

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CONN SMYTHE HOUSE
68 BABY POINT ROAD, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2016

1. DESCRIPTION



Above: 68 Baby Point Road (centre): photo taken prior to 1943 showing the principal elevation of the house and its context (*Baby Point Heritage Foundation*)

Cover: principal (south) elevation of the property (Heritage Preservation Services, 2016)

68 Baby Point Road: Conn Smythe House	
ADDRESS	68 Baby Point Road
WARD	Ward 13 (Parkdale High Park)
LEGAL DESCRIPTION	PLAN 2313 LOT 20 PT LOT 3 HR
NEIGHBOURHOOD/COMMUNITY	Baby Point
HISTORICAL NAME	Conn Smythe House
CONSTRUCTION DATE	1926-27
ORIGINAL OWNER	Conn Smythe
ORIGINAL USE	Residential (single detached house form building
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	George R. Gouinlock
DESIGN/CONSTRUCTION/MATERIALS	Stucco cladding with stone, wood and metal
ARCHITECTURAL STYLE	Arts and Crafts Tudor Revival
ADDITIONS/ALTERATIONS	Additions on the west and north sides of house
CRITERIA	Design/Physical, Historical/Associative and Contextual Values
HERITAGE STATUS	Archaeologically Sensitive Area, Registered Archaeological Site, AjGu-7
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	August 2016

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 68 Baby Point Road, 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).

i. HISTORICAL TIMELINE

Key Date	Historical Event
Pre-Contact – 1670s	Today's Baby Point was an important point on the Toronto Carrying Place route, a pre-contact Aboriginal system of trails following the Humber and other rivers such as the Rouge, from the shore of Lake Ontario northwards to Georgian Bay and the upper Great Lakes via Lake Simcoe. It was the site of the Seneca village of <i>Teiaiagon</i>
1690s	Mississaugas, an Anishnaubeg people, are present in Toronto area and make use of the former <i>Teiaiagon</i> village site
1720	The French build the <i>Magasin Royal</i> near the site of the <i>Teiaiagon</i> village
1820	James Baby purchases property on the west side of the Humber River including the area now known as Baby Point. Three generations of the Baby family lived on the property until the early 1900s
1888	David Boyle provides the first description of the archaeology of Baby Point
1909	The Government of Canada purchases the Baby Estate
1911	Robert Home Smith purchases the Baby Estate and subdivides the property under Plan 1582, which is known as the Baby Point subdivision
1922	Home Smith registers the revised Plan 2313 for Baby Point
1924	During excavations for new houses at Baby Point, a ring of tomahawks is discovered
1926	Conn Smythe purchases Lot 20, Plan 2313 (then known as 58 Baby Point Road)
1926-27	Smythe commissions the architect George R. Gouinlock to design the house for 58 Baby Point Road
1928	The address changes to 68 Baby Point Road in the Assessment Rolls for 1929
1942	Aerial Photographs indicate that the extension at the west side of the house has not yet been constructed
1943	A Building Permit is issued ¹
1971	Three separate Aboriginal archaeological sites at the Baby Point subdivision are registered with the Ontario Archaeological Site Database (AjGu-6, AjGu7 and AjGu-40). AjGu-7 identifies the entire Baby Point Subdivision west of Humbercrest Blvd, including 68 Baby Point Road)
1981	After Conn Smythe's death the property at 68 Baby Point Road is sold to Mary Elizabeth Ivison
1986	A Building Permit is issued including the bay window on the north side of the house

¹ Etobicoke Building Records have confirmed a building permit for 1943 was issued, but further details are unavailable.

1999	A burial place of a Seneca woman is discovered at 49 Baby Point Road
2003	Baby Point is identified in the City of Toronto's Archaeological Management Plan as an Archaeologically Sensitive Area
2015	City Council prioritizes the Baby Point neighbourhood for study in 2016 as a potential Heritage Conservation District under Part V of the Ontario Heritage Act.

ii. HISTORICAL BACKGROUND

The property at 68 Baby Point Road is located in the Baby Point neighbourhood in Etobicoke, which is located west of Jane Street, between Bloor Street and Dundas Street West, on a peninsula which extends into the Humber River Valley. The neighbourhood is one of the most significant sites for pre-contact and pre-colonial settlement history in the city of Toronto. (*Image 1*)

Teiaiagon

The Baby Point peninsula, as it is now known, was a significant point on the Toronto Carrying Place route, a system of Aboriginal trails which connected Lake Ontario with Lake Simcoe and the upper Great Lakes via the area's major rivers, including the Rouge and the Humber. (*Image 2*) Just south of Baby Point was the primary location for crossing the Humber for all east-west traffic along the north shore of Lake Ontario. As the Humber River was not navigable north of Baby Point due to rapids, this location also represented the beginning of portage routes overland, following the river's course. There is evidence that the site was used by Aboriginal people as early as the Middle Archaic (6,000-2,000 B.C.) and through the Late Woodland Periods (800-1600 B.C.E).²

Following the first arrival of Europeans in the Toronto area in 1615, with the French explorer, Etienne Brule, fur trading between Aboriginal and European people was established. After their defeat of the Huron Confederacy, the Five Nations Iroquois established villages where trade routes along rivers met the north shore of Lake Ontario. One of these, known as Teiaiagon, was established at Baby Point. French records indicate that the Seneca village of Teiaiagon existed here by the early 1670s and included a defensive palisade, burial ground and surrounding fields for horticulture. (*Image 3*) The site was visited by the missionary and explorer, Father Louis Hennepin, in 1678 and the explorer, Rene-Robert Cavalier de La Salle in 1680.³ By the late 1680s, the Seneca had abandoned their village and the Mississaugas, an Anishnaubeg people, moved into the area.⁴ The long and well-documented history of Aboriginal occupation of the Baby Point peninsula has resulted in it being one of the City's most significant archaeological sites. It has been identified in the City of Toronto's Archaeological Management Plan as an Archaeologically Sensitive Area.⁵ (*Image 4*)

² ASI, p. 18.

³ Williamson, p. 50.

⁴ ASI, p. 11: "It is possible that Baby Point was occupied by the Anishnaubeg on a seasonal, if not year-round basis, given the continuing importance of the Toronto Carrying Place."

⁵ In 2005, Baby Point was identified in the City of Toronto's Archaeological Management Plan as an Archaeologically Sensitive Area.

European Settlement

In 1720, the French built a *Magasin Royal*, a fortified building to protect their trading interests, at the mouth of the Humber River. It may have been located at Baby Point.⁶ (*Image 4*) Following the Seven Years War (1756-63) and the British conquest of New France, the British crown acquired what is now Toronto from the Mississaugas with the initial signing of the Toronto Purchase in 1787.

With the arrival of the new Lieutenant Governor, John Graves Simcoe at York in 1793, patterns of land use shifted as the land was surveyed to promote settlement by those loyal to the British cause. The Toronto Carrying Place rivers became sites of water-powered industry. In 1793, "the King's Saw Mill"⁷ was the first mill to be erected on the Humber River in Etobicoke. It was located on the west bank of the Humber, south of the Baby Point peninsula and the current Old Mill of 1848.⁸ (*Image 5*) Between 1795 and 1798 Dundas Street (Highway 5), to the north of Baby Point, was constructed as one of Simcoe's military highways crossing the province.

James Baby and Baby Point

James (baptized Jacques) Baby (1763-1833) was a fourth generation French Canadian whose family had migrated from Montreal to Detroit, where he was born. Loyal to the British, James migrated to Canada following the War of Independence and Jay's Treaty, 1794, settling in the Sandwich (Windsor) area. His expertise in trading, and the need to have a representative of the Francophone community, resulted in his appointment to Simcoe's Executive and Legislative councils in 1792. Baby held numerous other offices including judge for the Surrogate Court for the Western District.

Following the War of 1812, Baby moved to Quebec. In 1815 he was appointed inspector general and relocated to the town of York. There he built a home on an estate of 1,500 acres of uncultivated land.⁹ The estate included the neighbourhood now identified as Baby Point and was originally one of three lots in the Second Concession granted to John Lawrence.¹⁰ On Baby's death the land comprising the future Baby Point subdivision was inherited by his son James Francis Baby. He died in 1849 and the property passed to his widow, Catherine. The 1878 *Atlas of the County of York* indicates Catherine's sons, Raymond and Francis, owned the property with a house and orchard accessed via a driveway from Jane Street, on the current Baby Point Subdivision. (*Image 7*) The 1901 census indicated that the same two sons were living on the site.¹¹ In 1909, the Baby estate was purchased by the Federal Government as a site for the Toronto Garrison

⁶ ASI, p.10. At this time, the site of the Magasin Royal at Baby Point is not certain and it may have been located further south.

⁷ Heyes, p. 12.

⁸ The Old Mill, 35 Old Mill Road, was designated under Part IV, Section 29 of the Ontario Heritage Act in 1983 (By-Law 83-109) and has been adaptively re-used as a hotel, conference, restaurant venue.

⁹ Ibid.

¹⁰ Heyes, pp. 22-24, Lawrence was granted Lots 1,2 and 3 on the east side of the Humber River as well as 30 acres on the west for a mill site.

¹¹ Slaughter and Galway, p. 56.

headquarters. As this use proved unsuitable due to the encroaching residential developments, the land was sold to Robert Home Smith in 1911.

Robert Home Smith and the Humber Valley Surveys

Although trained and initially practicing as a lawyer, Robert Home Smith (1877-1935) had a love of architecture and design and became a leading member of the Guild of Civic Art, adherents to the City Beautiful Movement.¹² Deafness in one ear resulted in his leaving law and, in 1902, he joined the National Trust Company where he was the manager of the Estates Department. (*Image 8*) This led to a career in real estate development, including the Humber Valley Surveys.

