

REVISED

ATTACHMENT NO. 5

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**  
**Part 2 - Background Report - Images**



DE LA SALLE COLLEGE "OAKLANDS"  
131 FARNHAM AVENUE, TORONTO

Prepared by:

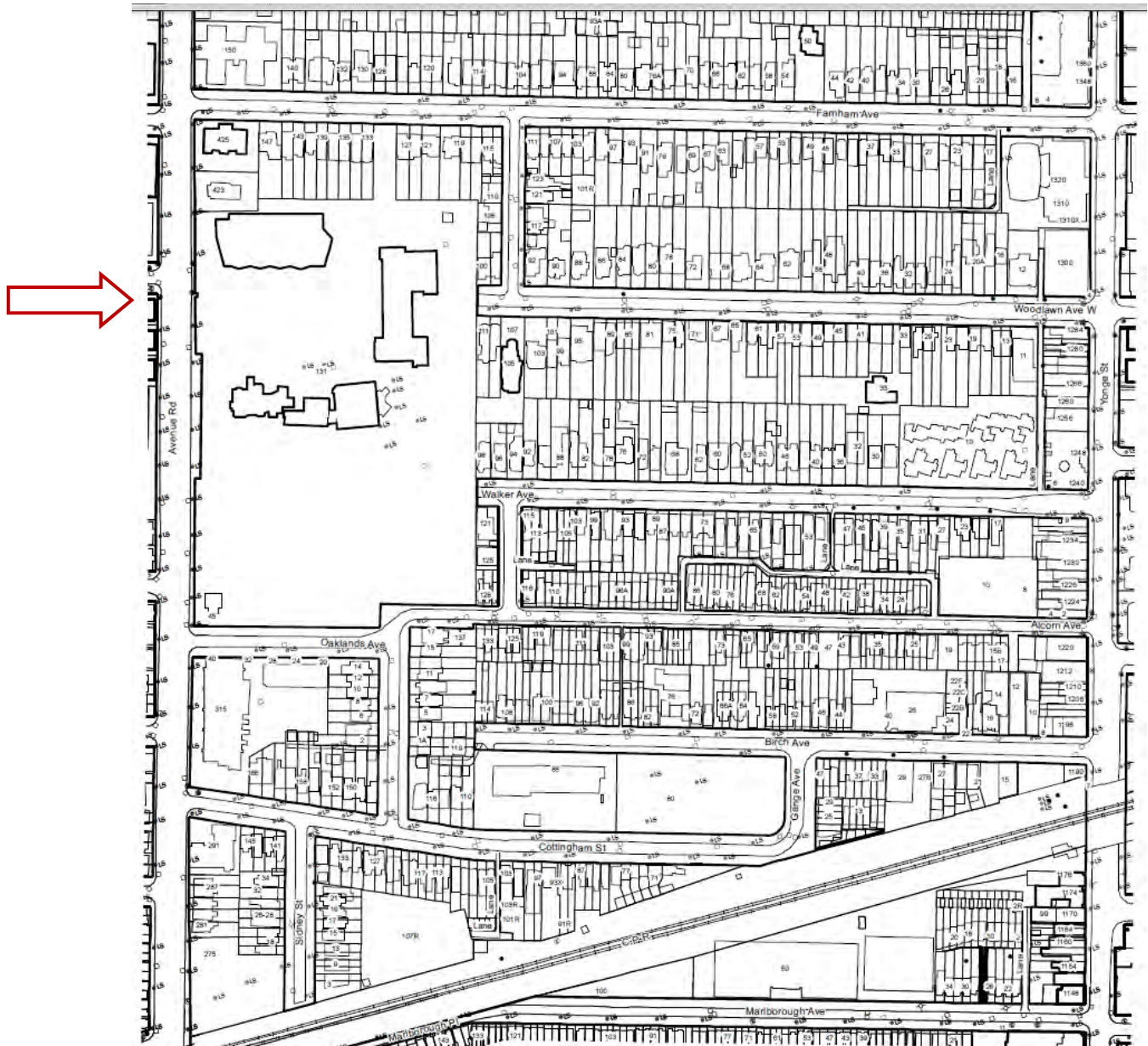
Heritage Preservation Services  
City Planning Division  
City of Toronto

July 2015

## 6. IMAGES

Cover: De La Salle College "Oaklands" view from Avenue Road across the grounds to De La Salle College "Oaklands" building, 1949 (*Heritage Preservation Services, 2015*)

***Please note: all maps and plans follow the standard convention of having north at the top of the page, unless otherwise noted.***



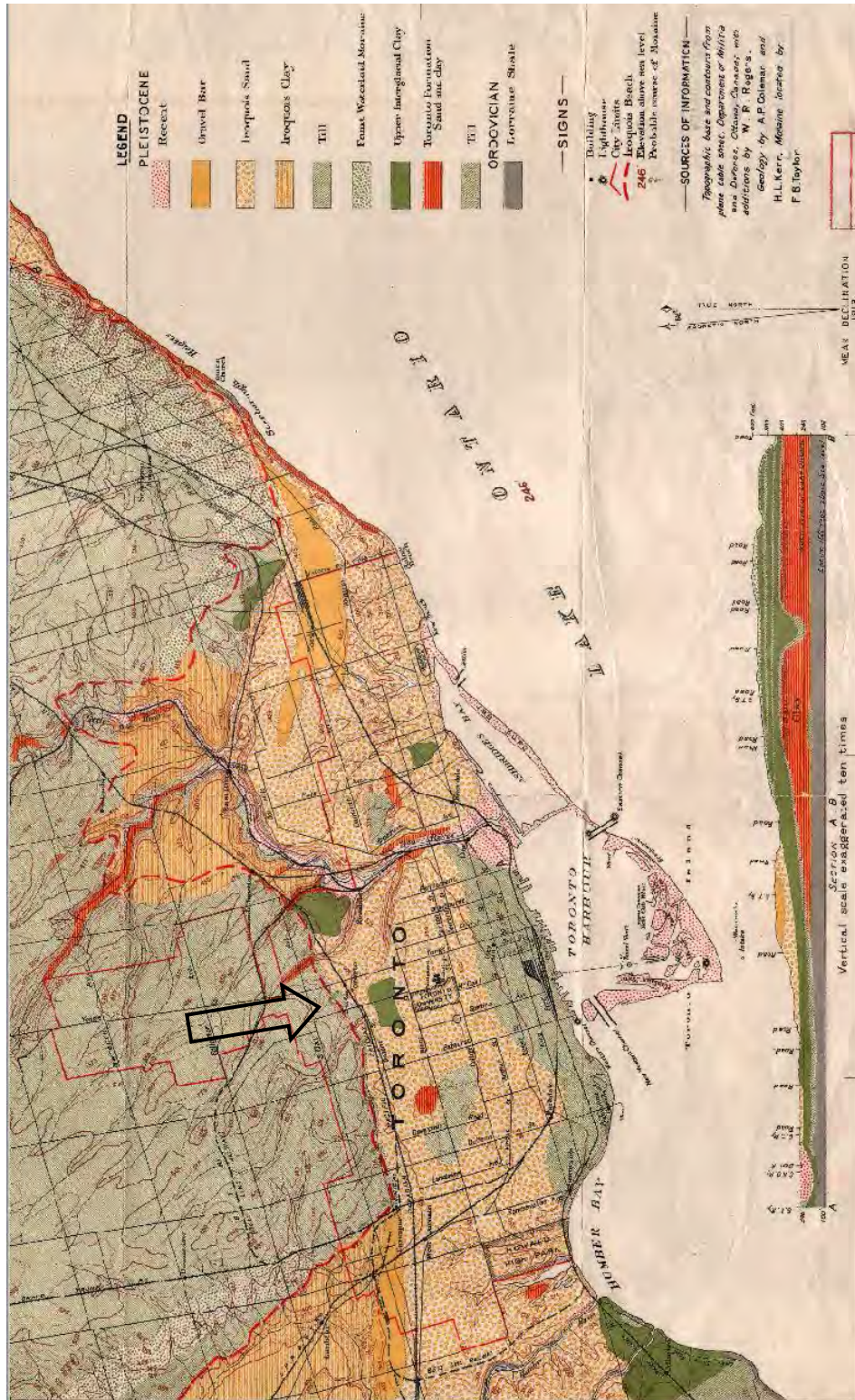
1. City of Toronto Property Data Map: Showing the location of Oaklands on the east side of Avenue Road south of Farnham Avenue.  
*The arrow indicates the location of the property.*





