



**STAFF REPORT
ACTION REQUIRED**

Alterations to a Heritage Property, Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 10 Buchan Court

Date:	September 20, 2016
To:	Toronto Preservation Board North York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 33 - Don Valley East
Reference Number:	P:\2016\Cluster B\PLN\NYCC\NY16095

SUMMARY

This report recommends that City Council approve the alterations to the heritage property located at 10 Buchan Court (Frederick Connell House). The applicant proposes to rehabilitate and adaptively re-use the existing property by constructing a two-storey addition to replace the existing north service wing and garage, with alterations to the front entrance to provide universal accessibility and alterations to the landscape on the south side of the property.

In addition, staff recommend that the subject property be designated under Part IV, Section 29 of the Ontario Heritage Act and that the property owner enter into a Heritage Easement Agreement with the City to ensure the long-term protection of the heritage property.

RECOMMENDATIONS

The City Planning Division Recommends that:

1. City Council approve the alterations to the heritage property at 10 Buchan Court, in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the existing building and landscape on the lands known municipally in the year 2016 as 10 Buchan Court, with such alterations substantially in accordance with architectural plans and drawings A1.01, A1.03, A1.05, A1.06, A1.07, A1.10, A1.11, A1.12, A2.01, A2.02, A2.03, A2.05, A4.01, A4.02, A5.01 dated February 19, 2016, revised September 9, 2016, and SG1 ("Site Grading Plan") dated February 25, 2016, revised September 9, 2016, prepared by Montgomery Sisam Architects Inc., date-stamped received by the City Planning Division September 12, 2016, and on file with the Senior Manager, Heritage Preservation Services; landscape plans and drawings L001, L002, L101, L900, L901, L902, L903, L904 ("Landscape Plans") dated June, 2015, revised September 9, 2016 prepared by Scott Terrance Landscape Architect Inc., date-stamped received by the City Planning Division September 12, 2016, and on file with the Senior Manager, Heritage Preservation Services; landscape plans and drawings L100 and L102 ("Landscape Plans") dated June, 2015, revised September 15, 2016 prepared by Scott Terrance Landscape Architect Inc., date-stamped received by the City Planning Division September 16, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 2, 2016, revised September 9, 2016, date-stamped received by the City Planning Division on September 12, 2016 and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:
 - a. That prior to final Site Plan approval for the alterations to the property located at 10 Buchan Court, the owner shall:
 - i. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 10 Buchan Court prepared by ERA Architects Inc., dated February 2, 2016, revised September 9, 2016, and the Landscape Plans prepared by Scott Terrance Landscape Architect Inc., dated June 25, 2015, revised September 15, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - ii. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.i. in the report (September 20, 2016) from the Chief Planner and

Executive Director, City Planning Division, to the satisfaction of the Senior Manager, Heritage Preservation Services;

- b. That prior to the issuance of any permit for all or any part of the property at 10 Buchan Court, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:
 - i. Have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division;
 - ii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.i in the report (September 20, 2016) from the Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - iii. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan and the approved Landscape Plans;
 - c. That prior to the release of the Letter of Credit required in recommendation 1.b.iii. in the report (September 20, 2016) from the Chief Planner and Executive Director, City Planning Division the owner shall:
 - i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. City Council state its intention to designate the property at 10 Buchan Court under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 10 Buchan Court (Reasons for Designation) attached as Attachment No. 6 to the report (September 20, 2016) from the Chief Planner and Executive Director, City Planning Division.

3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property at 10 Buchan Court under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation of the property at 10 Buchan Court to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property at 10 Buchan Court.
6. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 10 Buchan Court in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the property at 10 Buchan Court.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property located at 10 Buchan Court was listed on the City of Toronto's Heritage Register on September 27, 2006.

ISSUE BACKGROUND

Heritage Property

Staff has completed the attached Heritage Property Research and Evaluation Report for the property at 10 Buchan Court (Attachment No. 6) and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

The Frederick Connell House is a well-crafted example of a country house with Georgian Revival styling inside and out, which was designed by the notable Toronto architects, Mathers and Haldenby, commissioned by Canadian mining executive Frederick Connell, and afterward owned for two decades by Canadian military veteran and noted industrialist and financier, Colonel W. Eric Phillips. Located on property associated historically with the Mulholland family, pioneers in North York's Oriole community, the Frederick Connell House is physically, historically and visually related to its surroundings in the area northeast of Sheppard Avenue East and Leslie Street where it is

placed in its original setting with landscaped open space and views between the south elevation of the building and the garden.

The Statement of Significance for 10 Buchan Court (Attachment No. 5) comprises the Reasons for Designation, which are the Public Notices of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

Development Proposal

The proposed application for the rehabilitation of the Frederick Connell House and its grounds will provide a centralized ambulatory and transitional mental health services centre for children, adolescents, young women and their families. This proposal is fully funded by community support through the North York General Foundation and will bring together onto one site the adolescent eating disorders program, the child and adolescent day hospital and child and adolescent outpatient mental health services. The proposal as a whole will provide a family orientated home-like experience for patients and their families.

The applicant is proposing to construct a two-storey addition to replace the existing north service wing (north wing) and garage. With the exception of the north wing and garage, the existing building will be retained in situ. The new addition will be connected by a glazed link to the existing building.

The main entrance on the north elevation will be altered to provide universal access. The entrance door will be replaced with a new glazed door. The existing entrance stairs will be removed and replaced with a concrete ramp and glazed guardrail. The grades on either side of the entrance and along the two front bays will be raised slightly to accommodate this use.

The landscape garden on the south side of the house will be rehabilitated with some original landscape features restored. A free-standing canopy and trellis will be constructed on the south terrace.

Policy Framework

Planning Act and Provincial Policy Statement

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise

use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

City of Toronto Official Plan

The heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26. New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27. Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

3.1.5.28. The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

3.1.5.43. Potential *cultural heritage landscapes* will be identified and evaluated to determine their significance and cultural heritage values. *Significant cultural heritage landscapes* will be included on the Heritage Register and/or designated under either Part IV or Part V of the Ontario Heritage Act.

COMMENTS

Heritage Preservation Services (HPS) has reviewed the Heritage Impact Assessment (HIA) submitted by ERA Architects Inc. for conformity with the Planning Act, Provincial Policy Statement and the City's Official Plan heritage policies. Below are comments from staff pertaining to this application.

New Addition

The proposal is to retain a large portion of the Frederick Connell House in situ. The north wing and garage are proposed to be demolished to construct a two-storey addition. A glazed link will also be constructed to connect the addition and the existing house. The existing 1½-storey north wing is identified as a heritage attribute in the Reasons for Designation (Attachment No. 5). Staff considered this impact based on Official Plan Policies 3.1.5.4 (the Standards and Guidelines) and 3.1.5.27. Specifically, Standard 1 in the Standard and Guidelines states: "Conserve the heritage value of an historic place. Do not remove, replace or substantially alter intact or repairable character-defining elements."

This alteration does not fully meet Standard 1 in the Standards and Guidelines. Staff has been working extensively with the applicant to find alternate design solutions to retain the north wing and meet intended needs of the new use. However, retention of the north wing creates several major issues. The construction of a 2 storey addition along the west elevation with retention of the north wing creates setback issues to the west property boundary. Retention of the existing 1½-storey north wing also presents significant challenges in accommodating universal accessibility and providing connectivity between the existing house and the proposed addition as the ground and second floors of the existing house and north wing do not align. As this is a fully funded community project, there are also budget constraints to accommodate the existing north wing into the new use. Taking these reasons into consideration staff is supportive with the alterations and on balance, it meets the intent of Official Plan Policy 3.1.5.27 as substantial portions of the Frederick Connell House will be retained.