As early as 1911, Home Smith and his partners in the Home Smith & Company began purchasing land along both sides of the Humber River from today's Queensway Avenue to as far north as Eglinton Avenue. Three thousand acres were acquired and subdivided in plans for a sequence of garden suburb-type neighbourhoods known as the Humber Valley Surveys. Most of the land was outside of the city's limits, "a wilderness punctuated by rough-cast farmhouses and mills along the river bank."¹³ At that time services in the forms of water, sewage and roads were lacking and Bloor Street was not extended across the Humber until 1924. The Humber Valley Surveys development received praise for its sensitivity to the preservation of the landscape. (*Image 9*) Writing in the preface of her book, *The Valley of the Humber 1615-1913*, Kathleen MacFarlane Lizars declared, "The first step has been taken in the saving of some part of the beauty of the Humber Valley. When indiscriminate building was imminent there arose a small band of enthusiasts who mingled their money with their faith and contrived to buy and to plan, and who had strength in sitting still."¹⁴

The Home Smith & Company plans for the subdivisions were published in a booklet called "Humber Valley Surveys." The cover featured a crest with an illustration of the ruins of the Old Mill, which had burnt down in the 1880s, surrounded by the Latin words "*Vallis Humbria, Angliae par Anglia procul*" - "a bit of England far from England." (*Image 10*) The opening paragraph of Humber Valley Surveys sets out their goals:

"Angliae par Anglia procul" – "A bit of England far from England" is the guiding motive in this development of the Humber River. As early as 1795, when it was still known as St. John's Creek,¹⁵ it was written of as a place of beauty and picturesque charm. If its diversified view of bluff and valley had been left untouched as a park for the Great Toronto of the future, the City would have been rich in a unique possession. That being impossible, it is the earnest desire of the proprietors that, in conjunction with a noble City Park and Boulevard, the whole

¹² Plummer, p. 3. The Guild released a plan for the City with City Beautiful ideas expressed in landscaping, park systems, grand boulevards and public squares.

¹³ Plummer, p. 5.

¹⁴ Lizars, preface.

¹⁵ This name was given to it for Jean Baptiste Rousseau, who is believed to be the first permanent European settler on the lower Humber River who had a trading post near the mouth of the Humber River as early as 1791.

development of street planning, architecture and construction will combine in a result which will be "A bit of England far from England."¹⁶

The allegiance to England is not simply a manifestation of colonial nostalgia, but reflects the values that the English Arts and Crafts movement developed under the influence of Pugin, Ruskin and Morris and which were inherent in the Home Smith & Co.'s approach. Summarized briefly, the Arts and Crafts proponents rejected the negative aspects of the modern industrial city, and espoused an appreciation of nature, particularly the regional characteristics of place, as well as craftsmanship. Their promotion of a pre-industrial architectural style, which consolidated in the Arts and Crafts style and included references to Tudor and Georgian architecture, was an architectural manifestation of these principals and ideals.

The subdivision plans subscribed to the principles of the English Garden Suburb movement with curvilinear streets following the contours of the land, creating picturesque streetscapes. (*Images 11-12*) Illustrations for proposed Baby Point houses show the architectural style approved by the Home Smith & Co. which featured the English Arts and Crafts with Tudor and, to a lesser extent, Georgian revival styles. (*Image 13*) The pre-industrial Arts and Crafts aesthetic was all pervasive, even echoed in the type face of the Humber Valley Surveys. (*Image 14*)

While inspired by this influential English approach to city planning and architecture, the Humber Valley Survey developments were also informed by the Humber Valley. The illustration of the Old Mill, the incorporation of historic names such as Brule, Baby and Old Mill, grounded the development not only in the local beauty of the topography of the Humber, but also incorporated the first 300 years of its colonial history. The importance of maintaining the integrity of the landscape was clearly stated. "Roads follow the natural contours on easy grades and curves, giving variety and charm to the vistas..."¹⁷ The developers planned to capitalize on the area's natural amenities to enhance opportunities for community and recreation. Noting that the Humber was navigable to the Old Mill, the Old Mill site was planned to become the site of a tea room and club house with adjacent tennis courts, bowling green. Golf clubs were also planned. North of the Old Mill, extending from Bloor Street along the banks of the river would be the Humber Boulevard (now known as Home Smith Park Road). Access to the area was to be improved with new roadways and an electric railway, which followed a route parallel to today's Kingsway and South Kingsway.

The Humber Valley Survey booklet also outlined planning restrictions including the preservation of trees, and building restrictions, which prevented semi-detached houses, specified a minimum size of dwelling, and materials to be used (stone - typically quarried from the Humber River - brick or stucco over block) and required that the building be designed by an architect. All plans and site plans had to be approved by Humber Valley Properties/Home Smith & Co. When Home Smith died in 1935, the development was continued by his partner and life-long friend Godfrey Stanley Pettit (1896-1954).

¹⁶ Humber Valley Surveys, p.2

¹⁷ Op cit. p. 7.

Construction on the east side of the Humber River, including the neighbourhoods of Baby Point, Riverside Drive and Brule Gardens were completed first. These areas had the advantage of having been amalgamated with the City of Toronto with the provision of services was anticipated. By 1935 only 1,200 of the original 3,000 acres had been sold. The development on the west including the Kingsway and Kingsway Park was continued in the Depression years in spite of the economic downturn as a way to provide employment. Esther Heyes noted that over the years [the Humber Valley neighbourhoods] have mellowed, and today, like the English countryside, they possess lasting grace and charm.¹⁸

Baby Point

Baby Point has all of the characteristics of the type of subdivision envisioned by Home Smith. Grand Humber River stone gates, dated 1911, marked the entry to Baby Point Road. (*Image 15*) The layout of the streets curve in relation to the contours of the Baby Point peninsula and provide a picturesque sequence of views. Initially, in the first registered plan for the subdivision of the land, Plan 1582, two areas of open space, Block D and C, were proposed. (*Image 16*) However, in 1922 the revised Plan 2313, subdivided Block D. (*Images 17-18*) At the same time the lots on the north side of Baby Point Road were re-subdivided and 30 lots now occupied the land previously allocated for just 20. The central open green space of Block C, not far from the entrance gates, is reminiscent of a typical English village green and is the location of the Baby Point Clubhouse which was established in 1923.

68 Baby Point Road: Conn Smythe House

Conn Smythe purchased Lot 20, Plan 2313 in July of 1926 from the Humber River Real Estate Company.¹⁹ He commissioned the architect George Roper Gouinlock to design the house which was likely completed in 1927.²⁰ The 1928 City Directories list Smythe as a resident at 58 Baby Point Road.²¹ (*Image 19*) The first available Assessment Rolls after Smythe's purchase of the property are for 1929 and were recorded on October 22 of the previous year.²² They indicate that both he and his wife Irene are living at the property and the values include \$1,875 for the land and \$3,600 for the house.

Goad's Atlas of 1930 also shows the property for the first time and depicts a garage. (*Image 20*) The Goad's plan of the site also indicates space for an extension which was to be built on the west side of the house. Aerial photographs from 1942 indicate that no extension has been built. Although a building permit was issued in 1943,²³ it is not until 1960 that aerial photographs confirm that the extension was complete. (*Images 21-22*)

¹⁸ Heyes, p. 139.

¹⁹ Land Registry Office, Abstract Index to Deeds and Mortgages, Plan 2313, Lot 20, Instrument 193940.

²⁰ The commissioning of Gouinlock is referenced in Smythe with Young, p. 80 and McParland p.309.

²¹ The street numbering changed later that year, as noted in the Assessment Rolls recorded on October 22 1928 and the address became 68 Baby Point.

²² Assessment Roll for the Municipality of the Township of York, Assessment Division No. 4, Book 1, p 113.

²³ Etobicoke Building Records have confirmed that a building permit was issued in 1943 and this date is confirmed by aerial photos.

Smythe owned the house until his death in 1980. Following his death, in 1981 Smythe's executors sold the house to Mary Elizabeth Ivison. In 1986 a building permit was issued for a bay window.²⁴

Conn Smythe

Born in Toronto, Conn (Constantine Falkland Cary) Smythe (1895-1980) is best known for his association with Canadian hockey, as a player, coach, manager and co-owner of the Toronto Maple Leafs²⁵ and with the building of Maple Leaf Gardens, a national historic site, in 1931.²⁶ (*Image 23*) Early in his career Smythe played hockey in the varsity league while studying at the University of Toronto. He went on to coach the Canadian hockey team that won a gold medal at the 1928 Olympics. Smythe became a co-owner of the Toronto St. Patricks hockey team in 1927, rebranded them as the Toronto Maple Leafs and, before he sold the team in 1961, the Maple Leafs had won the Stanley Cup seven times. In 1961-62, he was instrumental in building the Hockey Hall of Fame at the Canadian National Exhibition. He was also responsible for initiating coast to coast radio broadcasts of hockey games, hiring Foster Hewitt and turning Saturday night into 'Hockey Night in Canada.' Smythe was inducted into the Hockey Hall of Fame in 1958 and in 1964 the Conn Smythe Trophy was created and awarded annually for the best player in the Stanley Cup play-offs.

Beyond his career in professional sports, Conn Smythe also served in both World Wars. He fought at Passchendaele, Ypres and Vimy in World War One, was wounded and became a prisoner of war and during World War Two, he was deployed in the Normandy landing and was wounded again which resulted in long-term damage to his spine. Smythe's philanthropy included serving as the Treasurer, Director and Honourary President of the Ontario Society for Crippled Children, as well as fund-raising for the construction of the Ontario Community Centre for the Deaf. After his retirement from hockey he re-discovered his love of horse-racing, winning the Queen's Plate three times and serving as the Director and member of the Executive Committee of the Jockey Club Ltd. He was nominated for, but did not receive, the Order of Canada.

