

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



JOHN HARKINS HOUSE
201 CRAWFORD STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2016

1. DESCRIPTION



Above: undated archival photograph showing the John Harkins House (Harkins Family Records, www.ancestry.ca); cover: current photograph of the principal (west) elevation of the property at 201 Crawford Street (Heritage Preservation Services, 2006)

201 Crawford Street: John Harkins House	
ADDRESS	201 Crawford Street (east side, south of Dundas Street West)
WARD	Ward 19 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 399, Block C, part Lots 5 and 6
NEIGHBOURHOOD/COMMUNITY	Trinity-Bellwoods
HISTORICAL NAME	John Harkins House
CONSTRUCTION DATE	1907
ORIGINAL OWNER	John A. Harkins, business manager
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	See Section 2 * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	R. J. Edwards, architect
DESIGN/CONSTRUCTION	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Period Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2016

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 201 Crawford Street, 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
1883 Feb	The Ontario Industrial Loan and Investment Company registers Plan 399 on part of Park Lot 23
1906 Aug	The subject property (parts of Lots 5 and 6) remains vacant according to the tax assessment rolls
1907 May	John A. Harkins is issued building permit #7588 for a detached house on the east side of Crawford Street, with R. J. Edwards identified as the architect
1907 Sept	When the assessment roll is compiled, Harkins owns an unfinished house on the subject property
1908 Sept	The next year, Harkins occupies the property where the house is the most highly valued in the block according to the assessment roll ¹
1912	Harkin's house is illustrated on the update to Goad's Atlas
1925	The city directory for 1926 (with information dating to the previous year) records John A. Harkins at 201 Crawford Street, along with his son, Dr. Edward B. Harkins
1928	The John Harkins House is divided into five apartment units, according to the City Directory published in 1929 (with information accurate to 1928)
1937 Mar	Harkins and his wife, Elizabeth, convey the property at 201 Crawford Street to their son, John M. Harkins
1944 Dec	John A. Harkins is killed in a car accident on Crawford Street
1945 Jan	John M. Harkins sells the property at 201 Crawford Street
1976 June	The property at 201 Crawford Street is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)

ii. HISTORICAL BACKGROUND

Trinity-Bellwoods Neighbourhood

Following the founding of York (Toronto) in 1793, the areas east and west of the townsite were reserved for government and military uses, respectively. Directly north, the land between present-day Queen and Bloor Streets from the Don River (east) to the Humber River (west) was subdivided into 100-acre allotments known as Park Lots, which were granted to associates of the provincial government for country estates (Image 2). One of the tracts near present-day Bathurst Street (Park Lot 22) was the location by 1819 of "Gore Vale," which was described as the only brick building west of the Town of York at that time. In 1850, the southerly part of the Gore Vale estate was acquired as the

¹ Harkins's detached house is valued at \$4200 for assessment purposes, double and triple the values for the neighbouring dwellings along the street

location of Trinity College, the institution with ties to the Church of England that was founded for the post-secondary education of male students. Outlined on the map attached as Image 3, Trinity College opened in a pastoral and isolated setting beyond the west outreaches of the city where its closest neighbour was the Provincial Lunatic Asylum (1850) on the former Military Reserve lands south of Queen Street West. After the college affiliated with the non-denominational University of Toronto (1904) and moved to a new campus on Harbord Street (1925), its Queen Street property was acquired by the City of Toronto. With the demolition of all of the structures by the 1950s, apart from the entrance gates and St. Hilda's College (the women's residence), the grounds became part of Trinity-Bellwoods Park, which gives the community its name.