2. City of Toronto Heritage Properties Map: Indicating the extent of the Oaklands property, the contours of the property to show the location of the ridge representing the Lake Iroquois Shoreline, the dell at the centre of the upper terrace, the running track on the lower field. The buildings at Oaklands are clockwise from the top: Athletic Building/Skating Rink (1960-66), School Building (1949), Retreat Centre (1988-89), De La Salle Hall (2004) and the Brothers' Residence (1958), Oaklands, (1859-60, 1869-70, 1912) and at the south-west corner the Gatehouse (1908) and entry gates (1869-70). **Please note:** North is at the top and this map accurately reflects the city grid's deviation of approximately 17 degrees. Other heritage properties are also identified on this map which are not part of the Oaklands estate.





3. A. P. Coleman, *Map of Toronto and Vicinity*, Department of Land, Forestries and Mines, (detail) 1913: The red dashed line indicates the edge of the shoreline of Lake Iroquois, the thin black line is the Canadian Pacific Railway and the arrow indicates the location of Oaklands. (*University of Toronto*)



4. Coleman, as above, detail: Showing the approximate area of the Oaklands property in 1858 straddling the Lake Iroquois Shoreline ridge, with Avenue Road on its western boundary and the railway line to the south showing the CPR Station at Summerhill identified as "Toronto" on the line. (*University of Toronto*)



Lot Number	Owner Name	Lot Number	Owner Name
33	Major Shank	25	Mr Justice Powell
32	Alex McDonnell	24	Mrs Powell
31	Mr. A. Burns	23	Hon Peter Russell
30	Mr. James Brock	22	Mr S. Denison transferred to the Hon Peter Russell
29	Benj. Hallowell	21	Fred Baron De-Hoen
28	Angus McDonnell	20	D.W. Smith
27	Tom Ridout W. Allan	19	Wm White
26	W. Chewitt Alex McNab	18	Stillwell D. Wilson
25	David Burns	17	R Clergy
24	Capn Bouchette	16	Rev T Raddish
23	Capn A. Shaw	15	John Scadding
22	Capn S. Smith	14	John Playter
21	Capn Shank	13	John Avon
20	Lieu Col David Shank	12	A. Skinner
19	E.B. Littlehales	11	Geo Playter
18	Alex Grant	10	D.W. Smith
17	Q. Baby	9	James McCaulay
16	Wm. Willcocks	8	George Playter
15	Hon Peter Russell	7	John McGill
14	Robert I.D. Gray	6	Wm. Jarvis
13	W.D. Powell	5	D.Wm. Smith
12	Thomas Raddish	4	John White
11	Hon J Elmsley	3	John Small
10	James McCaulay	2	Government Lease
9	George Playter	1	Don Giver
8	John McGill		
7	Wm. Jarvis		
6	D.Wm. Smith		
5	John White		
4	John Small		
3	Government Lease		
2	Don Giver		
1	John Scadding		

5. "The Estates of Old Toronto" c.1800, detail: Showing the location of Lot 22 in the Second Concession. By this date the lot had been purchased from David Smith by Chief Justice John Elmsley. (Lundell)







8. Gross's Bird's Eye View of Toronto, (detail) 1876: Although it was beyond the city limits at this time, Gross chose to extend his view up to the ridge of the Lake of the Islands shoreline. This detail shows the topography of the ridge with the estates between Bathurst Street and Avenue Road extending east towards Yonge. Note the Davenport Road and ravines. The Macdonald estate is at the upper right. (Ng)



9. Senator John Macdonald. (Martyn, p 151.)





10. Macdonald & Company, 23-27 Wellington Street East, 1862-3, Gundry & Langley, 1878 extension at the left, Langley, Langley & Burke. (Adam p 162.)



11. "A scene on the terrace of "Oaklands" when it was built in 1860:" Copy of photograph showing the first iteration of the house as designed by William Hay with a single 3 storey tower at the south-east corner, gable front with bay window of 2 ½ storey main house and the 1 ½ storey kitchen wing. (*City of Toronto Archives*)



12. Gross, 1876, (detail) "John Macdonald's": Showing the house as extended in 1869-70 as viewed from the north-east. (Ng)



13. "Oaklands," Toronto residence of Senator John Macdonald, ca 1905: Photograph marked up to indicate the two first periods of construction (1859-60 and 1869-70) as noted. (Canadian Archives, PA no. 119997)

