



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 6 Walmer Road

Date:	November 15, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\January 10 2012\teHPS01

SUMMARY

This report recommends that City Council state its intention to designate the property at 6 Walmer Road (Thomas Goldsmith House) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. Located on the west side of Walmer Road in the first block north of Bloor Street West, the site was listed on the City of Toronto Inventory of Heritage Properties in 1976.

The owner of the property at 6 Walmer Road requested a demolition application for the building, which has not been submitted. However, the house form building stands vacant and boarded up, and there is concern for the future of the site.

Following research and evaluation, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the site would enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 6 Walmer Road (Thomas Goldsmith House) under Part IV, Section 29 of the Ontario Heritage Act.

2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation 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 property.

Financial Impact

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

DECISION HISTORY

City Council listed the property at 6 Walmer Road on the City of Toronto Inventory of Heritage Properties on June 9, 1976.

ISSUE BACKGROUND

The owners of the property at 6 Walmer Road applied to demolish the heritage building in July 2011, but withdrew when they were advised that the application would be considered during City Council's summer recess when the Chief Planner and Executive Director, City Planning, had delegated authority to automatically proceed with designation.

Although the demolition application has not been re-submitted and there is no pending development application for the property, the house form building currently stands vacant. The site has been listed on the City of Toronto Inventory of Heritage Properties for 35 years, and the structure retains its cultural heritage value and integrity as a late 19th century residential building associated with the development of the West Annex neighbourhood.

To refuse the demolition of the property and encourage the retention and maintenance of its cultural heritage values and attributes, City Council must state its intention to designate it under Part IV, Section 29 of the Ontario Heritage Act. A location map (Attachment No. 1) and Photograph (Attachment No. 2) are attached.

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for 6 Walmer Road. As a result of this assessment, staff have determined that the property is worthy of designation 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 the three categories of design, associative and

contextual values. The Thomas Goldsmith House (1896) is significant as a well-crafted example of a late 19th century house form building designed in the Queen Anne Revival style according to the plans of the notable Toronto architect F. H. Herbert, which also has contextual value as it reflects the historical development of the West Annex neighbourhood. The Reasons for Designation (Statement of Significance), which is the Public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

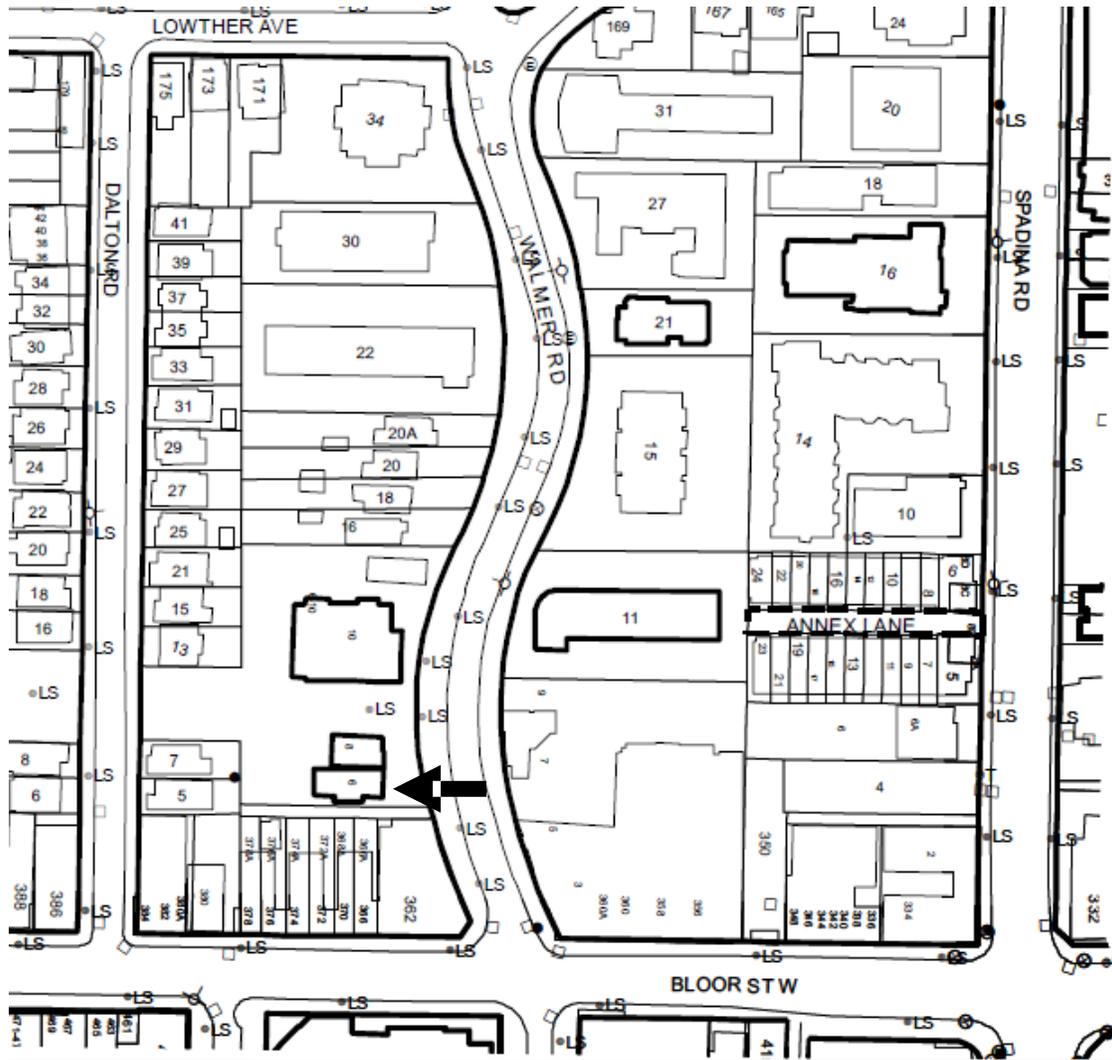
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SIGNATURE

