



STAFF REPORT ACTION REQUIRED

Request for Heritage Evaluation – 68 Parkhurst Boulevard

Date:	November 12, 2012
To:	Toronto Preservation Board North York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Don Valley West – Ward 26
Reference Number:	P:\2013\Cluster B\PLN\HPS\NYCC\January 22 2013\nyHPS52

SUMMARY

This report recommends the receipt of the heritage evaluation of the property at 68 Parkhurst Boulevard. The report also concludes that the property should not be included on the City of Toronto Inventory of Heritage Properties or designated under Part IV, Section 29 of the Ontario Heritage Act because it does not meet Ontario Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation.

At its meeting of June 13, 2012, the North York Community Council adopted NY17.14, receiving for information a report from the Director, Urban Design, City Planning Division on the Request for Heritage Evaluation of 68 Parkhurst Boulevard. The report indicated that staff would be unable to prepare the report until the last quarter of 2012.

The property was nominated for potential inclusion on the City's heritage inventory because of concerns in the Leaside neighbourhood about the redevelopment of the site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Heritage Evaluation for 68 Parkhurst Boulevard be received for information.

Financial Impact

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

DECISION HISTORY

At its meeting of April 27, 2012, the Toronto Preservation Board endorsed PB11.10 "Nomination of Potential Heritage Property at 68 Parkhurst Boulevard." A Property Nomination was submitted by Geoff Kettel, Chair of the North York Community Preservation Panel on behalf of a member of the Leaside neighbourhood. The North York Community Council at its meeting of May 15, 2012 (NY16.38) deferred consideration of the item to the June 13, 2012 meeting and "requested the Acting Manager, Heritage Preservation Services, City Planning to report to the Board on whether the property at 68 Parkhurst Boulevard should be nominated for designation."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY16.38>

ISSUE BACKGROUND

A Property Nomination Form was submitted by a member of the Leaside community via the Chair of the North York Community Preservation Panel because of concerns for the redevelopment of the site.

COMMENTS

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. Also appended is the Research and Evaluation Summary for the property at 68 Parkhurst Boulevard (Attachment No. 3), which provides background information and an analysis of the site. Following research, the property was evaluated according to the provincial criteria prescribed for designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when assessing properties for potential inclusion on the City of Toronto Inventory of Heritage Properties.

The property at 68 Parkhurst Boulevard contains a detached house form building dating to 1937. Its assessment indicates that, as an individual stand alone building, the site does not by itself meet the criteria for listing and individual designation. However, Leaside has been identified as an area worthy of study as a potential Heritage Conservation District under Part V of the Ontario Heritage Act, which would determine which properties would merit identification and protection as part of an area designation.