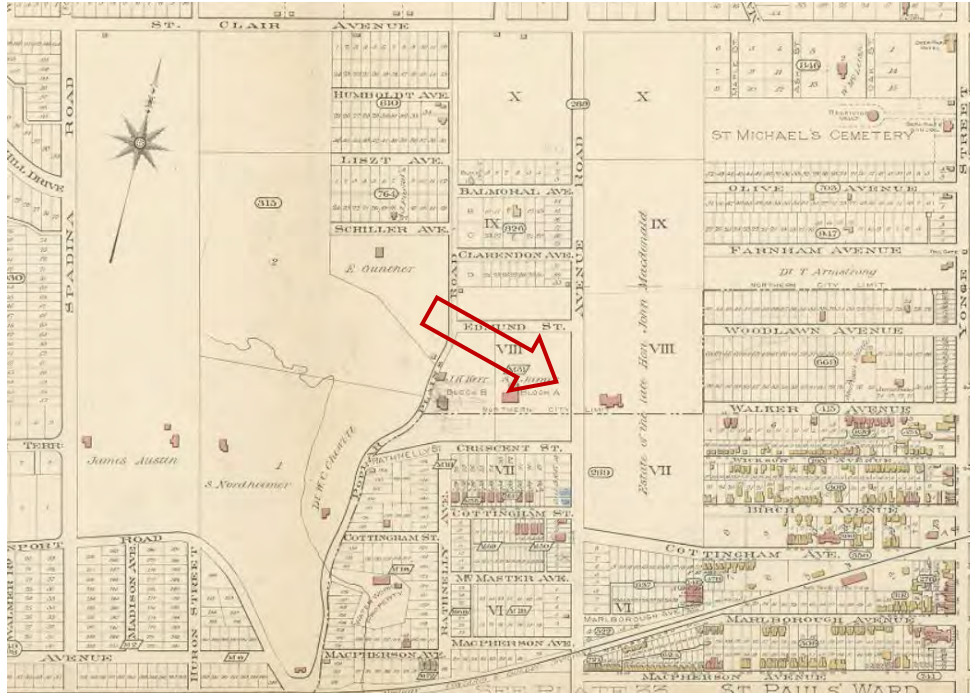




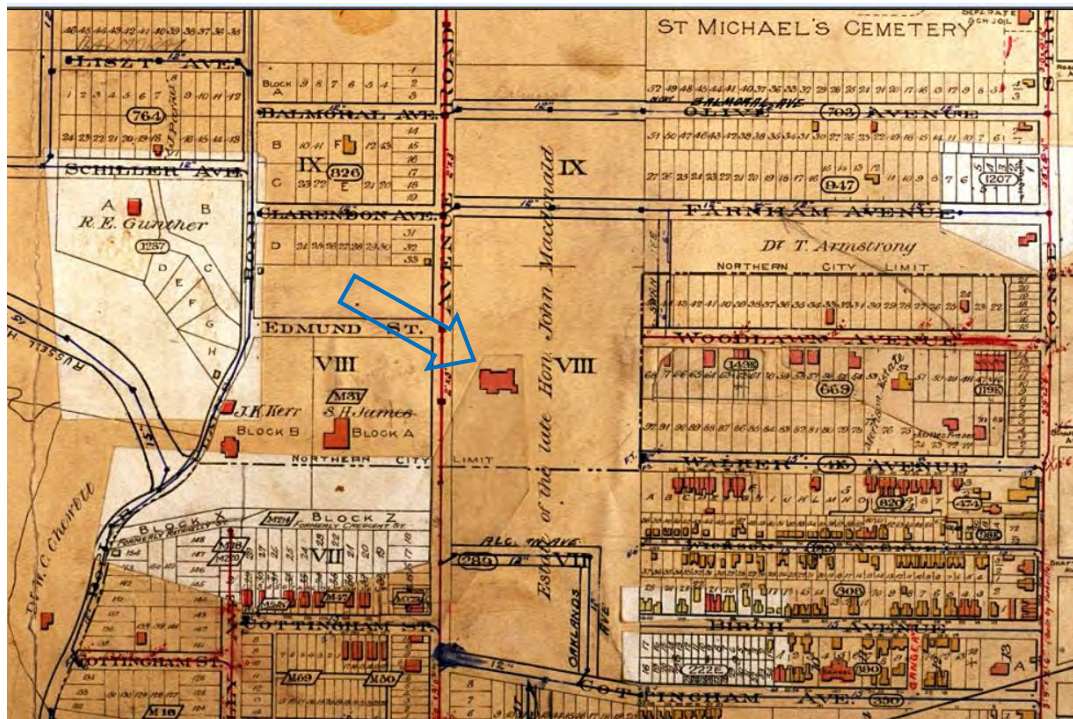
14. Gross, (detail) 1876: Showing the Macdonald estate with the driveway from the gates on Cottingham Avenue (green arrow) east of Avenue Road and the house on the top of the ridge (red arrow). White dashed lines show the approximate area of the estate. (Ng)



15. Goads Atlas 1884: Showing for the first time the extent of Oaklands at the corner of Cottingham Avenue and Avenue Road up to and including Lot 9 with the house constructed as of the second phase of 1869-70 on Lot 8. (City of Toronto Archives)

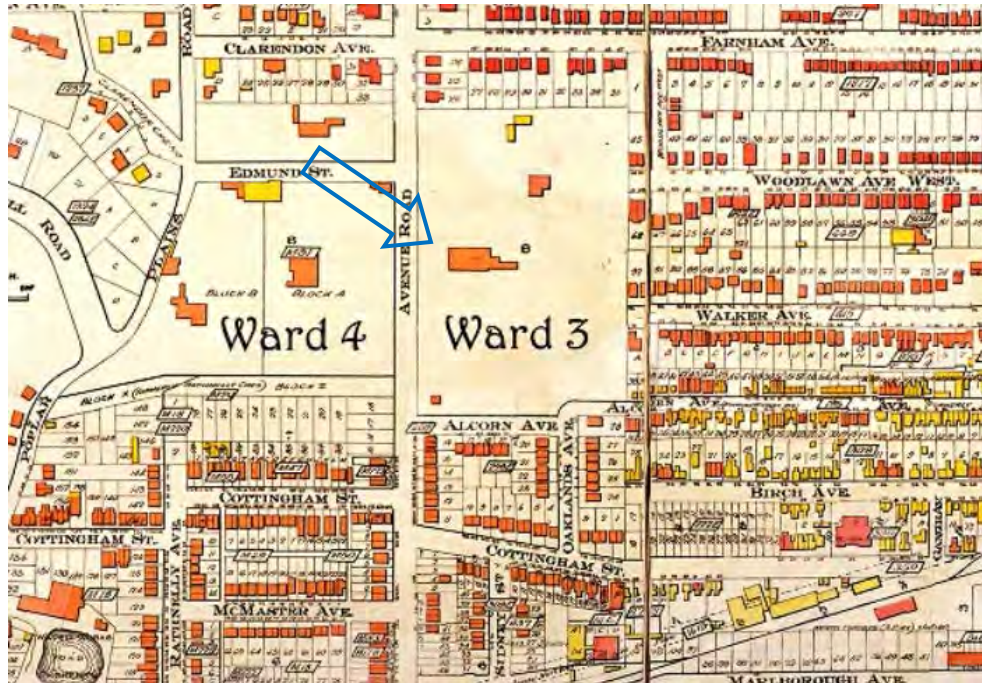


16. Goads Atlas 1890 (detail): Showing the houses along the edge of the ridge from Spadina Road eastwards (Austin, Nordheimer, Kerr, Janes) as well as the development of more streets perpendicular to Yonge Street: Woodlawn and Farnham Avenue. Oaklands is now identified as "the Estate of the late Hon, John Macdonald" and lots 7, 8 and 9 are indicated. (*City of Toronto Archives*)