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Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Heritage Property Research and Evaluation Report



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.



Principal (east) façade of the Thomas Goldsmith House

Thomas Goldsmith House

Description

The property at 6 Walmer Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation under the three categories of design, associative and contextual values. Placed on the west side of Walmer Road between Bloor Street West and Lowther Avenue, the Thomas Goldsmith House (1896) is a 2½-storey house form building. The site was listed on the City of Toronto Inventory of Heritage Properties in 1976.

Statement of Cultural Heritage Value

The Thomas Goldsmith House has design value as a well-crafted example of a late 19th century house form building executed in the popular Queen Anne Revival style. While the structure displays the typical features of the style in its irregularly-shaped plan, mixture of materials, variety in the shape and placement of the fenestration, and classical detailing, the Thomas Goldsmith House is an important surviving example of residential architecture on Walmer Road in the West Annex that retains its architectural integrity.

The property at 6 Walmer Road is also associated with the career of Toronto architect F. H. Herbert, one of the city's best-known practitioners specializing in residential architecture at the close of the 19th century. Herbert designed houses for clients in the city's prominent residential neighbourhoods, including the West Annex where Arthur Boswell Houses at 69-71 Spadina Road are among those designated under Part IV, Section 29 of the Ontario Heritage Act. With the changes in the West Annex, the Thomas Goldsmith House remains an important surviving example of Herbert's portfolio in the West Annex.

Contextually, the Thomas Goldsmith House is historically linked to its surroundings on Walmer Road in the West Annex neighbourhood. The dwelling dates to the period when the area was a sought-after residential enclave where the Walmer Road Baptist Church (completed 1892) at 38 Walmer Road is another extant recognized heritage building.

Heritage Attributes

The heritage attributes of the property at 6 Walmer Road are:

- The scale, form and massing of the 2½ storey house form building
- The irregularly-shaped plan
- The materials, with brick cladding, and brick, stone and wood trim
- The cross-gable roof with extended eaves with brackets and modillion blocks, and the classical detailing and shingled infill on the gables

- On the principal (east) façade on Walmer Road, the two-storey open verandah with classical detailing that protects the main entrance
- The fenestration, which mixes single round, flat-headed, segmental-arched and round-arched openings, as well as bay windows and an oriel window (north)
- The window detailing, with brick voussoirs and stone labels and sills, and the lozenge-shaped mullions in some of the openings.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



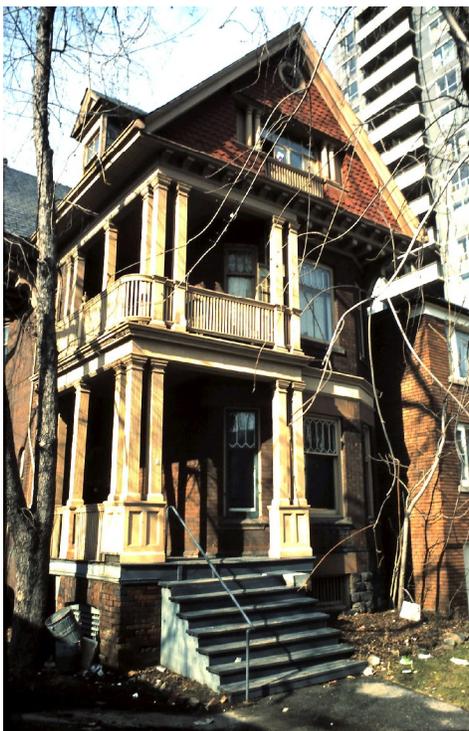
THOMAS GOLDSMITH HOUSE
6 WALMER ROAD, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

October 2011

1. DESCRIPTION



Above: 6 Walmer Road (Toronto Historical Board, 1976)
 Cover: 6 Walmer Road (Heritage Preservation Services, 2011)