Directly west of present-day Trinity-Bellwoods Park, Park Lot 23 was first granted to military veteran, Aeneas Shaw, and remained in his family until the 1860s. The subsequent owner was John Crawford (1817-1876), a famed railway promoter, manufacturer, financier and politician who served as a Member of Parliament for West Toronto and as the Lieutenant-Governor of Ontario. Crawford's heirs sold the allotment to the Ontario Industrial Loan and Investment Company, which subdivided it for residential development. In 1882, the company advertised "attractive villa sites" on "The Crawford Estate," promoting the proximity to "the charming grounds of Trinity College" and the availability of transportation via the street car on College Street and a "projected Dundas Street extension" (Image 5). In reality, access to the area was hampered by Garrison Creek, which meandered across the land and, with its polluted waters, created both a physical and odorous barrier to development.² Goad's Atlases for the late 19th and early 20th centuries illustrated the slow build-up of the subdivision, as well as the first of the two bridges constructed over the creek to link Crawford Street north and south of Dundas Street (Image 6).³

The development of the area can be traced on historical maps and atlases, including those found in Section 6 below.

201 Crawford Street

After the turn of the 20th century, the subject property on the east side of Crawford Street remained a vacant parcel between two pairs of semi-detached houses at 195-197 and 203-205 Crawford (Image 6). In May 1907, a building permit for a two-storey brick house in this location was issued to John A. Harkins (1863-1944), who was the business manager for "The Mail and Empire" (which afterward merged with "The Globe" as today's "Globe and Mail") (Image 7).⁴ Harkins had a lengthy career working in the publishing industry in Toronto where he was the first business manager for "Saturday Night"

² In 1884, the City diverted part of Garrison Creek into an underground sewer, and buried the remainder afterward

³ The bridge was replaced in 1914-15 by a new concrete edifice (Image 12). Like the creek it was designed to cross, the bridge was completely buried by the mid 20th century as Trinity-Bellwoods Park was elevated and levelled

⁴ Although some sources refer to him as the "publisher" of the Empire and Mail, his obituary does not mention this

magazine following its founding in 1887, and was also associated with “The Toronto News” and the “Catholic Register” (renamed “The Canadian Register”). Described as unfinished in September of 1907, the house was occupied the following year by Harkins, his wife, and six children. The family remained in this location until 1929 when the house was converted into five apartment units. Harkins transferred the property to his son, John M. Harkins in 1937, who retained it until 1945.

The property at 201 Crawford Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1976. It was most recently owned by Toronto Community Housing, the City’s social housing provider, which is arranging its sale into private ownership in 2016.

R. J. Edwards, Architect

The John Harkins House was designed by architect R. J. (Robert John) Edwards (1853-1927). Following his early training in Barrie, Port Arthur (Thunderbay) and Winnipeg, Edwards relocated to Toronto in the mid 1880s where he worked alone and in partnership with other practitioners, including his son, G. R. Edwards. His best known works in the city remain the Campbell Block (1888, with H. J. Webster) on Dundas Street West in West Toronto Junction, St. George’s Hall (1892, and now the Arts and Letters Club) on Elm Street, and the Freemasons’ Hall (1910, with F. F. Saunders) on College Street, all of which are included on the City’s Heritage Register.

Prior to the turn of the 20th century, Edwards designed his family home on Indian Road in the High Park neighbourhood, which was a fledgling artists’ colony with residents that included Toronto artist, George Reid and the influential English-born architect, Eden Smith.⁵ Edwards’s execution of residential commissions in the Period Revival style influenced by the Arts and Crafts Movement led to the misidentification in the 1970s of the John Harkins House as an Eden Smith design.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 201 Crawford Street are found on the cover and in Section 6 of this report. The John Harkins House is designed in the Period Revival style, which was popularized in the early 1900s for residential architecture. Described as an “inclusive term” that referenced different periods from medieval architecture, including Tudor and Jacobean, as a revival style it was also influenced by the late 19th century Arts and Crafts Movement and its esteem for medieval craftsmanship.⁶

The John Harkins House displays key elements of the Period Revival style in the arrangement of the principal (west) elevation, the roof shape and detailing, and the window openings with divided lights (some of the original multi-paned windows

⁵ Edwards neighbours relocated to Wychwood Park where the artists’ enclave is designated as a Heritage Conservation District under Part V of the Ontario Heritage Act

⁶ Blumenson

survive). Rising 2½ stories above a raised base with window openings, the structure features a rectangular-shaped plan and brick cladding with brick, stone and wood detailing. The steeply-pitched gable roof has flared and returned eaves with brackets, brick chimneys at the north and south ends, and three shed-roofed dormers on the west slope (the central dormer is an addition as shown in the archival photograph in Section 2 above).

