventory of Heritage Properties in 1975, and designated under Part IV, Section 29 of the Ontario Heritage Act 12 years later. In 2011, the Casa Loma Corporation (CLC) was appointed to manage the site.

E. J. Lennox, Architect

The Casa Loma Stables were designed by the important Toronto architect Edward James Lennox (1855-1933). E. J. Lennox received his architectural training in the Toronto office of Scottish-born architect William Irving, followed by a five-year partnership with William McCaw. As McCaw and Lennox, the pair`s designs included Hotel Hanlan on Toronto Island (completed 1881 and later destroyed by fire) and Bond Street Congregational Church (1878-79), which survived as a local landmark until 1981. Beginning in 1881, Lennox headed a solo office and designed innumerable buildings during the following 35 years.

Early in his practice, Lennox gained prominence for the series of commissions he received from influential Massey family, including the Massey Manufacturing Company Office Building (completed 1885). However, Lennox achieved wider fame and notoriety for Toronto's third City Hall (now Old City Hall), a project that underwent intense public scrutiny during the decade before its official opening in 1899. The debacle of cost overruns and redesigns associated with Old City Hall foreshadowed Lennox's involvement with Casa Loma.

At the outset of the 20th century, Lennox was selected as the architect of the Casa Loma estate by Henry Pellatt, who became his friend as well as a client as the pair travelled in Britain and Europe seeking inspiration for the designs. Before the first estate buildings at Casa Loma were underway, in 1903 Lennox designed the powerhouse or "Palace of Power" at Niagara Falls for Pellatt's Electrical Development Company, as well as its substation on Davenport Road.[46] Lennox continued to pursue other commissions of note while work continued on Casa Loma, including the west wing of the Ontario Legislative Buildings at Queen`s Park (reconstructed after a fire) and a wing of the new Western Hospital on Bathurst Street.

[46] The company`s offices were located at 23 Adelaide Street East, a building designed by Lennox in 1889 for the Freehold Loan Company and known by 1903 as the Home Life Building

Like other successful architects of his era, Lennox's success in attracting clients was linked to his ability to evolve with the times and master the vastly different styles popularized during the Victorian and Edwardian periods. An examination of his portfolio indicates that many of the designs from his early career reappeared at the Casa Loma estate, including the roofline and medieval-inspired detailing on the Massey Mausoleum (1892) at Mount Pleasant Cemetery, and the exuberant stonework, sculpted motifs and prominent tower introduced on Old City Hall.

In 1909, the architect built Lenwil, his family's residence at 5 Austin Terrace directly west of Casa Loma and officially closed his practice in 1917. Listing the architect's most recognized projects, including Casa Loma, Lennox's obituary reported that "he is said to have done more than any other individual in the building up of Toronto."[47]

xi. ARCHITECTURAL DESCRIPTION

Archival and current photographs showing the exterior and interior of the Casa Loma Stables are found on the cover and in Sections 2 and 6 of this report. The stables were designed in the Period Revival style that was popularized in the opening decades of the 20th century and inspired by classical and medieval architecture in Britain and its reinterpretations in 18th and 19th century English country houses. The Casa Loma Stables were completed directly after Pellatt Lodge (1905) and before the plans for Casa Loma were finalized. An examination of the three structures reveals that the stables bridge the designs between the more modest example of Period Revival styling demonstrated on the lodge and the scale and exuberance of Casa Loma itself. The plans for the stables followed Pellatt and Lennox's excursion abroad and, while the final design does not copy any previous building, its sculpted decoration is modeled after the entrance court of Hampton Court Palace and Hengrave Hall.[48]

Clad with brick and trimmed with cast stone, wood, tile and metal, the Casa Loma Stables display an L-shaped plan around an open courtyard. The structure is covered by intricate pitched roofs with towers, turrets, dormers, chimneys and stepped gables. Separate entrances to the garage and the foyer leading to the stables and carriage house are placed on the west and south faces of the building and have double wood doors with large wood and glass inserts. The entries are framed by turrets with conical roofs and set in surrounds with engaged and banded columns surmounted by heraldic beasts (Images 7 and 8). An arcade is placed between the two entrance blocks. Secondary entries are protected by classically-detailed porches. The fenestration features a variety of window shapes including flat-headed openings and lancet windows, many with quoined surrounds. The elaborate decorative detailing incorporates medieval and heraldic imagery, including the Pellatt crest above the garage doors and the Queen's Own Rifles insignia over the entry to the stables and carriage house, as well as an industrious squirrel on the tower above . Occupying the south end of the structure, the potting shed has

[47] Toronto Star, April 17, 1933
[48] Crosbie, unpaged

contrasting buff brickwork, pediments along the roofline, and a row of exterior doors that once accessed the greenhouses on Walmer Road(Images11-13).

The interior layout of the Casa Loma Stables is depicted on the plan attached as Image 4. Entered on the north side of the courtyard where it provides access to the stables and carriage house, the Foyer displays floors clad with Spanish tiles, with brick-covered walls that incorporate lozenge designs beneath a wood panelled ceiling (Image 21). The adjoining Stables have similar finishes on the floors and walls, with a concrete ceiling (Image 23). The mahogany horse stalls (some of which have doors) feature decorative iron nameplates identifying the horses.[49] North of the foyer, the Carriage House has wood floors (which are installed vertically), a lofty wood ceiling with trusses, and brick walls with decorative tilework incorporating the insignia of the Queen's Own Rifles (Image 22).

In the south section of the complex, the Garage and Potting Shed have brick-clad walls beneath panelled wood ceilings, with a patterned stone floor in the garage and a concrete floor in the potting shed (Images 18-20). The underground tunnel that extends 800 feet from Casa Loma to the Casa Loma Stables provides separate access to the Potting Shed/Garage and the Foyer (Image 17).

A fence with piers and gates that incorporates Roman stone and intricate ironwork encloses the courtyard (Image 9). As part of the Casa Loma estate, the Casa Loma Stables offer views to and from Casa Loma, including ones from the upper floors of the tower (Image 16), and the neighbouring Pellatt Lodge. With the height provided by its variety of towers, turrets and chimneys and its distinctive features, the Casa Loma Stables are viewed from different vantage points in the surrounding residential neighbourhood.

xii. CONTEXT

The location of the property at 328 Walmer Road is shown on the map attached as Image 1. The Casa Loma Stables are found on the west side of Walmer Road, north of Austin Terrace, and separated from the neighbouring Pellatt Lodge by a City parkette.

Austin Terrace divides Casa Loma from its stables and Pellatt Lodge. When laying out the site, Pellatt was confident that York Township (which controlled the roads when he acquired the lands) would allow him to close off the public thoroughfares to create "a wholly private estate."[50] However, when the City of Toronto annexed the area in 1909 (following the construction of the lodge and stables), the streets remained private and 'in spite of Sir Henry's prominence in the financial affairs of the country...he did not have enough local political weight to change something as simple as a road."[51]

[49] The names read Casa Loma Belle, Prince Highgate (known as Prince), Matchless (of Londesborough), Lord Kitchener, The Widow and Indian Chief

[50] Thompson, 194. Pellatt's plan to extend and divert the roads would have isolated his estate, but also land-locked his neighbour, Albert Austin's property

[51] Oreskovich, 129

Through its association with the Casa Loma estate, the Casa Loma Stables are part of a significant group of surviving estates that mark the escarpment above Davenport Road. Directly east, Spadina at 285 Spadina Road, which is operated as a museum by the City of Toronto, is designated under Part IV, Section 29 of the Ontario Heritage Act. On Austin Terrace west of Walmer Road, architect E. J. Lennox's Lenwil at 5 Austin Terrace is recognized on the City of Toronto Inventory of Heritage Properties, and its neighbour at 7 Austin Terrace with the extant portion of publisher J. S. Maclean's residence is a designated heritage property.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	**X**
ii. displays high degree of craftsmanship or artistic merit	**N/A**
iii. demonstrates high degree of scientific or technical achievement	**N/A**

Unique Example of a Style and Type – The Casa Loma Stables is a unique example of an estate building that was designed to compliment and reflect in appearance the neighbouring Casa Loma. As a distinctive interpretation of early 20th century Period Revival styling, the Stables feature a picturesque roofline with a tower and finely detailed exterior and interior finishes.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	**X**
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	**N/A**
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	**X**

Person - The stables were constructed as part of the Casa Loma estate, which was commissioned by Sir Henry Pellatt (1859-1939), the famous Toronto financier, entrepreneur, noted amateur sportsman and military enthusiast who was knighted for his service with the Queen's Own Rifles. While Pellatt's business successes included his role in developing the hydro-electric power system in Ontario that introduced electric lights

and street car service to Toronto, he remains best known for commissioning and later relinquishing the Casa Loma estate.

