



STAFF REPORT ACTION REQUIRED

Inclusion on the City of Toronto Inventory of Heritage Properties - 59 Heath Street West

Date:	September 10, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	St Paul's – Ward 22
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\October 17 2013\teHPS28

SUMMARY

This report recommends that City Council include the property at 59 Heath Street West on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the south side of Heath Street West between Yonge Street and Deer Park Crescent, the property contains a house which was originally the home of Henry R Duke (1887).

At its meeting of April 9, 2013, the Toronto and East York Community Council requested a staff report on the potential of including the property at 59 Heath Street West on the City's heritage inventory. Following research and evaluation, staff have determined that the property at 59 Heath Street West meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation that is also used by the City when assessing properties for the City of Toronto Inventory of Heritage Properties.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 59 Heath Street West (the Henry R Duke house) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

DECISION HISTORY

At its meeting of April 9, 2013, the Toronto and East York Community Council adopted Item TE23.81 and requested the Manager for Heritage Preservation Services, to report on the possibility of including the property at 59 Heath Street West on the City of Toronto Inventory of Heritage Properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE23.81>

ISSUE BACKGROUND

The property at 59 Heath Street West contains the Henry R Duke house (1887) a well-crafted and rare variation of Toronto's Bay-n-Gable style with original features still intact. Located mid-block on the south side of Heath Street West it represents the beginning of the historic evolution of the street and the Deer Park neighbourhood as it is one of the earliest buildings surviving on the street. The inclusion of the site on the City's heritage inventory would enable staff to monitor any applications affecting the property and work with the property owner to ensure any changes to the building respect its heritage attributes and values.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Listing are found in Attachment No. 3. Staff have completed the attached Research and Evaluation Summary (Attachment No. 4) for the property at 59 Heath Street West. As the result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for the City of Toronto Inventory of Heritage Properties.

The property at 59 Heath Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value and meets Ontario Regulation 9/06 under all three categories of design, historical association and context.

59 Heath Street West is significant as a late 19th century rare variation of the Bay-n-Gable style distinctive to Toronto with its original features remarkably well-preserved and intact. Situated on Heath Street West amongst residential properties of a variety of 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.

CONTACT

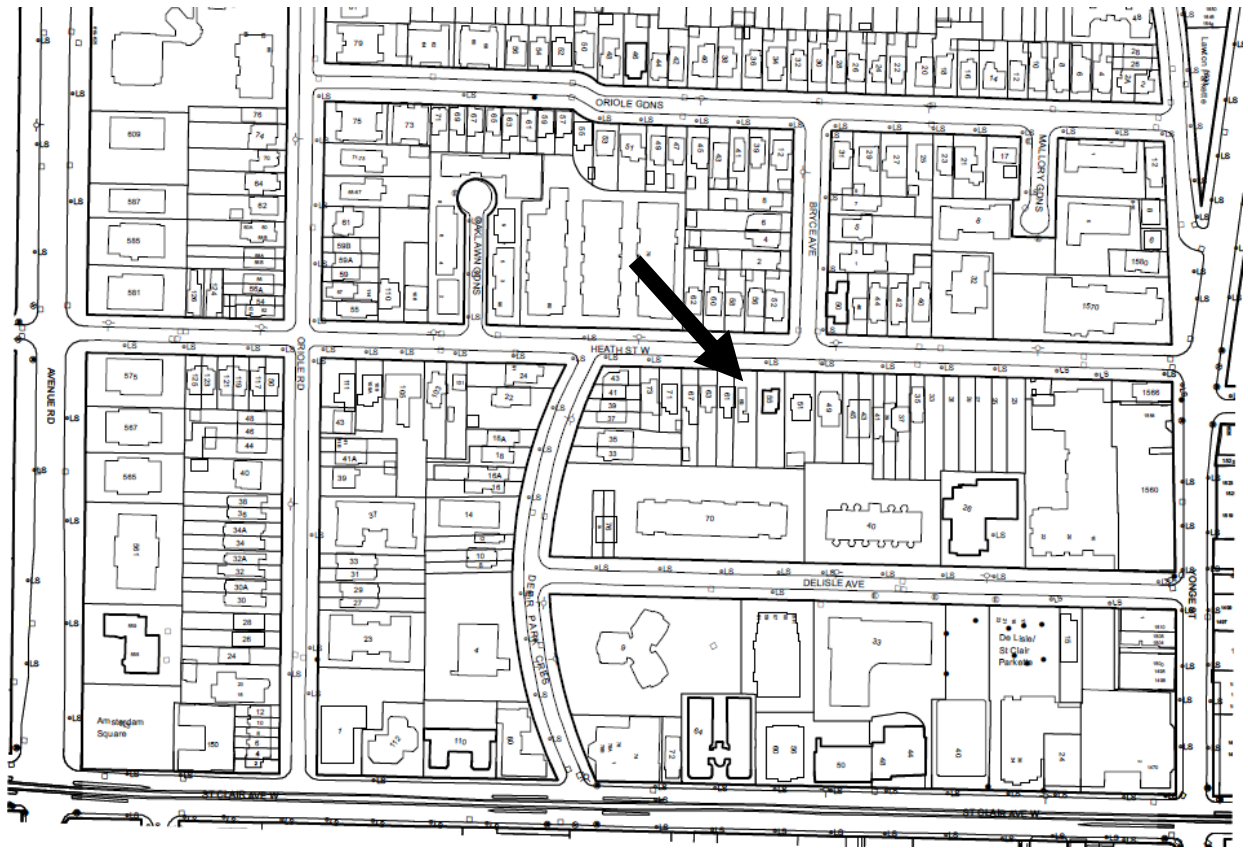
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Listing (Statement of Significance)
Attachment No. 4 – 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 site.