Architect: George R. Gouinlock

George Roper Gouinlock (1896-1979) was the son of the renowned architect George Wallace Gouinlock. Like his client, Conn Smythe, who was born a year earlier, Gouinlock attended the University of Toronto (Department of Architecture), and fought and was wounded in World War One. Gouinlock apprenticed with well-known Toronto firms including Darling & Pearson and Sproatt & Rolph before completing his architectural studies in 1921. He went into partnership with Henry J. Burden (1893-1960) but by 1927 was practicing on his own. He was well-known for working in

²⁴ The 1986 permit describes a bay window

²⁵ When he purchased the team it was known as the St. Pats and he changed the name to the Toronto Maple Leafs. This was a patriotic move, shared by the new directors of the Leafs who had a common military background: "The Maple Leaf, to us, was the badge of courage, the badge that meant home." Smythe, in McParland, p. 80.

²⁶ Maple Leaf Gardens, is included on the City's Heritage Register, is designated under Part IV of the Ontario Heritage Act

Georgian and Tudor revival styles and his projects included commercial buildings, schools and churches, hotels and large private residences. The house he designed for Conn Smythe is an example of his Tudor Revival style residences.

In 1935 Gouinlock formed a new partnership, Allward & Gouinlock, with Hugh L. Allward (1899-1971). Together they designed several award winning projects, including the renowned modernist Mechanical and Engineering Building at the University of Toronto (1948).²⁷ In 1961, Conn Smyth commissioned the firm to design the Hockey Hall of Fame at the Canadian National Exhibition.²⁸

Baby Point-Teiaiagon Archaeologically Sensitive Area

Baby Point was first recorded as a site of archaeological interest in 1888 by David Boyle, who found artifacts from the Middle Archaic period, including iron tomahawks, stone implements as well as objects from the 17th century Seneca village of Teiaiagon. When Baby Point was being developed as a residential subdivision in the 1920s and 1930s, the excavations required for the new homes unearthed further artefacts, recorded by Percy Robinson in 1933. For example, in 1924, eight tomahawks arranged in a circle were uncovered.²⁹ In 1971, three archaeological sites in the Baby Point subdivision were registered within the Ontario Archaeological Site Database.³⁰ In 1999, a burial place including the remains of a Seneca woman and several artefacts were discovered at 49 Baby Point Road. In 2003 Baby Point was identified as an Archaeologically Sensitive Area (ASA) in the City of Toronto's Archaeological Management Plan. An ASA represents a large, archaeological site or combination of sites that is of heightened concern from a planning and soil disturbance perspective.

In 2015, City Council prioritized the Baby Point neighbourhood for study in 2016 as a potential Heritage Conservation District under Part V of the Ontario Heritage Act

iii. ARCHITECTURAL DESCRIPTION

The Conn Smythe House is a well-crafted representative of the primary characteristic style³¹ of the Baby Point neighbourhood as it is derived from English architecture combining the Arts and Crafts Movement with elements from the Tudor Revival style. (*Image 24*) "The houses of the Arts and Crafts Movement were wonderfully informal and unpretentious...low to the ground, asymmetrical, with steeply pitched roofs. Often these houses were covered in stucco. Their surfaces were plain in the extreme, ornamented only with banks of casement windows."³² Two further characteristics of the Arts and

²⁷ Hill, entry for Allward.

²⁸ McParland, p. 309.

²⁹ Heyes, p. 7

³⁰ ASI, p. 4.

³¹ The Georgian Revival Style is also represented in the neighbourhood but is not typical of the Humber Valley Surveys properties.

³² Maitland, p. 165

Crafts style are that most elements and details are typically reflective of functional rather than formal concerns. For example, the size of windows reflect the type of internal space, the great overhangs and flared eaves of the roof are extended to shed water, stone trim is to protect foundations and corners, and the decorative console brackets support the oriel windows. While functionally derived, these elements were designed to elicit a delightful aesthetic effect. The Arts and Crafts feature that characterizes houses in Baby Point, the Kingsway and those typically built in Home Smith & Co. developments, is the use of regional materials. Humber River stone is featured in foundations and trim, in paths and garden walls which gives a unifying character to the neighbourhood and a sense of connection with the inherent natural qualities of the site.

The Tudor Revival style features include mock half-timbering, leaded glass, bay and oriel windows, prominent gables, steeply pitched and irregular rooflines and a generally picturesque asymmetrical massing. ..It "draws its inspiration from the rural vernacular architecture of Tudor England. The nineteenth century English Arts and Crafts Movement had greatly admired the pre-industrial, medieval crafts... and based some of their domestic designs on medieval pre-cursors. This movement found supporters in North America, where nostalgia for the past and an admiration of things British fostered the transatlantic development of this revival.³³ This summarizes the essence and qualities of the architecture promoted by the developments of Robert Home Smith, "the little bit of England far from England" that is still evident in Baby Point and across the Humber River in the Kingsway neighbourhood.

In its massing materials and details the Conn Smyth House presents the essence of the Arts and Crafts Movement architecture with Tudor Revival elements. (*Image 25*) The house is two-and-a-half stories with a steep gable roof, a chimney at the west end and a hipped roof on the rear half of the house facing north. Its principal, south elevation features a shed dormer in the centre and a lower cross-gable roof over the projecting bay at the east end of the south elevation. This bay features an octagonal bay window at the ground floor with an orthogonal jetty projecting above. (*Image 26*) With the half timbering featuring Gothic quatrefoils, a decorative band over the second floor window and the flared barge board with a dropped pendant at the apex of the gable, this bay contributes a strong Tudor Revival accent to the house. The house is primarily clad in stucco with a base of rough hewn stone blocks in a random orthogonal pattern that extends around the door and ground floor window openings.³⁴ The casement windows with their taller bottom sash, smaller upper transoms and leaded glazing are characteristic Tudor Revival features favoured by the Arts and Crafts Movement. To the west end of the south façade are oriel windows framed in wood and supported on elegantly curved scroll brackets. (*Images 27-28*) The grouping of the windows in pairs, triplets, quadruplets or quintuplets is part of the informal quality of the Arts and Crafts where the size and number of openings is an indication of internal function. Rafters, a functional element, are prominent features below the eaves adding to the interest, variety and rhythms of the elevation.

³³ Op. cit., p 156.

³⁴ The extension at the west has stone trim on the windows but no stone base

At the front entrance, the rustic river stone base of the walls meets a smooth, stone surround with a flattened Tudor arch and a richly carved roll moulding that frames the door. (*Image 29*) The door is characteristic of the Tudor Revival with its wood panelling, leaded glass window and elaborate wrought iron hinge straps and door handle. The seamed metal canopy, supported on chamfered brackets over the door, with a high pitch and bell-cast curve, adds a French element to the south elevation.

The east (side) elevation carries over some elements from the front, including the flared bargeboard and a belt course that runs between the first and second floor. A stone pier for the wrought iron gate has been built against the east wall. (*Image 25*) On the whole the elements of the side elevation have a much simpler treatment. The west (side) elevation represents a later addition that cannot be viewed from the street. The rear (north) elevation facing the garden, shows substantial alterations and additions. (*Image 30*) Neither the west or the north elevation, nor the garage at the rear of the property, are identified as heritage features.

iv. CONTEXT

The property at 68 Baby Point Road is shown on the location map attached as Image 1. Situated on the north side of the road, the Conn Smythe house is located in the Baby Point subdivision which is entered through the gates at Jane Street to the east. The layout of the streets and lots of this section of Baby Point, to the west of Humbercrest Boulevard, responds to the topography of the peninsula which is a high plateau, surrounded to the north, west and south by a steep fall in the land that descends to the Humber River Valley below. Following the contours of the plateau, Baby Point Road and Crescent are undulating routes that create a variety of viewpoints along their routes. This response to and preservation of the character of the landscape is a fundamental feature of the Humber Valley Surveys development.

As indicated in the artist's sketch for houses near the Baby Point gates mature trees, lawns and plantings were essential to contributing to and maintaining the natural quality of the area. One of the earliest residents of Old Mill Road, Mrs Harry Jacob recalled that Home Smith had a "special love for trees and would allow as few as possible to be destroyed. After the first world war, when many fine homes were being built, he established two nurseries where homeowners were privileged to help themselves to quantities of plants, shrubs and young trees to beautify their grounds."³⁵

The houses approved by Home Smith & Co., in their allegiance to an equally picturesque architecture, featured steeply pitched roofs with cross gables, dormers and prominent chimneys, bay windows and casements with leaded glass and complementary materials of stone, stucco, brick and wood. These elements contribute to a complementary and seamless whole unified by topography, street layout, landscaping and architecture.

³⁵ Heyes, p. 141.

The Smythe House sits on a lot whose front edge follows the curve of the road, which is purposefully not parallel to the principal elevation so that each house can be viewed from two sides to accentuate the complexity of their massing and enhance the experience of driving down the street. The house immediately west sits closer to the street so that its side elevation of river stone, leaded glass windows and tile roofs is a feature of the view creating a varied but unified focal point. Together with the open space of the Baby Point Club house immediately opposite the Smythe house, the setting for the Smythe house is typical of the picturesque characteristics of the Humber Valley Surveys. The Smythe house, in turn, is an important contributor to this context.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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

Well-Crafted Example of a Style and Type: The Conn Smythe house is valued for its design as a fine and well-crafted representative example of the Arts and Crafts style combining Tudor Revival style elements typical of the houses in the residential enclaves developed by the Humber Valley Surveys along the Humber River. The representative elements of the Arts and Crafts are presented in the materials, especially stucco and river stone, the leaded glass casement windows and by the informal and asymmetrical composition of these elements and the building massing. The Tudor Revival is displayed in the half timbering, the composition of the projecting gable-roofed bay and by the main entrance featuring a stone archway with a flattened pointed arch, the heavy panelling of the door and the prominent wrought iron strapping of its hinges and door handle.

