

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**HENRY R DUKE HOUSE**  
**59 HEATH STREET WEST, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

October 2013

## 1. DESCRIPTION



Above and Cover: Principal (north) façade of 59 Heath Street West  
(Heritage Preservation Services, September 2013)

<b>Address: Name</b>	
ADDRESS	59 Heath Street West
WARD	22, St Paul's
LEGAL DESCRIPTION	Plan 365, Pt Lot 36
NEIGHBOURHOOD/COMMUNITY	Deer Park
HISTORICAL NAME	Henry R Duke House
CONSTRUCTION DATE	1887
ORIGINAL OWNER	Henry R Duke
ORIGINAL USE	Single-Family House
CURRENT USE*	Single-Family House * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	At the time of writing this report, no architect was identified
DESIGN/CONSTRUCTION/MATERIALS	Buff Brick and Wood Elements and Trim

ARCHITECTURAL STYLE	Bay-n-Gable
ADDITIONS/ALTERATIONS	Not known
CRITERIA	Design and Contextual Values
HERITAGE STATUS	Listed
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	October 15, 2013

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 59 Heath Street West, 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).

### HISTORICAL CHRONOLOGY

Key Date	Historical Event
Pre-contact	The area is known as <i>Mashquoteh</i> which is Ojibway for meadow or woodland where deer come to feed
1795	Augustus Jones, Deputy Provincial Surveyor is instructed by Lt Governor Simcoe to survey and open a cart road from York Harbour to Lake Simcoe. This (Yonge Street) was completed by February 1796.
1802	Lot 21 of the Third Concession (St. Clair Avenue) and the first lot west of the cart road is granted to Frederick Baron de Hoen
1810	Baron de Hoen sells 40 acres at the south end of the lot to Mary Elmsley, widow of Chief Justice John Elmsley before returning to Baden, Germany
1837	Agnes Heath, widow of Col. Charles Heath purchases the property and names it Deer Park.
1846	Agnes Heath sells the property to her son Charles Wallace Heath who has the property subdivided into 33 lots.
1851	The estate of Deer Park at the south end of Lot 21 is recorded on Browne's Map of York County.
1874	Charles Heath sells the remaining lots south of Lawton Park to Weymouth G Schreiber who further subdivides them and files the Plan of Subdivision 365 including 52 building lots and three streets Delisle Avenue, Heath Street and Marlborough Crescent (renamed Deer Park Crescent in 1909 after Deer Park was annexed to the city in 1908)
1887	Assessment Rolls indicate Henry R Duke as the owner of 36', Lot 21, con 3 with a value of \$200.00. Duke's residence is recorded at 65 Marlborough in the City of Toronto Directory. <sup>1</sup>
1888	Assessment Rolls indicate Henry R Duke as the owner of 36', Lot 21, con 3 with a value of \$1,000.00 likely indicating the construction of the house in the previous year of 1887. The City of Toronto Directory records Duke's

<sup>1</sup> Directory information is typically based on information gathered in the previous year.  
Staff report for action –Intention to Designate – 59 Heath Street West

	residence in the Deer Park Village with a house on the south side of Heath Street. <sup>2</sup>
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## i. HISTORICAL BACKGROUND

### Deer Park Neighbourhood

The location of the property at 59 Heath Street West is shown on the property data map below (Image 1) where it sits on the south side of Heath Street West between Yonge Street and Deer Park Crescent. The property is located to the north and west of the intersection of Yonge Street and St. Clair Avenue in Toronto's Deer Park neighbourhood.

Originally the property was part of the parcel of land identified as Park Lot 21 above the Third Concession on the west side of Yonge Street, granted to Frederick Baron de Hoen in 1802. Today the original south eastern corner of his property sits at the north-west corner of the intersection of Yonge and St. Clair Avenue. With the development of Yonge Street as the primary connecting route to the north and Lake Simcoe, the intersections of the concession roads crossing Yonge would become popular resting stops creating a series of villages. These included Yorkville and by the mid-nineteenth century the town of Drummondville, laid out by Baron de Hoen, marked the intersection of Yonge and St. Clair with a cluster of hotels which were soon followed by other shops and businesses.

