

ATTACHMENT NO. 4

West Annex Phase 1 (Madison Avenue) Heritage Conservation District – Statement of District Significance

DESCRIPTION OF THE DISTRICT'S LOCATION AND BOUNDARIES

This District is located between Bedford Road and Bathurst Street, Bloor Street West and Dupont Street. The neighbourhood in which Madison Avenue is found has been known simply as “The Toronto Annex.” since it was incorporated into the City of Toronto in three stages during the late 1880s. The Heritage Conservation District consists of the park over the subway, from just north of Bloor Street West to Dupont Street, as well as the municipally owned street right of way. The rationale for the boundary and a District Map are included in Part II: Plan, Section 7.

STATEMENT OF CULTURAL HERITAGE VALUE

Madison Avenue has design or physical value as a unique and essentially intact “Toronto Annex” streetscape, with most of its original built fabric, and a concentration of well preserved, uniquely Toronto, “Annex Style” houses, as well as examples of a variety of other architectural expression. Almost half of the properties on Madison Avenue have been “listed” on the City of Toronto Inventory of Heritage Property since the 1970s, reflecting the unusually high concentration of architectural interest on this street. Many properties exhibit a high degree of craftsmanship.

Madison Avenue also has historical and associative value for its association with Simeon H. Janes, who was one of the original developers and advocates for annexation, as well as its association with the many prominent architects and builders represented. Janes marketed his streets as a modern, gracious streetcar suburb to members of Toronto's well-to-do professional and business families. As one of the best-preserved streets in the neighbourhood, it remains a highly attractive area for such residents.

The much-celebrated first example of the Annex Style house is found at no.37 Madison, designed by E.J. Lennox for contractor Lewis Lukes (designed 1886, built 1891). In addition to the concentration of Annex Style houses by several architects, there are a few examples of the Bay ‘n’ Gable style, an Arts and Crafts house designed by Eden Smith, an Edwardian apartment complex designed by Langley & Langley, and a relatively grand English Aesthetic house by Hamilton Townsend. Also represented are Walter Symons, Robert Heath, R.J. Edwards, Robert L Ogilvie, Andrew L. Ogilvie, H. Simpson, Frederick H. Herbert, Gordon Helliwell, and Gordon West. As well, American architects Carrere and Hastings worked here with local architect Eustace G. Bird.

Madison Avenue has contextual value conveying a strong sense of the original time and place of its development between 1885 and 1925. The period of development coincides with one of the richest periods of debate about architectural design in Toronto, a time of founding of key social and governing bodies for the emerging architectural profession, as well as several periodicals that record the progress. Many of the buildings are interrelated

stylistically, most particularly the representations of the Annex style, which appear in many variations executed by different architects and builders.

Madison Avenue has community or social value for its direct relationship to the Stop Spadina and the neighbourhood preservation movements in Toronto of the 1970s. Community action, fought all the way to the Premier of Ontario's office prevented the construction of the Spadina Expressway, which would have destroyed a good portion of the street. Those movements were strengthened by the arrival of the great urbanist, Jane Jacobs, who became involved after settling in the Annex.

DISTRICT HERITAGE CHARACTER STATEMENT

A variety of architectural expression from several important Toronto architects is represented within a consistent setback, height, eaves line, and material palette. Annex Style houses are found all along the street, with the greatest concentration south of Bernard.

Development of the streetcar suburb generally followed the establishment of services, first on Bloor Street – later on Dupont Street, - producing a noticeable shift in architectural styles towards the north end of the street.

The houses are situated in gracious physical setting consisting of a wide street right of way, 3 narrow lanes of pavement, with a grass boulevard, sidewalk, small front gardens and a mature tree canopy.

Several types are represented: side hall, centre hall in variations of style and size, as well as a few larger villas. Semi detached houses are often asymmetrical in design. Front-facing gables are the predominant roof form. Harmony is achieved by variation on common material and stylistic themes. The dominant materials are red brick, stone, terra cotta, wooden shingle, with occasional appearances of yellow brick and even clinker brick. Many of the houses are built with very hard machine-made bricks with very tight joints in the masonry.

HERITAGE ATTRIBUTES OF THE DISTRICT

The general heritage attributes of the District consist of:

- the house-form buildings identified as contributing,
- its unique and essentially intact “Toronto Annex” streetscape,
- its extra wide right of way,
- its mature tree canopy,
- streetscape elements including tarmac pavement, concrete curbs, the grass boulevard between the sidewalk and the pavement, the concrete sidewalks,
- the consistent setback and height of the buildings,
- the soft landscaped front gardens.