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	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

A person significant to a community: The property has cultural heritage value for its association with its first owner Conn Smythe, who commissioned the house in 1926 and lived in it until his death in 1980. Smythe is famous for his co-ownership and founding of the Toronto Maple Leafs hockey team, initiating the construction of Maple Leaf Gardens (1931), the Hockey Hall of Fame (1961-62) and Hockey Night in Canada radio broadcasts. He served in both World Wars, was wounded and was also a prisoner of war. He was devoted to promoting the causes of the Ontario Society of Crippled Children and the Ontario Community Centre for the Deaf. The property has historical value as being a part of Baby Point one of the subdivisions planned by the Humber Valley Surveys initiated by the developer Robert Home Smith and the Home Smith & Company along the Humber Valley in 1911.

Has the potential to yield, information that contributes to an understanding of a community or culture: Situated on the Baby Point peninsula the property is also historically linked to pre-contact Aboriginal use of the site as a stopping and trading point on the Toronto Passage, to the 17th century Aboriginal Village of Teiaiagon, and subsequent French trading posts and European settlement in the early 19th century by Jacques Baby.

Reflects the work or ideas of an architect: The house is valued for its association with the Toronto architect George R. Gouinlock, whom Smythe commissioned to design his house and who was well-known in the 1920s for his work in the Tudor Revival style. In 1961 Smythe commissioned Allward & Gouinlock, to design the Hockey Hall of Fame at the Canadian National Exhibition.

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

Character: The property at 68 Baby Point Road also has cultural heritage value related to its contextual importance in maintaining and supporting the picturesque garden suburb character of the Baby Point neighbourhood. Its massing, form and set back along with its informal architectural style and details including stucco and river stone, leaded casement windows and Tudor elements are important to contributors to this character.

Visually and historically linked to its surroundings: As one of the original houses built to meet the planning guidelines of the Humber Valley Surveys, the house is valued for its visual and historic link to its surroundings.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 68 Baby Point Road has design, associative and contextual values. The property at 68 Baby Point Road has design, associative and contextual values.

Its design value is evident as a fine representative example of the Arts and Crafts Movement-Tudor Revival Style house that typifies the architecture of the Humber Valley Surveys development.

It has significant associative value with Conn Smythe, who owned the property between 1926 and 1980. Smythe was a Hockey Hall of Fame member, the coach of Canada's gold-medal Olympic hockey team in 1928, the co-owner and founder of the Toronto Maple Leafs, the man who initiated the building of Maple Leaf Gardens, the Hockey Hall of Fame (1961-2) and Hockey Night in Canada radio broadcasts. The property is also valued for its association with the Toronto architect George Roper Gouinlock, who was commissioned by Smythe to design the house and later, with his partner Hugh Allward, the Hockey Hall of Fame.

The property is also associated with the significant pre-contact history of the Humber River Valley, the Aboriginal Toronto Carrying Place route and with the 17th century Seneca Village of Teiaiagon. The Baby Point neighbourhood has been identified as an Archaeologically Sensitive Area in the City's Archaeological Management Plan. The entire Baby Point Subdivision west of Humbercrest Boulevard is a registered Archaeological Site known as AjGu-7 and includes two additional registered sites, AjGu-6 and AjGu-40.

Contextually the property contributes to the English Garden suburb character of the Baby Point neighbourhood, one in a sequence of neighbourhoods, known as the Humber Valley Surveys planned by Home Smith & Company in 1911 and important in its conservation of the natural beauty of the Humber Valley landscape.

5. SOURCES

Primary Sources

Assessment Rolls, Etobicoke Township, Division No. 4, Book 1, 1929

(Morgan as below)

City of Toronto Directories *(Morgan as below)*

City of Toronto Archives: Photographs, Aerial Photographs and Humber Valley Surveys Plans

Corporation of the City of Etobicoke By-Law 83-109 (Old Mill)

Etobicoke Building Records

Land Registry Office, Abstract Index to Deeds and Mortgages, Plan 2313, Lot 20

(Morgan as below)

Miles & Co. Historical Atlas of the City of Toronto and County of York, 1878

Secondary Sources

Archaeological Services Inc. *City of Toronto Archaeological Mater Plan Background Research Report: The Archaeology and History of Teiaiagon, Baby Point, City of Toronto*. 2005.

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Entry for Burden, Henry John <http://www.dictionaryofarchitectsincanada.org/node/1244>

Entry for Gouinlock, George Roper <http://www.dictionaryofarchitectsincanada.org/node/745>

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Lizars, Kathleen Macfarlane. *The Valley of the Humber 1615-1913*. 1913

Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992

MacPhail, Milt. "Smythe tough at track too: 'He absolutely hated to lose.'" *Toronto Star*, 19 November, 1980, p. D1.

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Plummer, Kevin. *Historicist: A Monument to His Dreams*. May 8, 2010.

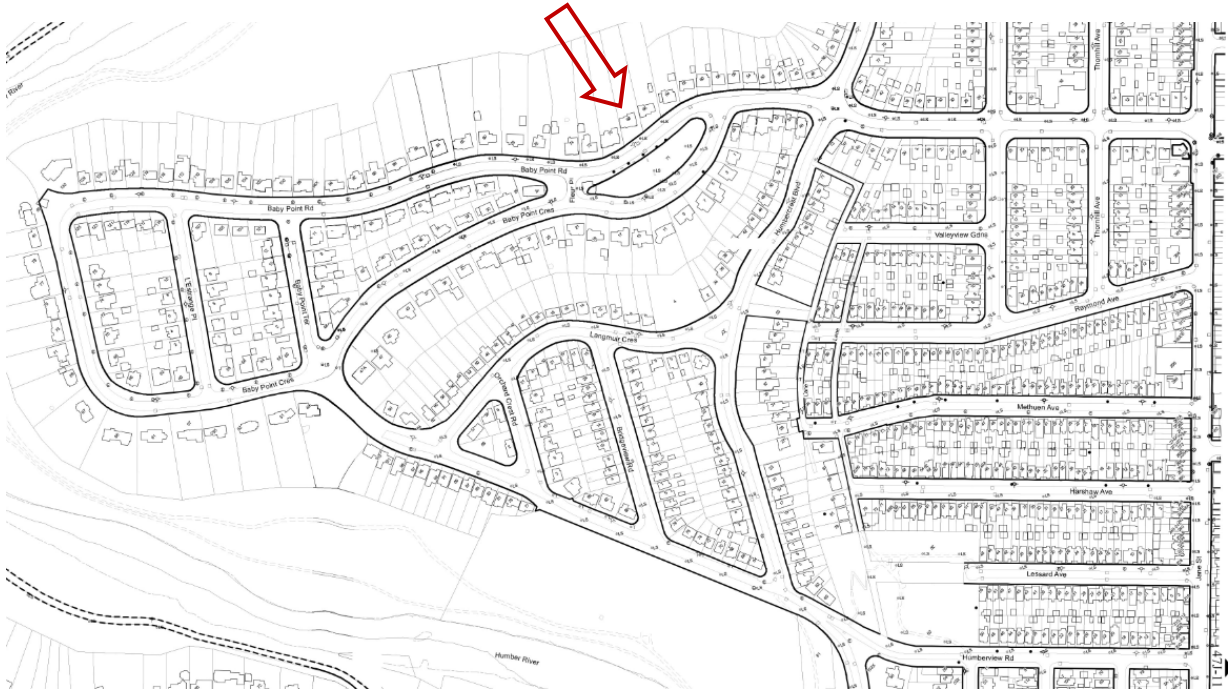
http://torontoist.com/2010/05/historicist_a_monument_to_his_dreams/

Slaughter, Pamela M. and Robert D. Galway. *Baby Point: the Place Where We Live*. 2013.

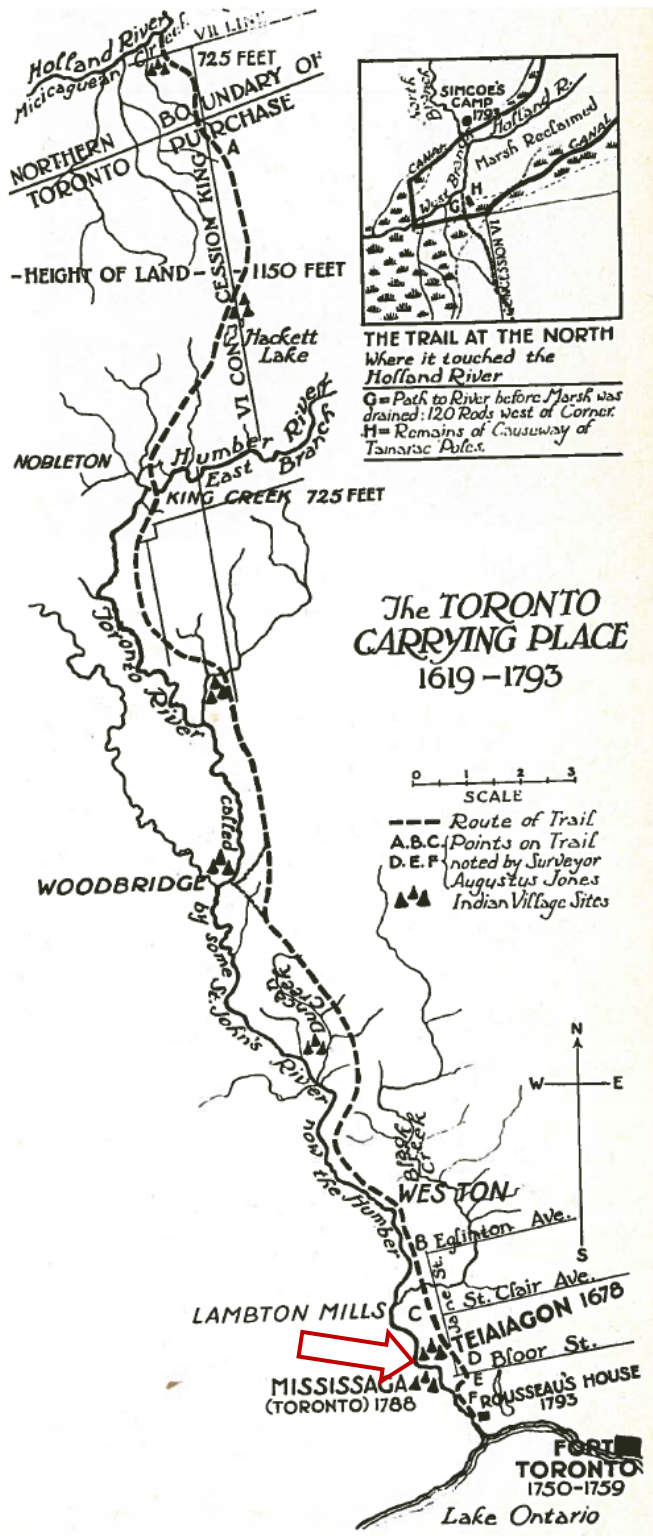
Smythe, Conn with Scott Young. *If You Can't Beat 'Em in the Alley: the Memoirs of the Late Conn Smythe*. 1981.