17. Goads Atlas 1903 (detail): Showing the extension of Farnham Avenue through Lot 9 and the severing of the south-west corner of Lot 7 with the introduction of Oaklands and Alcorn Avenues. (*City of Toronto Archives*)

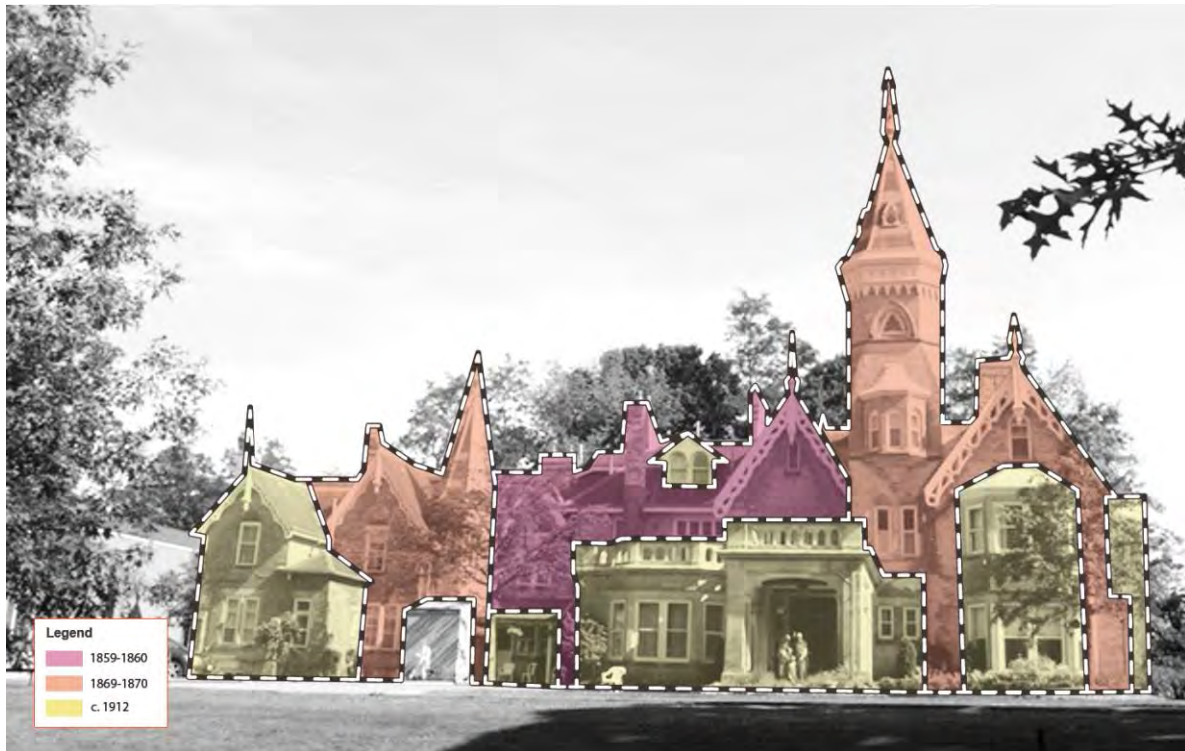




18. Goad's Atlas 1913 (detail): Showing the extension of Alcorn Avenue east cutting into the estate grounds at the south east corner to join the former Wickson Avenue. The gatehouse (1908) is shown at the corner of Alcorn Avenue and Avenue Road. Changes to the house during Mary McCormick's occupation are indicated with the easterly wing of the bowling alley, the brick stable and two wood outbuildings. Note also the empty lot on Farnham which served as alternative access to the site. (*City of Toronto Archives*)



19. Gatehouse (1908), Darling and Pearson Architects: Showing the east façade of the gatehouse. (*Heritage Preservation Services (HPS), 2015*)

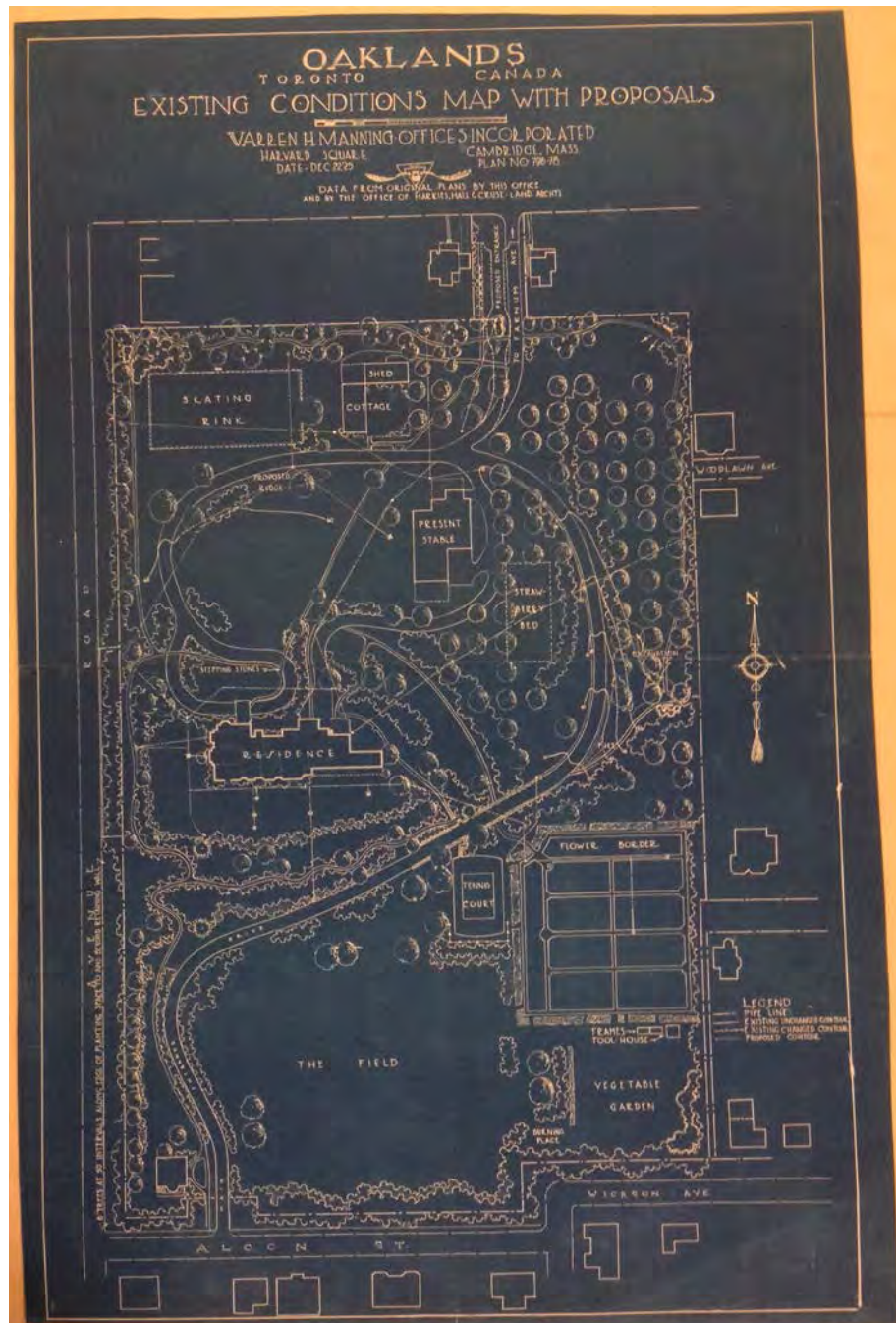


20. Oaklands, North Elevation, 1859-1912: Showing the three different periods of construction. The yellow, c 1912 shows Mary Mc Cormick's additions and alterations which largely consisted of adding large bay windows on the north, west and south facades, a stone porte-cochere. The single-storey kitchen wing, at the left was extended forward and has a second storey. (HPS, 2015)