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15304.pdf>

CONTACT

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SIGNATURE

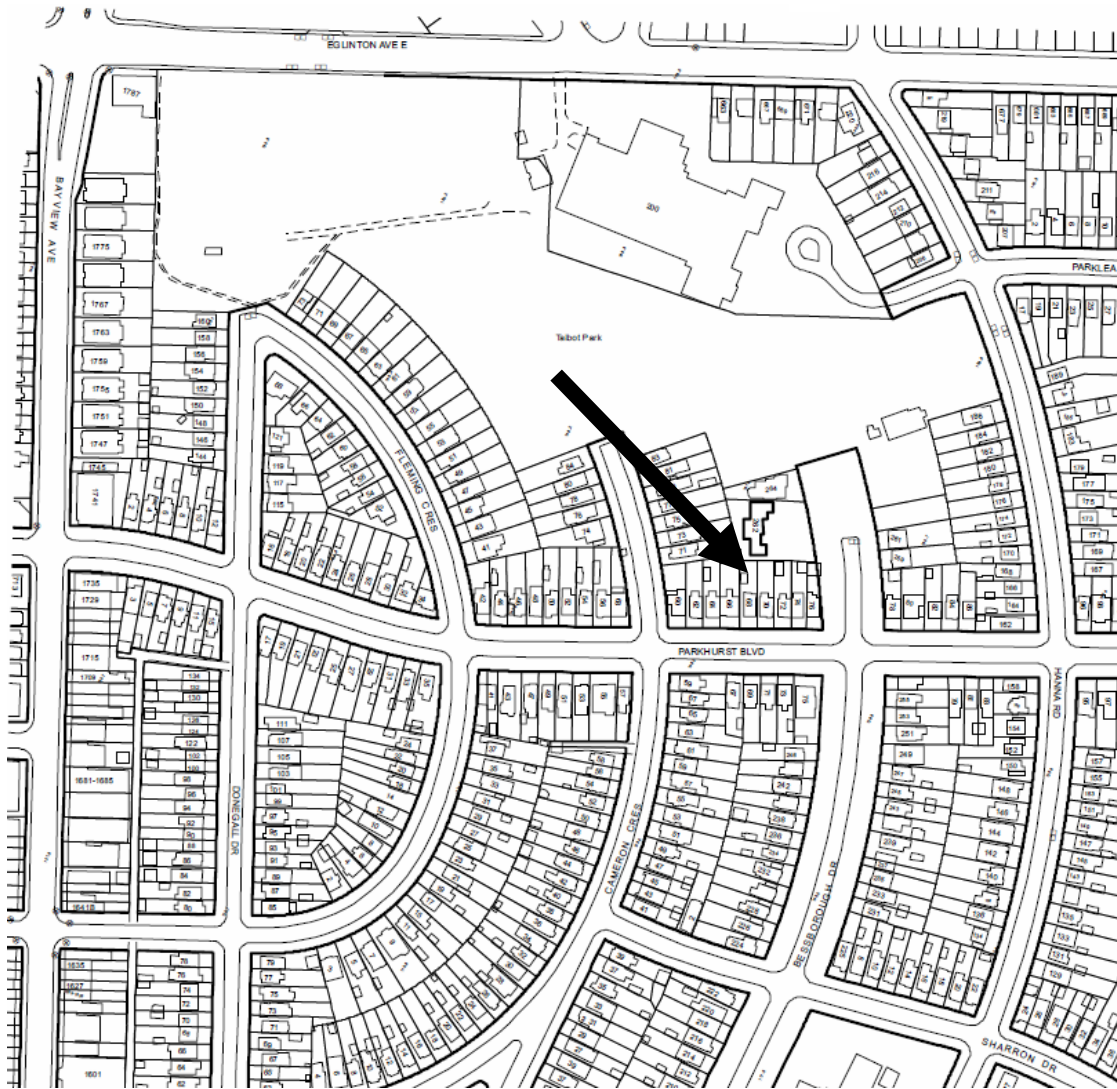
Robert Freedman
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map

Attachment No. 2 – Photograph

Attachment No. 3 – Research and Evaluation Summary



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.



Showing the principal (south) façade of the property at 68 Parkhurst Boulevard
(Heritage Preservation Services, October 2012)

RESEARCH AND EVALUATION SUMMARY: 68 PARKHURST BOULEVARD

Principal (south) facade of 68 Parkhurst Boulevard
(Heritage Preservation Services, October 2012)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1913 Sept	York Land Company registers Plan 1908
1923	Charles Evans acquires Lot 770 from the York Land Company
1936	The subject property remains undeveloped: the city directory records vacant houses at 62 & 64 Parkhurst, with occupied dwellings at 66 and 70 Parkhurst
1937 Jan	William Roberts purchases undeveloped Lot 770 & obtains two mortgages totally \$5400
1937 May	Roberts applies for a plumbing permit for the lot
1937 June	Charlotte & John Johnson purchase the property
1937	The city directory for 1938 (with information dating to 1937) records John Johnson as the occupant
1942	The first assessment notice for Leaside properties under Plan 1908 shows John Johnson and his wife Charlotte as the property owners ¹ (Image 6)
1950	The Johnsons sell the site ²

¹ Extant assessment notices (not assessment rolls) for Leaside begin in 1939, with the first surviving notices dated 1942 for properties subdivided under Plan 1908

² The new owner, Verlie E. Oesler applied for plumbing permits in September 1950. Three years later, Peter and Jean Oliver acquired 68 Parkhurst, and the family retained the property until 2011

The property at 68 Parkhurst Boulevard is located in the former Town of Leaside (Image 1). The area southeast of present-day Eglinton Avenue East and Bayview Avenue was surveyed into lots prior to the arrival of the Lea family in the early 1800s. In the late 19th century, the Canadian Pacific Railway extended its tracks through the district and, after opening a repair facility and train station, named the junction "Leaside". Its competitor, the Canadian Northern subsequently assembled over 1000 acres in Leaside and in 1912 engaged the noted Canadian landscape architect, Frederick Todd to plan a model community (Image 2). Leaside was incorporated as a town in 1913, but the opening of its distinct sectors for industry and housing was delayed by World War I and the relative isolation of the community (Image 4). "As late as 1929, there were only 68 dwellings within the town's limits."³ The opening of the Leaside-East York Viaduct (Leaside Bridge) in 1927 spurred the development of the community's residential neighbourhood during the 1930s and afterward (Image 7).