Williamson, Ronald F. *Toronto: A Short Illustrated History of Its First 12,000 Years*. 2008

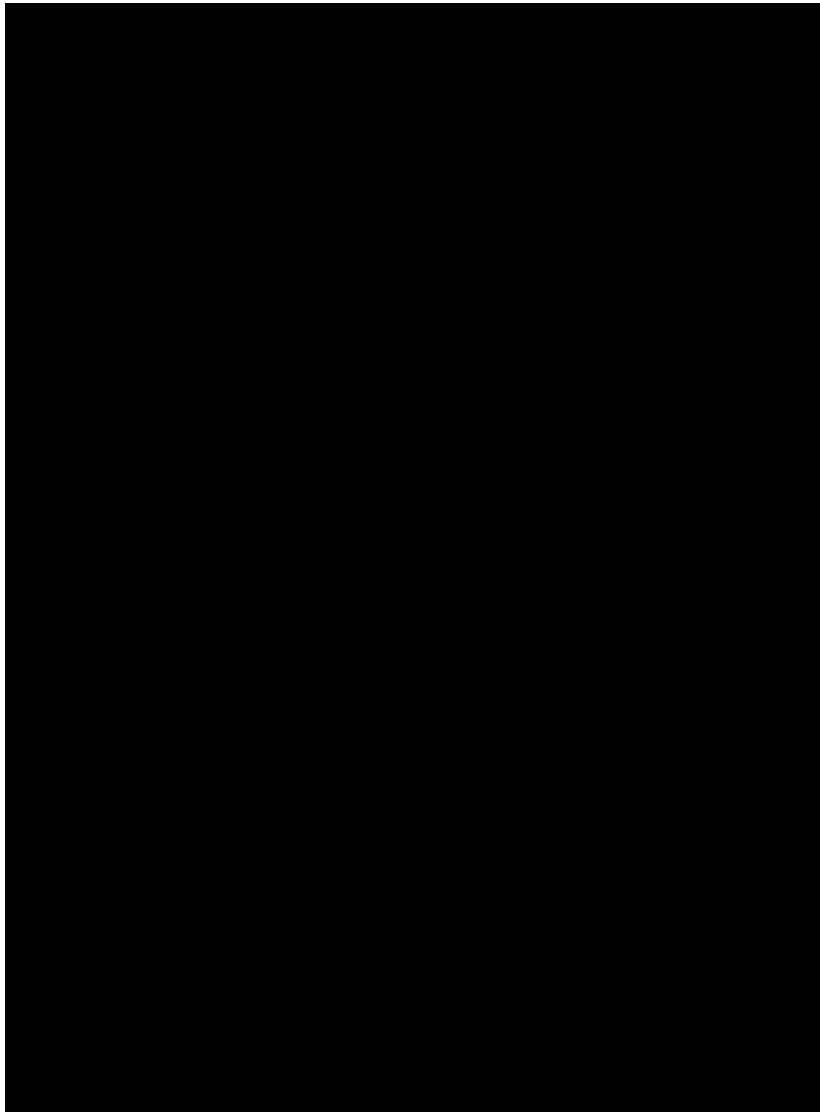
IMAGES: The **arrows** mark the location of the property at 68 Baby Point Road. Please note: all maps are oriented with north at the top, unless otherwise indicated



1. City of Toronto Property Data Map: the subject property at 68 Baby Point Road is marked on the north side of Baby Point Road, west of Humbercrest Boulevard



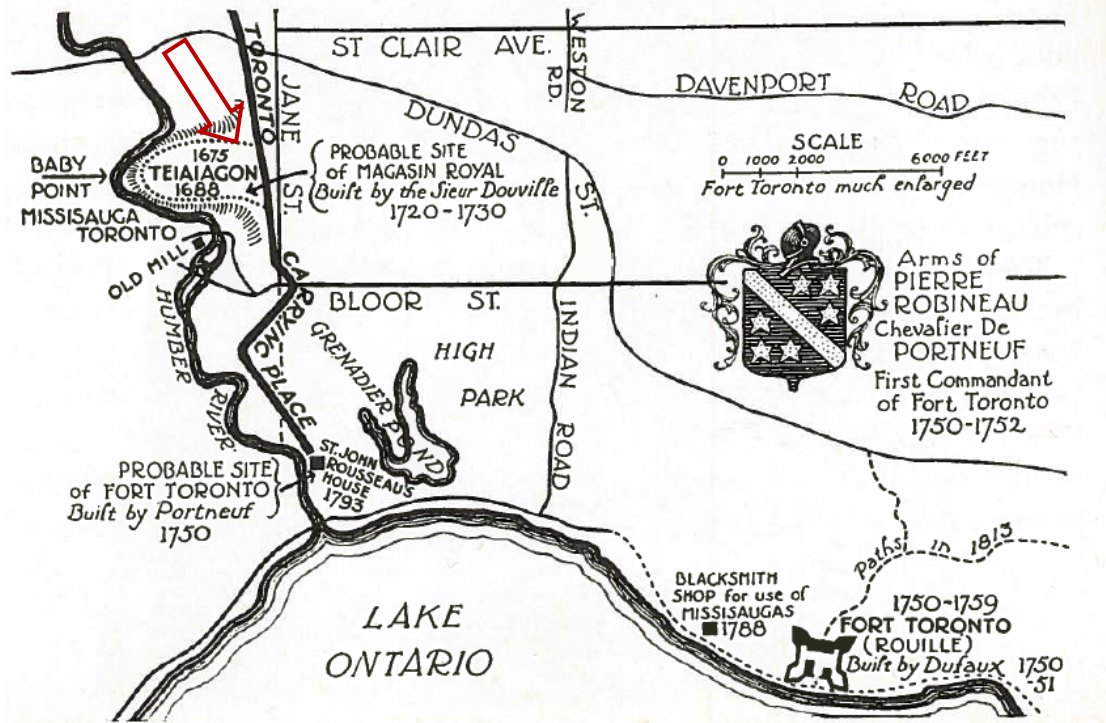
2. Toronto Carrying Place Trail: showing the main route of the Trail along the Humber River Valley with the Village of Teiaiagon and the future location of Baby Point. (Arthur, p. 3)



3. Moose Antler Comb: found at the site of Teiaiagon and likely worn by a Seneca person. The comb features a "panther with a rattlesnake tail, possibly representing *Mishipizheu*, the chief Manitou of the underwater realm. The panther morphs into a bear, another powerful symbol with associations of medicine and resurrection and transition in death from one world to another. The bear morphs into a human figure sitting astride the panther. There are linear, circular and geometric designs... The carved, morphing figures together with the etched lines, form a powerful object of adornment representing the ideology of the Seneca and other 17th century Aboriginal groups. It is replete with references to medicine, either for healing or malevolent purposes, shape shifting and transformations and possible journeys and transitions from one world to another." (*Williamson, p.52*)



4. Map of archaeological sites showing the Teiaiaagon/Baby Point Archaeologically Sensitive Area (ASA) (ASI, 2005, n. p.)

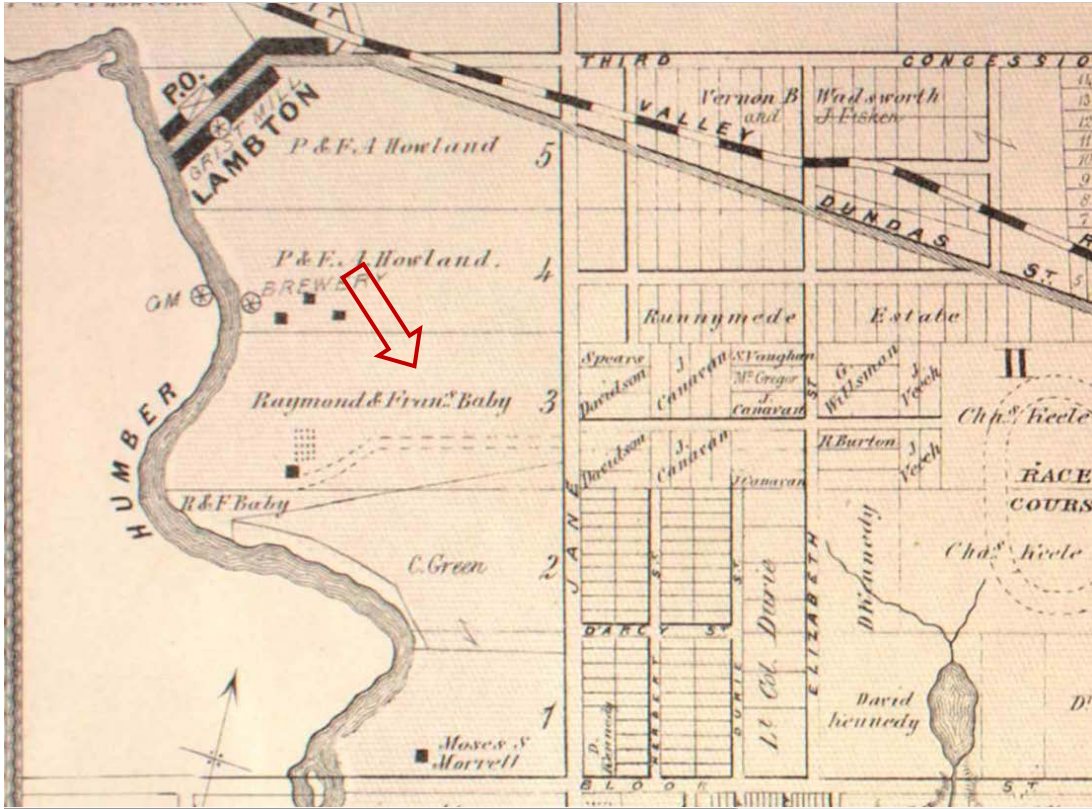


5. Map of Historic Sites on the Humber River: showing Teiaiagon/Baby Point, the Old Mill, the probable site of the Magasin Royal. The arrow shows the approximate location of 68 Baby Point Road (Arthur, p. 6)



THE LAND THAT WAS CALLED THE GARDEN OF EDEN.