The name Deer Park was first used by the Heath family when they purchased a portion of the estate in 1837 but in fact traces its origins to pre-contact times and the Ojibway word "Mashquoteh" meaning meadow or woodland where deer come to feed. An 1851 map shows the Heath's Deer Park estate and that to the west on Lot 22 where the Baldwin family named their property "Mashquoteh" (Image 2) By 1878 Deer Park was the name for the neighbourhood and local post office. (Image 3) In 1908 the village was annexed to the City of Toronto. Today with Yonge Street and St Clair Avenue as its primary intersection, the Deer Park neighbourhood has a strong identity. It extends as far south as Farnham Avenue and is bound by Avenue Road and Oriole Parkway to the west and north and David Balfour Park to the east. The name of the neighbourhood and that of Heath Street are links to important pre-contact and 19<sup>th</sup> century historical associations.

### 59 Heath Street property

In 1810, prior to his return to Baden Germany, Baron de Hoen sold his property to Mary Elmsley, then widow of Chief Justice John Elmsley. In 1837 the Elmsley family sold the southern 40 acres of Lot 21 to Agnes Heath, a widow, shortly after she and her children immigrated to Canada. Her husband Colonel Charles Heath of the Honourable East India Company Service had died during the Deccan War in 1818. Following his death she relocated her children from India to Switzerland where they were educated before

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<sup>2</sup> The City of Toronto Assessment Rolls, Ward 3, Division 3, 1886-1895 and the City of Toronto Directories indicate that Henry R Duke was either assessed as an owner or was an occupant of 59 Heath St West from 1887 to 1893. After 1893 he is not recorded at this address.

moving to Italy and finally to Canada. On purchasing the 40 acres she named the property Deer Park, lived there until 1846 when she sold the property to her son Charles Wallace Heath. In 1874 Charles Heath sold the property to Weymouth G. Schreiber. Schreiber subdivided it into 52 lots with three streets (one of which he named Heath Street) and registered it as Plan 365.

Assessment rolls<sup>3</sup> confirm the east half of Lot 36 of Plan 365 was owned by Henry R Duke by 1887. In that year he built the buff brick Bay-n-Gable house which continues to stand on the property at 59 Heath Street. Little is known of Henry except that when he purchased the property he was approximately 27 years old and a book keeper. By 1891 he had become a real estate agent with the firm of Bonnick and Duke. During this period Deer Park had not yet been annexed to the City of Toronto and therefore Goad's Atlases of the period from 1884 -1903 do not show the properties built in this interval. The only property showing a building on Heath Street which is recorded in the 1884-1903 Goad's atlases is the property at 39 (now 37-41) Heath Street. In 1890, the atlas identifies Lot 21 and that behind it, Lot 22, as belonging to Alfred Hoskins, a barrister. (Image 4) Hoskins' house was built in 1880<sup>4</sup> and is the earliest known surviving house on Heath Street West. (Image 5)

## ii. ARCHITECTURAL DESCRIPTIONS

Both the Hoskins and Duke houses, dating to 1880 and 1887 respectively are the earliest surviving houses on this portion of Heath Street originally belonging to Plan 365. Both are clad in buff brick likely from the quarry and brick yards at Blue Hill south on Yonge Street at Davenport which had opened in the 1830's. Whereas the Hoskins house was originally a large double-gable house with a central entry,<sup>5</sup> the Duke house is modest in scale; a two story single-bay house with a narrow rectangular plan representing a rare variation of the Bay-n-Gable style.

Typically the "Bay-n-Gable" style is defined by having a steeply-pitched gable roof, with its end facing the street, centered above a projecting bay window of either one or two stories. To either side of these dominant features was an entry bay at ground level with a secondary window above. 59 Heath Street is a rare variation because it lacks the front entry bay as the entrance has been located in the centre of the side elevation facing east. It is an unusual arrangement as the long rectangular form of the building is located on the western most edge of the property, leaving almost half of the site empty on the east with only this entry bay. Apart from this variation, the house is typical of the style with its steeply pitched gable roof complete with decorative wood bargeboard panel in the gable apex pierced with an arabesque motif. (Image 6) A pair of long narrow windows at the second floor sits above the ground floor bay with its double-hung sash windows on three sides. The windows appear to be original and have separate wood storms. Working wood shutters with movable louvers and diamond-patterned wood slates on the bay roof

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<sup>3</sup> City of Toronto Assessment Rolls, Ward 3, Division 3, 1886-1895

<sup>4</sup> Kinsella, p.47.