Architect - The Casa Loma Stables were designed as part of the larger estate, with the plans prepared by E. J. Lennox. As one of Toronto's most notable and prolific architects during the late 19th and early 20th centuries, Lennox received the commission for Casa Loma following the attention he gained for designing Toronto's Old City Hall. His plans for the stable complex reflected his expertise in gleaning inspiration from both past and contemporary architecture and interpreting it in ways that met the needs and aspirations of his client, Sir Henry Pellatt.

Organization - During World War II, the Casa Loma Stables were the headquarters of the ASDIC (Anti-Submarine Detector Investigating Committee) where the early solar equipment to detect U-boats was assembled, thereby providing an invaluable service to the war effort.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	**X**
ii. physically, functionally, visually or historically linked to its surroundings	**X**
iii. landmark	**X**

Character - Contextually, as part of the Casa Loma estate, the Casa Loma Stables assist in defining, maintaining and supporting the adjoining residential neighbourhood that developed around it, with many of the house form buildings drawing inspiration from it in their designs.

Surroundings - The Casa Loma Stables are also historically, visually, physically and functionally linked to its setting where it is one of two extant secondary buildings that remain part of the Casa Loma estate. With its proximity and similarity to Casa Loma, the stables are an integral part of the prestigious estate that stands as a reminder of the development of country houses along the escarpment overlooking Davenport Road and the city beyond.

Landmark - With the structure's placement on the estate grounds north of Austin Terrace and its elaborate visual appearance with tall towers and chimneys, the Casa Loma Stables stand as a neighbourhood landmark in their own right.

6. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 330 Walmer Road has design, associative and contextual values. The Casa Loma Stables are a unique example of Period Revival styling applied to a secondary building associated with a country estate. The stables are linked to their original owner, Sir Henry Pellatt and his architect, E. J. Lennox, both significant figures in the history of Toronto. Contextually, the Casa Loma Stables are integral parts of the Casa Loma estate at Austin Terrace and Walmer Road that determined the character of the adjoining

residential neighbourhood. With Casa Loma, for 75 years the stables have been operated as a major tourist attraction in Toronto.

9. SOURCES

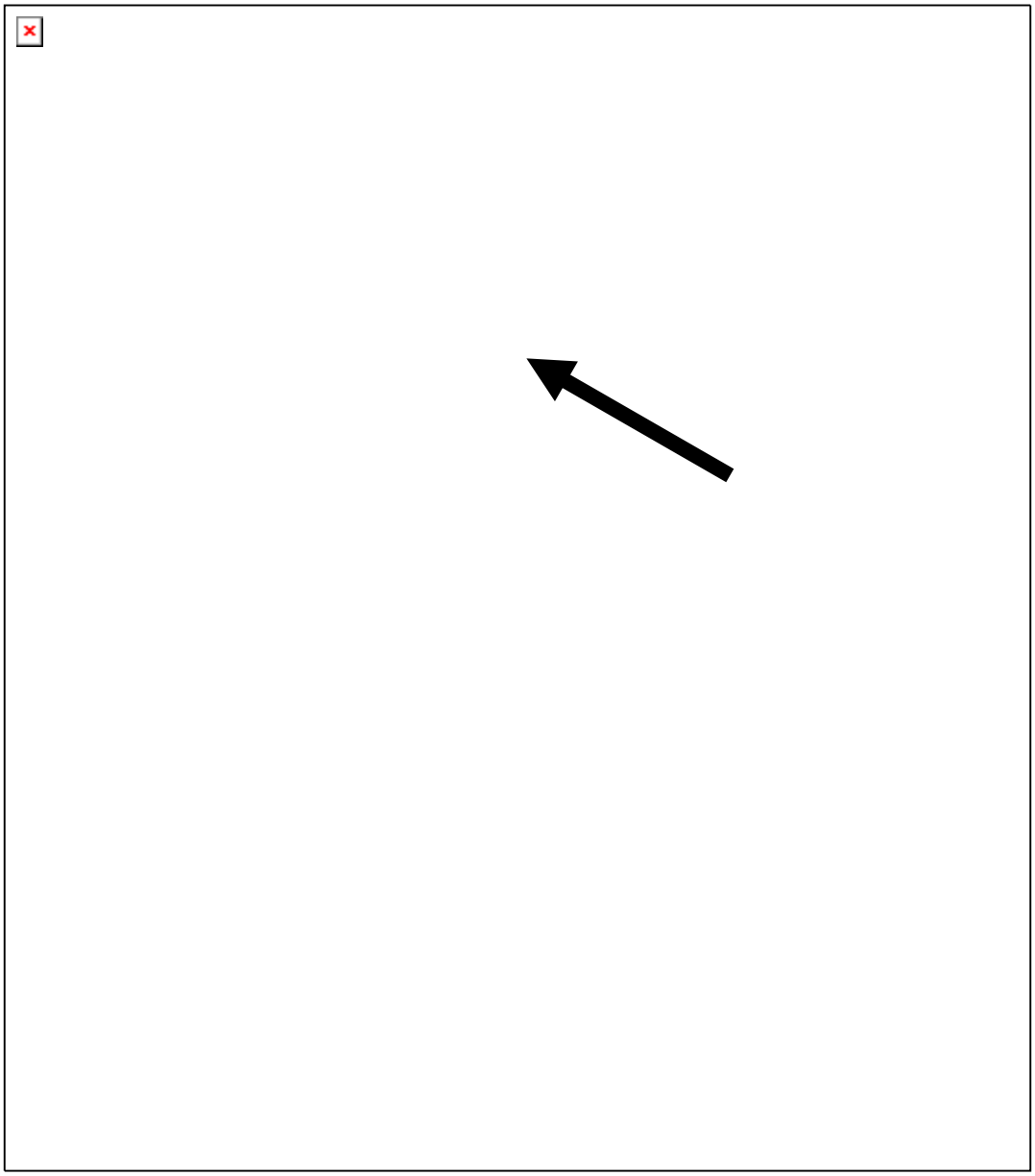
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Photographs, City of Toronto Archives and Toronto Reference Library (individual citations with images in Section 6)