6. Photograph, c. 1913, of the Humber River: showing the Old Mill (1848) and the bridge, looking south-west possibly from Baby Point (Macfarlane Lizars, p. 76)



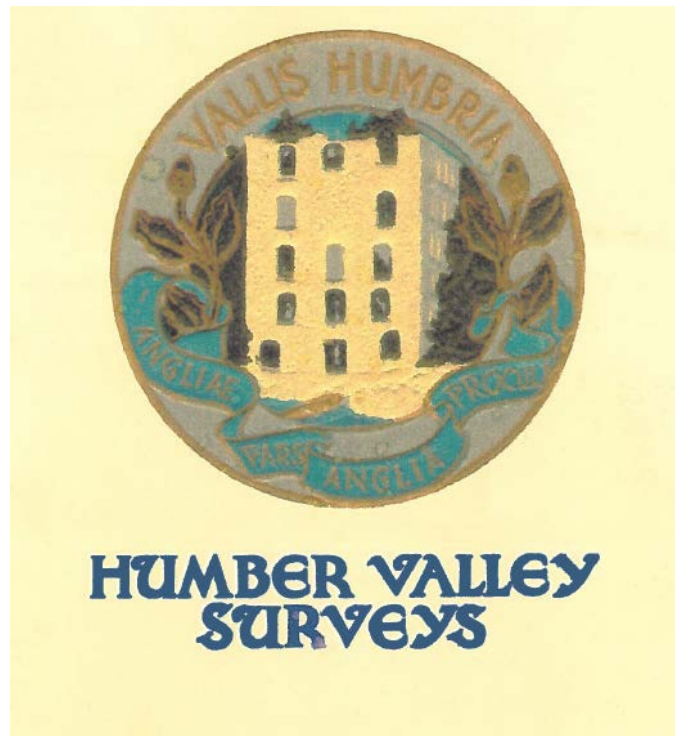
7. Miles & Co. *Illustrated Atlas of the County of York, South West Part of York, 1878* : showing the Baby Estate, with a house and orchard accessed from Jane Street (Ng.)



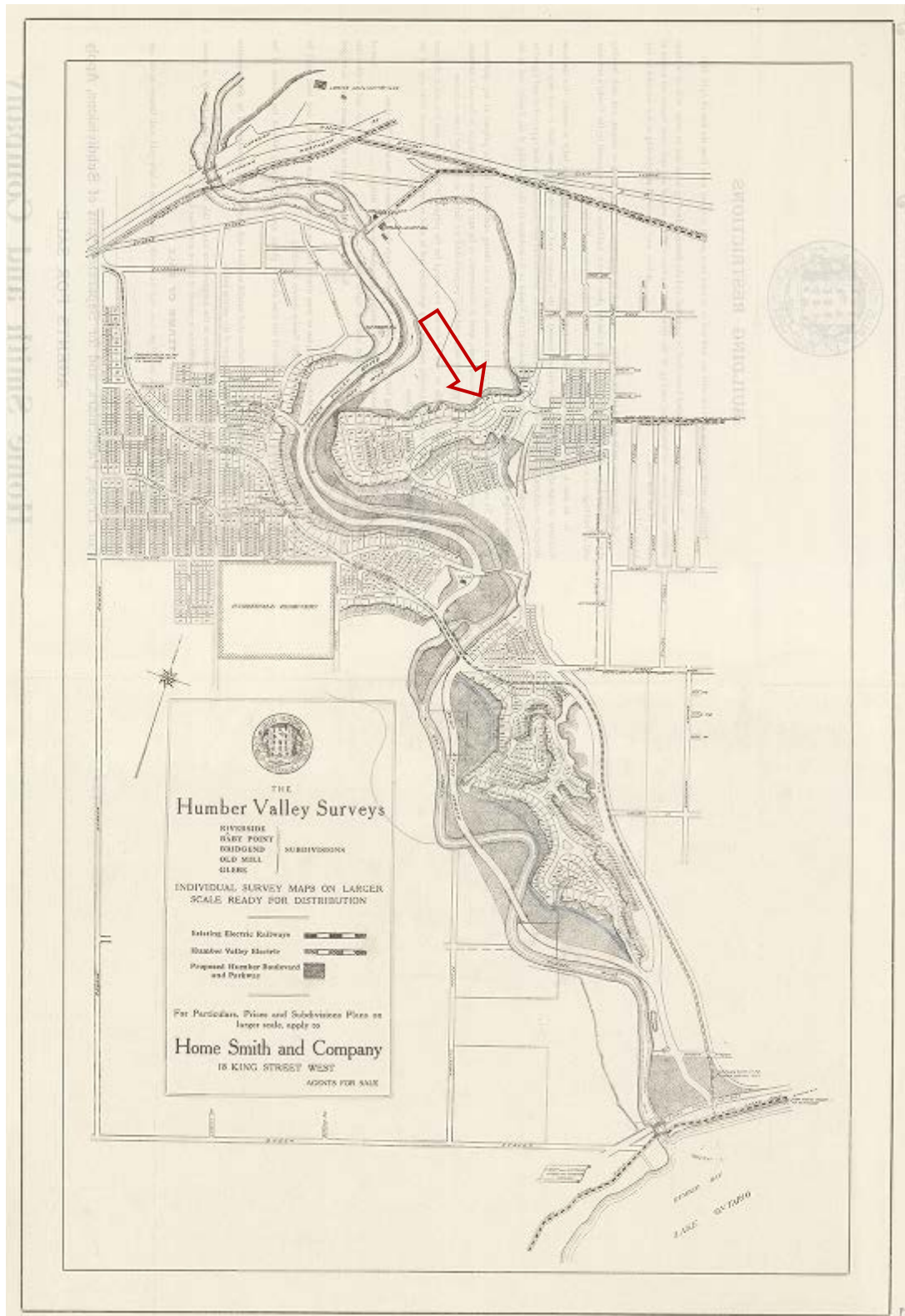
8. Robert Home Smith, 1932. (*Swansea Historical Society, p. vi*)



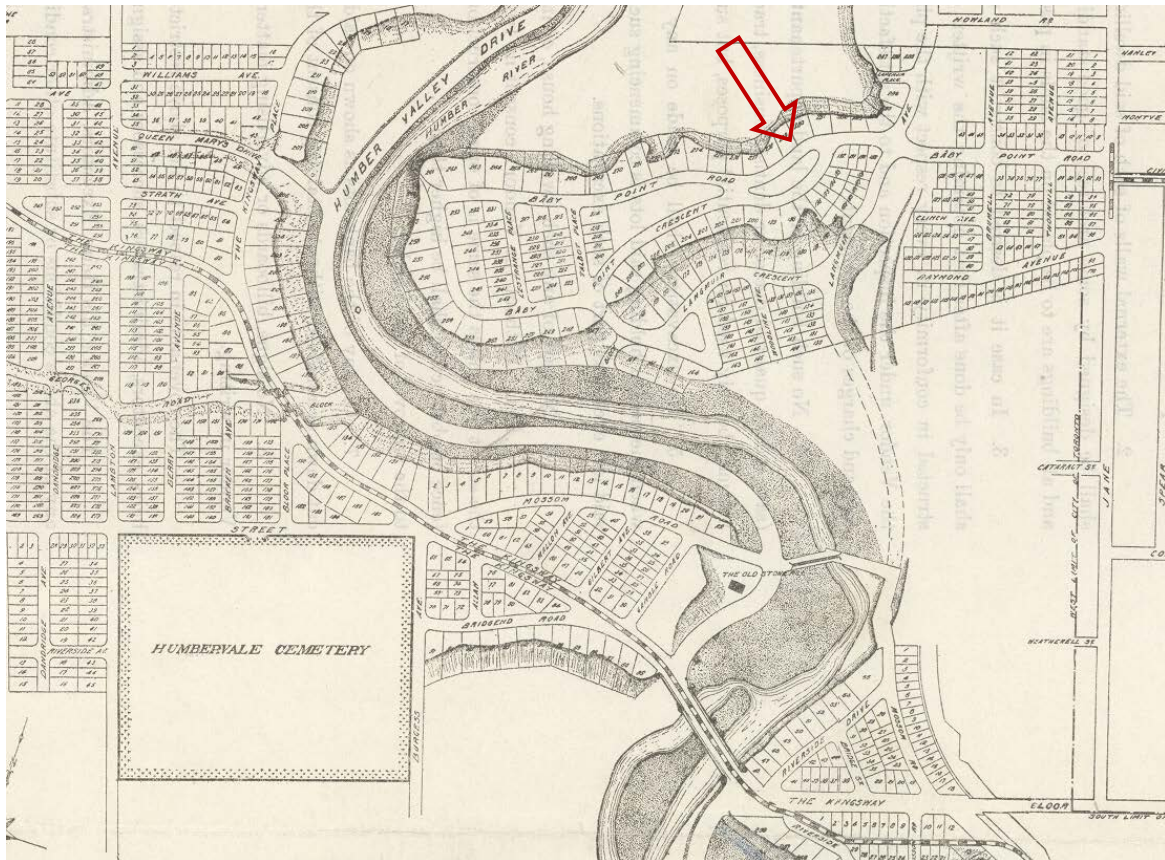
9. Humber Drive from Baby Point, September 19, 1923: showing the Humber River and the grand riverside boulevard planned by R. Home Smith and now known as Home Smith Park Road (*City of Toronto Archives, (CTA), Fonds 1231, Item 1650, James Salmon fonds*)