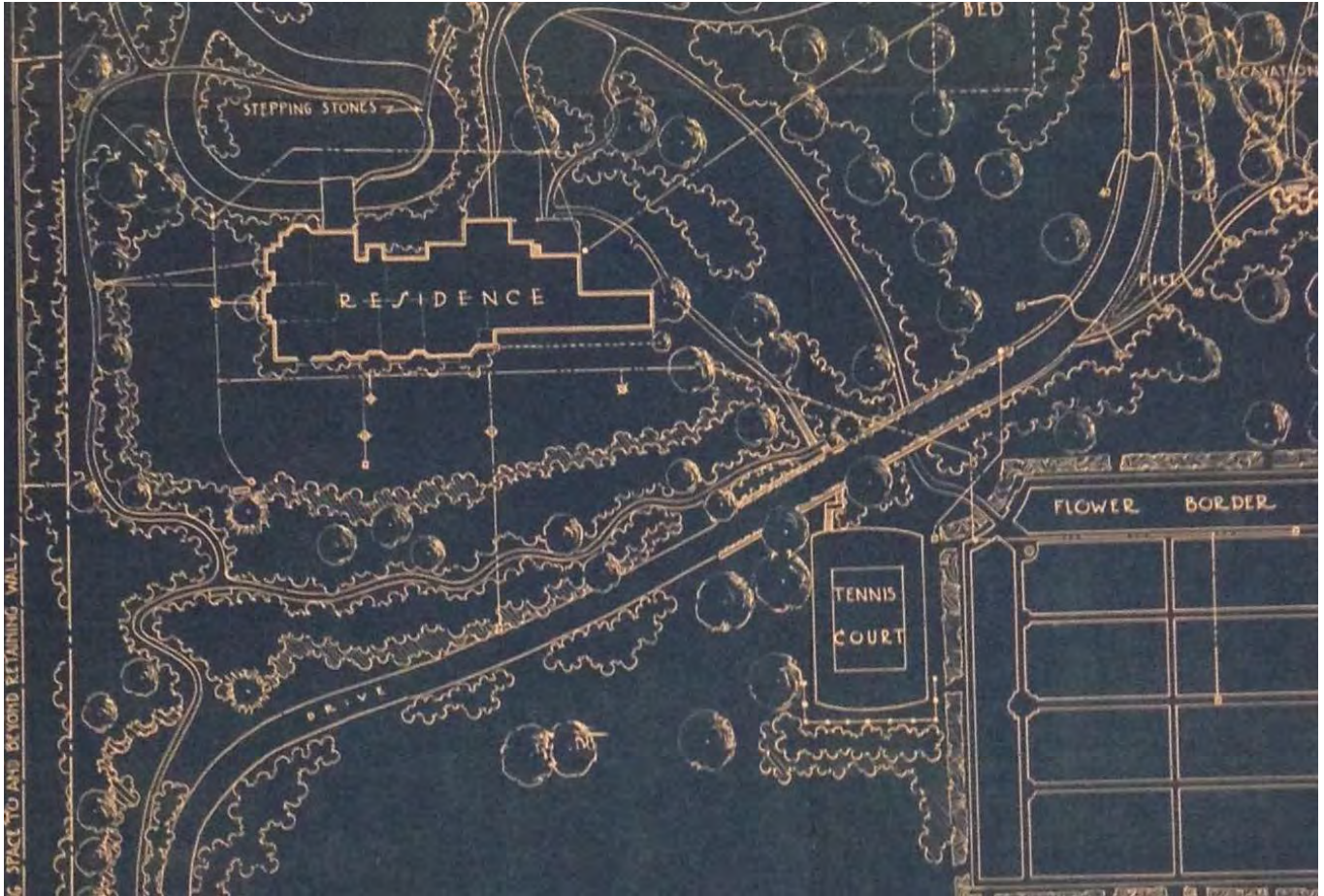


21. Oaklands, South Elevation 1859-1912 (detail from 'De La Salle Physical Training Class, "Oaklands" May 15<sup>th</sup>, 1932'): Showing the three periods of construction: the original house with gable and tower (1859-60), the 1869-70 addition of the west wings and the great tower and east kitchen wing and the post-1912 additions of bay windows to the existing house and the double storey kitchen wing at the right and the bowling alley which is not visible also at the right. (Archives of Canada with HPS overlays)





22. "Oaklands, Toronto Canada: Existing Conditions with Proposals", Warren H Manning, Architect, 1925: Showing the existing conditions including the gates and gate house, the circuitous driveway which took a diagonal route across the slope of the ridge and wound around in a circuit enclosing the formal gardens at the top to arrive at the porte-cochere. Features included the existing cottage, shed and stable, the skating rink, a tennis court, formal flower gardens, vegetable garden and the field. A driveway from Farnham Avenue is also shown as are numerous pedestrian paths to the tennis court, down the slope near Avenue Road. (Ontario Archives, Horwood and White architectural drawings for the McCormick Estate, "Oaklands," Toronto, Ontario C11-1206, K923)



23. Manning Plan, (detail): Showing pedestrian paths, as well as those passing under the driveway. (Ontario Archives, Horwood and White architectural drawings for the McCormick Estate, "Oaklands," Toronto, Ontario C11-1206, K923)





24. Aerial Photograph of Metropolitan Toronto Area, 1947, Aerial Map 18C (detail): Showing the De La Salle College "Oaklands" Campus with the original driveway and pathways as recorded in 1925 still intact. The red rectangle indicates the portion of the driveway that still survives. Oaklands, the gatekeeper's house and gates are seen. At this time the stable building is also still there. The cottage and shed buildings have acquired an additional building and portables have been added south-east of the stables. On the field below the ridge the location of the tennis court and flower border area is still seen. Two, possibly three, baseball diamonds now occupy the field. (*City of Toronto Archives*)



25. De La Salle College "Oaklands", 1949, James H. Haffa architect: Showing the principal west façade facing the upper terrace gardens. (*HPS, 2015*)