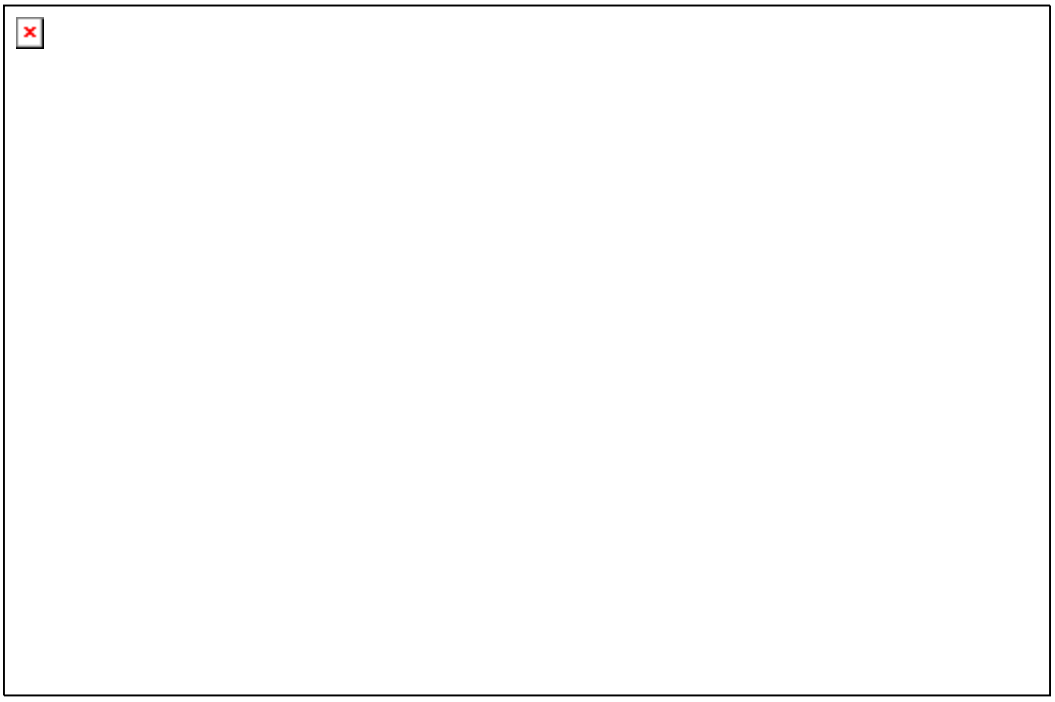
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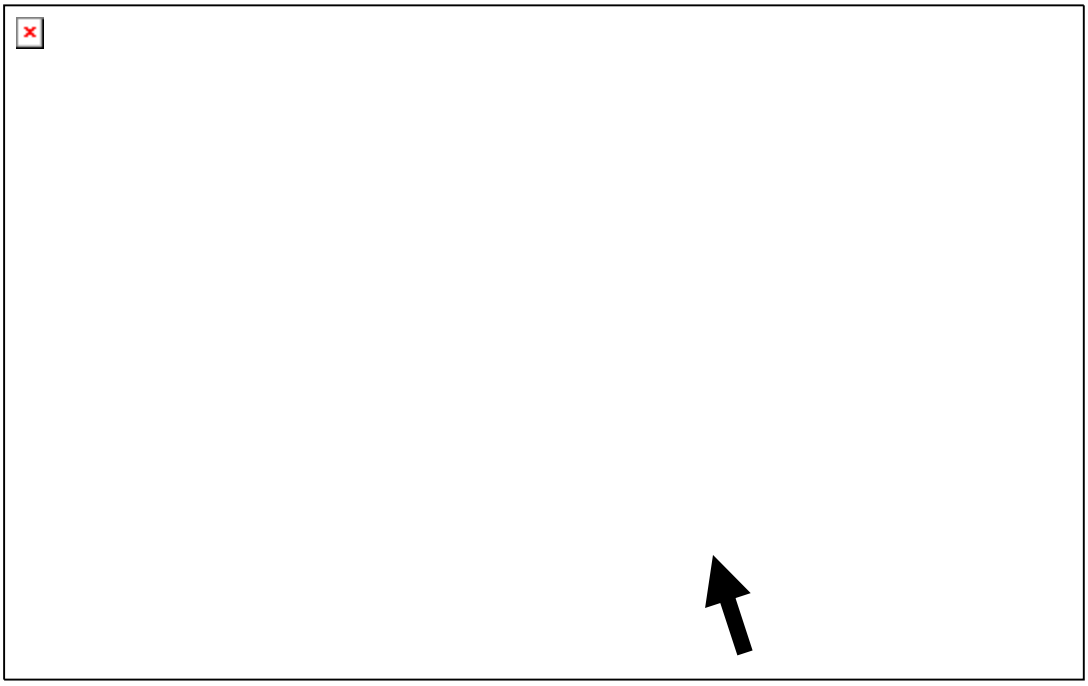
10. IMAGES



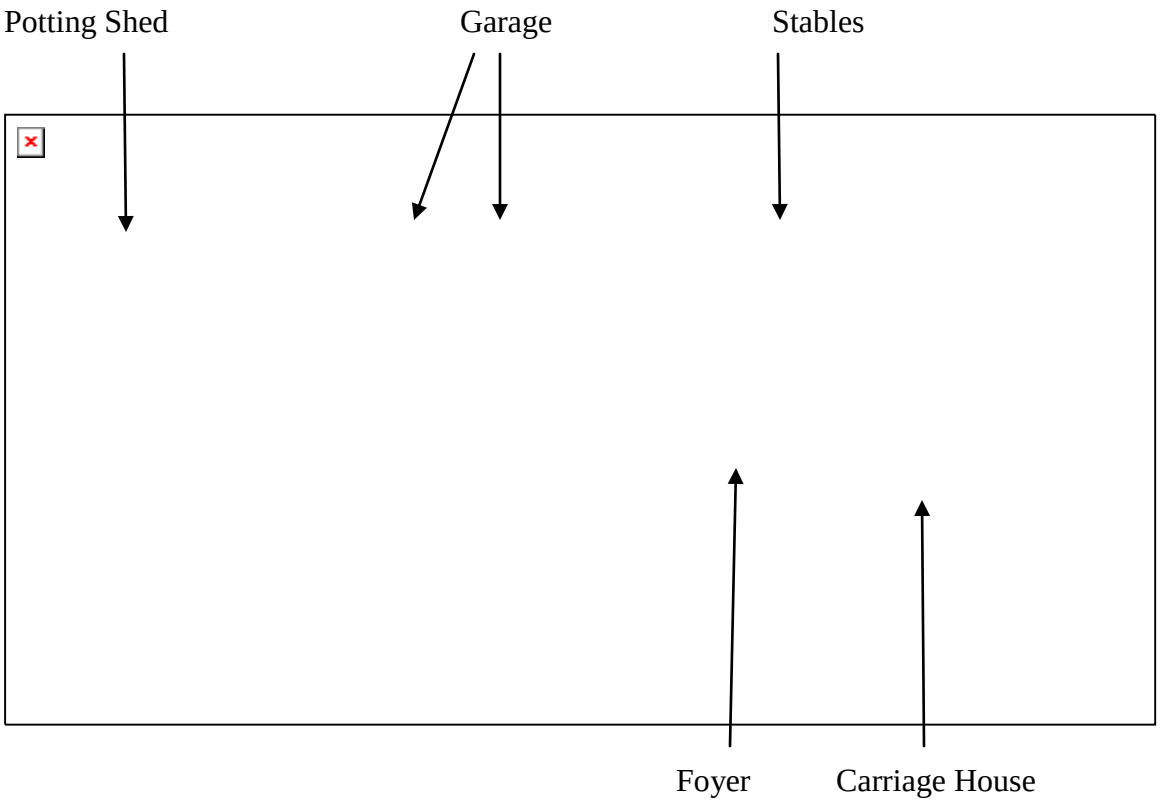
54. <u>City of Toronto Property Data Map:</u> the **arrow** marks the Casa Loma Stables, with Pellatt Lodge to the south and Casa Loma to the southeast outlined in **bold**