<sup>5</sup> The house was extended in the early 1980's adding the third gable to the north at 41 Heath Street and being converted into three townhouses.

would seem to be other well-preserved original wood features. (Image 7) At the side, the wood entry projects with diagonal siding and decorative piercings in a wheel pattern where the side walls extend as brackets to support the sloping entry roof. The double-leafed entry door is typical of the 1880's. Whereas brick patterning in this period could be quite ornate as at 39 Heath Street, here it is restrained with only a projecting brick base at the foundation and long headers over the windows. On the east half of the lot a later single-bay, double-door garage has been constructed and to the rear there is a board and batten clad extension. While board and batten was a favoured type of siding associated with the High Victorian Gothic Style which flourished in the 1870's and 1880's it is not known at the time of completing this report if this structure was original. Its south and eastern walls and the southern face of its gable roof have been partially clad in glass.

### iii. CONTEXT

From the laying out of Heath Street in 1874 until the present day a variety of residential types have been constructed over the decades. The Hoskins (1880) and Duke (1887) houses represent the earliest contributions being single family dwellings, built of buff brick and being Victorian in date and style. Immediately east of the Duke House, 55 Heath Street was likely completed in 1890 and belonged to John Willis, a book keeper and later the manager for the famous Toronto stained glass company McCausland and Son.<sup>6</sup> (Image 8) This house shows the fanciful influences of the Queen Anne and Shingle Styles in its dramatic roof forms, eyebrow window and decorative tracery. By 1913 three houses had been built to the west of the Duke House occupying the remainder of Lot 36 at 61, 63, 67 and 71 Heath Street. (Image 9) Like 55 Heath these houses distinguish themselves from the 1880's by using red brick. They also favour complex hipped roofs with gables and dormer and square plans with large columned porches typical of the Edwardian period.

New types such as the unique 50 Heath Street (Image 10) of 1923 represented the American influence of Frank Lloyd Wright's Chicago-based Prairie Houses.<sup>7</sup> The apparent socio-economic changes in the street after World War II are evident in the inclusion of the low-rise multiple residential dwellings of the elegant Modernist blocks at 70-90 Heath Street (Image 11) while the townhouses at 20 Heath Street (Image 12) represent a late 20<sup>th</sup> century urge for a return to traditional architectural styles with European connections. From single to multi-dwelling residential types, constructed in a variety of styles over 130 years this section of Heath Street West from Yonge Street to Deer Park Crescent tells a remarkable story of social and architectural evolution while creating an architecturally diverse neighbourhood in which 59 Heath Street is an essential component. (Image 13)

### 3. EVALUATION CHECKLIST

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<sup>6</sup> City of Toronto Directories indicate McCausland had moved to this property by 1890.

<sup>7</sup> Both 55 Heath and 50 Heath Street are listed on the City's Inventory of Heritage Properties.

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

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

**Rare variation of a unique type and high degree of craftsmanship:** The Henry R Duke house (1887) is a unique example of a late 19<sup>th</sup> century Bay-n-Gable style house on Heath Street West. The building is a rare variation of the style as it is narrower than is typical having a side entrance. Built of buff brick likely from the local Blue Hill brick yards, its craftsmanship is still evident in the well-preserved features typical of the style including the decorative bargeboard, iron cresting and diamond-shaped wood shingles on the bay window roof, the operable shutters and the projecting wood entry vestibule on the east elevation.

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

**Understanding of a Community:** 59 Heath Street is significant as one of two of the earliest surviving houses built on the portion of the street belonging to Plan 365 and dating from the 1880's. Over the past 125 years Heath Street has been developed with an unusual variety of residential dwelling types from a wide range of time periods that is atypical in Toronto. The Henry R Duke house is important because it represents a period from the earliest point in the historical evolution of Heath Street and the Deer Park community.