The residential development of Leaside was overseen by the York Land Company, the real estate arm of the Canadian Northern Railway, which registered Plan 1908 in 1913 (Image 3). The subject property remained vacant before January 1937 when William Roberts purchased Lot 770. While Roberts's undated specifications and plans for a house at 68 Parkhurst survive, when the dwelling was constructed, its design was reversed⁴ (Image 5). Construction proceeded rapidly, with Roberts receiving a plumbing permit in May 1937 and selling the site the next month. The first occupant and owner, John Johnson, was a department manager with Rolls and Darlington, agents for wholesale drugs manufacturers, at the time of purchase. He occupied the site with his wife, Charlotte, who sold the property in 1950.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

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

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	N/A

³ Otto, 156

⁴ With the plan flipped, 68 Parkhurst mimicked its neighbours by placing the main entrance in the left bay of the principal facade

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	N/A

The John Johnson House can be described as a representative example of the Period Revival style, but it lacks individual distinction to distinguish its design from other dwellings in Leaside. With its hip roof and extended chimney, gables (the wood strapwork is missing) and two-bay façade with the entrance beside a bay window, its appearance follows one of the three prevalent house types identified in a study of the vernacular architecture of Leaside⁵ (Images 8 and 11). Current photographs are appended as Images 12 and 13.

No associative values are identified at the time of the writing of this report. Henry Howard Talbot, the developer and builder who served as a Mayor of Leaside, acquired and oversaw the construction of the neighbouring houses on Parkhurst Boulevard prior to the construction of the John Johnson House.⁶ Apart from his application to install sewers along the section of Parkhurst between Cameron Crescent and Bessborough Drive, he had no involvement with the subject property.

Contextually, the property at 68 Parkhurst Boulevard is part of the collection of early 20th century residential buildings in Leaside, which was identified by the City of Toronto in a 2009 report as an area for study as a potential heritage conservation district for designation under Part V of the Ontario Heritage Act. The report described Leaside's residential neighbourhood as "an interesting mix of two-storey detached homes, bungalows, semi-detached houses, apartment houses (fourplexes), and distinctive apartment buildings of the era."⁷

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that while the property at 68 Parkhurst Boulevard does not meet the criteria for inclusion on the City of Toronto Inventory of Heritage Properties or for designation under Part IV, Section 29 of the Ontario Heritage Act as it lacks merit as a stand-alone house form building. However, an analysis of Leaside as a potential heritage conservation district would determine if this property makes a significant contribution to the overall neighbourhood. It is not recommended for individual designation under the Ontario Heritage Act.

⁵ The other types identified by Baker in Vernacular Architecture in Ontario are the four-square house with a hip roof and central entry (an example is found in an archival photograph attached as Image 9) and the 1½-storey house with dormers (the type was adapted for the Parkhurst Substation illustrated in Image 10)