6 Walmer Road: Thomas Goldsmith House	
ADDRESS	6 Walmer Road (west side, north of Bloor Street West)
WARD	20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 376, Part Lot 14; Concession 2 FTB, Part Lot 24
NEIGHBOURHOOD/COMMUNITY	West Annex
HISTORICAL NAME	Thomas Goldsmith House
CONSTRUCTION DATE	1896
ORIGINAL OWNER	Reverend Thomas Goldsmith, Presbyterian minister
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Vacant * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	F. H. Herbert, architect
DESIGN/CONSTRUCTION	Brick cladding with brick, stone & wood detailing
ARCHITECTURAL STYLE	Queen Anne Revival
ADDITIONS/ALTERATIONS	1956, window openings added & removed on south elevation; 1974, rear verandah removed
CRITERIA	Design/Physical, Historical/Associative & Contextual Values
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	October 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 6 Walmer Road and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1874	Robert Baldwin registers Plan 376 on his property on the northwest corner of Spadina Road and Bloor Street West
1882	Baldwin conveys Lot 14 to Donald McEwen in a sale registered in 1885
1885 June	Vacant Lot 14 is acquired by Isabella Faulkner
1888 Sept	George Faulkner owns a house on the north part of lot 14, according to the tax assessment rolls
1890 Apr	Sarah A. Page, the wife of William Page, acquires Lot 14
1890	According to Goad's Atlas, the south end of Lot 14 remains undeveloped, while Page's house is shown on the north part of the allotment
1896 Aug	The subject site at the south end of Lot 14 remains vacant, according to the tax assessment rolls
1896 Sept 11	Page sells the south 32 feet of Lot 14 to Alfaretta and Annette Goldsmith
1896 Sept 13	Building permit #3473 is issued for the house at present-day #6 Walmer
1897 Aug	Reverend Thomas Goldsmith is the occupant of the dwelling at present-day #6 Walmer according to the city directory and tax assessment rolls
1899	Goldsmith's house is not illustrated on the updates to Goad's Atlas; the same situation occurs in 1903
1902	Reverend Goldsmith dies
1912	Goad's Atlas for 1910 revised to 1912 shows the house at present-day #6 Walmer
1912 Oct	The Goldsmith family sells the property to Rosa M. Biggs, who retains the site until 1954
1976	The property at 6 Walmer Road is listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

West Annex

The property at present-day 6 Walmer Road originated as part of one of the farm lots north of Bloor Street West that were subdivided following the founding of the Town of York in 1793. Lot 23 was acquired by William Willcocks, an Irish immigrant and the cousin of Peter Russell, a prominent provincial official. Through marriage, Willcock's land holdings were inherited by Dr. William Warren Baldwin, a medical doctor and architect who built "Spadina" as his country house north of Bloor Street West. Baldwin's heirs subdivided much of his extensive acreage for residential development in the late 19th century, including the tract at the northwest corner of Bloor Street West and Spadina Road that was registered under Plan 376 in 1874. Walmer Road was laid out as "an

imaginative serpentine drive” with an English-inspired traffic circle, in contrast with the grid pattern of streets marking the rest of the neighbourhood.¹ In this subdivision, "the lots were large and their sale was accompanied by deed restrictions which ensured that the houses to be built were of guaranteed quality."²

In 1883, the City of Toronto officially “annexed” the area north of the city limits between Bloor Street West and the Canadian Pacific Railway line that extended from Avenue Road (east) to Bathurst Street (west). The Annex (which was subsequently divided into informal east and west sectors, with the latter found west of Spadina Road) attracted middle class residents, many of whom commuted to the city via the horse-drawn railway. The neighbourhood remained a sought-after residential enclave until the pre-World War II era and the conversion of single-family and semi-detached dwellings to rooming houses. In the late 20th century, groups of houses were demolished and replaced by apartment towers, including the neighbouring high rise at #10 Walmer.

Thomas Goldsmith House

Following the opening of the Annex, the subject property on the west side of Walmer Road between Bloor Street and Lowther Road was first sold in 1883, but remained undeveloped. George and Isabella Faulkner commissioned a house on the north end of Lot 14 that was in place by September 1888 when the tax assessment rolls were compiled.³ The latter residence is outlined on Goad's Atlas in 1890 (Image 2). That same year, Sarah A. Page acquired the property and, with her husband William P. Page, subdivided the tract in September 1896, selling the south 35 feet of Lot 14 to Alfaretta and Annette Goldsmith. Two days after the transaction, a building permit was issued for the house form building at present-day 6 Walmer Road (Image 6).

The dwelling at 6 Walmer Road (originally numbered as #2 Walmer) was first recorded on the tax assessment rolls in August 1897 when it was occupied by Reverend Thomas Goldsmith (1823-1902), a Presbyterian minister.⁴ Goldsmith began his career as a minister with the Wesleyan Methodist Church and worked as an agent for the Upper Canada Bible Society, a Methodist organization that printed and circulated affordable Bibles. After joining the Presbyterian Church, Goldsmith served as the minister of several congregations in Ontario before returning to Toronto in the late 19th century. He assisted with services at St. Andrew's Church on King Street West until retiring due to poor health. It was during this period that his family commissioned the Walmer Road residence where Goldsmith died in early 1902. A photograph from his obituary is attached as Image 8. Alfaretta and Annette Goldsmith retained the property until 1912, selling it to Rosa Marie Biggs who was the long-term owner up to 1954.