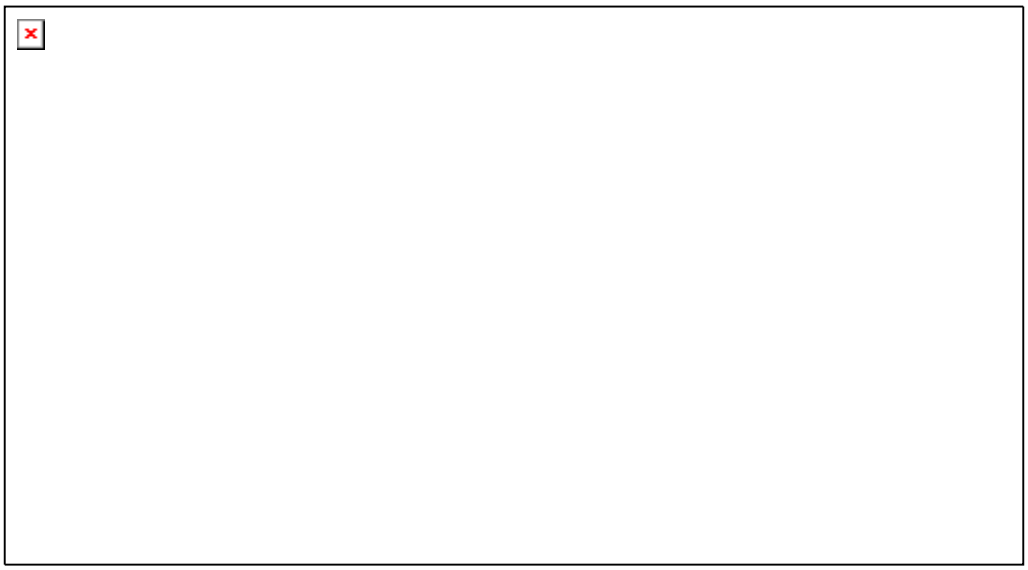
55. Goad`s Atlas, March 1890 revised to September 1903: showing the layout of the lots along Austin Terrace and Walmer Road prior to the development of the Casa Loma estate



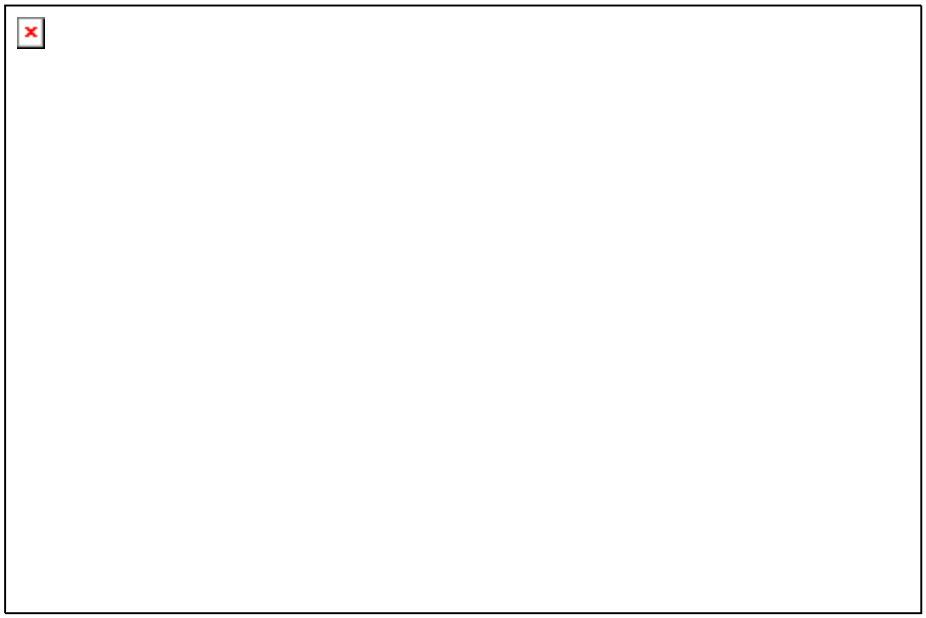
56. Goad`s Atlas, 1910 revised to 1912: showing Casa Loma, Pellatt Lodge and the Casa Loma Stables in place (the greenhouses adjoining the stables were later demolished)



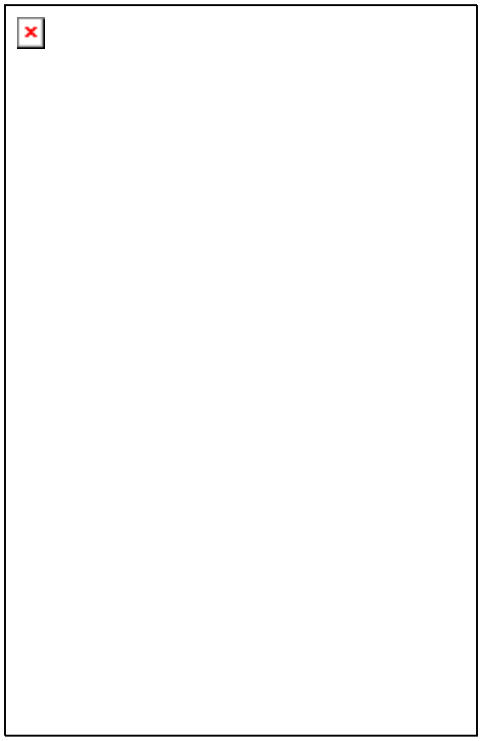
57. Plan of the Casa Loma Stables: showing the interior areas described in this report



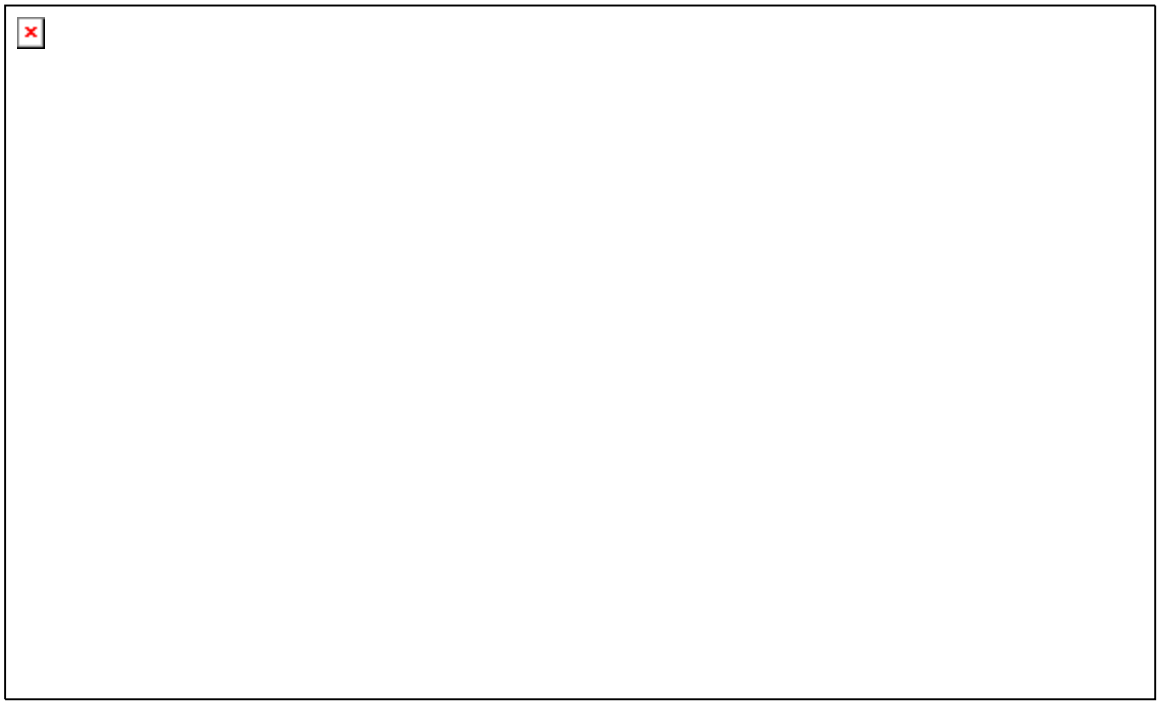
58. Archival Photograph, Casa Loma Stables, 1908: showing the east façade from the gardens on the opposite (east) of Walmer Road (City of Toronto Archives, Fonds 1244, Item 4109)