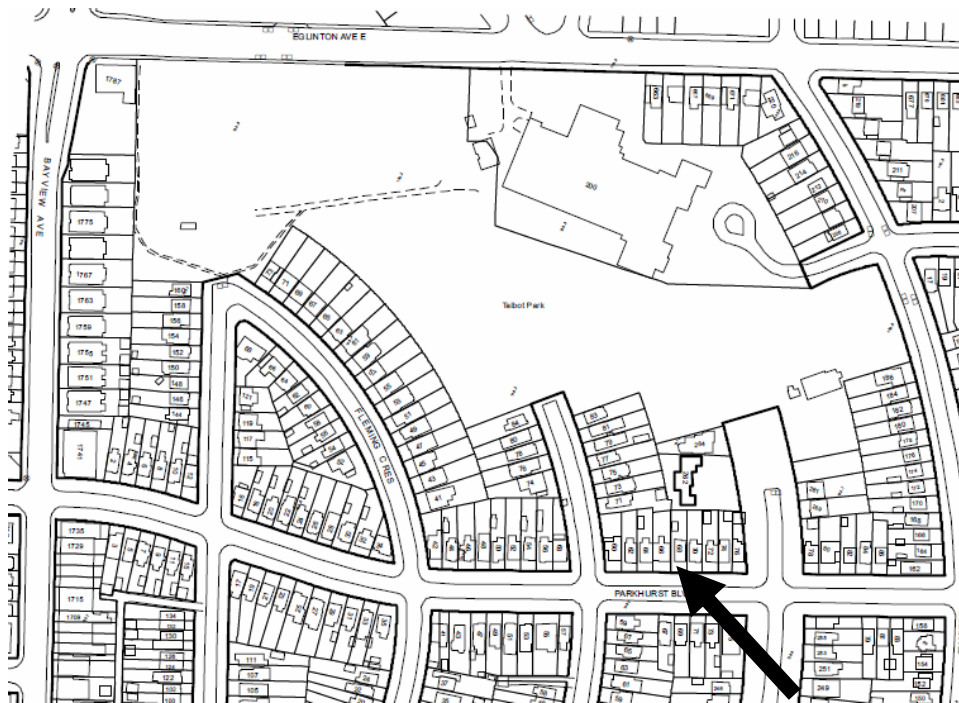
⁶ According to records in the City of Toronto Building Department, Talbot applied for plumbing permits for 62, 64, 66 and 72 Parkhurst in February through July 1936

⁷ <http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15304.pdf>, 28

SOURCES

- Abstract Index of Deeds, Plan 1908, Lot 770
Aerial Photograph, City of Toronto, 1947
Assessment Notices, Town of Leaside, 1942
Baker, Donna, "The Town of Leaside: an urban novelty," Vernacular Architecture in Ontario, Architectural Conservancy of Ontario, 1993
Blumenson, John, Ontario Architecture, 1990
Building Records, City of Toronto, Toronto and East York, 66-72 Parkhurst Boulevard
Chief Planner and Executive Director, City Planning, "Revised Official Plan Amendment to Authorize Section 37 Funding of Heritage Conservation District Studies as an eligible Community Benefit," August 20, 2008
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15304.pdf>
City of Toronto Directories, 1936 ff.
Goad's Atlases, 1910 revised to 1924, Volume 2
Kalman, Harold, A History of Canadian Architecture, Vol. 2, 1994
"Leaside designed as new Rosedale," Toronto Star (August 2001)
Local History Collection, Leaside Branch, Toronto Public Library
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
Otto, Stephen A., "Leaside," entry in East/West: a guide to where people live in downtown Toronto, 2000
Pitfield, Jane, ed., Leaside, 2000
"Property Nomination Form, 68 Parkhurst Boulevard," North York Community Preservation Panel, April 2012

IMAGES: the **arrows** mark the location of 68 Parkhurst Boulevard



1. City of Toronto Property Data Map: showing the location of the property at 68 Parkhurst Boulevard on the north side of the street between Cameron Crescent (west) and Bessborough Drive (east)