Universal Accessible Entrance

In continuing to use the historical main entrance, the applicant is proposing alterations to the entrance to provide universal accessibility. This includes replacement of the existing door and widening the existing door frame to replace with a new glazed door. The existing entrance stairs will be removed and replaced with a concrete ramp and glazed guardrail. The current approach improves upon the original submission which proposed to combine the existing entrance and window opening west of the entrance for a new entrance. The revised approach allows for greater retention of the existing heritage attributes.

As part of this use, the applicant is proposing to raise the grades along the two bays on the front elevation and on either sides of the main entrance. Staff has been working with the applicant at length to develop a design that minimizes grade changes along the north elevation. The grade changes in the initial proposal truncated the three bays along the north elevation and visually impacting the heritage attributes on the north elevation. Staff feel that the revised approach is less impactful as it maintains the relationship of the building grade with existing window sills and the symmetrical form of the three-bay frontispiece on the north elevation.

Landscape Garden

The applicant is proposing to rehabilitate the existing landscape garden with construction of a free-standing canopy and trellis on the existing south terrace. The existing mature trees, stone retaining walls and steps will be restored. The north-south stone pathway will be reinstated in reference to the original landscape.

The freestanding canopy and trellis are in keeping with Standard 11 as they will not have a significant visual impact and will be distinct from and compatible with the heritage resource. Both are reversible interventions and will not impair the heritage resource if removed in the future. The proposed alterations to the landscape garden as a whole will be in keeping with Standard 3 as they minimized the amount of intervention required to conserve the heritage resource.

Should Council approve the alterations staff are recommending that the applicant provide a final conservation plan that enhances the heritage character of the Frederick Connell House and its grounds as required by Recommendation 1.a.i of this report (September 20, 2016).

CONCLUSION

Heritage Preservation Services staff has been working extensively with the applicant to find design solutions that best conserve the heritage resource while meeting programmatic needs of the intended new use. Staff feel that the adaptive re-use of this site presents great opportunities to provide ambulatory and transitional health services for children, adolescents, young women and their families. Staff has reviewed the proposed alterations for the heritage property at 10 Buchan Court and is satisfied the proposal meets the intent of the City of Toronto's Official Plan heritage policies and the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

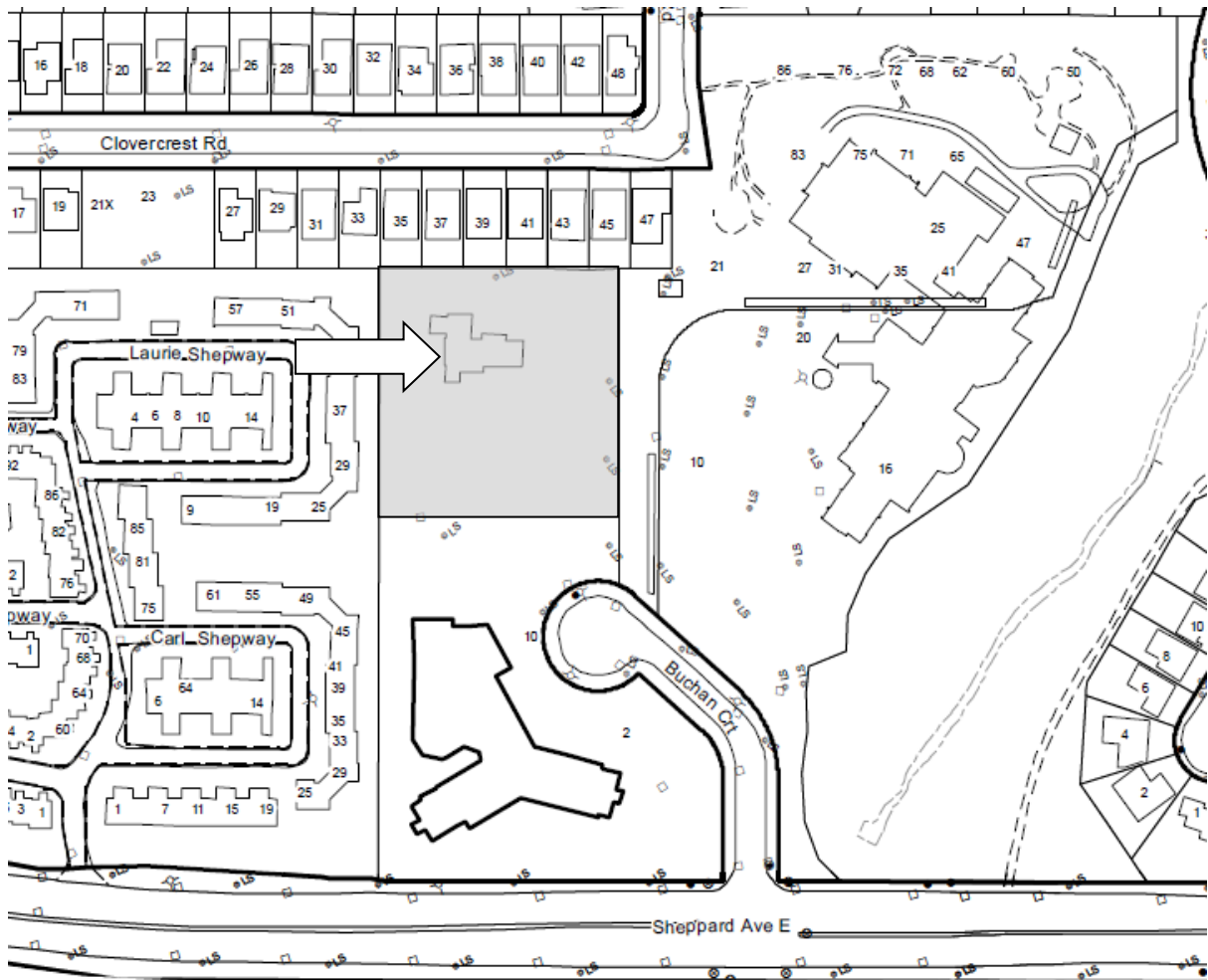
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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

- Attachment No. 1 – Location Map
- Attachment No. 2 – Photograph – North and South Elevation
- Attachment No. 3 – Proposed North and South Elevation Drawing
- Attachment No. 4 – Proposed South Elevation Rendering
- Attachment No. 5 – Statement of Significance – Reasons for Designation
- Attachment No. 6 – Heritage Property Research and Evaluation Report
- Attachment No. 7 – The Standards in the Standards and Guidelines for the Conservation of Historic Places in Canada



This location map is for information purposes only;
the exact boundaries of the property are not shown

The **arrow** marks the location of 10 Buchan Crt.