26. Aerial Photograph of Metropolitan Toronto Area, 1957, PL122(detail): Showing the transformation of the lower field with the beginning of the elimination of the driveway from the gate, the presence of the pedestrian route from the gates and gatehouse, the introduction of bleachers. At the upper terrace the new school building, with its J-shaped plan is visible at the eastern side, the stable and out-buildings have been demolished, a skating rink has been constructed on the northern edge. (*City of Toronto Archives*)





27. Brothers' Residence, 1958-60, Roy E Orlando Architect: Showing the west and south facades at the edge of the ridge and connected with the eastern wing of the historic Oaklands. (HPS, 2015)



28. Athletic Building erected over Skating Rink, 1960-66, McNamara Engineering Ltd., Fisher, Tedman, Fisher Associated Architects: Showing the west and south facades. (HPS, 2015)

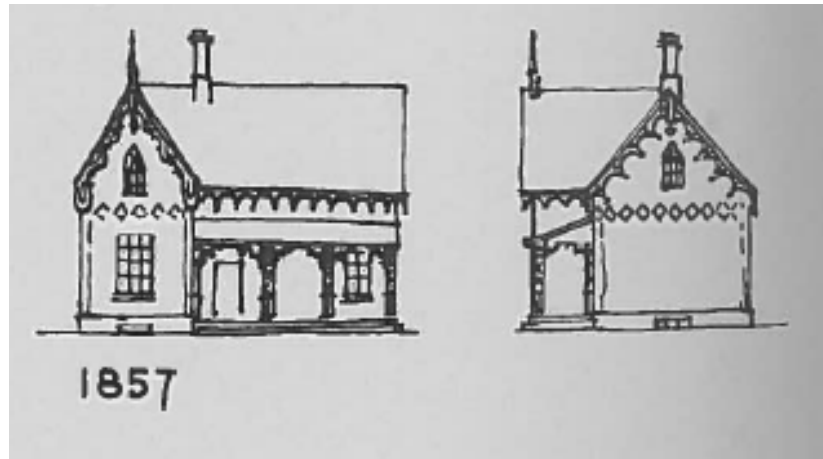


29. Aerial Photograph of Metropolitan Toronto Area, 1992, PL50J (detail): Showing the introduction of the running track on the lower field, the Brothers' Residence, 1958, and the Retreat Center, 1988-89 (now an academic building), and at the north edge of the property the new Athletic Building built over the skating rink. (*City of Toronto Archives*)



30. Oaklands (at right) with De La Salle Hall, 2004, Stan Zalewski Architect and the De La Salle Centre, 1988-89, Joseph Medwecki, Architect, at the far left. (*HPS, 2015*)

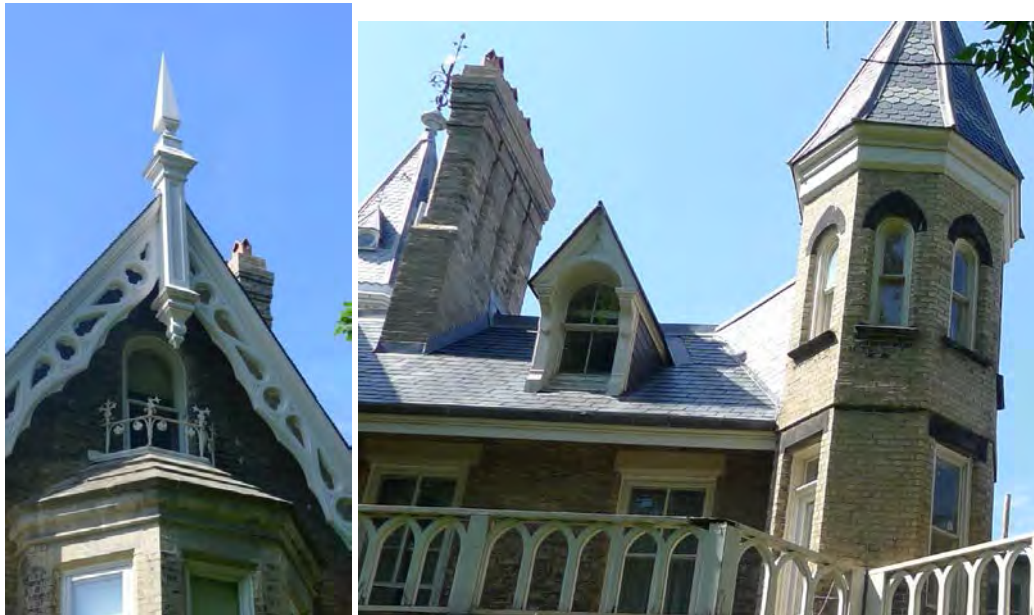




31. "Pre-Confederation Ancestor": Illustrated in the *Ancestral Roof* as typical of Upper Canada houses constructed c1857. Oaklands as constructed in 1859-60 is similar to this house in its asymmetrical gable-front with decorative barge boards, finials and tall chimney. Oaklands, at this time, while lacking the verandah, exceeds this model with the bay window in the gable wing, the additional kitchen wing, and three storey octagonal tower. (*Adamson and MacRae, p 252.*)



32. Oaklands, Original 1859-60 House: Showing the original house with first floor later additions (1912). The upper floor shows the original west gable with bay window (only at the second level), second floor windows with third floor dormer and the first original tower at the right. Note the dark arched shape which appears to be painted over the brick on the tower. (*HPS, 2015*)



33. Oaklands, South Elevation, 1859-60 (above left): Showing detail of the west gable on the south front with the bargeboard finial and metal balustrade detail which includes Scottish thistles with quatrefoils above the bay window. (*HPS, 2015*)
34. Oaklands, 1859-60 (above right): Showing details of the dormer, second floor windows and the tower with pointed arches that appear to be painted on the windows. (*HPS 2015*)



35. Oaklands, c1905 south-west elevation: Showing the extension undertaken in 1869-70 by Gundry and Langley including the tall 5 storey tower. The original 1859-60 house can be seen at the far right and includes the gable roof with the bay window and (just visible behind the tree, the small dormer window and original three story tower. (*National Archives of Canada, PA119996*)





36. Oaklands, North-west Elevations, c 1896: Showing the 1869-1870 additions by Gundry and Langley including the west wing with its bay windows, verandahs, and the 5-storey tower and beyond new kitchen wing and smaller tower. (*Engelhardt, p 26.*)



37. Oaklands, North Elevation, c 1905: Showing the 1869-1870 additions by Gundry and Langley with the tower, gable wing at the right, and the smaller tower and one-and-a-half storey kitchen wing at the left of the photo. (*Canadian Archives, PA119997*)



38. Oaklands, Main Tower, 1869-70: Gothic Revival details abound in the oriel window with its pointed apertures, the buttress effect of the stone in the transition to an octagonal plan, the triangular windows with their lobed edges surrounded by stone roll moulds with carved bosses, the wide cornice of the roof with its multiple bands of decorative corbelling with the trefoil and quatrefoil motifs, the striped fish scales of the tower roof with its dormer windows with decorative metal finials and finally the great metal weather vane. Note the bargeboard pattern and large wooden finials of the adjacent gable roofs. (HPS, 2015)