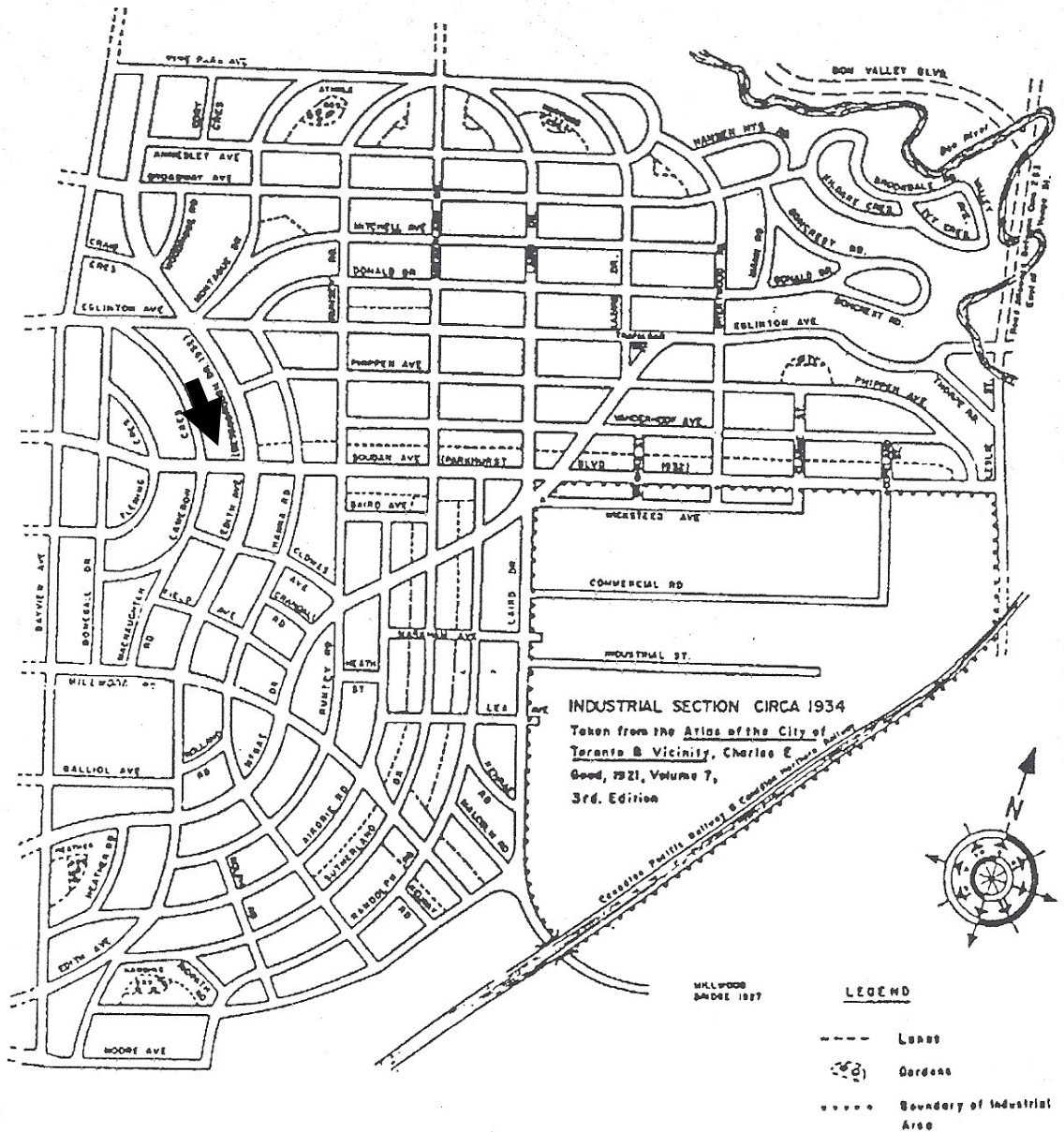
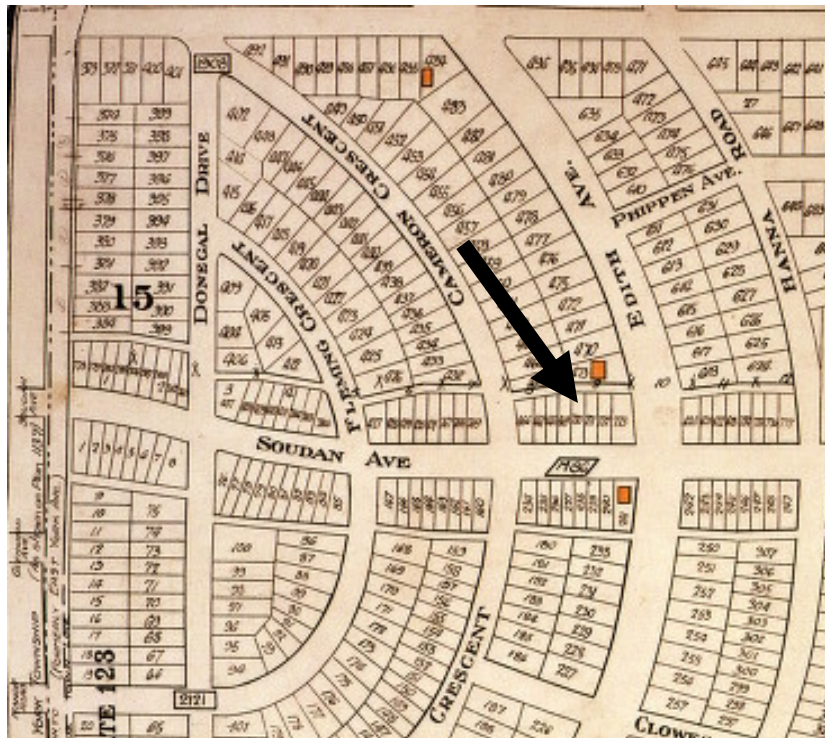


Figure 1. Plan of the Town of Leaside - 1913.