PHOTOGRAPH – NORTH ELEVATION: 10 BUCHAN CRT



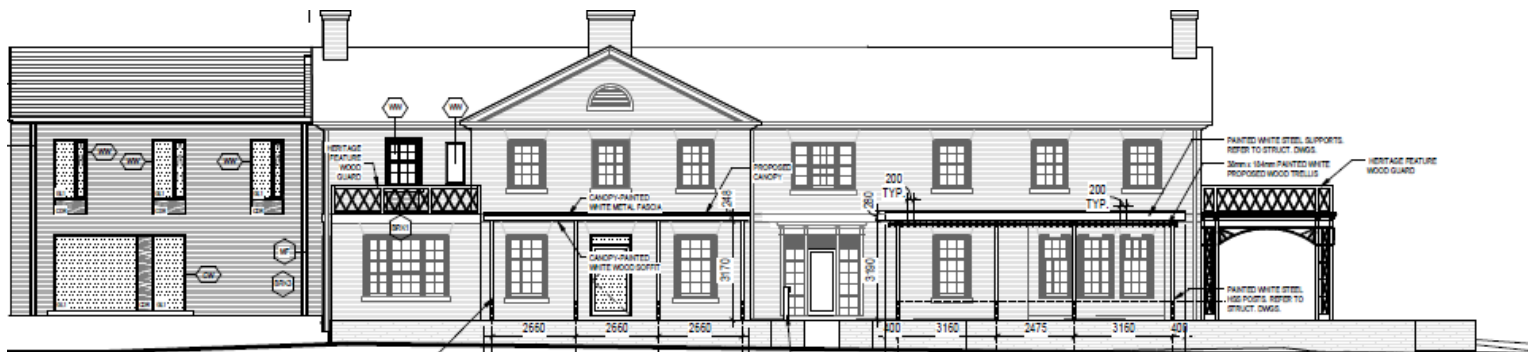
PHOTOGRAPH – SOUTH ELEVATION: 10 BUCHAN CRT



PROPOSED NORTH AND SOUTH ELEVATION DRAWING: 10 BUCHAN CRT



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED SOUTH ELEVATION RENDERING: 10 BUCHAN CRT



Frederick Connell House

The property at 10 Buchan Court 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 the three categories of design, associative and contextual value.

Description

Located in the area northeast of the intersection of Sheppard Avenue East and Leslie Street, the property at 10 Buchan Court contains a two-storey house form building (completed 1938) that was commissioned by Frederick Connell on farmland formerly occupied for over a century by members of the pioneering Mulholland family. Toronto architects Mathers and Haldenby prepared the architectural plans, and landscape architect Edwin Kay designed the gardens to the south. Beginning in 1943, for over two decades the house was the centrepiece of “Wynyates,” the country estate of Colonel W. Eric Phillips, whose heirs sold the site to North York General Hospital. With the severance of part of the lands, the house form building sits The property at 10 Buchan Court (formerly identified as 1400 Sheppard Avenue East) was listed on the former City of North York’s heritage inventory and, following the amalgamation of the current City of Toronto, included in the Inventory of Heritage Properties (now known as the Heritage Register).

Statement of Significance

The Frederick Connell House has design value as a well-crafted example of the Georgian Revival style applied to a mid-20th century country estate house. Georgian Revival was popular for residential architecture in Canada during the interwar era and identified by its classical features inspired by earlier prototypes. While symmetry was one of the identifiers of the style, some Georgian Revival buildings, including the Frederick Connell House, feature an overall asymmetrical plan (addressing the orientation of the building on the site and its interior arrangement) while displaying symmetrically arranged features on the individual elevations. On the Frederick Connell House, the distinctive low-scaled asymmetrical plan is created by the projecting frontispieces (north and south) and wings (northwest and southwest), with the extended south elevation and terrace designed to integrate with the adjoining garden. The classical detailing introduced on the exterior, with the elaborate surround on the main (north) entrance and the pedimented gables, is continued inside where original features remain in the first-floor dining room and the stairhall adjoining the reception room inside the north entrance.

The Frederick Connell House is valued for its association with two prominent Canadian entrepreneurs. The house was commissioned by Frederick Martin Connell (1883-1980), an acclaimed mining explorer and developer associated with silver and gold strikes northwestern Ontario in the early 20th century. Connell was awarded the Order of the

British Empire for his service as Canada's Controller of Metals during World War II, and afterward received the International Nickel Company of Canada's Inco Medal (1973) with the citation "placing his name in the foremost rank of those whose names and accomplishments will always be associated with laying broad and firm foundations to one of Canada's greatest industries." In 1943, Connell sold his North York estate known as "Macron Farms" with the subject house to Colonel W. Eric Phillips (1893-1964), who renamed the property "Wynyates Farms." Phillips was a highly decorated soldier in World War I who, as the head of Duplate Canada Limited, became an industry leader in glass production through his partnerships with American and British manufacturers before diversifying and expanding the company. Phillips was named a Commander of the Order of the British Empire for his service during World War II as the head of Research Enterprises Limited, an initiative of the Canadian government to produce high optical glass for specialized military equipment. For two decades as the chair of the University of Toronto's Board of Governors, Phillips directed the institution's post-war expansion and, among his innumerable business interests, was a co-founder with E. P. Taylor and other prominent entrepreneurs of Argus Corporation, the powerful investment holding company. Phillips occupied the property at 10 Buchan Court for two decades and, after his death, the property was acquired by North York General Hospital.

The property at 10 Buchan Court has associative value for its design by the Toronto architectural partnership of Mathers and Haldenby. Founded after World War I by Alvin S. Mathers and Eric W. Haldenby, for over 70 years the firm was noted for its adept handling of a succession of architectural styles, the collection of institutional buildings it designed at the University of Toronto's St. George Campus, as well as its high-end residential commissions in Toronto and beyond that included the Frederick Connell House.

Contextually, the property at 10 Buchan Court is historically, visually and physically linked to its setting in the area northeast of the intersection of Sheppard Avenue East and Leslie Street. The Frederick Connell House is historically connected to Oriole, the North York hamlet that originated as a milling community adjoining the Middle Don River that was settled by members of the Mulholland family, who also farmed the land where the subject property stands. As a small part of the large estate formerly known as "Macron Farms," the Frederick Connell House remains in its original hilltop location where it is placed in landscaped grounds with an open lawn, mature trees and stone steps and retaining walls that are important remnants of the original landscape design, along with the views to and from the garden (south) elevation of the house and the south end of the site.

Heritage Attributes

The heritage attributes of the Frederick Connell House on the property at 10 Buchan Court are:

Exterior Attributes

- The placement, setback and orientation of the building in its original setting on the west side of Buchan Court, north of Sheppard Avenue East
- The scale, form and massing of the two-storey house form building above the raised base with the window openings
- The materials, with the buff brick cladding (which was originally painted white), and the brick, stone, wood, metal and glass detailing
- The gable roof with the enclosed end gables (east and west) and the brick chimneys on the ends (east and west) and in the centre
- The brick band course that divides the first and second stories and extends across all of the elevations
- On all of the elevations, the flat-headed window openings with the brick voussoirs and stone sills, which are reduced in height in the second storey and contain multi-paned sash windows (the louvered wood shutters have been removed)
- On the principal (north) elevation, the organization of the wall around the projecting three-bay frontispiece with the enclosed pediment containing the louvered lunette
- At the base of the frontispiece, the main (north) entrance where the panelled wood door and the flat transom with the tracery are placed in the wood surround with the sidelights and the classical detailing
- On the north elevation, west of the frontispiece, the oversized multi-paned stairhall window, the bull's eye window and, above the north service wing, the diminutive flat-headed window opening
- At the west end of the north elevation, the 1½-storey north service wing, which complements the main body of the house with the buff brick cladding, the gable roof with the returned eaves, and the flat-headed window openings with the brick and stone trim and the multi-paned sash windows
- The rear (south) elevation, which was designed to overlook the garden and complements the north elevation in its design with the projecting frontispiece with the enclosed pediment and the louvered lunette
- On the south elevation, east (right) of the frontispiece, the south entrance with the classical wood surround with the sidelights and transoms (the transoms have been altered), the tripartite window opening in the second storey above the entrance and, at the east end, the single-storey curved bay window with the cornice
- On the south elevation, west (left) of the frontispiece, the single-storey wing with the flat roof that contains an entrance to the terrace (east) and the tripartite flat-headed window opening (south) (on the roof, the original wood balustrade has been removed)