39. Oaklands, West Wing, 1869-70, Bargeboards and Finials and Weathervanes: Showing the south-west corner with the weathervane of the 1859-60 house at far-right. (HPS, 2015)



40. Oaklands 1869-70 Kitchen Wing (with c1912 wing at far left) (above left): Showing Kitchen wing bargeboard patterns with simple scallop and quatrefoil motif. (HPS, 2015)

41. Oaklands 1869-70 Kitchen Wing Gable Detail (above right): Showing Kitchen wing window header detail with quatrefoil in relief. (HPS, 2015)



42. Oaklands, West Elevation, 1869-70, Bay Window: Showing the crenellations of the bay window parapet on the west elevation with the Macdonald family crest which features a severed arm above a galley ship. (HPS, 2015)



43. Oaklands, North Elevation, 1859-60, 1869-70, 1912. (HPS, 2015)





44. Oaklands, North Elevation, Porte Cochere, c1912: Showing the integration of the Gothic Revival style in the cusped edges of the flattened arches above the engaged columns and the balustrade with its tall pointed arches that mimics the original wood balustrade of the verandahs. (HPS, 2015)



45. Oaklands, South and West Elevations: Showing the c1912 additions including the double story bay window on the west façade, the 4 bay windows on the south façade and the upper story addition on the bay window at the far right. Compare with Image 35 for the 1869-70 version. (HPS, 2015)



46. "Brown School Fete, Oaklands, Children on Ponies," June 8, 1935: Showing the north elevation of the house in 1935 with at the far left the reconstruction of the crenellated wall adjacent to the kitchen wing (c1912) that had originally been built as part of the 1869-70 extension. (*City of Toronto Archives, Fonds 1266, Globe and Mail, Item 36966*)



47. Main Entry: Showing the paneled door with two pointed-head lights, surrounded by a paneled door case containing multi-paned sidelights and a transom. (*Photograph 6, Heritage Easement Agreement (HEA) 1995*)





48. Interior View of Main Entry Vestibule: Showing the paneled door with two pointed-head lights, surrounded by a paneled door case containing multi-paned sidelights and a transom and matching internal screen. The glazing details match that of the staircase window. (*Photograph 9, HEA*)



49. Main Entry Vestibule view of two door cases: Showing two Neo-classical door cases with fluted pilasters supporting entablatures with console brackets and cornices. (*Photograph 10, HEA*)



50. View of the Chapel: Showing the centrally placed marble fireplace flanked on either side by single doorway with Classical door surrounds with fluted mouldings and entablatures with projecting cornices. (*Photograph 11 ,HEA*)



51. Chapel (as above). (*HPS, 2015*)





52. View of the south-west corner of the Chapel: Showing the bay window, fluted Corinthian pilasters, Corinthian columns and cornice. (*Photograph 12 , HEA*)



53. General view of the Board Room: Showing the neo-classical frieze, cornice and fireplace. (*Photograph 13, HEA*)



54. Fireplace in Board Room (as above). (HPS, 2015)



55. General view of the south wall of the office: Showing the bow window framed by wood paneling and the multi-paned double-doors with ornamented wooden surround. (Photograph 14 , HEA)





56. General view of the south wall of the Dining Room: Showing the wooden arcaded window with flattened Gothic Revival arches and wood ceiling beams. (*Photograph 15, HEA*)



57. Dining Room Fireplace: Showing the brick fire surround with stone corbels supporting a wood mantel. The character of the fireplace completes the character of the room with its wood beamed ceiling and flattened Gothic Revival arches. This fireplace is not included in the HEA. (*HPS, 2015*)



58. General view of the Entrance Hall: Showing the wood paneling, the quarter-turn staircase with a landing and the stair hall window. (*Photograph 16 , HEA*)



59. Detail of the Main Entry Hall staircase: Showing decorative wooden balustrade and the carved detailing of a newel post and cap. (*Photograph 17, HEA*)





60. Detail of the stair hall window above the main staircase in the Entrance Hall (above left): Showing the five vertical lights with transom lights above, wood window surround and leaded and stained glass. The inscription in the glass reads: "Through this wide open gate none come too soon, none return too late." An open book with the words "Holy Bible" is in the transom above. Latin inscriptions are featured in the upper left and right.

*(Photograph 18, HEA)*

61. Detail of stair hall window (above right). *(HPS, 2015)*



62. Detail of the fireplace in the second storey sitting room: Showing the arched marble surround, the ornamental keystone, incised detailing and bowed mantelpiece.

*(Photograph 19, HEA)*

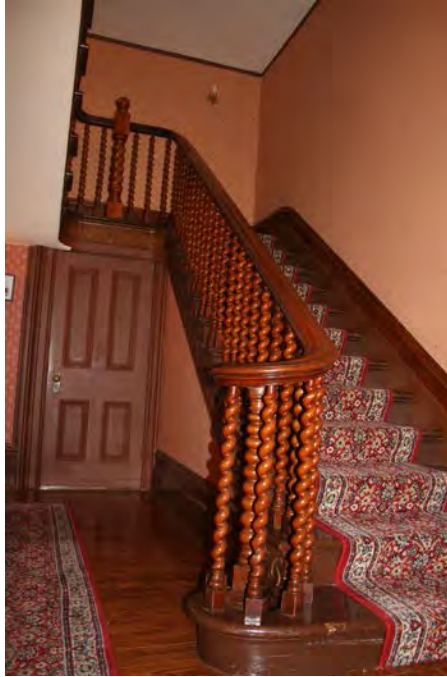


63. Detail of second marble fireplace, second floor: This fireplace is almost identical to that illustrated in Image 62 above (HEA photo 19) except for the detailing of the cartouche above the arch. It is not included in the HEA. (HPS, 2015)



64. Detail of the fireplace in the second storey sunroom: Showing the marble surround, wooden architrave with egg and dart moulding, scroll detailing, paneled frieze and cornice. (Photograph 20, HEA)





65. General view of the two-turn open well staircase: Showing the second storey as it rises to the third storey with twisted balusters. Included in the HEA, Photograph 21. (HPS, 2015)



66. Ground Floor Salon: This room is not included in the HEA. (HPS, 2015)



67. Ground Floor Salon, fireplace: This fireplace is not included in the HEA. (HPS, 2015)



68. Ground Floor Office Fireplace: This fireplace is not included in the HEA. (HPS, 2015)





69. Gatekeeper's House: Showing the south and east elevations with the historic gates, Oaklands and the ridge beyond. (HPS, 2015)



70. Gatekeeper's House: Showing the south and west elevations. (HPS, 2015)



71. De La Salle College "Oaklands", west façade, central entry bay: Showing the classical details of the stone portico and the main entry. (*HPS, 2015*)





72. De La Salle College "Oaklands", west façade, south entry bay to auditorium: Showing the classical details of the stone portico and the triple doors. (HPS, 2015)