Principal façade of 59 Heath Street West (Heritage Preservation Services, August 2013)



Detail View of 59 Heath Street West (HPS, August 2013)

Henry R Duke House (1887)

Description

The property at 59 Heath Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Situated mid-block on the south side of Heath Street between Yonge Street and Deer Park Crescent, the site contains the building historically known as the Henry R Duke house (1887) a two-story buff brick house with a gable roof and bay window, as well as a garage and a rear extension to the house.

Statement of Cultural Heritage Value

The Henry R Duke house is of historical significance in Deer Park as it represents one of the earliest houses built following the partitioning of the Baron de Hoen estate in the 1870's as the current subdivision originally known as Deer Park. Heath Street was one of three streets in the subdivision named for the Heath family, the previous owners of the estate. Dating from 1887 it is one of the two earliest houses to be built on Heath Street which over the past 125 years has been developed with an unusual variety of residential dwelling types from a variety of time periods that is atypical in Toronto. The Henry R Duke house is important because it represents a house from the earliest point in the historical evolution of the street.

The house is a unique surviving example of a late 19th century Bay-n-Gable style on Heath Street, which is unique to Toronto. The features of the style are evident in the steeply pitched gable roof, the decorative wood barge board in the gable and the projecting bay window. The building is rare in being narrower than is typical with a projecting wood entrance on the side. The house is built of buff clay brick likely from the Blue Hill brick yards located to the south on Yonge Street just north of Davenport Road and famous for producing white brick also known as buff or yellow brick from the 1830's onwards. Many of the original wood features, diamond-shaped shingles, shutters, bargeboards and the iron cresting on the bay window roof are still intact further establishing the architectural significance of this house.

Contextually, the Henry R Duke house stands as a neighbourhood landmark on the south side of 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. Speaking of the earliest period of the subdivision, its built form is an eloquent testament to the history and evolution of Heath Street and the Deer Park neighbourhood.