- On the east elevation facing Buchan Court, the door and window openings, and the open single-storey verandah that is supported on posts with latticework (the transoms have been altered and the original wood balustrade on the balcony has been removed)
- The west elevation with the fenestration
- Extending along the entire south side of the house where it is accessed from the south entrance, the southwest wing and the east verandah, the original flagstone terrace with the iron railing and the stone steps on the south and east ends

Interior Attributes

- On the interior, the first-floor dining room and the reception hall inside the north entrance with the adjoining stairhall
- The interior details, with the square staircase with the balusters and banister (which has been altered) and, in the dining room, the classically-detailed mouldings, wall niches and the fireplace surround and mantel

Landscaping and Views

- South of the house, the garden that retains the landscaped space with the open lawn, the mature trees and, at the south end, the recessed area with the stone retaining walls and steps
- The views to and from the rear (south) elevation of the house and the south end of the garden

At the west end of the service wing, the single-storey flat-roofed extension with the red brick cladding is not identified as a heritage attribute.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**FREDERICK CONNELL HOUSE
10 BUCHAN COURT, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

September 2016

1. DESCRIPTION



Above: principal (north) elevation, showing the east end with the main entrance;
cover: north elevation, showing the west end and the north service wing
(Heritage Preservation Services, 2016)

10 Buchan Court: Frederick Connell House	
ADDRESS	10 Buchan Court (northeast of Sheppard Avenue East and Leslie Street)
WARD	Ward 33 (Don Valley East)
LEGAL DESCRIPTION	Concession 3, East of Yonge, Part Lot 16
NEIGHBOURHOOD/COMMUNITY	Oriole
HISTORICAL NAME	Frederick Connell House ¹
CONSTRUCTION DATE	1938 (completed)
ORIGINAL OWNER	Frederick M. Connell, mining executive
ORIGINAL USE	Residential (detached house form building)
CURRENT USE*	Institutional * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Mathers and Haldenby, architects; Edwin Kay, landscape architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone, wood, metal and glass detailing
ARCHITECTURAL STYLE	Georgian Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	September 2016

¹ The property was identified in the former City of North York's Directory to the Inventory of Heritage Properties as the "Colonel W. Eric Phillips Estate," recognizing the subsequent long-term owner

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 10 Buchan Court, 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
1806	The patent for Lot 16 in Concession 3 east of Yonge Street is issued to William Armstrong
1836	Armstrong's nephew, William Mulholland, purchases Lot 16 and begins subdividing the lot and transferring it to family members prior to his death in 1881
1878	The property is labelled "William Mulholland" on the 1878 Atlas illustrating York Township
1927	Following several transactions between members of the Mulholland family, Alexander A. Mulholland acquires the west half of Lot 16 from John Squires Whittaker, a Mulholland relative
1936 Mar	Frederick M. Connell buys the west half of Lot 16 from the Mulholland estate
1936 Apr	When the tax assessment roll is compiled, Connell is recorded as the owner of the west half of Lot 16 with a building valued at \$900 (the assessed value of the buildings does not rise in 1937)
1936 May	Connell enlarges his property by acquiring land in adjoining Lot 17, with tenant farmers on both tracts (by 1942, Connell adds part of Lot 18 to his estate)
1938 May	According to the tax assessment rolls, Connell's new house is completed on the west part of Lot 16 and valued at \$18,000
1939 May	Connell occupies the property with his wife, Florence, their chauffeur and his wife, according to the assessment rolls
1940 Sept	<u>Canadian Homes and Gardens</u> magazine profiles Connell's "Marcon Farms," with photographs of the house, as well as the landscaping that was designed "two years ago" by landscape architect Edwin Kay
1941 July	A second profile in <u>Canadian Homes and Gardens</u> highlights the interior features of Connell's residence
1943	Colonel W. Eric Phillips buys Connell's property, consisting of parts of Lots 16-18, and renames it "Wynyates Farm" (he is first named in the tax assessment rolls in May 1943, and afterward purchases Lot 19 to the north) ²
1953	Phillips acquires the east half of Lot 16 from George W. Henry, a Mulholland descendant
1965	Following Phillips's death in 1964, North York General Hospital purchase the property from his estate, with portions subdivided for residential subdivisions and institutional uses ³
1967	An aerial photograph shows the residential subdivisions on Phillips's former estate

² According to land records, Phillips's representative, Lloyd W. Currell, conducted his land acquisitions

³ Including Bloorview Children's hospital (now known as Holland Bloorview Kids Rehabilitation Hospital)

1996	The City of North York includes the subject property (then identified at 1400 Sheppard Avenue East) in <u>The Directory to the Inventory of Heritage Properties</u>
2006	City of Toronto Council confirms the inclusion of the property at 14 Buchan Court on the city-wide heritage inventory (now known as the Heritage Register) ⁴

ii. HISTORICAL BACKGROUND

Oriole

The property at 10 Buchan is located in Oriole, the North York community that developed in the early 19th century as an unnamed hamlet around the future intersection of Sheppard Avenue East and Leslie Street (Image 1).⁵ Land on the south side of Sheppard was acquired by Irish settler Henry Mulholland where members of his family developed a lumbering operation, including the “first of nine mills to be built along the Middle Don River in the 1850s.”⁶ After the milling enterprise was destroyed in the Great Flood of 1878, Oriole remained the centre for the local farming community with a school, Wesleyan Methodist Church and, in the early 1900s, a post office. The area was named for “Oriole Lodge,” the residence of George S. Henry, a great-grandson of Henry Mulholland. George S. Henry acquired the former Mulholland lands in 1898, retained the site while serving as Premier of Ontario (1930-1934) and, prior to his death in 1958, sold the tract for the residential subdivision named “Henry Farm.” The contributions of the Mulholland family to Oriole were commemorated in a memorial cairn, which was unveiled on George S. Henry’s property in 1936 and relocated 30 years later to a site adjoining Oriole Lodge.⁷

At the northeast corner of present-day Sheppard Avenue East and Leslie Street in Oriole, Lot 16 was granted in 1806 to Henry Mulholland’s brother-in-law, William Armstrong (Image 2). William Mulholland, Henry’s eldest son, purchased the tract from his uncle’s estate in 1836. While residing on Lot 16 where he remained until his death in 1881, William Mulholland was active in local political affairs, serving as a Warden of York Township, as well as the first Justice of the Peace in East York.⁸ The property was retained by his family until 1936 when his heirs conveyed the west part of Lot 16 to Frederick Connell.