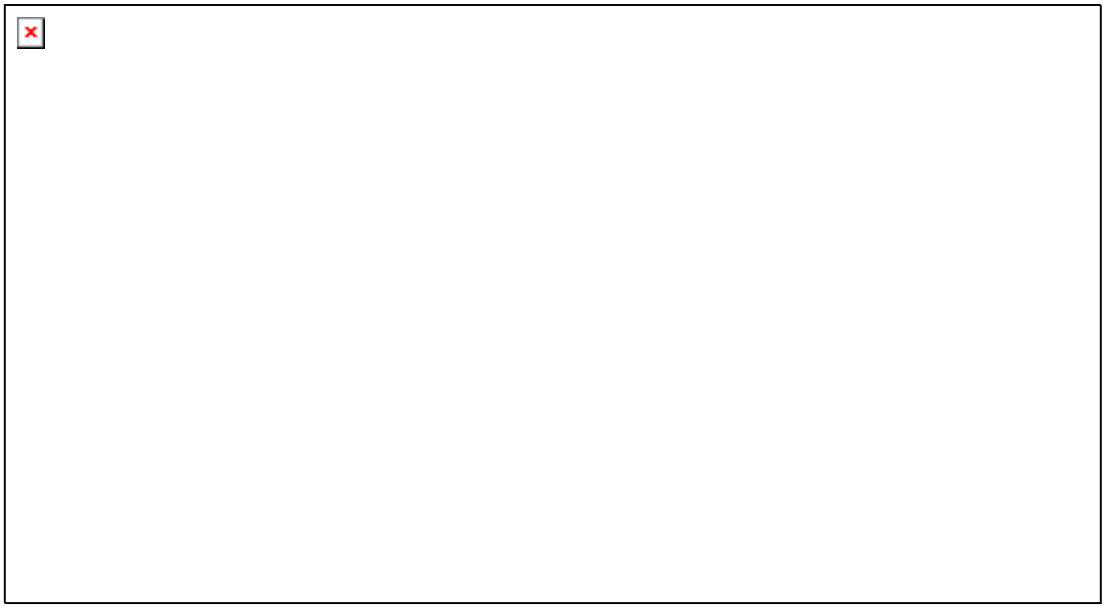
59. Archival Photograph, Casa Loma Stables, c. 1914: showing the courtyard with the entrances to the garage on the left and the carriage house and stables to the right (City of Toronto Archives, Fonds 1568, Item 401)



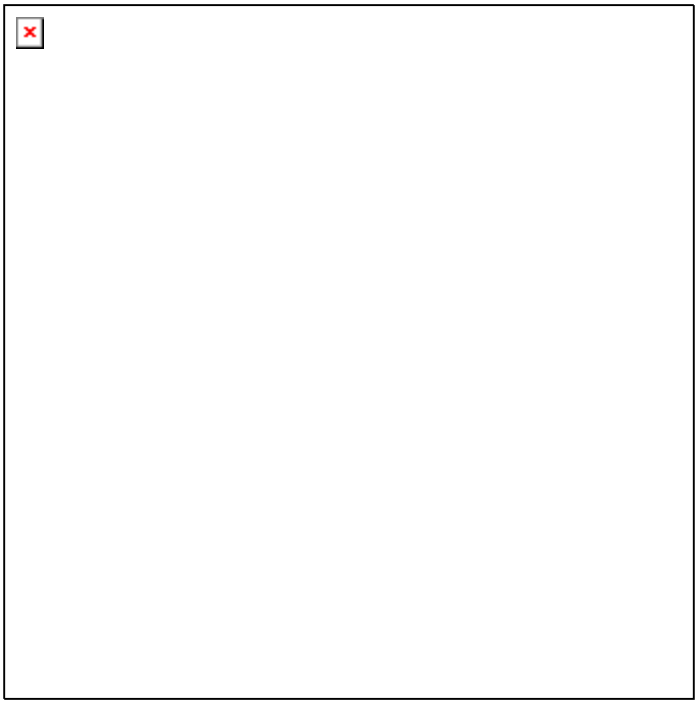
60. Archival Photograph, Casa Loma Stables, c. 1913: showing the south entrance to the stables and carriage house with the double doors and the medieval-inspired detailing with the crest over the entry and the mythological beasts above the piers (City of Toronto Archives, Fonds 1244, Item 4108)



61. Archival Photograph, Casa Loma Stables, 1952: showing the west entrance to the garage with the sculpted detailing on the door surround (Toronto Reference Library, Item 4927)



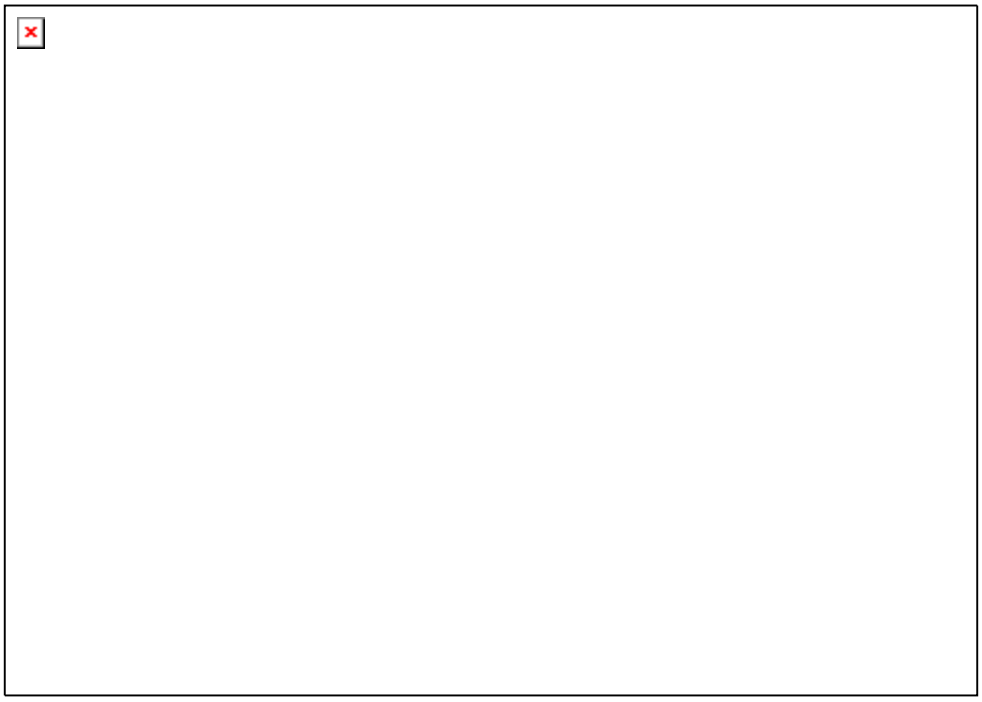
62. Photograph, Casa Loma Stables, 1995: showing the entrance to the courtyard with the elaborate stone and ironwork fence and gates (Litvak, 78)