Heritage Attributes

The heritage attributes of the property at 59 Heath Street West are:

- The building historically known as the Henry R Duke House
- The scale, form and massing of the house-form building
- The two-storey structure with a rectangular-shaped plan featuring a single story bay window
- The materials, with buff brick cladding, and details including the projecting band at the foundation and brick window headers
- The steeply-pitched gable roof, with decorative pierced wood bargeboard
- The bay window roof with its diamond patterned wood shingles
- The iron cresting on the bay window roof with its Gothic trefoil motif
- The fenestration on the north elevation, with wood single-light double-hung sash, in the projecting bay and paired in the second floor and wood storms
- The wood shutters with moveable louvers
- The projecting wood side entrance with its sloping roof, diagonal wood siding and projecting bracket with pierced floral motif and double-leafed door
- The location of the building on the west side of the lot

RESEARCH AND EVALUATION SUMMARY: 59 HEATH STREET WEST

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

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 was completed by February 1796.
1802	Lot 21 of the Third Concession (St. Clair Avenue) 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)
1886	WG Schreiber sells the east half of 36' of plan 365, Lot 21, Con 3 to Henry R Duke
1887	Assessment Rolls indicate Henry R Duke as the owner of 36', Lot 21, con 3 with a value of \$200.00
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.
1904	Henry R Duke sells the property to Jane O Dowsley

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. Originally Part of Park Lot 21 above the Third Concession on the west side of Yonge Street, the property was part of the parcel of land granted to Frederick Baron de Hoen in 1802. The baron sold the property to Mary Elmsley, then widow of Chief Justice John Elmsley in 1810 prior to his return to Baden Germany.

In 1837 Agnes Heath, purchased the southern 40 acres of Lot 21 from the Elmsley family shortly after she and her children immigrated to Canada. Agnes was also a widow. 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 moving to Italy and finally to Canada. On purchasing the 40 acres she named the property Deer Park, living there until 1846 when she sold the property to her son Charles Wallace Heath. In 1874 Weymouth G. Schreiber purchased the property from Charles Heath. Schreiber subdivided it into 52 lots with three streets (one of which he named Heath Street) and registered it as Plan 365.

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*" which is Ojibway meaning meadow or woodland where the deer come to feed. (Image 2) By 1878 Deer Park was the name for the neighbourhood and local post office. (Image 3) 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 the street are links to important pre-contact and 19th century historical associations.

The east half of Lot 36 was purchased in 1886 by Henry R Duke and in 1887 he built the buff brick Bay-n-Gable house which continues to stand on the property at 59 Heath Street. Assessment rolls¹ confirm Duke's ownership and residency in a house on the property. At this time 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 Heath Street. In 1890, the atlas

¹ City of Toronto Assessment Rolls, Ward 3, Division 3, 1886-1895

identifies Lot 21 and that behind it, Lot 22, as belonging to Alfred Hoskins, a barrister. (Image 4) Hoskins' house was built in 1880² and is the earliest known house on Heath Street West. (Image 5)

Both the Hoskins and Duke houses are built of 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, but whereas the Hoskins house is a double-gable fronted house with a central entry, the Duke house was more modest in scale with a single gable, projecting bay window and a projecting side entry of wood.

The Duke house is a typical "Bay-n-Gable" style house with its steeply projecting 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 are 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. A double-leafed entry door which is likely original is typical of the 1880's. Whereas brick patterning 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.

By 1913 three other houses had been built on Lot 36: 61, 63, 67 and 71 Heath Street. 59 Heath Street, the Henry R Duke house, sits very close to the western edge of its lot and in tight proximity to the house at 61 Heath Street.

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 and Victorian in date and style. By the turn of the century larger more fanciful houses influenced by the Queen Anne, Shingle and Edwardian Styles dominated the street as is evident in 55 Heath Street (Image 8) and 67 and 71 Heath Street (Image 9). 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.³ That the demographics of the street changed after World War II is 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 20th 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 a multiply layered desirable 21st century neighbourhood in which 59 Heath Street is an essential component. (Image 13)

² Kinsella, p.47.

³ Both 55 Heath and 50 Heath Street are listed on the City's Inventory of Heritage Properties.