The principal (west) elevation of the house is organized into three bays with the main entrance centred in the first (ground) floor. The door, which incorporates a fanlight insert, is placed in a segmental-arched surround. Above the entrance, a small flat-headed window opening is found in the second storey. The entrance and the south (right) bay are protected by the single-storey open porch with the shed roof and wood detailing. In the south (right) bay, the segmental-arched window with wood detailing in the first floor is surmounted by a flat-headed window opening with a wood surround and cornice. At the north end of the west elevation, the two-storey five-sided bay window with the flat-headed openings is a highly visible features. The side elevations (north and south) are viewed from Crawford Street and have single segmental-arched window openings that are placed according to the interior arrangement.

iv. CONTEXT

The location of the property at 201 Crawford Street is shown on the map attached as Image 1. The John Harkins House is found on the east side of the street in the extended block between Lobb Avenue (opposite) and Dundas Street West. The subject property is part of a residential streetscape that mixes single detached and semi-detached house form buildings dating to the late 19th and early twentieth centuries. Directly east, the property at 201 Crawford adjoins Trinity-Bellwoods Park where St. Hilda's College (1899, and now known as the John Gibson House) is recognized on the City's Heritage Register, along with the former Trinity College Gates (c.1900) on Queen Street West.

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 Representative and Early Example of a Style and Type – The property at 201 Crawford Street has cultural heritage value for its design as a well-crafted example of the Period Revival style applied to an early 20th century house form building. Inspired by English medieval architecture and influenced by the Arts and Crafts Movement, the Period Revival features that distinguish the John Harkins House include the extended, flared and bracketed eaves and the dormers on the gable roof, as well as the multi-sided bay window overlooking Crawford Street.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Architect - The associative value of the John Harkins House is through its connection to Toronto architect, R. A. Edwards, who designed the building. While Edwards's portfolio included a wide range of building styles and types, he is perhaps best known for the landmark concrete-clad Lumsden Building (1909) that anchors the northeast corner of Yonge and Adelaide Streets. However, he was also part of a community of artists and architects inspired by the Arts and Crafts Movement who designed their personal residences on Indian Road in Toronto's west end, and whose influence is found in the John Harkins House.

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 and Setting - Contextually, the property at 201 Crawford Streets is valued for its role in defining, supporting and maintaining the historical character of the Trinity-Bellwoods neighbourhood as it developed in the late-19th and early-20th centuries as a residential subdivision at the west end of the city. The John Harkins House is historically and visually linked to its setting on Crawford Street where, with its vintage and appearance, it stands out in the block.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 201 Crawford Street has design, associative and contextual values. Located on the east side of Crawford Street, south of Dundas Street West and adjoining Trinity-Bellwoods Park, the John Harkins House (1907) has design, associative and contextual values. Designed by architect R. J. Edwards for John Harkins (1863-1944), a business manager with the "Mail and Empire" newspaper (a forerunner to today's "Globe

and Mail”), the house form building is a well-crafted example of Period Revival styling that contributes to the character and setting of the Trinity-Bellwoods neighbourhood.