¹ McHugh, 222

² "The Annex," unpagged

³ Building permits are missing for the period between September 1887 and 1888 when Faulkner's dwelling was constructed

⁴ The dwelling is first recorded on Goad's Atlas of 1910 updated to 1912 (Image 4); the earlier versions in 1899 (Image 3) and 1903 (not illustrated) were not updated. An extract from a World War II era atlas is attached as Image 5

F. H. Herbert, Architect

The Thomas Goldsmith House was designed by Toronto architect F. H. Herbert, who secured the building permit for the property in September 1896 (Image 6).⁵ Frederick Henry Herbert (1865-1914) was an English-trained architect who, following his arrival in Toronto in 1887, served an apprenticeship with Richard Ough. In private practice beginning in 1889, Herbert “excelled in the design of sumptuous houses for wealthy clients residing in the fashionable neighbourhoods of Rosedale, The Annex, and in Parkdale.”⁶ His design for the Thomas Goldsmith House was among those featured in “Building in Canada,” an article in the February 1897 issue of The Canadian Architect and Builder (Image 7). In addition to the subject building, Herbert designed residences at #21, 53, 55 and 81 Walmer that are also recognized on the City of Toronto Inventory of Heritage Properties.

iii. ARCHITECTURAL DESCRIPTION

The Thomas Goldsmith House was designed in the Queen Anne Revival style favoured for residential buildings at the close of the 19th century (Images 9 and 10). Inspired by the designs of English architect Richard Norman Shaw, the Queen Anne Revival mixed medieval and classical elements derived from early 18th century England residential architecture during the reign of Queen Anne. In Toronto, the style was particularly popular in the West Annex neighbourhood where, “given the single-minded planning of this suburb and the speed with which it was implemented, it is not surprising that Annex houses are more homogeneous” and “were built in a period when the picturesque Queen Anne style was sweeping England and North America.”⁷

The Thomas Goldsmith House displays the attributes associated with Queen Anne Revival designs: the mixture of materials, the irregular silhouette with projecting bays and classical pediments, the multi-sloped roofs with tall chimneys, the combination of covered and open porches, the assortment of window openings, and the classically-derived detailing. The 2½-storey structure features an irregularly-shaped plan with a narrow façade on Walmer Road. Above a stone base, the building is faced with red brick and trimmed with brick, stone and wood. The cross-gable roof displays extended eaves with modillion blocks and brackets, and gables with shingled infill and classical motifs. A two-storey open verandah with classical woodwork protects the main (east) entry. The fenestration mixes round, flat-headed, segmental-arched and round-arched openings, and incorporates two-storey bay windows and, on the north elevation, an oriel window. Brick voussiors and stone labels and sills highlight the openings, many of which retain lozenge-shaped mullions that are typical of the era.

⁵ While Herbert's name was on the permit as both owner and architect, he never owned the site according to land records. Herbert designed several buildings on Walmer Road, including some where he acquired vacant land, developed the sites and sold them

⁶ Biographical Dictionary of Architects in Canada 1800-1950, unpagged. The entry outlines the variety of Herbert's practice, including non-residential commissions and many that are recognized on the City's heritage inventory

⁷ McHugh, 222

iv. CONTEXT

The property at 6 Walmer Road is located on the west side of the street in the first block north of Bloor Street West (Image 1). Along Walmer Road, a number of detached house form buildings linked to the late 19th century development of the West Annex neighbourhood survive, as well as the Walmer Road Baptist Church (completed in 1892) at #38 Walmer. Between Bloor Street West and Lowther Avenue, the low-rise house form buildings are interspersed with apartment buildings, including the distinctive towers at #11, 35 and 44 Walmer designed by the notable Estonian-born architect Uno Prii in the 1960s that are recognized on the City of Toronto's heritage inventory.

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	N/A

Representative and Early Example with a High Degree of Craftsmanship – The Thomas Goldsmith House is a representative example of a house form building with Queen Anne Revival styling that is distinguished by the well-crafted decorative detailing applied to its roof, verandah and windows.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
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

Architect – The property at 6 Walmer Road is linked to the career of Toronto architect F. H. Herbert, “a versatile and talented proponent of the Queen Anne style who...established

a new standard for residential architecture in Toronto at the turn of the century.”⁸
 Designing projects in the city's affluent neighbourhoods, Herbert's work in the West Annex included houses on Walmer Road where the Thomas Goldsmith House was cited in The Canadian Architect and Builder in February 1897.