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

**Character:** the Henry R Duke house stands as a defining property within a group of varied architectural types and styles on Heath Street. It's narrow form, gable roof, style and details including the buff brick, gable bargeboard and bay window with iron cresting

set it apart from houses, townhouses and low-rise apartment blocks of later periods. Representing the earliest period of the subdivision Plan 365, its built form is an important component in the history and evolution of Heath Street and the Deer Park neighbourhood.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 59 Heath Street West has design, associative and contextual values as a rare variation of the Bay-n-Gable style built of local buff brick and with well-preserved features. Built in 1887 and located on Heath Street West amongst residential properties of a variety of later time periods and types, it is an important representative of the earliest phase of the historic evolution of Heath Street and the history of the Deer Park neighbourhood.

#### 5. SOURCES

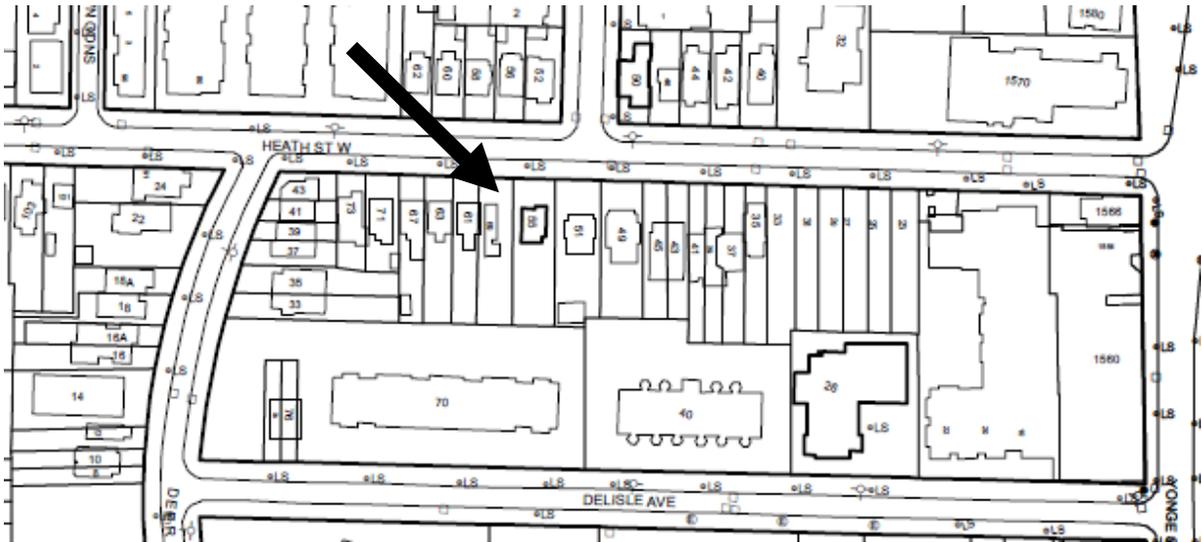
##### Archival Sources

Assessment Rolls, Ward 3, Division 3, City of Toronto  
*City of Toronto Directories*, 1886-1895  
*Goad's Atlases*, 1880-1923  
*Plan of the Township of York*, J.O. Browne, 1851  
*York County Historical Atlas*, 1878