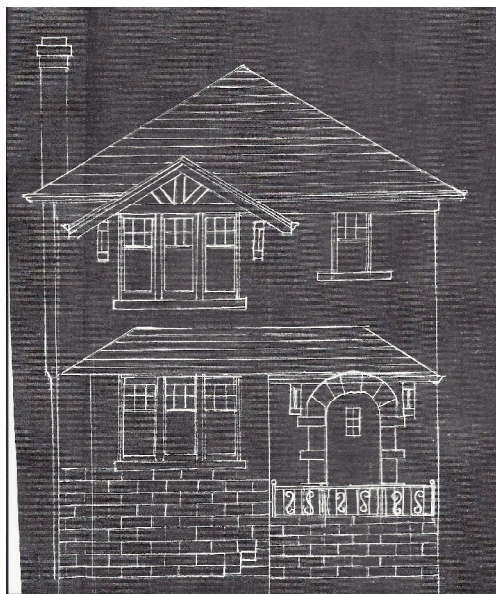
2. Plan of the Town of Leaside, 1913: showing the subdivision of the community into industrial and residential districts. Changes were made as part of the development of Leaside (Local History Collection, Leaside Branch, Toronto Public Library)



3. Plan 1908, 1913: extract showing the subdivision of the lands southeast of Eglinton Avenue East and Bayview Avenue when Parkhurst Boulevard was originally named Soudan Avenue



4. Goad's Atlas, 1910 revised to 1924 (Volume 2): showing the subject lot vacant. Directly north, the Robert Elgie House (c.1880 farmhouse with additions) at 262 Bessborough Drive (formerly Edith Avenue) is illustrated and survives today as a recognized heritage property



5. Design for 68 Parkhurst Boulevard: This undated drawing shows the principal (south) façade, which was reversed when the house was constructed (City of Toronto Building Records, Toronto and East York)

NOTICE OF ASSESSMENT — 1942
FOR 1943 TAXATION PURPOSES

P. S. **MUNICIPALITY of the TOWN of LEASIDE**

No. on Roll 703	Name Johnson John Johnson Charlotte	Age 54	"B.S." or "A."	Franchise	Occupation "M.W.", "W.", "C." or "H.R."
				OWNER	Johnson
				OWNER	Mrs.
				M.F.N.C.	
				TENANT	
				M.F.N.C.	
	Hamilton Duxbury	33		L. F.	
				L. F.	M.W.
				L. F.	
				L. F.	

Owner's Address if other than Property below
No. **68** on the **N** side of **Parkhurst Bvd** Class of Building **R**
Lot **770** Plan **1908** Frontage **30** Feet. Occupied **yes**

Value of Land (exclusive of buildings)	\$ 360
Value of Buildings	\$ 1460
VALUE OF REAL PROPERTY	\$ 1820

Assessment — Taxable Real Property — Public School Support \$
Separate School Support \$
Assessment — Exempt — Property liable for Local Improvement Rates only \$
Assessment — Business \$
TAXABLE ASSESSMENT \$ **1820**

VITAL STATISTICS						
Occupant	Religion	School Support School Section	Persons Residing on Premises	Births 1941	Deaths 1941	Dogs on Premises Male Female
Owner	United		3			1
Tenant						
TOTALS			3			1

You are assessed as a **Public** School Supporter

TAKE NOTICE that you are assessed as above specified in the year 1942. If you deem yourself overcharged, or otherwise improperly assessed, you or your agent may notify the Clerk of the Municipality, in writing, of such overcharge or improper assessment, within 14 days after September 30th, 1942; and your complaint shall be tried by the Court of Revision for the Municipality of the Town of Leaside.

NOV 2 1942

Notice delivered — mailed to Owner _____, 1942

Notice delivered to Tenant _____, 1942

Assessor.