63. Casa Loma Stables: showing the north end of the complex (all current photographs: Heritage Preservation Services, November 2012)



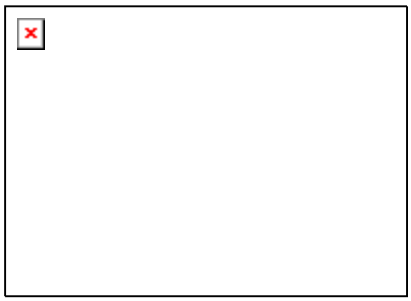
64. Archival Photograph, Casa Loma Stables, c. 1910-14: showing the south end of the complex with the adjoining greenhouses, later demolished, and the stone fence along the east perimeter (City of Toronto Archives, Fonds 1244, Item 4105)

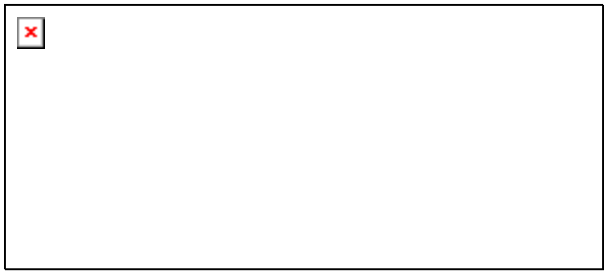


65. Archival Photograph, Casa Loma Stables, c. 1914: showing one of the secondary entries with the round-arched portico (City of Toronto Archives, Fonds 1244, Item 4107)

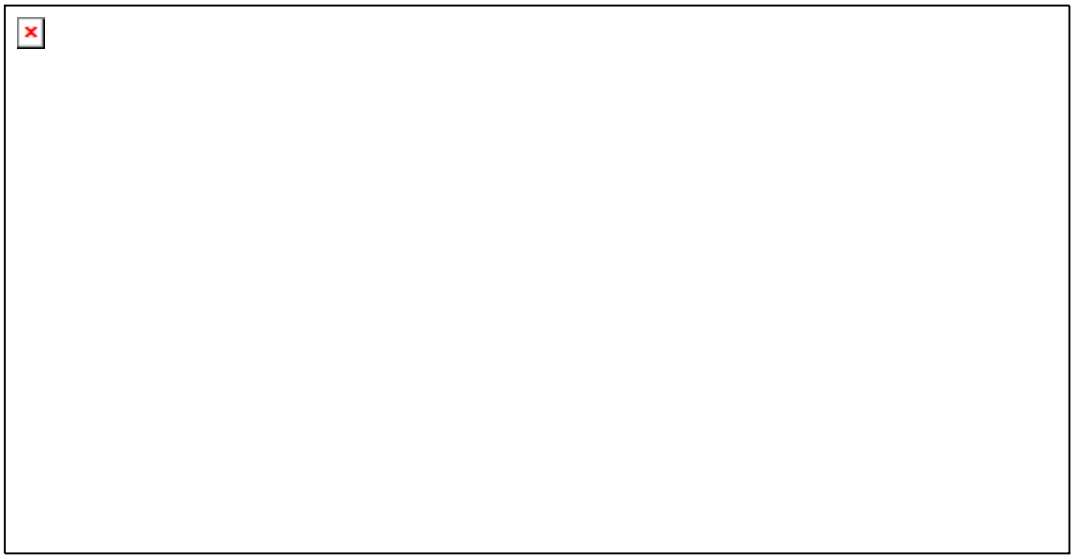


66. Potting Shed, 2012: showing the east façade of the Potting Shed

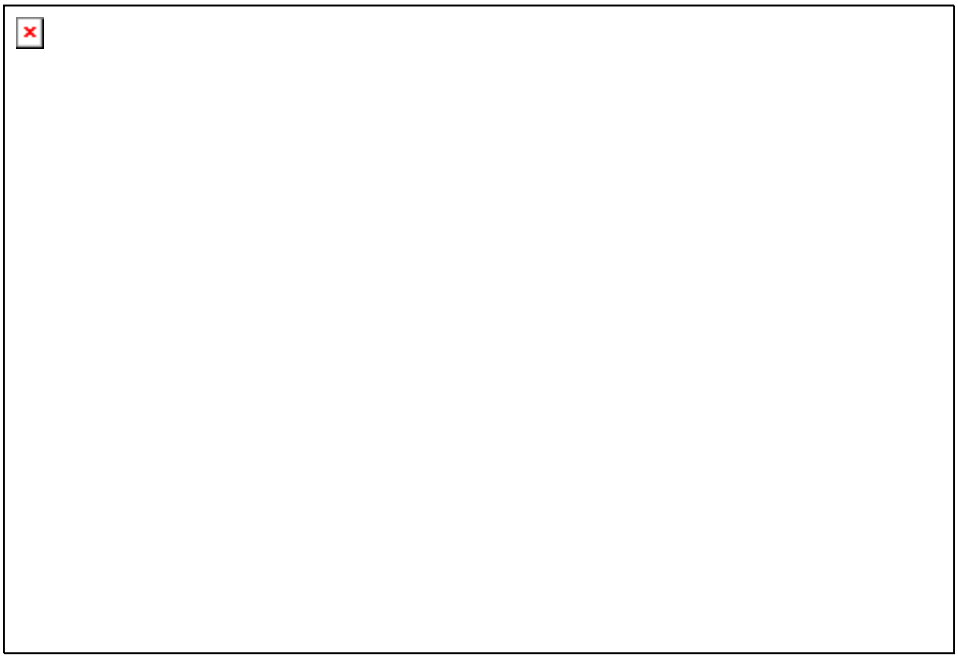




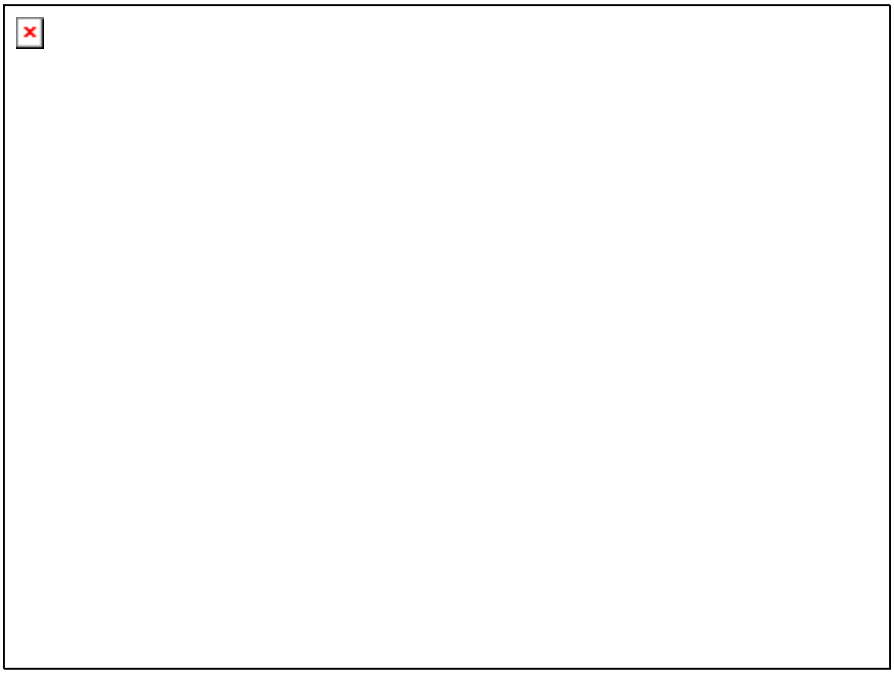
67. Archival Photographs, Casa Loma Stables, c. 1913: showing the Stables on the west side of Walmer Road with the greenhouses that were later demolished and, on the right, the extensive gardens on the northeast corner of Austin Terrace and Walmer Road (City of Toronto Archives, Fonds 1244, Items 4100 and 4101)