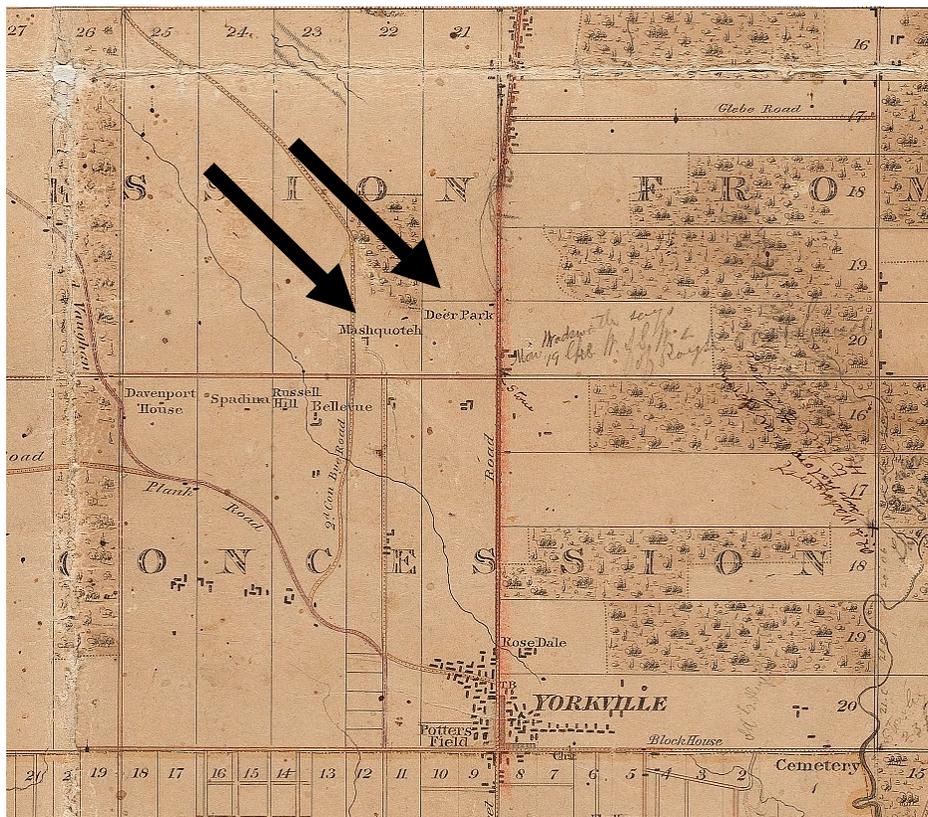
##### Secondary Sources

Blumenson, John, *Ontario Architecture*, 1990  
Brown, Ron, *Toronto's Lost Villages*, 1997  
Cruikshank, Tom and John de Visser, *Old Toronto Houses*, 2003  
Kinsella, Joan C. *Historical Walking Tour of Deer Park*, Toronto, 1996  
Lundell, Liz. *The Estates of Old Toronto*, Toronto, 1997.  
Robertson, J. R. *Landmarks of Toronto*, Vol. 4, 1904  
Russell, Victor, "Heritage Assessment of 59 Heath Street West," 2013  
Scadding, Henry, *Toronto of Old*, 1873.  
<http://www.lostrivers.ca/hilldale/deerpkoaks.htm> retrieved 7 September 2013

IMAGES – **arrows** mark the location of the property at 59 Heath Street West



1. City of Toronto Property Data Map: showing the location of the property at 59 Heath Street West on the south side between Yonge Street and Deer Park Crescent



2. Detail, *Plan of the Township of York*, J.O. Browne, 1851 showing the Heath family's Deer Park Estate and the Baldwin Family's adjacent Mashquoteh estate.





5. 37-41 Heath Street: Alfred Hoskins house, (1880) 39 Heath Street, was originally composed of the two gables and central entrance shown at the left of the photograph which is now 37-39 Heath St. 41 Heath St. (3<sup>rd</sup> gable at the right) is an addition undertaken in 1981 by Gabor and Popper Architects. (Heritage Preservation Services, August 2013)



6. Henry R Duke House, (1887) 59 Heath Street West, (Heritage Preservation Services, August 2013)



7. Details, Henry R Duke House, (1887) 59 Heath Street West, showing bargeboard with decorative pierced panel and kingpost structure, wood diamond-shaped shingles, iron cresting with trefoil pattern, operable shutters and original storm windows (Heritage Preservation Services, August 2013)



8. 55 Heath Street c 1890-1: Listed on the City of Toronto's Inventory of Heritage Properties (Heritage Preservation Services, August 2013)



9. 61 and 67 Heath Street, c 1900-1910 (Heritage Preservation Services, August 2013)



10. 50 Heath Street, 1923: Listed on the City of Toronto's Inventory of Heritage Properties (Heritage Preservation Services, August 2013)



11. 70-90 Heath Street, c. 1950 (Heritage Preservation Services, August 2013)



12. 27-33 Heath Street, late 20thc. (Heritage Preservation Services, August 2013)



13. 59-71 Heath Street: context (Heritage Preservation Services, August 2013)