5. SOURCES

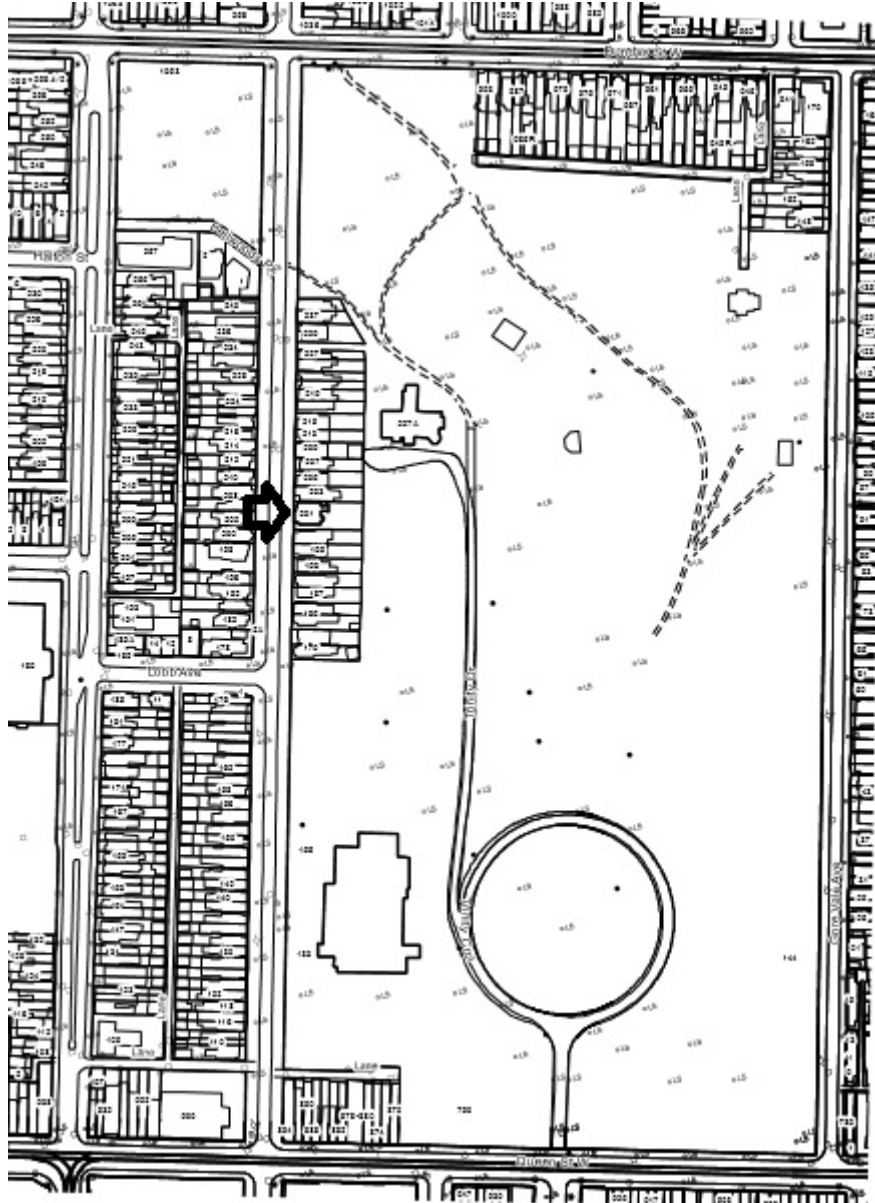
Archival Sources

Abstract Index of Deeds, Plan 399, Block C, Part Lots 5 and 6
Archival Photographs, City of Toronto Archives, Toronto Historical Board, and www.ancestry.ca (individual citations in Section 6)
Assessment Rolls, City of Toronto, Ward 5, Division 1, 1905 ff.
Browne, Map of the Township of York, 1851
Building Permit #7588, May 16, 1907, City of Toronto Archives
City of Toronto Directories, 1905 ff.
Goad’s Atlases, 1884-1923
Miles, Historical Atlas of the County of York, 1878
Underwriters’ Survey Bureau Atlas, October 1930 revised to April 1935

Secondary Sources

Blumenson, John, Ontario Architecture, 1990.
Harkins Family Records, www.ancestry.ca
Harstone, Jon, Between the Bridge and the Brewery: a History of the Trinity-Bellwoods Neighbourhood in Toronto, 2005.
Lumsden, Liz, The Estates of Old Toronto, 1998.
“Robert John Edwards,” entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://www.dictionarhofarchitectsincanada.org/node/1550>
“Two Deaths Bring Traffic Toll to 75,” Toronto Daily Star, December 11, 1944, 7.