10. Cover Illustration for Humber Valley Surveys, 1911: showing the Old Mill and the Latin words "Vallis Humbria, Angliae par Anglia procul" – "a bit of England far from England" (*Swansea Historical Society Reprint, 1999*)



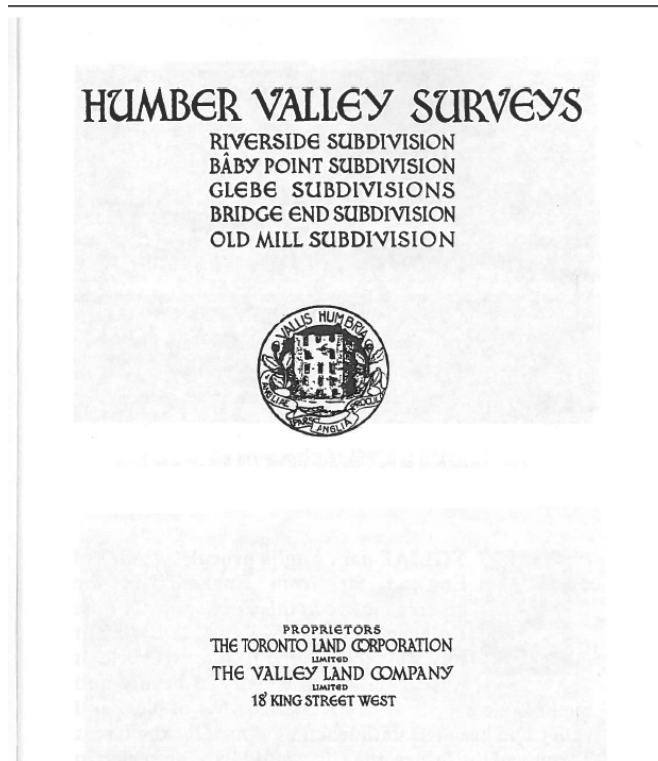
11. Home Smith & Company, Humber Valley Surveys, 1914: showing the extent of the plans for 3,000 acres stretching from just north of the Queensway to St. Clair. The plans included a proposed electric railway (Dashed line) and the Humber Parkway (today's Kingsway and South Kingsway) (CTA, Fonds200, Series 724)



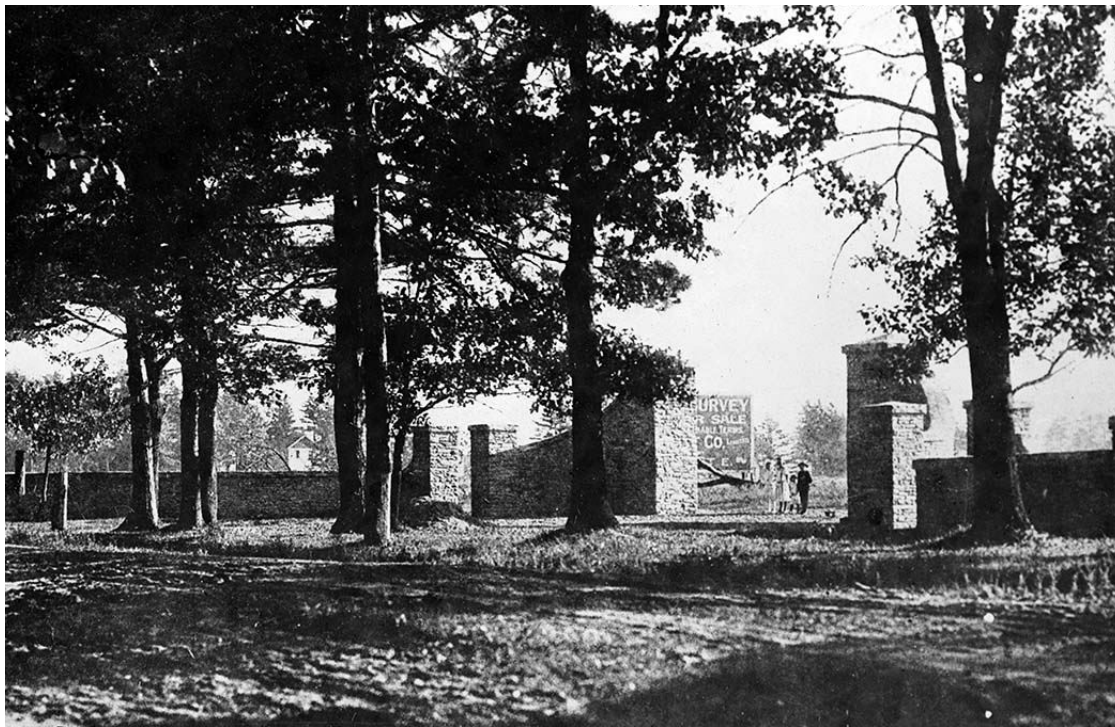
12. Home Smith & Company, Humber Valley Surveys, 1914 (detail): showing the streets and lots in detail, the relationship of the street layout and lot surveys to the Humber Valley landscape, the Humber Valley Drive – a grand boulevard which ran adjacent to the river as well as the "old stone mill" which would have adjacent tea rooms. (CTA)



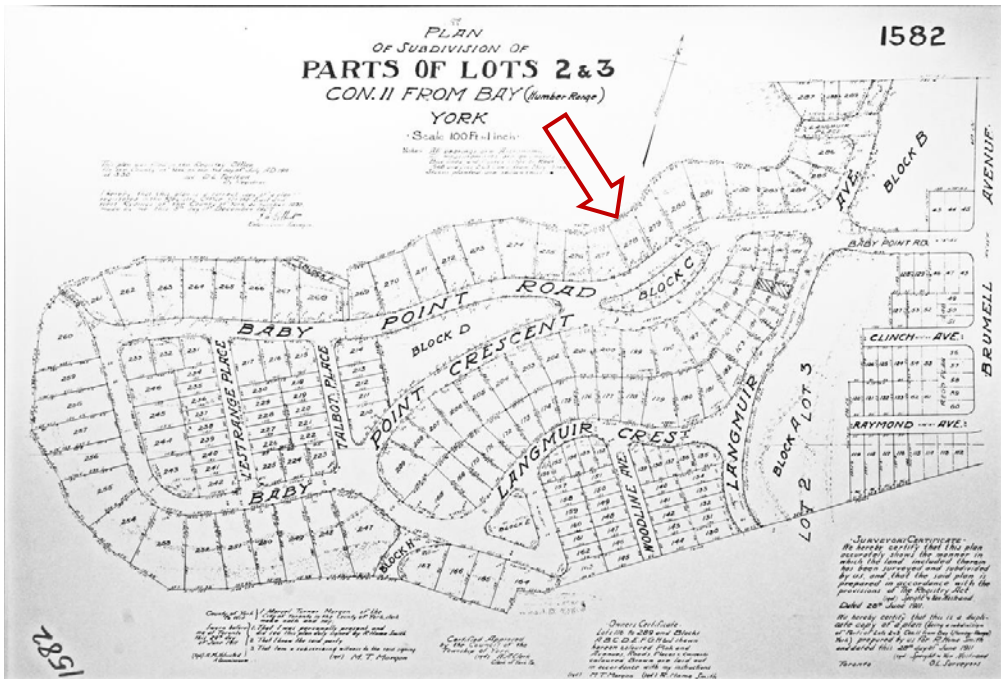
13. Artist's Sketch of Proposed Baby Point Development: showing the picturesque and English character with the essential elements of stone, half-timbering, stucco, steeply pitched roofs with cross gables and leaded casement windows set in a lushly planted landscape with mature trees, lawns and planting (Slaughter and Galway, p. 70)



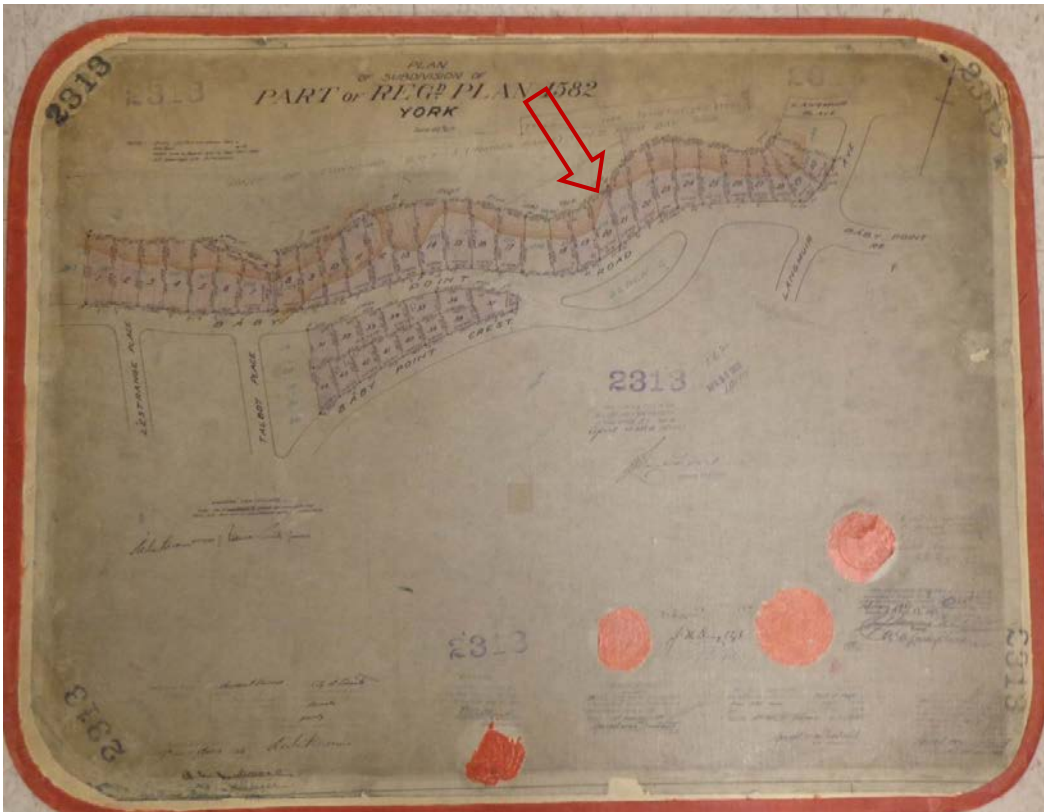
14. Humber Valley Surveys, 1911: showing the pervasive influence of the Arts and Crafts Movement. (*Swansea Historical Society Reprint, 1999*)