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	X
ii. displays high degree of craftsmanship or artistic merit	X
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	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	N/A

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

The Henry R Duke house (1887) is a unique surviving example of a late 19th century Bay-n-Gable style house on Heath Street which is unique to Toronto. The building is a rare variation of the Bay-n-Gable 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 original 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.

Historically 59 Heath Street is significant as one of two of the earliest houses built on the street 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 great variety of time periods that is atypical in Toronto. The Henry R Duke house is important because it represents a house from the earliest point in the historical evolution of the street.

Contextually, the Henry R Duke house stands as a neighbourhood landmark on the south side of 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. Speaking of the earliest period of the subdivision, its built form is an eloquent testament to the history and evolution of Heath Street and the Deer Park neighbourhood.

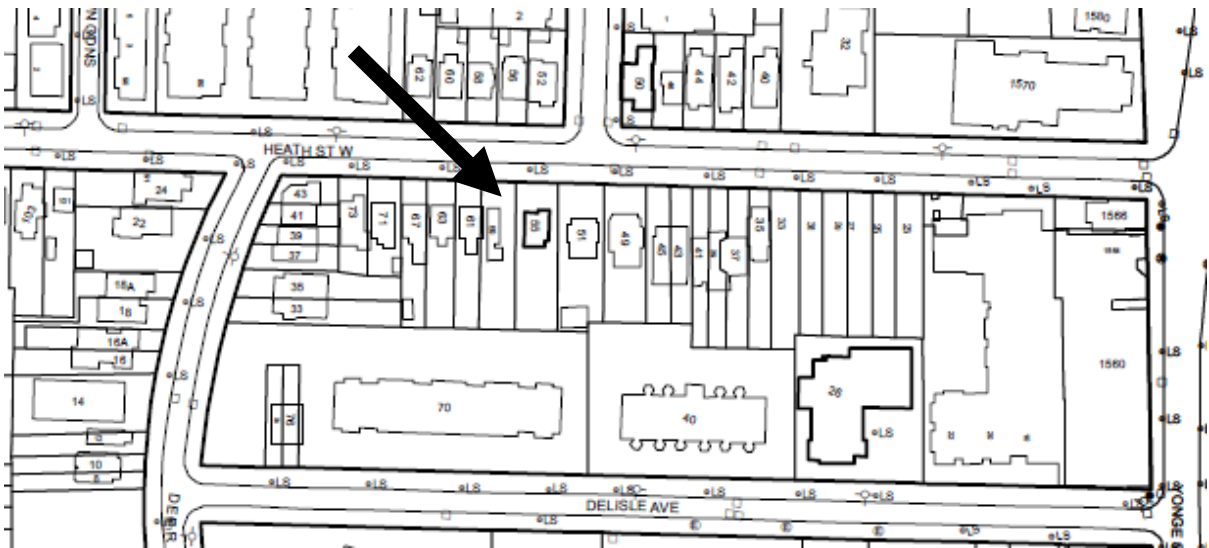
SUMMARY

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 original details. 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.