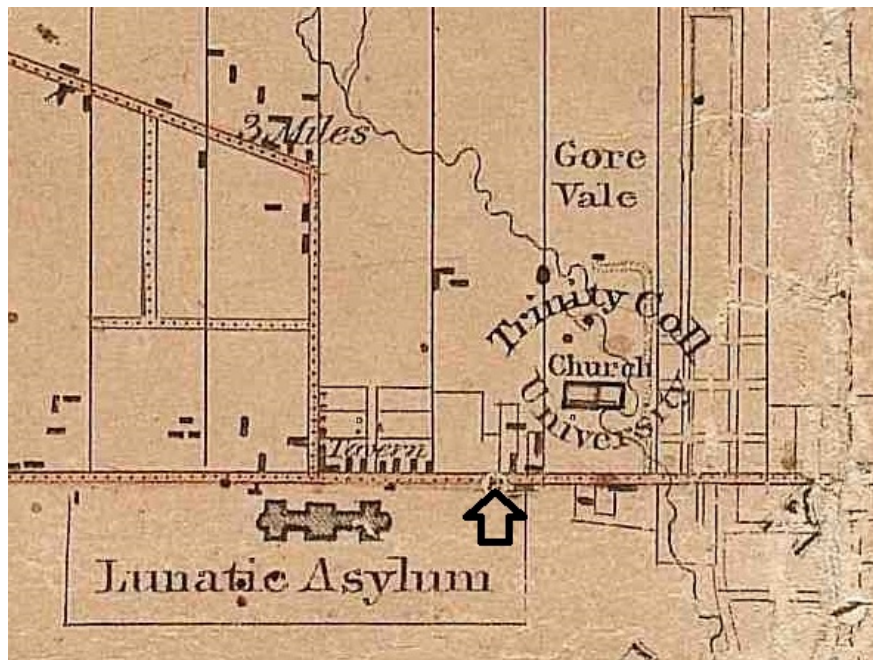
6. IMAGES – the **arrows** mark the location of the property at 201 Crawford Street. All maps are oriented with north on the top.



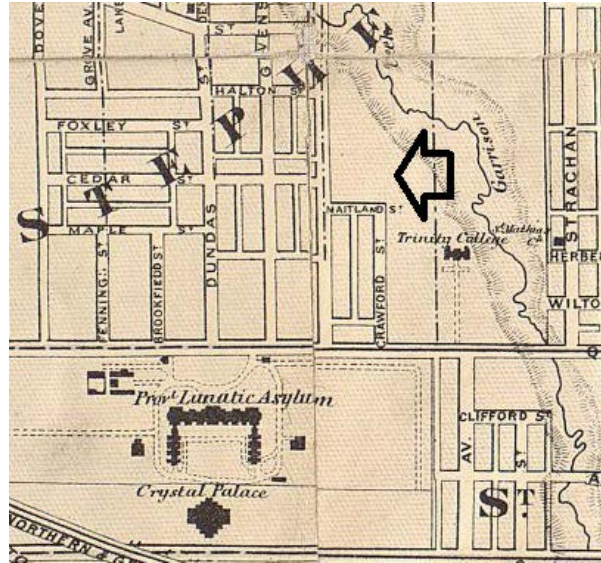
1. City of Toronto Property Data Map: showing the location of the property at 201 Crawford Street on the east side of the street between Queen Street West (south) and Dundas Street West (north) and adjoining Trinity-Bellwoods Park.

32	Alex McDonnell	32	Lt. Givins	32	Wm White	19	
31	Mr. A. Burns	31	Mr R. Richardson	31	D.W. Smith	20	
30	Mr. James Brock	30	Capn Spencer	30	Joshua Cozens	16	Job
29	Benj Hollowell	29	Capn Bouchette	29	John Playter	17	Ch
28	Angus McDonnell	28	Capn A. Shaw	28	John Avon	18	S. V
27	Tom Ridout W. Allan	27	Capn S. Smith	27	A. Skinner	19	Eli
26	W. Hewitt Alex McNab	26	Capn Shank	26	Geo Playter	20	Jan
25	David Burns	25	Lieu Col David Shank	25			
24	Capn Bouchette	24	E.B. Littlehales	24			
23	Capn A. Shaw	23	Alex Grant	23			
22	Capn S. Smith	22	Q. Baby	22			
21	Capn Shank	21	Wm. Willcocks	21			
20	Capn Spencer	20	Hon Peter Russell	20			
19	Lieu Col David Shank	19	Robert I.D. Gray	19			
18	E.B. Littlehales	18	W.D. Powell	18			
17	Alex Grant	17	Thomas Raddish	17			
16	Q. Baby	16	Hon J Elmsley	16			
15	Wm. Willcocks	15	James McCaulay	15			
14	Hon Peter Russell	14	George Playter	14			
13	Robert I.D. Gray	13	John McGill	13			
12	W.D. Powell	12	Wm. Jarvis	12			
11	Thomas Raddish	11	D.Wm. Smith	11			
10	Hon J Elmsley	10	John White	10			
9	James McCaulay	9	John Small	9			
8	George Playter	8	Government Lease	8			
7	John McGill	7	Don River	7			
6	Wm. Jarvis	6		6			
5	D.Wm. Smith	5		5			
4	John White	4		4			
3	John Small	3		3			
2	Government Lease	2		2			
1	Don River	1		1			
15	John Scadding	15		15			