⁴ <http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/plt6rpt/cl003.pdf>

⁵ With the course of the Middle Don River, Leslie Street was not extended north and aligned with Sheppard Avenue East until the late 20th century as shown on the aerial maps attached as Image 4

⁶ Hopkins, 10

⁷ The George S. Henry House, also known as Oriole Lodge (and comprising 1912 alterations to the Mulholland Homestead) is located at 17 Manorpark Court (southeast of Sheppard Avenue East and Leslie Street) where it is designated under Part IV, Section 29 of the Ontario Heritage Act

⁸ Following the sale of the property to Frederick Connell, Mulholland’s stucco “farm cottage” was converted into a gatehouse and covered with clapboard siding according to an article in the September 1940 issue of Canadian Homes and Gardens (it is no longer extant)

10 Buchan Court

The property at present-day 10 Buchan Court was developed by Frederick Martin Connell (1883-1980), a Canadian mining engineer who began his career prospecting mineral claims in the United States and Canada, including “one of the world’s great silver rushes” in Cobalt, Ontario in the early 1900s (Image 8).⁹ Before World War I, Connell formed a syndicate with his brother and other businessmen to purchase shares in “Canada’s richest gold mine” in Kirkland Lake, Ontario.¹⁰ Connell relocated to Toronto in the 1920s where he continued to develop mining properties, particularly Central Patricia Gold Mines in northwestern Ontario. In 1930, he created the Connell Mining and Exploration Company to extend his activities to western Canada and Alaska. The latter operation was expanded and incorporated as Conwest Exploration prior to World War II. After that conflict, Connell co-created the Keno Hill Mining Company that became “the largest producer of silver in Canada” with its extractions in the Yukon.¹¹ Connell also “had a long association with Noranda Mines, joining the board in 1936 and remaining an honorary director until his death.”¹² Awarded the Order of the British Empire after World War II (during which he served as Canada’s Controller of Metals), in 1973 Connell received the Inco Medal “in recognition of the leading part he has played as a mine-finder and mine-maker, placing his name in the foremost rank of those whose names and accomplishments will always be associated with laying broad and firm foundations to one of Canada’s greatest industries.”¹³

Following his acquisition of land northeast of Sheppard Avenue East and Leslie Street, Connell’s tract was initially occupied by tenant farmers. The present house form building was in place on the west part of Lot 16 by May 1938 when it was valued (for tax purposes) at \$18,000. Connell named his property “Macron Farms,” and a profile in the September 1940 issue of Canadian Homes and Gardens described the 300-acre estate with its hilltop setting and views, as well as the placement of the house on the site of “the old barns and stable-yard” of the Mulholland farm (Image 5-6).¹⁴ A year later, a second magazine article noted “the large white brick house surrounded by an open park-like development” with an interior designed for “year-round country living.”¹⁵

In 1943, Connell sold his North York property to Colonel W. (William) Eric Phillips (1893-1964), a decorated soldier and “one of Canada’s leading industrialists” (Image

⁹ Obituary, 1980, 98

¹⁰ *ibid*

¹¹ During this period, Connell also developed the successful and high-producing Cassiar Asbestos Corporation in British Columbia

¹² Obituary, 1980, 98

¹³ http://mininghalloffame.ca/inductees/a-c/frederick_m._connell, unpagged

¹⁴ Canadian Homes and Gardens, September 1940, 17. According to the article, Connell raised Ayrshire cattle on part of his acreage

¹⁵ Canadian Homes and Gardens, July 1941, 20

9).¹⁶ Phillips graduated as a chemical engineer before joining the British Army following the outbreak of World War I. Promoted at age 25 to Lieutenant-Colonel, “probably the youngest in the Imperial Army”, Phillips was wounded and recognized for gallantry with the awarding of the Military Cross and other medals.¹⁷ In 1922, he founded W. E. Phillips Limited in Oshawa where he first produced glass for photo frames before expanding into mirrors and glass for windows, greenhouses and automobiles.¹⁸ Establishing branches in Toronto and Montreal and warehouses in Vancouver and Halifax, W. E. Phillips Limited “glazed some of the biggest buildings erected in Canada.”¹⁹ In 1928, Phillips entered a partnership with the American Duplate Glass Company to produce safety glass at his Oshawa plant and, a decade later, sold W. E. Phillips Limited to Duplate Canada Limited. Under Phillips’s guidance, Duplate Canada joined Pilkington Canada (a subsidiary of the British parent firm) and Pittsburgh Plate Glass to manufacture tempered glass for picture windows, wall-length mirrors, table tops, balustrades and fire screens. Duplate Canada opened a second factory in Windsor (Ontario) to make bent glass for automobiles and laminated safety glass for windshields before diversifying with the addition of plastics and fibreglass divisions. During World War II, Phillips headed Research Enterprises Limited in Ottawa, which was created by the Government of Canada to produce high optical glass for binoculars, range finders, gun and bomb sights, as well as “top-secret radar apparatus for the Allied forces...”²⁰ Phillips was named a Commander of the Order of the British Empire for his war-time service. After the conflict, Phillips added heat-treated glass doors and double-glazed windows to Duplate Canada’s product line, absorbing more companies that manufactured textiles (including door and window screens), paints, polyethylene bottles and automatic vending machines. Apart from his role with Duplate Canada, Phillips was involved in “gold mines, chain stores, broadcasting, forest industries, chemical corporations, appliance manufacturing and other fields...” and accepted directorships at numerous prominent companies.²¹

Phillip’s post-war achievements included the organization of the Ontario Hurricane Relief Fund after Hurricane Hazel (1954), and the rebuilding of Massey-Ferguson Limited (formerly Massey-Harris) as an international leader in the production of agricultural implements. In 1945, Phillips began a 20-year stint chairing the Board of Governors at his alma mater, the University of Toronto, during which “38 new buildings were constructed, a sister university sponsored, and plans were laid for two new suburban campuses.”²² With other noted entrepreneurs, E. P. Taylor, J. A. (Bud) McDougald and Wallace McCutcheon, Phillips co-founded Argus Corporation Limited as an investment holding company for innumerable business interests. In 1958, Phillips “was one of four financiers who purchased the century-old Bank of Canada on Toronto Street, considered

¹⁶ Obituary, *Globe and Mail*, 1964, 8

¹⁷ “Historical Sketch: Colonel W. Eric Phillips,” 4

¹⁸ Phillips’s company produced automotive glass for General Motors in Oshawa, which was founded by his father-in-law, Colonel R. S. McLaughlin

¹⁹ “Historical Sketch: Colonel W. Eric Phillips,” 6

²⁰ *Ibid*, 10

²¹ *Ibid*, 17

²² *Ibid*, 14

one of the finest examples of Greek Revival architecture in Toronto but scheduled for demolition” and “now restored and refitted” for the executive offices of Argus Corporation.²³ During this period, Phillips also commissioned Duplate Canada’s new Toronto headquarters at 50 St. Clair Avenue West, which is also recognized and included on the City of Toronto’s Heritage Register.²⁴

Phillips renamed Connell’s estate “Wynyates Farms” and expanded the property where he “bred outstanding dairy and beef cattle herds” on part of the acreage.²⁵ He occupied the site with his second wife, Doris Delano Gibson, a sister-in-law of Bud McDougald and “part of the tightly knit group of families that built and controlled Argus.”²⁶ Following Phillips’s death in 1964, the property was acquired by North York General Hospital. The subsequent changes to the layout and boundaries of the property at 10 Buchan Court can be traced on aerial photographs, including those attached in Section 6 below.