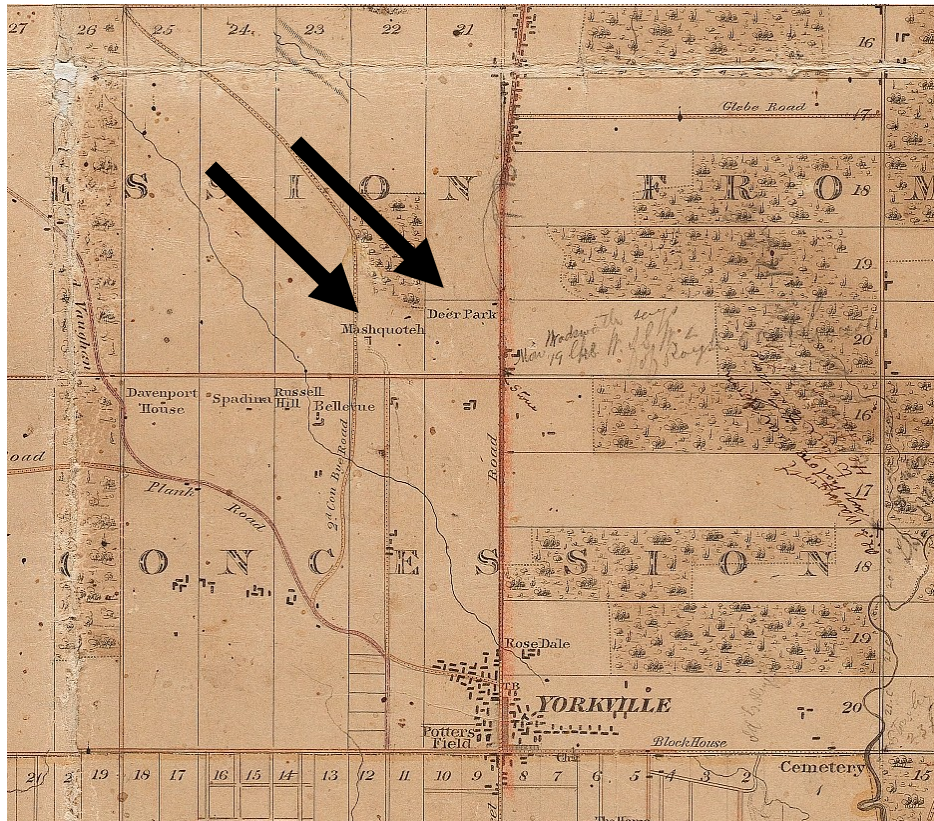
SOURCES

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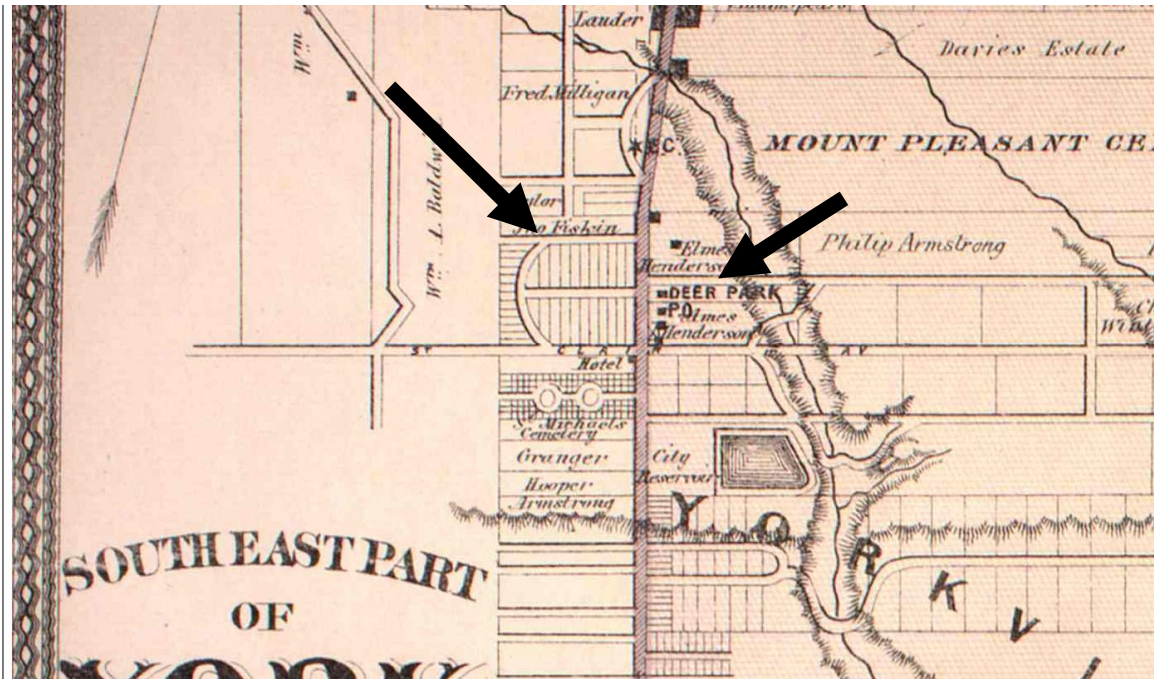
IMAGES – **arrows** mark the location of the property at 59 Heath Street West