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	X
iii. landmark	N/A

Surroundings – The Thomas Goldsmith House is historically linked to its surroundings on Walmer Road in the West Annex neighbourhood where it was a feature of the late 19th century residential subdivision that incorporated this unique curved street. With many of the house form buildings removed, the Thomas Goldsmith House stands as a reminder of the historical development of Walmer Road as an upscale residential enclave.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 6 Walmer Road has design, associative and contextual values as a well-crafted example of a late 19th century house form building designed in the Queen Anne Revival style that was executed by the notable Toronto architect F. H. Herbert. Located on the west side of the street in the first block north of Bloor Street West, the Thomas Goldsmith House is historically linked to its surroundings in the West Annex neighbourhood where the Walmer Road Baptist Church is among the late 19th century structures listed on the City of Toronto Inventory of Heritage Properties.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 376, Lot 14
 Assessment Rolls, City of Toronto, St. Paul’s Ward and Ward 3, Division 4, 1887 ff.
 Building Permit #3473 (September 13, 1896), City of Toronto Archives
 Building Records, plans for alterations and additions to 6-10 Walmer Road, 1954-1974
 City of Toronto Directories, 1885 ff.
 Goad’s Atlases, 1890, 1899, 1903, and 1910 revised to 1912 and 1923
 Photographs, Toronto Historical Board, February 1976
 Underwriters’ Survey Bureau Atlas, 1921 revised to 1943

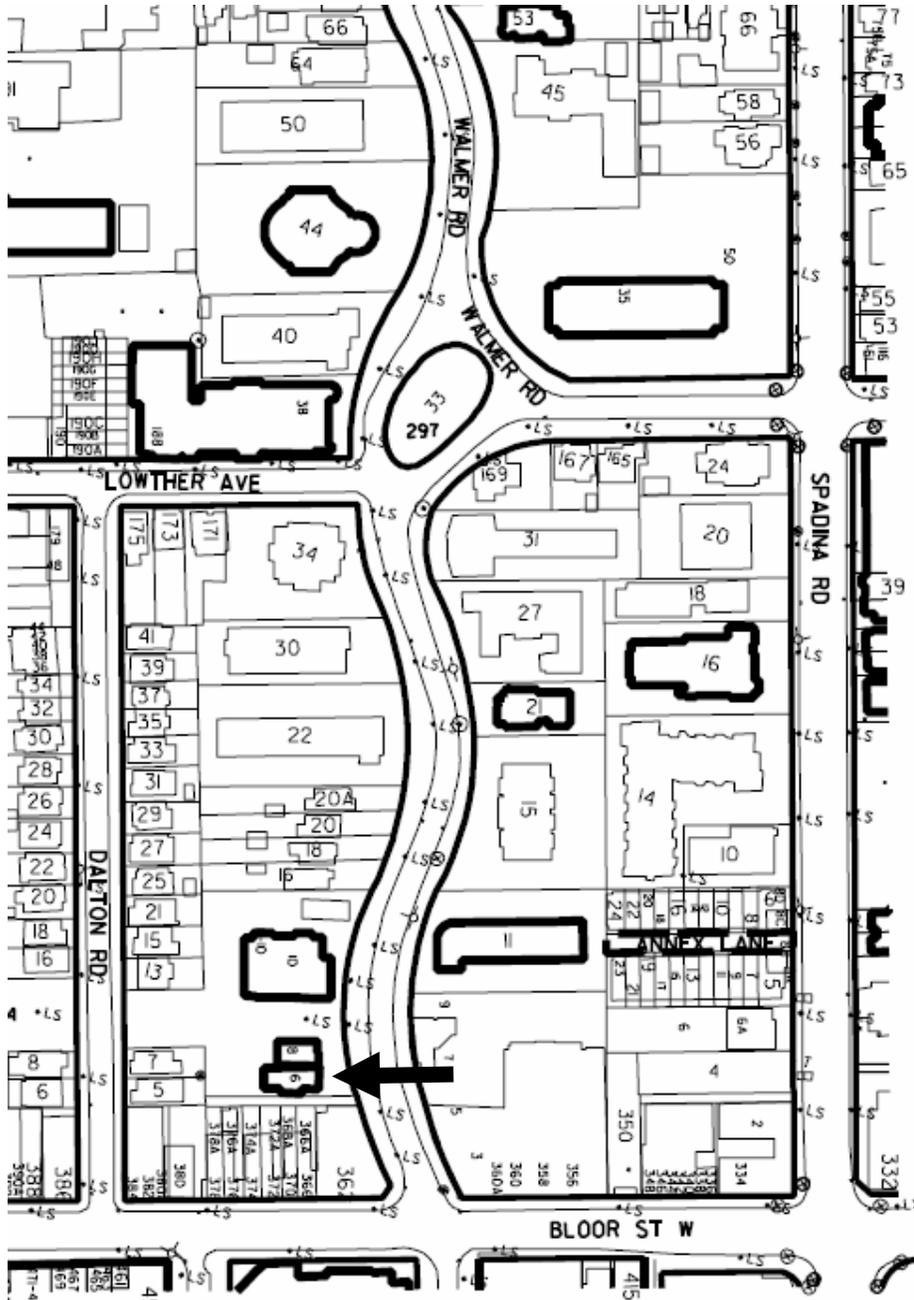
Secondary Sources

“An Aged clergyman’s death,” The Globe, April 15, 1902
 "The Annex," CHP Guided Tour #3, Community History Project, 1997