2. Illustration, Toronto's Park Lots: the subject property originally formed part of Park Lot 23 (Lumsden, 10).



3. Browne's Map of the Township of York, 1851: showing Park Lot 23 with the development to date at the south end of the tract. The adjoining lot to the east (right) was acquired by Trinity College, and the Provincial Lunatic Asylum occupied part of the former Military Reserve lands south of Queen Street West (below left).



4. Miles, Historical Atlas of the City of Toronto and County of York, 1878: showing the further subdivision of Park Lot 23 with Crawford Street and Maitland Street (present-day Lobb Avenue) laid out north of Queen Street West.

**THE
CRAWFORD ESTATE**

The Most Beautiful and Convenient
Section of Toronto

**IS NOW ON THE MARKET
FOR SALE.**

This splendid property embracing choice building
lots and very

ATTRACTIVE VILLA SITES,
is now offered for sale by the ONTARIO INDUS-
TRIAL LOAN AND DEVELOPMENT COMPANY at
low rates and on very favourable terms.

The southern portion of the property adjoins the
charming grounds of Trinity College and that
picturesque plot known as

SHAW'S GROVE

which is likely to be dedicated to the city for a PUBLIC
PARK is also on the estate. The health-fulness of the
locality and the attractiveness of the surroundings render
it one of the most desirable spots in the city for private
residences; while the rapid advance of in the value of
real estate in the West is ample security that investment
made here cannot be otherwise than very profitable.

Already several lots have been disposed of to parties
who are about to erect

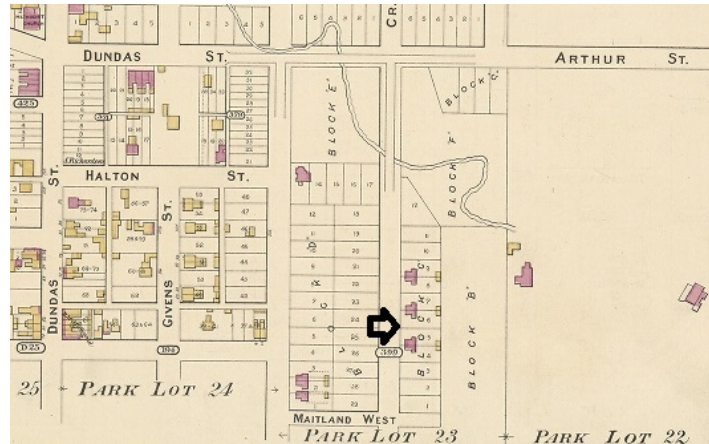
Handsome Suburban Residences
thereon. The College street line of cars will ac-
commodate the northern section, while the pro- jected
Dundas street extension tract will pass through the
southern portion.

SPECIAL ADVANTAGES
will be offered to purchasers intending to build
immediately as well as to those who wish to secure
several lots.