The former City of North York listed the property at 10 Buchan Court (formerly known as 1400 Sheppard Avenue East) with the Frederick Connell House on its heritage inventory “as one of a group of country estates built in the city by industrialists and financiers – the generation who established Toronto as an investment centre and industrial heartland.”²⁷

Architects and Landscape Architects

The Frederick Connell House was designed by the Toronto architectural firm of Mathers and Haldenby. In 1921, Eric W. Haldenby (1893-1971) and Alvan S. Mathers (1895-1965) formed a partnership that won a competition to design the University Club Building (1929), leading to high-profile commissions that included the Canadian Permanent Building (1931, in association with other firms) and a decades-long affiliation with the University of Toronto that produced numerous institutional buildings.²⁸ Mathers and Haldenby were noted for the diversity of the architectural styles that the firm embraced during the 70-year period it remained in operation.²⁹ It also accepted residential projects in Toronto’s most exclusive in-town and suburban neighbourhoods. Prior to designing the Frederick Connell House, among the country estates planned by Mathers and Haldenby was “Batterwood House” (1929) near Port Hope, Ontario, which

²³ Ibid. The property at 10 Toronto Street is designated under Part IV, Section 29 of the Ontario Heritage Act

²⁴ In 1961, Phillips stepped down from daily operation of Duplate Canada Limited, but continued as a director and chairman of the board

²⁵ “Historical Sketch: Colonel W. Eric Phillips,” 17. An article in The Globe (October 18, 1944) accompanying Phillips’s appointment as Chair of the University of Toronto’s Board of Governors noted that he is “the owner of Oriole Farms, north of Toronto”

²⁶ Heritage Structures Report: 10 Buchan Court, unpagged

²⁷ Directory to the Inventory of Heritage Properties, 1996, 61

²⁸ Many of Mathers and Haldenby’s commissions are documented in <http://www.dictionaryofarchitectsincanada.org/node/1468>, unpagged

²⁹ The partnership was continued until 1991 by Andrew S. Mathers and Douglas C. Haldenby, sons of the original founders

was commissioned by Vincent Massey, who served as president of Massey-Harris (afterward Massey-Ferguson), his family's international agricultural manufacturing conglomerate, and as an international diplomat before his appointment as Canada's first native-born Governor-General (1952-1959).³⁰ In laying out Massey's estate, Mathers and Haldenby collaborated with English-born landscape architect, Edwin Kay (1889-1958).

Edwin Kay assisted Mathers and Haldenby again in the firm's commission for the Frederick Connell House.³¹ A co-founder and president of the Canadian Society of Landscape Architects, Kay worked for the noted Toronto partnership of Dunington-Grubb before starting his own company.³² Kay's solo projects included the extant Alexander Muir Memorial Gardens on Yonge Street to commemorate the City of Toronto's centennial in 1934.³³

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 10 Buchan Court are found on the cover and in Sections 2 and 6 of this report. Archival photographs, including interiors, are attached as Images 7, 13 and 15. The Frederick Connell House, as described in Canadian Homes and Gardens, "follows a well-mannered Georgian theme, simplifying and adapting the great tradition to a typical Southern Ontario locale."³⁴ Popular in Canada during the interwar era, the Georgian Revival style was a variation of the Colonial Revival style developed in the United States, which was inspired by the nostalgia for American architecture that accompanied the Centennial Exhibition in Philadelphia in 1876 and retained its popularity sixty years later with the reconstruction of Colonial Williamsburg.³⁵ During this era, the acclaimed American architects McKim, Mead and White drew upon 18th-century domestic architecture in the firm's designs for the country estates of wealthy clients in the Northeastern United States. These developments influenced the appearance of the Georgian Revival style in Canada, which was distinguished from earlier prototypes by the "use of modern materials, a different scale or proportional system, and a mixture of new and old elements."³⁶

³⁰ In this role, among the Governor-General's accomplishments was the creation in 1959 of the Massey Medals for Architecture

³¹ At the time of the writing of this report, landscape plans for the property were not located

³² Originally named the Canadian Society of Landscape Architects and Town Planners

³³ Impacted by the construction of the Yonge Street Subway, the gardens were replicated in a new location in Lawrence Park and rededicated in 1952

³⁴ Canadian Homes and Gardens, July 1941, 21

³⁵ The style is sometimes called "Neo-Georgian" to distinguish its 20th-century origins

³⁶ Blumenson, 143. According to Kalman (747), the work of architect Eric Arthur in documenting and preserving 19th-century Georgian buildings in Ontario (including the temple-fronted Barnum House in Grafton, Ontario) influenced the incorporation of authentic features in 20th-century Georgian Revival-styled buildings in Canada

Architects Mathers and Haldenby had first applied the Georgian Revival style in the firm's plans for Batterwood House³⁷ Although the latter design was more closely modelled on 18th-century American prototypes, the multi-paned sash windows with shutters (including the curved bay windows) were employed at the Frederick Connell House, as well as the asymmetrical plan with the service wings.³⁸ Although symmetry was one of the key elements of Georgian Revival styling, a select number featured an overall asymmetrical plan, but exhibited regularly-placed door and window openings on the individual elevations.³⁹ In cases like Batterwood House, "behind the apparent symmetry is a highly irregular plan responding to the needs of the household," and Mathers and Haldenby employed this at the Frederick Connell House with the off-centre placement of the interior stairhall (Image 10).⁴⁰ These features appeared at other North York estates (designed by different architects) dating to the 1930s, including "Graydon Hall" and "Windfields", which were more ornate stone-clad example of Georgian Revival styling, but shared the pedimented frontispieces and the asymmetrical arrangement of the principal and garden elevations with the Frederick Connell House.⁴¹ In turn, features of the Frederick Connell House appeared in the design of "Green Meadows," the estate developed after World War II by Phillips's brother-in-law, Bud McDougald (Image 11).⁴²

The Frederick McConnell House is a variant of the Georgian Revival style that features an overall asymmetrical plan, with the gabled frontispieces (north and south) and the single-storey wings (northwest and southwest). The structure rises two stories above a base with window openings, with the stories separated by a brick band course that extends across all the elevations. The structure is covered by a gable roof with enclosed pediments on the east and west ends, and brick chimneys on the ends (east and west) and in the centre. The combination of the scale, the sprawling plan and the low-pitched roof without dormers creates "the long horizontal line [that] adds to the restful, low

³⁷ Mathers and Haldenby also designed "Penryn," Lieutenant Colonel Norman D. Perry's estate on Leslie Street in North York. Now addressed at 9 Versailles Court, Penryn is listed on the City of Toronto's Heritage Register. Batterwood House and Penryn are more elaborate examples of Georgian Revival styling, including the high pitched roofs with dormers and the classical door cases modelled on Colonial American houses

³⁸ Batterwood House and Penryn are more elaborate examples of Georgian Revival styling, including the high pitched roofs with dormers and the classical door cases modelled on Colonial American houses

³⁹ In the United States where the style originated, purportedly "about ten percent of Colonial Revival houses have asymmetrical facades" and "few examples were constructed until the 1930s, when irregular facades reappeared with less elaborate detailing" (McAllester, 321)

⁴⁰ Kalman, 747. Batterwood House was designed around an existing 19th-century farm house

⁴¹ Designed for financier H. R. Bain, Graydon Hall is located in the area southeast of Don Mills Road and Highway 401 at present-day 185 Graydon Hall Drive where it is recognized on the City's Heritage Register. Located at 2489 Bayview Avenue (near York Mills Road) where it is designated under Part IV, Section 29 of the Ontario Heritage Act, Windfields was commissioned by E. P. Taylor, Phillips's colleague at Argus Corporation. It is now the location of the Canadian Film Centre (CFC)

⁴² Southeast of Leslie Street and Finch Avenue East at 2 Green Meadows Circle, the house was once the centrepiece of what is described as the last operating farm in Willowdale (Kennedy, 152). While larger in scale and more elaborate in detailing, Green Meadows incorporates the enclosed pediments with lunettes and other classical detailing and fenestration found on the Frederick Connell House

appearance of the house.”⁴³ With buff brick cladding (which was originally painted white), brick, stone, wood, glass and metal is applied for the detailing.⁴⁴ The wood shutters on the window openings (as shown in the photographs in Section 6) have been removed.