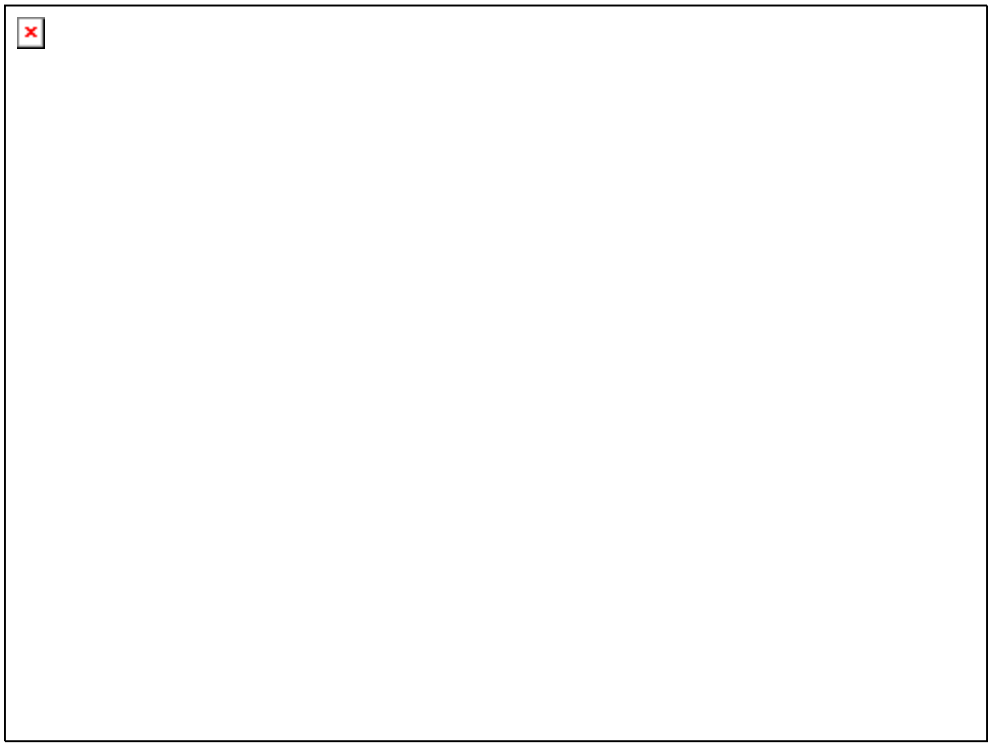
68. Archival Photograph, Casa Loma Stables, 1915: looking north from Davenport Road toward Austin Terrace where the stables terminate the vista along this section of Walmer Road (City of Toronto Archives, Fonds 1231, Item 778)

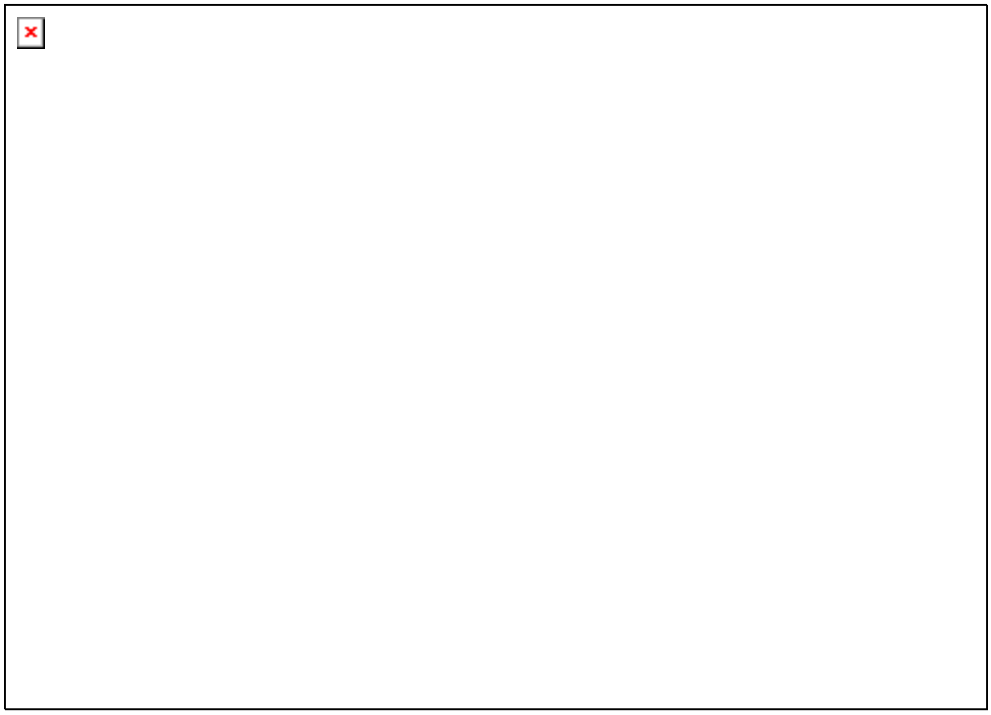


69. Archival Photograph, from Casa Loma Stables, 1930: this view from the tower shows the proximity of the complex to Casa Loma (City of Toronto Archives, Fonds 1244, Item 4093)