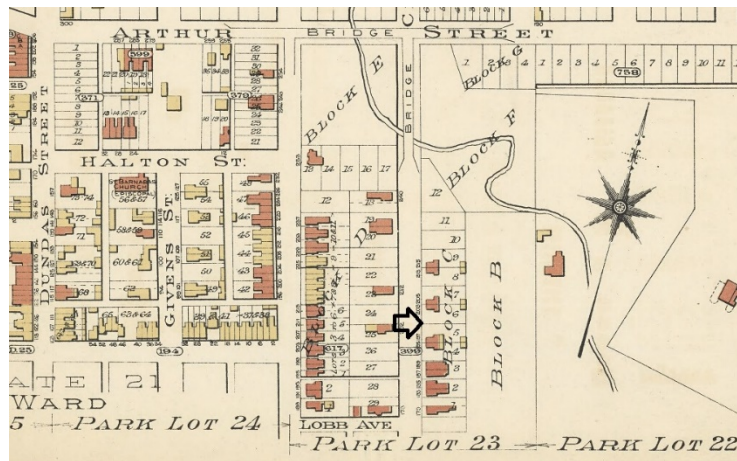
Plans of the property may be seen and every in-
formation obtained at the office of the Company.

VICTORIA CHAMBERS.
No. 9 VICTORIA STREET
JAMES GORMLEY,
Managing Director
Toronto, June 1, 1882

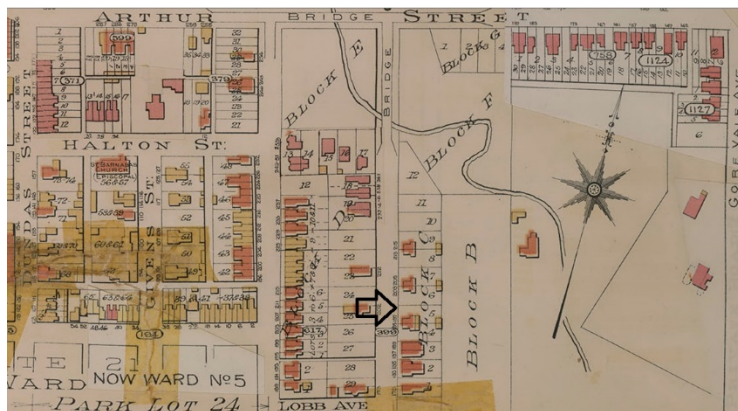
5. Newspaper Advertisement, 1882: advertising “attractive villa sites” on the “Crawford Estate” (Harstone, 42).



1884



1890



1903

6. Goad's Atlas, 1884, 1890 and 1903: the first Goad's fire insurance map covering this part of the city (1884) and the revisions during the next two decades illustrate the slow development of the Crawford Estate where the subject property was built afterward on the vacant land identified by the arrows.

BUILDING PERMIT

No. 7588

Plan No. _____
Lot No. _____

Toronto, MAY 16 1907 190

Permit granted to

Mr. Mr. Harkins 361 Crawford St.

To erect a 2 story brick dwelling.

on near Arthur St.
E.S. Crawford St. ✓

Architect R.J. Edwards

Builder J. Donovan & Sons

Cost of Building, \$ 6,000

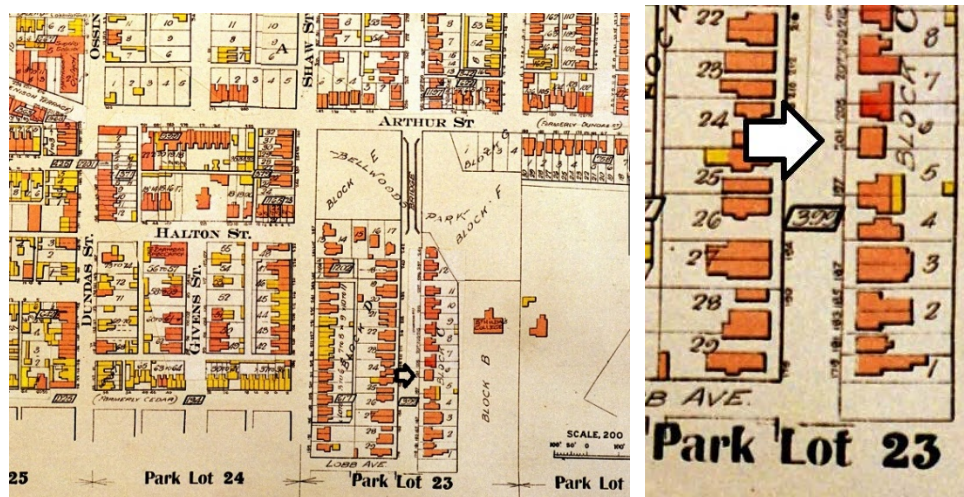
Plans and Specifications approved by _____