The principal (north) elevation features an asymmetrically-placed frontispiece that contains the main entrance to the house. Beneath the enclosed pediment with the louvered lunette, the frontispiece is arranged in three bays. In the first (ground) floor where the entrance is centered and accessed by stone steps with iron hand railings, the paneled door and the flat transom with tracery are placed in a classically-detailed surround with pilasters, an entablature and a pediment with mutules. The entrance is flanked and surmounted by flat-headed window openings with brick flat arches and artificial stone sills. Reduced in height in the upper storey, the window openings contain multi-paned sash windows (six-over-nine in the first floor and six-over-six above). The pattern and detailing of the fenestration is repeated in the two-bay section east (left) of the frontispiece. To the west (right), a distinctive bull’s eye window marks the lower storey beneath the large multi-paned stairhall window with the wood, brick and stone detailing. The secondary entrance placed beside (to the right of) the bull’s eye window is a later addition. A diminutive window opening is found west (right) of the stairhall window above the roof of the adjoining service wing. Part of the original design, the service wing extends north from the west end of the north elevation of the house where it rises 1½ stories under a low-pitched gable roof with returned eaves. The roof, along with the brick cladding and the different-sized flat-headed openings with wood, brick and stone trim and multi-paned windows, complements the main body of the house.

The long south elevation was designed to overlook the garden and repeats the asymmetrically-placed three-bay frontispiece with the enclosed pediment and the louvered lunette from the north elevation. East (right) of the frontispiece, the south entrance is placed in a classically-detailed wood surround with sidelights and transoms (the transoms have been altered). A single-storey curved bay window with a cornice marks the east end of the south elevation. The flat-headed openings with the brick and stone trim, including the multi-paned windows, which were introduced on the principal (north) elevation are repeated on the south, east and west elevations and the southwest wing.⁴⁵ The latter wing has a flat roof with a balcony (the original wood balustrade has been replaced with a metal railing). On the east (side) elevation, the single-storey flat-roofed open verandah is supported on posts with latticework and has a balcony on the second storey where the original wood balustrade has been removed. Attached to the west end of the service wing, the single-storey extension (which is clad with contrasting red brick) is a later addition that is not identified as a heritage attribute.

⁴³ Canadian Homes and Gardens, September 1940, 17

⁴⁴ In 1940 when Connell’s estate was profiled in Canadian Homes and Gardens, the cladding was described as “white painted brick” (page 17)

⁴⁵ Tripartite windows mark the south and west elevations and the southwest wing, and the transoms on east elevation have been altered

On the interior, on the first (ground) floor, the reception room inside the north entrance leads to the rear (south) terrace as well as to the separate stairhall, which contains the original staircase (which has been altered) (Images 7 and 13). At the south end of the first floor, the dining room retains its classical detailing in the original mouldings, wall niches and wood fireplace surround and mantel.

Extending along the entire south elevation of the house, the terrace is composed of “rubbed Credit Valley sandstone” and was described in Canadian Homes and Gardens as “an integral part of the whole architectural conception,” as well as an adjunct to the living space and “a vital connecting link between the building and its environs.”⁴⁶ The terrace, which is accessed from the south entrance as well as the east verandah, is supported by a retaining wall with stairs at the south and east ends, all composed of fitted dry-stone.⁴⁷ An iron railing extends along part of the terrace near the south stairs.

The house was originally set in “an open park of about 10 acres,” rather than “an intensive pattern of small garden areas.”⁴⁸ Evidence of the gardens south of the house is visible in aerial photographs from the post-war era, which are attached as Image 3. With the changes to the property, the south elevation of the house overlooks a large landscaped open space with mature trees and, at the south end, a recessed area with stone retaining walls and steps (Image 18). Views extend to and from the latter vantage point and the house. This view corridor is an important remnant of the landscape design with the removal of the axial stone pathway that connected the terrace to the south garden (which is visible in the archival photographs found in Section 6).

iv. CONTEXT

The location of the property at 10 Buchan Court is shown on the maps attached in Image 1. The Frederick Connell House is found in the area northeast of the intersection of Sheppard Avenue East and Leslie Street where Buchan Court runs northwest from Sheppard Avenue to access the North York General Hospital’s Senior Centre (2 Buchan Court) and the subject property directly north. The house form building stands on its original site on a rise of land in a landscaped setting with a circular driveway on the north. South of the house, the open space with mature trees extends to the recessed area with the stone retaining walls and steps at the south end of the property at 10 Buchan Court.

In this location, where it originally enjoyed views to Sheppard Avenue East, Leslie Street and the former open spaces to the north and east, the Frederick Connell House was one of the series of country estates that were built on former farmland adjoining the Middle Don River in North York Township during the interwar era. Nearly a dozen estate houses on

⁴⁶ Canadian Homes and Gardens, July 1941, 21

⁴⁷ The steps at the east end were part of two flights of stairs leading to the swimming pool, which was removed following the sale of the property by Phillips’s widow

⁴⁸ Canadian Homes and Gardens, September 1940, 15

Bayview Avenue, Leslie Street and the adjoining area remain extant and are recognized on the City of Toronto’s Heritage Register, including the Frederick Connell House.⁴⁹

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 Example of a Style and Type – The Frederick Connell House has design value as a well-crafted example of the Georgian Revival style applied to a mid-20th century country estate house. Georgian Revival was popular for residential architecture in Canada during the interwar era and identified by its classical features inspired by earlier prototypes. While symmetry was one of the identifiers of the style, some Georgian Revival buildings, including the Frederick Connell House, feature an overall asymmetrical plan (addressing the orientation of the building on the site and its interior arrangement) while displaying symmetrically arranged features on the individual elevations. On the Frederick Connell House, the distinctive low-scaled asymmetrical plan is created by the projecting frontispieces (north and south) and wings (northwest and southwest), with the extended south elevation and terrace designed to integrate with the adjoining garden. The classical detailing introduced on the exterior, with the elaborate surround on the main (north) entrance and the pedimented gables, is continued inside where original features remain in the first-floor dining room and the stairhall adjoining the reception room inside the north entrance.