73. De La Salle College "Oaklands", south entry bay to auditorium details: Showing the relief panels with the football player at the goal post, the flowers and horns of plenty and at the right, the drum and bugle. (HPS, 2015)



74. De La Salle College "Oaklands", west façade, north bay with chapel: Showing the classical details of the stone portico, with the Palladian window with glass blocks, the papal shield above and the De La Salle Shield at the top. The portico supports and entablature with a shallow pediment alluding to traditional church form and the chapel inside. (*HPS, 2015*)



75. De La Salle College "Oaklands", main entry hall floor detail: Showing the De La Salle crest with the motto "Signum Fidei" (sign of faith) with the letters 'DLS' at the centre topped by the lamp of learning and flanked by oak leaves. (*Heritage Preservation Services, 2015*)





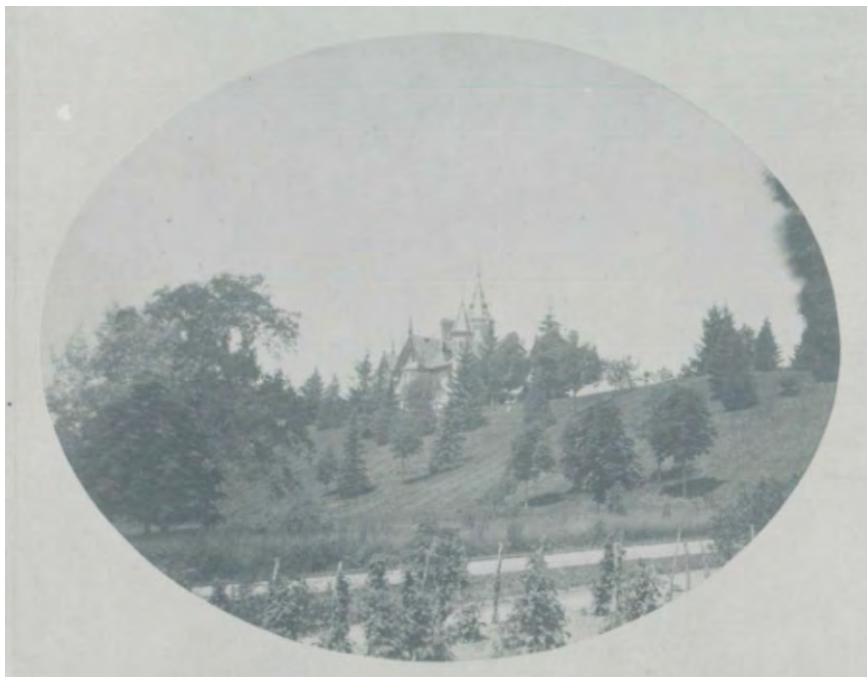
76. De La Salle College "Oaklands", north façade: Showing the façade that faces the approach from Farnham Avenue. The chapel is at right with white entry door case and three round-headed windows. Classroom wing is at the left with a stone framed entry and window with circular head and stone keystone. (*Heritage Preservation Services, 2015*)



77. De La Salle College "Oaklands", rear east façade: Showing typical post-World-War II school details with glass blocks used in the upper windows and the cupola. (*Heritage Preservation Services, 2015*)



78. De La Salle College "Oaklands", south façade: Showing the auditorium windows with round heads, stone keystones and other windows with glass blocks. (*Heritage Preservation Services, 2015*)



79. "Oaklands," Toronto, Ontario Residence of Senator John Macdonald, ca 1870: Showing a view of the house from the south east with its 1869-70 additions complete, and the eastern edge of the ridge with its gentler slopes and plantings of conifer and deciduous trees. (*Canadian Archives, PA 119999*)





80. Gates, Oakland Avenue: Showing the entry to the estate framing the view of the house and the ridge. (HPS, 2015)



81. Oaklands Driveway: Showing the ascent along the ridge heading east. (HPS, 2015)





82. Oaklands Driveway: Showing the driveway and the lower sports fields beyond. (HPS, 2015)



83. "Oaklands," Toronto, Ontario Residence of Senator John Macdonald, ca 1905: Showing a view of the house from upper terraces at the north-west with mature conifer and deciduous trees in the approximate location of the driveway. (Canadian Archives, PA 119997)





84. Oaklands upper terrace and north elevation: Showing the view of the grounds from the circular driveway as it leads to the porte-cochere and the dell at the centre of the green space. (HPS, 2015)



85. Oaklands upper terrace and north-west elevations: Showing the view of the grounds from the circular driveway as it approaches the porte-cochere. (HPS, 2015)



86. "Girls in garden – Oaklands and Avenue Road- between 1910 and 1930": Showing the bridge under the carriage driveway. (*City of Toronto Archives, Fonds 1244, Series 2119, Item 32.42*)



87. Bridge under carriage way: The arrow indicates the archways filled in with a doorway as viewed from the lower levels of the escarpment above the running track. (*Heritage Preservation Services, 2015*)





88. Avenue Road widening, existing conditions, 1959: Showing the winding staircase along the west end of the ridge slope with Oaklands in the distance, prior to the Avenue Road widening. (*City of Toronto Archives, Fonds 220, Series 65, s0065, f10056, c0095*)



89. Oaklands escarpment: Showing the staircase from the upper terrace to the driveway. (*HPS, 2015*)



90. Ontario Residence of Senator John Macdonald, ca1900": Showing the house and grounds from the south-west with expansive lawns and coniferous and deciduous trees. (*Canadian Archives, PA119994, photo by Freelands*)



91. "Brown School Fete, Oaklands, general view," June 8, 1935: Showing the gathering in "the dish" and what are probably the stables buildings in the distance. (*City of Toronto Archives, Fonds 1266, Globe and Mail, Item 36965*)





92. Avenue Road Widening – after completion, (detail)1960: Showing a view of the Lake Iroquois Shoreline escarpment still in existence on the east side of Avenue Road with the Oaklands house on the ridge. (*City of Toronto Archives, Fonds 220, Series 65, File 54.*)



93. Avenue Road view of the Lake Iroquois Shoreline Ridge: Showing the sports fields below the escarpment with Oaklands house above. (*HPS, 14 April 2015*)



94. Avenue Road Widening – after completion, (detail)1960: Showing a view of the Lake Iroquois Shoreline escarpment on the east side of Avenue Road with the Gatekeeper's house and Oaklands house on the ridge. (*City of Toronto Archives, Fonds 220, Series 65, File 56*)



95. Avenue Road view of the Lake Iroquois Shoreline Ridge: Showing the gatekeeper's house with the sports fields and the escarpment with Oaklands house above. (*HPS, 14 April 2015*)





96. Map showing location of Views as described in heritage attributes for 131 Farnham Ave.  
*(City of Toronto Heritage Properties Map)*



97. City of Toronto, Official Plan, Natural Heritage, Map 9, detail: Showing the approximate location and area of the De La Salle College "Oaklands" property.