No. of Block Plan _____

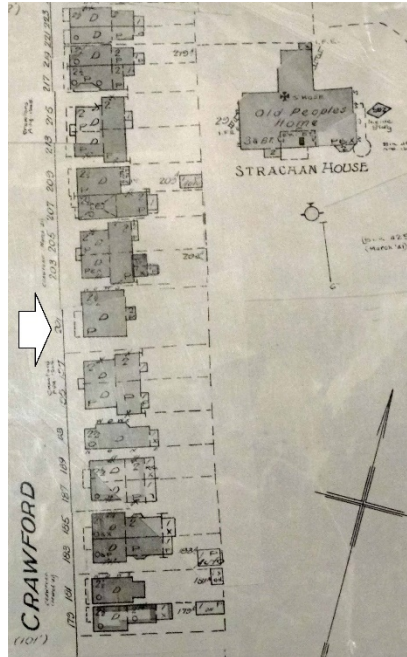
Limit 6 Water, \$ _____

This Permit does not include any openings in glass or steel or other material.

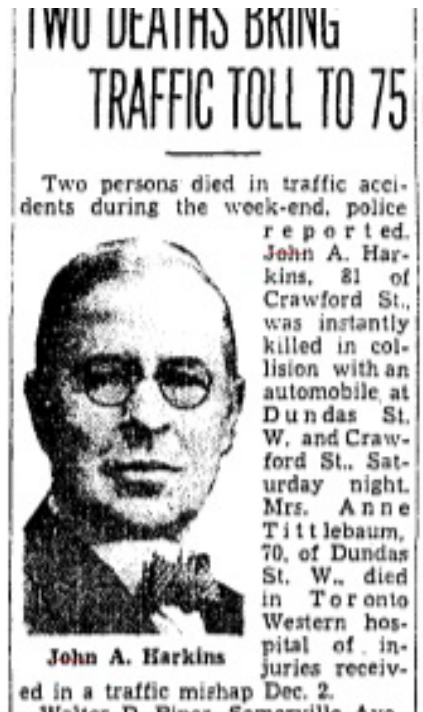
7. Building Permit #758, May 16, 1907: R. J. Edwards is identified as the architect on the building permit issued for the construction of the John Harkins House on the east side of Crawford Street “near Arthur Street” (present-day Dundas Street West) (City of Toronto Archives).



8. Goad's Atlas, 1910 revised to 1912: the John Harkins House is first illustrated on this update to Goad's fire insurance map, which shows the development of the block north to the Crawford Street Bridge.



9. Underwriters' Survey Bureau Atlas, October 1930 revised to April 1935 (above left): showing the status of the subject property and its location adjoining Trinity-Bellwoods Park and the former St. Hilda's College.



10. Newspaper Item, Toronto Daily Star, December 11, 1944 (above right): reporting John A. Harkins's death in a traffic accident on Crawford Street.



11. Archival Photograph, 201 Crawford Street, August 1999: showing the principal (west) elevation (left) and the side (south) elevation (right) of the John Harkins House (Toronto Historical Board).



12. Archival Photographs, Trinity College, 1909 (above) and Crawford Street Bridge, 1919 (below): illustrating the two significant structures influencing the development of the neighbourhood, with the college campus that was later replaced by parkland, and the second of the two bridges that linked the sections of Crawford Street separated by Garrison Creek (Toronto Reference Library, Item 6175, and City of Toronto Archives, Series 372, Item 850).



13. Current Photographs, 201 Crawford Street, February 2016: showing the principal west elevation with the north (left) and south (right) elevations (above), and the context of the John Harkins House on the east side of Crawford Street (below) (Heritage Preservation Services, February 2016).