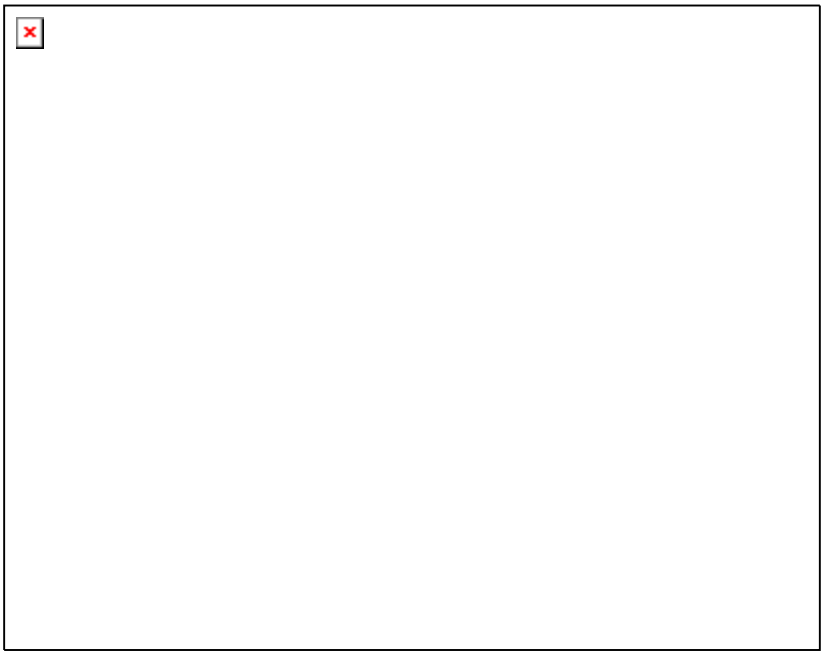


70. Casa Loma: showing the entrance to the tunnel connecting Casa Loma to Pellatt Lodge and the Casa Loma Stables

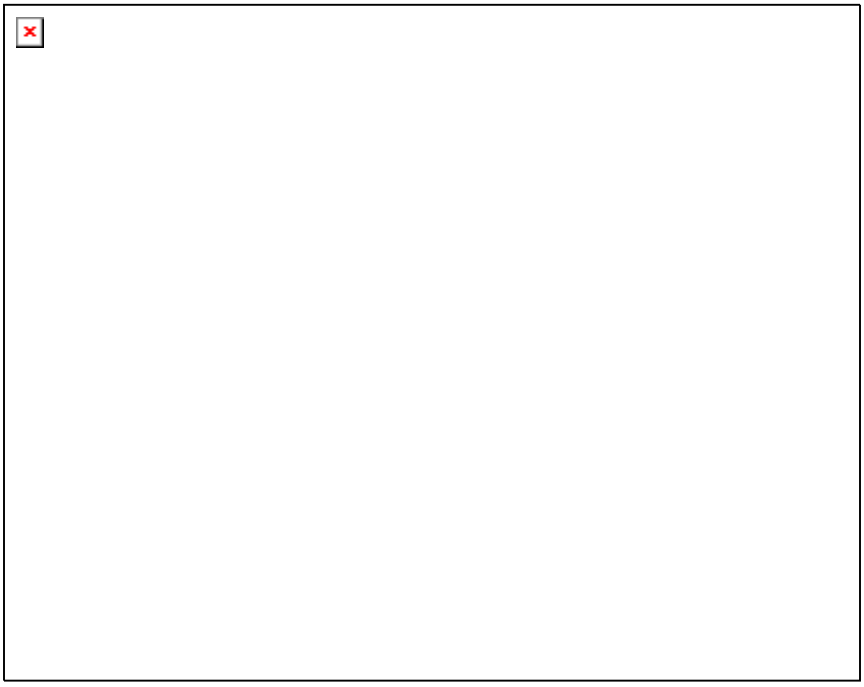




71. Potting Shed: showing the concrete floor, brick walls, the series of panelled wood doors along the east elevation, and the panelled wood ceiling



72. Archival Photograph, Potting Shed, undated: showing the interior of the Potting Shed



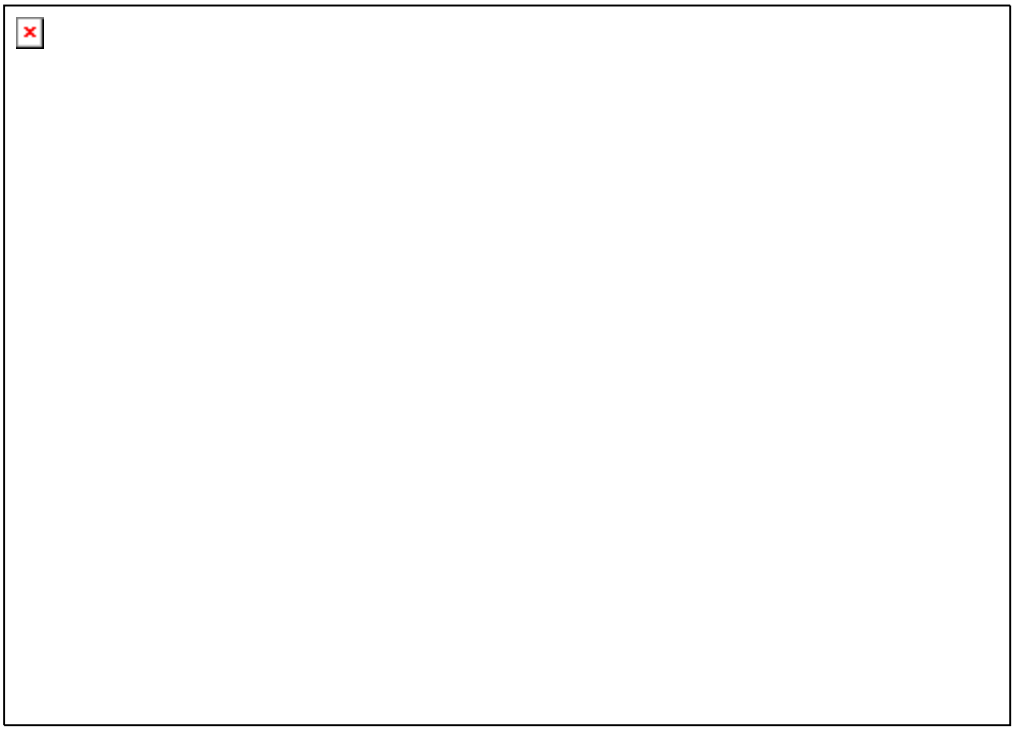
73. Garage: showing the tiled floor, brick-clad walls and panelled wood ceiling

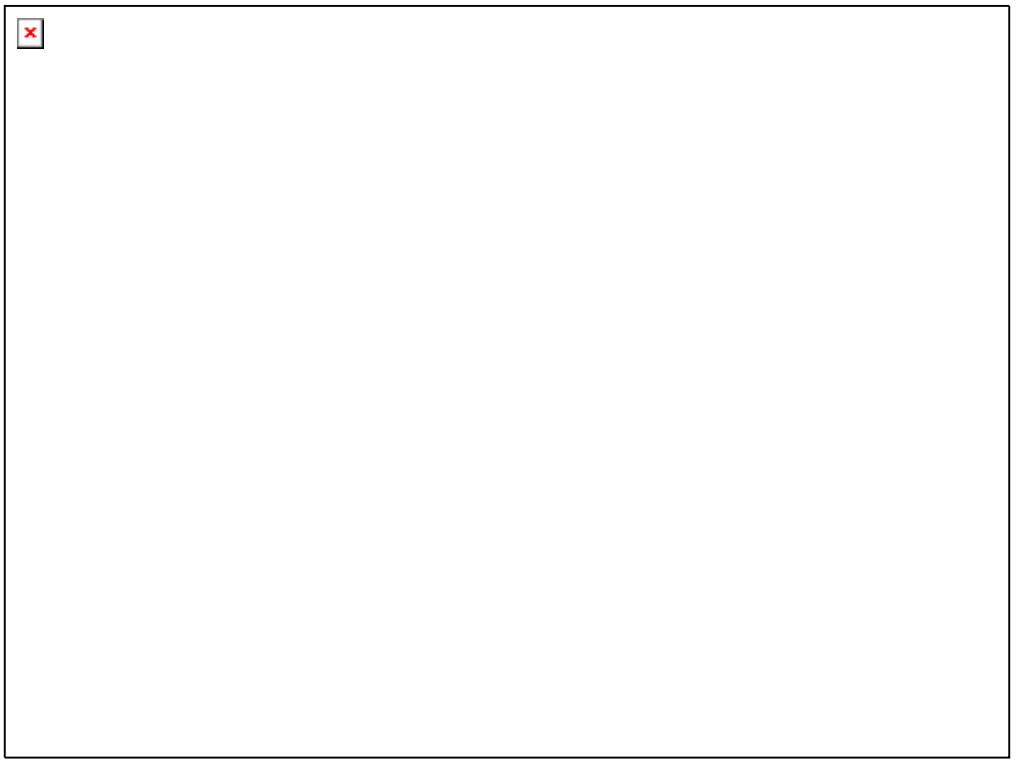


74. Foyer: showing the tile floors, brick-clad walls, panelled wood ceiling and, on the north wall, the paired panelled wood doors leading to the Carriage House



75. Carriage House: showing the wood ceiling trusses, the brick walls and the tiled detailing with the insignia of the Queen's Own Rifles





76. Stables: showing the tiled floors, brick walls with decorative detailing, the wood ceiling, and the mahogany stalls, which have iron nameplates for the horses (Archival photograph: City of Toronto Archives, Fonds 1568, Item 371, post-1914)