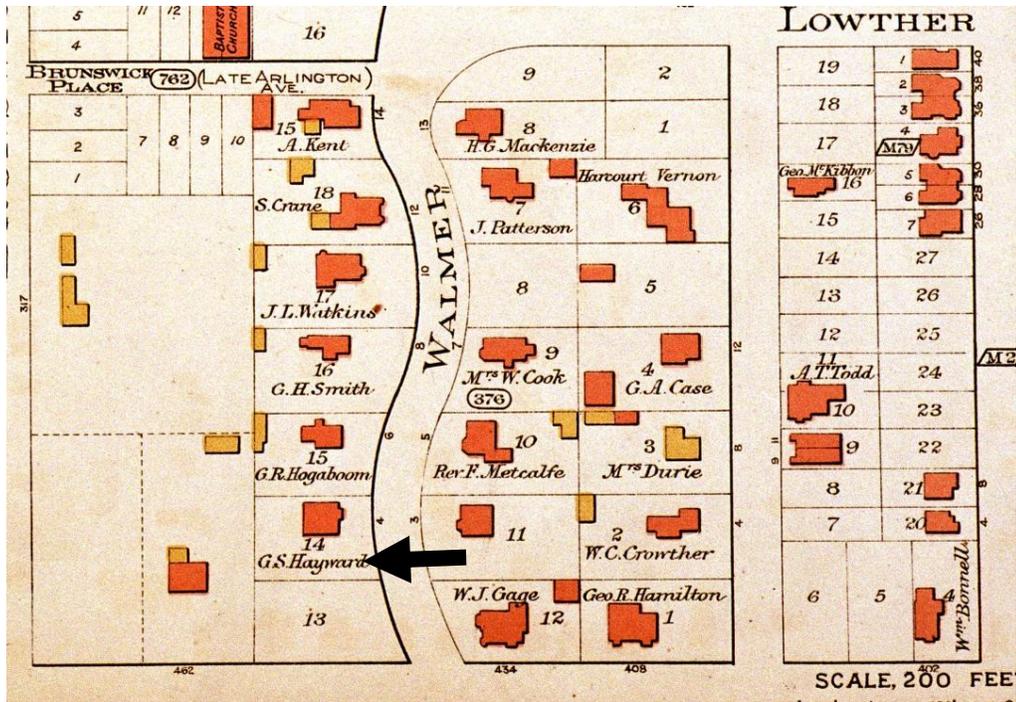
⁸ Biographical Dictionary of Architects in Canada 1800-1950, unpagged

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“Building in Canada in 1896”, Canadian Architect and Builder, February 1897, 39
“Contracts awarded,” Contact Record, September 24, 1896, 3
“F. H. Herbert, entry in Biographical Dictionary of Architects in Canada 1800-1950,
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“The Late Reverend T. Goldsmith,” The Globe, April 26, 1902
Lemon, James, "The Annex: a brief historical geography," typescript, 1986
Lundell, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, The Queen Anne Revival Style in Canadian Architecture, 1990
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Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
“New chair for Knox College,” Toronto Daily Star, January 3, 1901

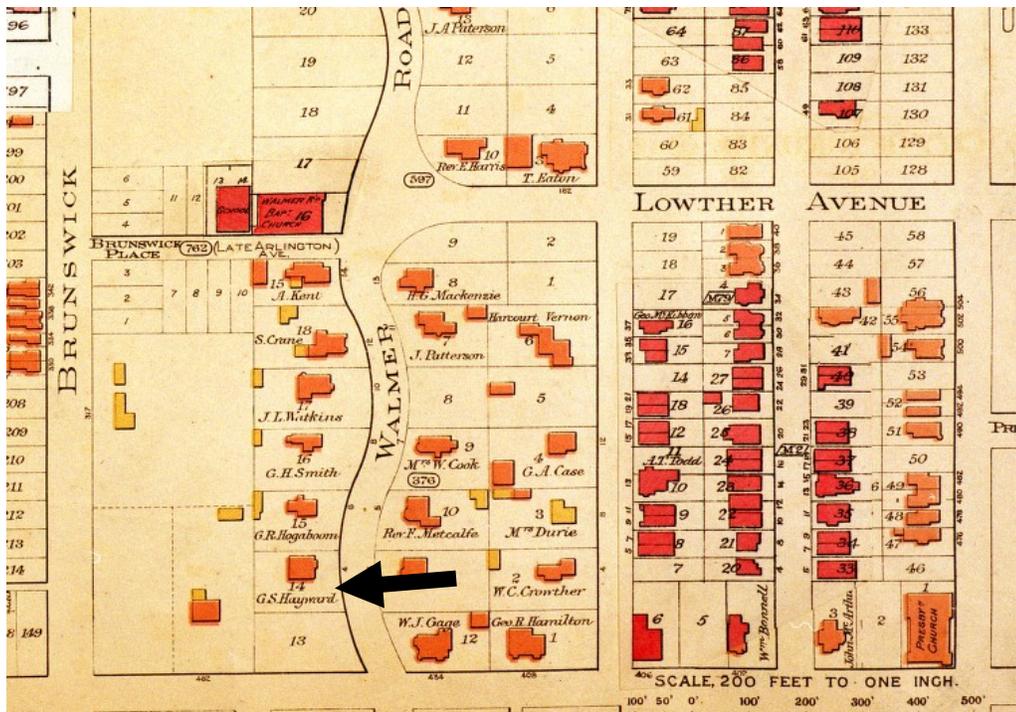
6. IMAGES: **arrows** mark the location of the property at 6 Walmer Road