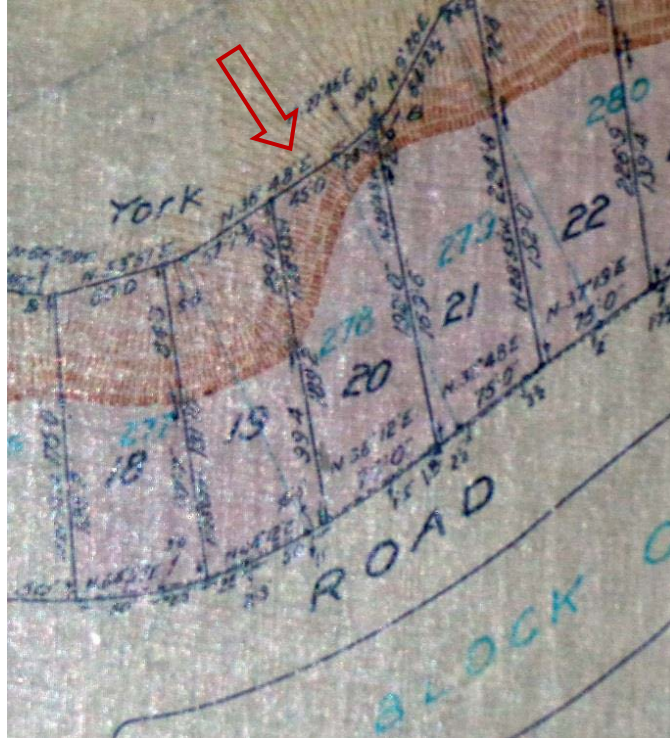
15. 1912 Photograph of Baby Point Gate, 1911: showing a sign indicating the survey and lots for sale (*CTA, Fonds 1231, Item 0168, James Salmon Collection*)



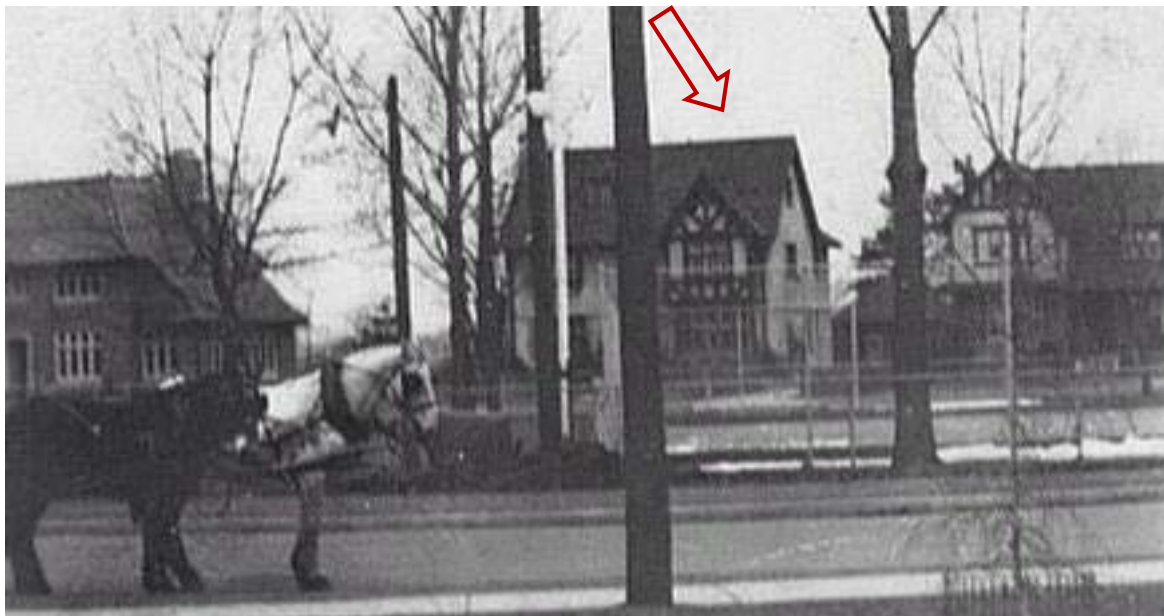
16. Survey for Lot 1582, 1911: showing the original survey with Block D allocated as open space (Morgan, p. 21)



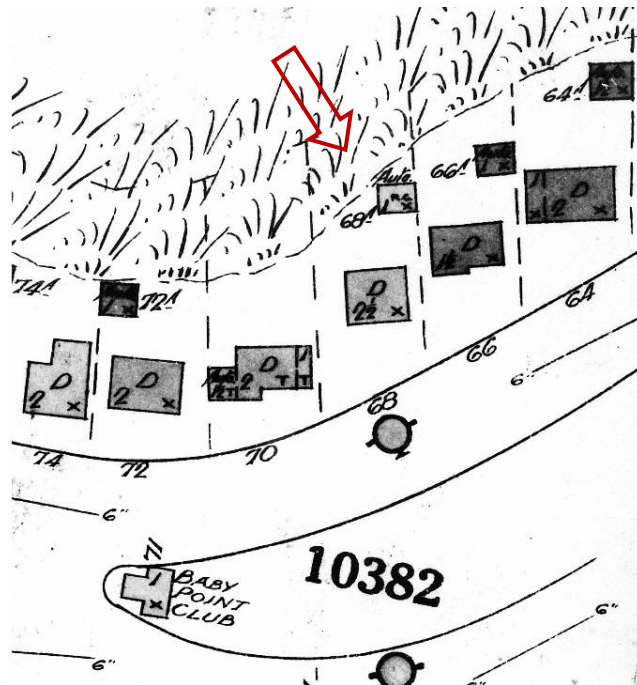
17. Plan 2313, 1922: Showing the new subdivision of the north side of Baby Point Road with 10 extra lots and Block D being subdivided for sale. (Morgan, p. 22)



18. Detail of Plan 2313: showing the new Lot 20, with the old wider lot 278, in blue beneath. Note the representation of the contours of the falling valley slope on the plan (*Morgan, p. 22*)



19. Conn Smythe House, 68 Baby Point Road: showing the house before the 1943 addition at the west side and the context of the neighbourhood with the adjacent houses combining similar architectural features and materials providing variety and unity. (*Baby Point Foundation*)



20. Goads Fire Insurance Atlas, 1930 (detail): showing the Smythe house complete at 68 Baby Point Road with a garage at the rear of the property. The extension on the west side has not yet been completed. (*Morgan, p. 24*)



21. Aerial Photos of the Valley Lands, 1942: showing 68 Baby Point without the west extension, (*CTA, File 12, Sheet 2*)



22. Aerial Photographs of the Metropolitan Toronto Area, 1960: showing the west extension completed. (CTA, Sheet 75)



23. Conn Smythe with the Stanley Cup (McParland, no date, cover image)



24. 68 Baby Point Road: showing the south elevation (*Morgan, 2016*)



25. 68 Baby Point Road: showing the corner of the south and east elevations with the stone gate posts (*HPS, 2016*)



26. South Elevation, East Bay: showing the projecting octagonal ground floor bay window, with the second floor jetty with the half timbering and quatrefoil motifs and drop pendant in the apex of the gable (*Morgan, 2016*)



27. South elevation, oriel window (*Morgan, 2016*)



28. South elevation, oriel window detail of the west extension. The newer window maintains the details including the scroll brackets, the tripartite division and the leaded glass, but has omitted the horizontal division with upper transoms (*HPS, 2016*)



29. Front Entrance, South Elevation: showing the panelled wood door with the leaded lights, elaborate strap hinges and door handle with a moulded stone surround with a flattened pointed arch and adjacent rough-hewn river stone foundation (*Morgan, 2016*)



30. 68 Baby Point Road, North Elevation: showing the original hipped roof house on the left with later additions and alterations. The eaves of the original garage is just visible at the right. (Real Estate Listing - <http://www.paulnusca.com/listings/68-baby-point-road/>)



31. Photograph looking east along Baby Point: showing 70 Baby Point, the gable of 68 Baby Point just visible through the trees beyond and on the right, the open green space of the Baby Point Club House (HPS 2016)



32. Photograph looking south across the Baby Point Club House green: showing the houses on the south, on Baby Point Crescent, with their consistent massing, materials and fenestration (HPS 2016)



33. Photograph of Houses on Baby Point Crescent facing the green open space: showing the variety and consistency of the streetscape (HPS 2016)



34. Photograph of House at the end of Block D between Baby Point Road and Baby Point Crescent. Showing an example of the typical architecture and landscape of Baby Point (HPS 2016)