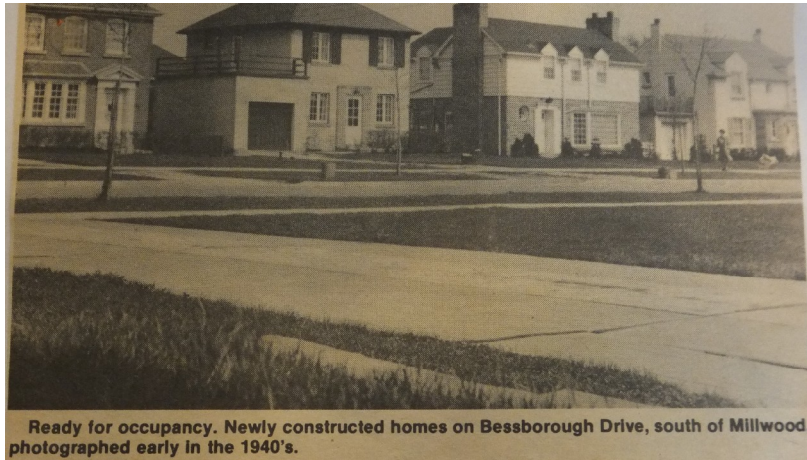
6. Notice of Assessment 1942: John and Charlotte Johnson are recorded as the owners of 68 Parkhurst Boulevard (City of Toronto Archives)



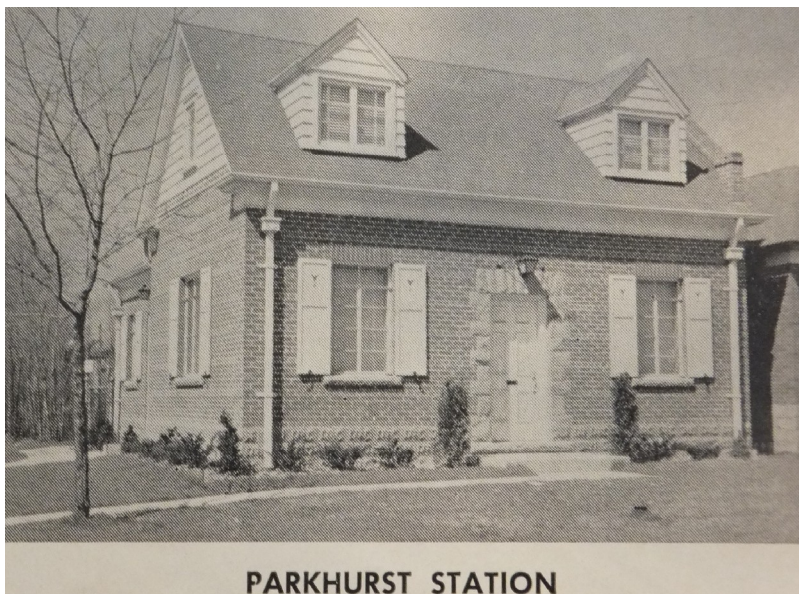
7. Aerial Photograph, 1947: The John Johnson House is shown in the residential sector of Leaside with Talbot Park to the north (City of Toronto Archives)



8. Archival Photograph, Hanna Road from Parklea Drive, 1942: one of the three forms of Leaside houses identified in Vernacular Architecture in Ontario, the type with a hip roof and two-bay façade is pictured in the series of buildings on the left (Local History Collection, Leaside Branch, Toronto Public Library)



9. Archival Photograph, 1940s: the hip roof house form with a central entrance (centre left), the second of the three prevailing house types in Leaside identified in Vernacular Architecture in Ontario, is pictured centre left (Local History Collection, Leaside Branch, Toronto Public Library)



10. Archival Photograph: the exterior of Leaside's hydro substation was designed to mimic the 1½-storey dwelling with a central entry and dormers, the third of the three prevailing house styles in Leaside identified in Vernacular Architecture in Ontario (Clay, The Leaside Story, 1958)



11. Drawing, 44 Sutherland Drive: The prototypical Leaside house with the hip roof and two-bay façade was also adapted for 68 Parkhurst Boulevard (Baker, "The Town of Leaside," in Vernacular Architecture in Ontario, 1993, Figure 2)



12. Current Photograph, 69 Parkhurst Boulevard: showing the John Johnson House (centre left) in context with its neighbours (Heritage Preservation Services, October 2012)



13. Current Photographs, 68 Parkhurst Boulevard: showing the principal south façade and east (above) and west (below) elevations of the John Johnson House (Heritage Preservation Services, October 2012)