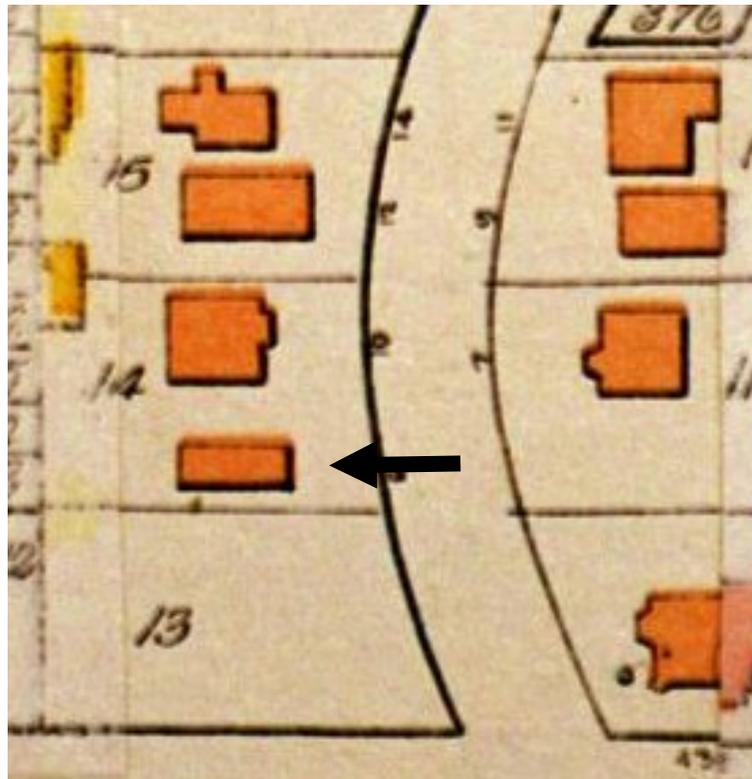
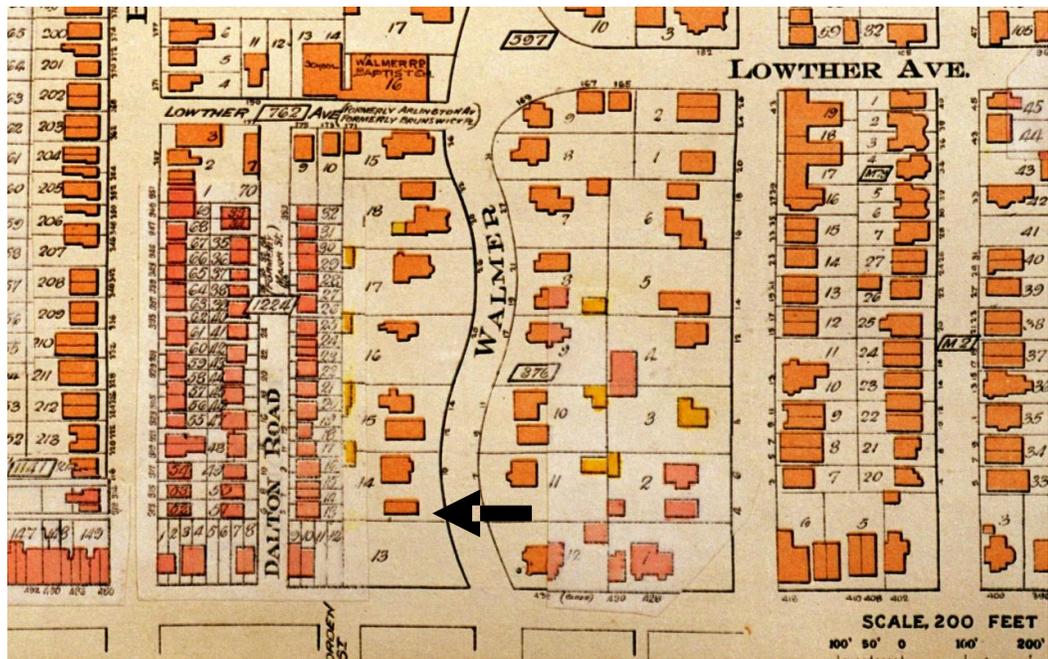
1. City of Toronto Property Data Map: showing the subject property at 6 Walmer Road.



