

STATEMENT OF SIGNIFICANCE:  
(REASONS FOR DESIGNATION)  
217 SHELDRAKE BOULEVARD

ATTACHMENT NO. 3

The property at 217 Sheldrake Boulevard is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the south side of Sheldrake Boulevard between Yonge Street and Mount Pleasant Road, the Forsey Page house is a one-and-a-half storey, brick-clad, house-form building. Completed in 1910, this was the first house Page, the renowned Toronto architect, designed for himself.

Statement of Cultural Heritage Value

The Forsey Page house has design value as a representative example of a bungalow in the Tudor Revival style which is evident in its one-and-a-half storey form with a great, broad, gable roof incorporating a verandah. The dormer gable, featuring decorative half-timbering and stucco, and the leaded glass windows are elements of the Tudor Revival. Bungalows and the Tudor Revival were popular in the first quarter of the 20<sup>th</sup> century but the combination of the two is rare within the neighbourhood.

The house has value for its association with the prolific and influential Toronto-based architect Forsey Page, as it was the first of several houses he would design for himself. Through his sole practise and subsequent partnerships, Page and Warrington, and Page and Steele, Forsey Page contributed some of the most outstanding buildings which shaped the architectural character of the City of Toronto. Page & Steel were honoured with 24 design awards and 5 Massey Medals, the highest Canadian architectural recognition. Forsey Page served as President of the Ontario Association of Architects, Chancellor of the College of Fellows of the Royal Architectural Institute of Canada and Senator of the University of Toronto.

The house has contextual value as it defines and maintains the character of Sheldrake Boulevard. Apart from a few earlier houses, the properties of Plan 691, on Sheldrake Boulevard and Stibbard Avenue, were developed within a twenty year period between 1904 and 1924 which provided remarkable neighbourhood cohesion. This is enriched by the great variety of building forms, scale, styles and materials which differentiate each house. As the only Tudor Revival style bungalow on the street, the Forsey Page house maintains this architectural diversity. The house is visually and historically linked to its surroundings.

### Heritage Attributes

The heritage attributes of the property located at 217 Sheldrake Boulevard are:

- The placement, set back and orientation of the building as it is located within its property boundary on the south side of Sheldrake Boulevard.
- The massing of the bungalow house-form building is one-and-half storeys on a square plan with a great broad sweeping gable roof that incorporates a verandah, the distinctive dormer gable on the north elevation and a chimney on the east elevation
- On the north elevation, the arrangement of the door and casement window openings, with a central doorway flanked by a window on either side, and the triple-light, casement window in the dormer gable
- On the north elevation, the arrangement of four equally-spaced supports for the veranda
- On the west elevation, the four-light window towards the north-west corner and its leaded lights
- On the east elevation, the two double-light windows on either side of the chimney, the four-light window at the south-east corner, all with the leaded lights and the smaller window with double-hung sash
- On the south elevation, the four-light window at the south-eastern corner and its leaded lights
- The brick cladding including the flat-arched voussoirs in the window heads
- The cast stone window sills on the west, north, east and south elevation at the corner window opening
- While the main (north) entrance has been modified it retains the traditional pattern of a door flanked by narrow sidelights