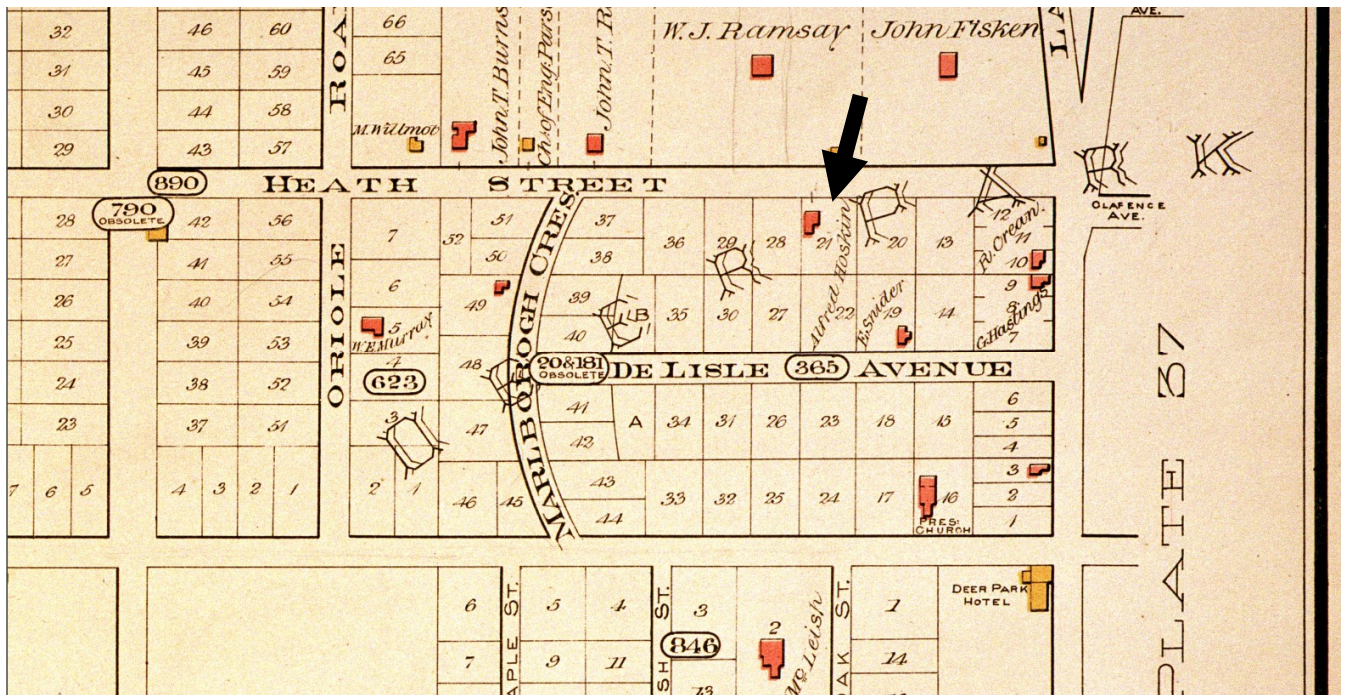
1. City of Toronto Property Data Map: showing the location of the property at 59 Heath Street West on the south side between Yonge Street and Deer Park Crescent



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 Mashquotech estate.



3. Map of the South East Part of York County, 1878: showing W. G. Schreiber's 1874 subdivision of Deer Park and the Deer Park Post Office on Yonge Street indicating the community's official identity. (City of Toronto Archives)



4. Goads Atlas for 1890: Lot 21 and 22 are identified as belonging to Alfred Hoskins, the building on lot 21 is 39 Heath Street built in 1880. The house at 59 Heath Street (east half, Lot 36) is not shown (City of Toronto Archives)



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. (3rd 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 1900: 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)