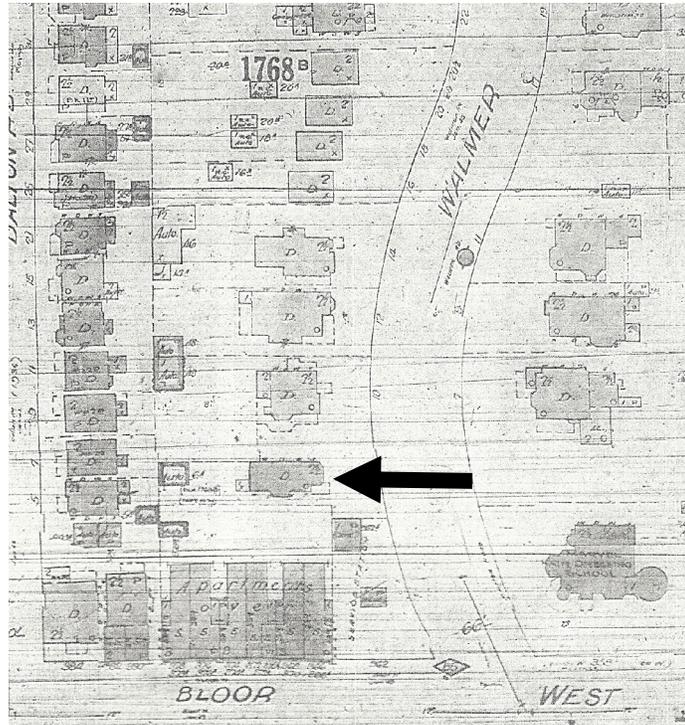
2. Goad's Atlas, 1890: showing Lot 14, prior to the severance of the south part of the allotment (the subject house is not yet in place)



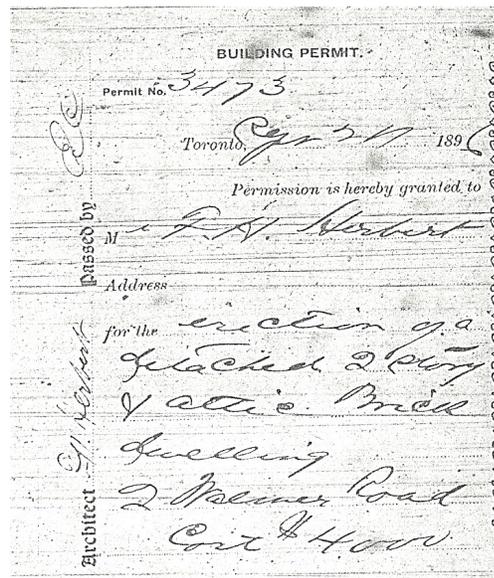
3. Goad's Atlas, 1899: the update does not show the severance of the lot and the house at present-day 6 Walmer Road (the map was not updated in 1903)



4. Goad's Atlas, 1910 revised to 1912: the Thomas Goldsmith House is shown on the south part of Lot 14



5. Underwriter's Atlas, 1921 revised to 1943: showing the subject property and the configuration of the Thomas Goldsmith House. The lands to the south on Bloor Street West have been developed.



6. Building Permit #3473 (September 13, 1896): for the dwelling at present-day #6 Walmer. The permit was issued to architect F. H. Herbert, who designed the house form building (City of Toronto Archives)

value of the property.

Mr. F. H. Herbert, architect, has contributed very largely during the past year to the domestic architecture of that largely built-up section situated north of Bloor street and known as "the annex." Among other work may be mentioned the residence on Madison avenue for W. Rein Wadsworth, Messrs. Dancy Bros., contractors; detached residence, Bedford road, for Mrs. Annie Hill, Messrs. J. Bedford & Son, contractors; both being works which reflect credit on our local builders. Other residences in this neighborhood finished during the year include a detached residence on Walmer road for Rev. Thos. Goldsmith; a semi-detached on Spadina road for A. Nelson, and a detached on Huron street for Mr. Caleb Evans. R. C. Clute, Q. C., will soon

7. Canadian Architect & Builder (February 1897): extract from article entitled "Building in Canada in 1896" about architect F. H. Herbert's residential commissions in Toronto, including the subject site



Rev. Thomas Goldsmith; deceased Apr
14, 1902, at Toronto; in his 90th
year.

8. Image, Reverend Thomas Goldsmith: accompanying his obituary in The Globe, April 26, 1902



9. Photograph, 1976: showing the Thomas Goldsmith House at 6 Walmer Road (Toronto Historical Board)



10. Photographs: showing the principal (east) façade of the Thomas Goldsmith House (above) and its context on the west side of Walmer Road, north of Bloor Street West (Heritage Preservation Services, August 2011)