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

⁴⁹

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=cfc20621f3161410VgnVCM10000071d60f89RCRD>

Persons – The Frederick Connell House is valued for its association with two prominent Canadian entrepreneurs. The house was commissioned by Frederick Martin Connell (1883-1980), an acclaimed mining explorer and developer associated with silver and gold strikes northwestern Ontario in the early 20th century. Connell was awarded the Order of the British Empire for his service as Canada’s Controller of Metals during World War II, and afterward received the International Nickel Company of Canada’s Inco Medal (1973) with the citation “placing his name in the foremost rank of those whose names and accomplishments will always be associated with laying broad and firm foundations to one of Canada’s greatest industries.” In 1943, Connell sold his North York estate known as “Macron Farms” with the subject house to Colonel W. Eric Phillips (1893-1964), who renamed the property “Wynyates Farms.” Phillips was a highly decorated soldier in World War I who, as the head of Duplate Canada Limited, became an industry leader in glass production through his partnerships with American and British manufacturers before diversifying and expanding the company. Phillips was named a Commander of the Order of the British Empire for his service during World War II as the head of Research Enterprises Limited, an initiative of the Canadian government to produce high optical glass for specialized military equipment. For two decades as the chair of the University of Toronto’s Board of Governors, Phillips directed the institution’s post-war expansion and, among his innumerable business interests, was a co-founder with E. P. Taylor and other prominent entrepreneurs of Argus Corporation, the powerful investment holding company. Phillips occupied the property at 10 Buchan Court for two decades and, after his death, the property was acquired by North York General Hospital.

Architect - The property at 10 Buchan Court has associative value for its design by the Toronto architectural partnership of Mathers and Haldenby. Founded after World War I by Alvin S. Mathers and Eric W. Haldenby, for over 70 years the firm was noted for its adept handling of a succession of architectural styles, the collection of institutional buildings it designed at the University of Toronto’s St. George Campus, as well as its high-end residential commissions in Toronto and beyond that included the Frederick Connell House.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Surroundings – Contextually, the property at 10 Buchan Court is historically, visually and physically linked to its setting in the area northeast of the intersection of Sheppard Avenue East and Leslie Street. The Frederick Connell House is historically connected to Oriole, the North York hamlet that originated as a milling community adjoining the Middle Don River that was settled by members of the Mulholland family, who also farmed the land where the subject property stands. As a small part of the large estate formerly known as “Macron Farms,” the Frederick Connell House remains in its original hilltop location where it is placed in landscaped grounds with an open lawn, mature trees and stone steps and retaining walls that are important remnants of the original landscape

design, along with the views to and from the garden (south) elevation of the house and the south end of the site.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 10 Buchan Avenue has design, associative and contextual value as a well-crafted example of a country house with Georgian Revival styling inside and out, which was designed by the notable Toronto architects, Mathers and Haldenby, commissioned by Canadian mining executive Frederick Connell, and afterward owned for two decades by Canadian military veteran and noted industrialist and financier, Colonel W. Eric Phillips. Located on property associated historically with the Mulholland family, pioneers in North York's Oriole community, the Frederick Connell House is physically, historically and visually related to its surroundings in the area northeast of Sheppard Avenue East and Leslie Street where it is placed in its original setting with landscaped open space and views between the south elevation of the building and the garden.

5. SOURCES

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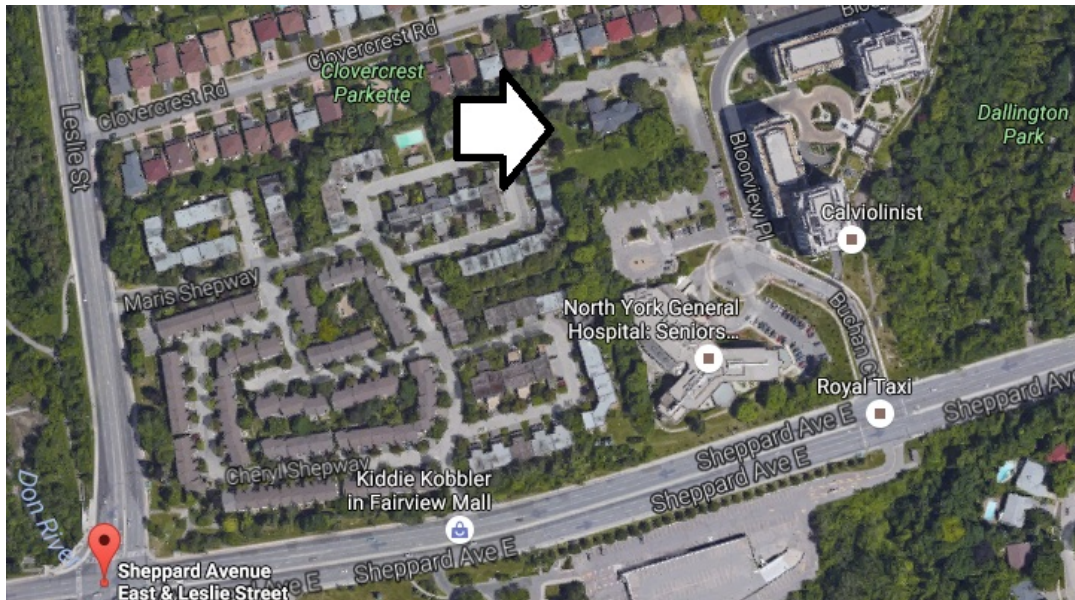
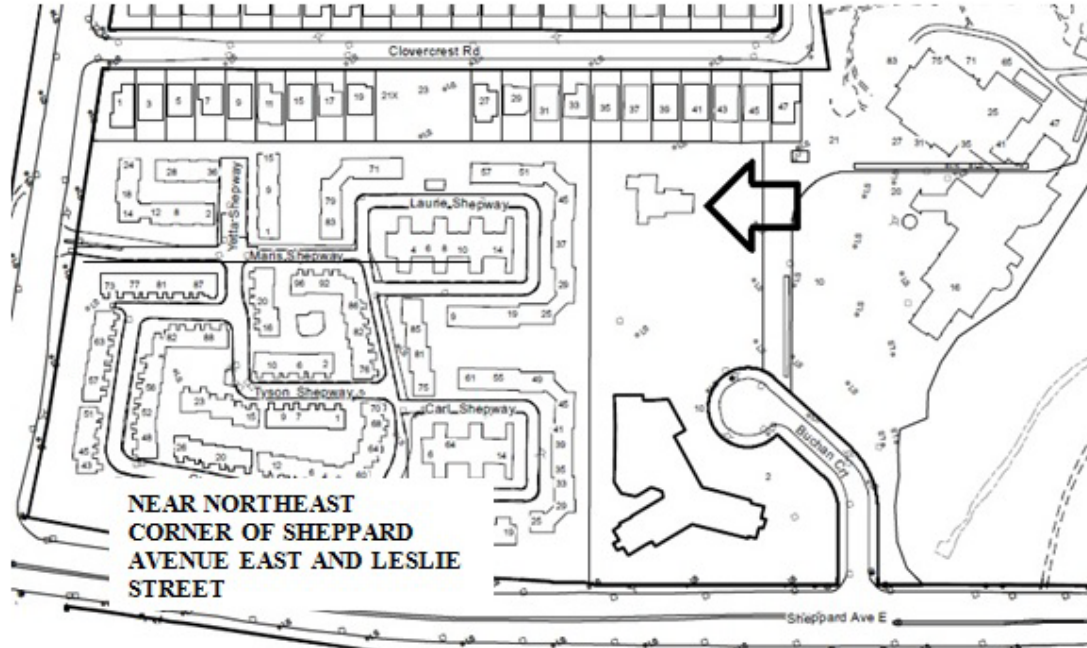
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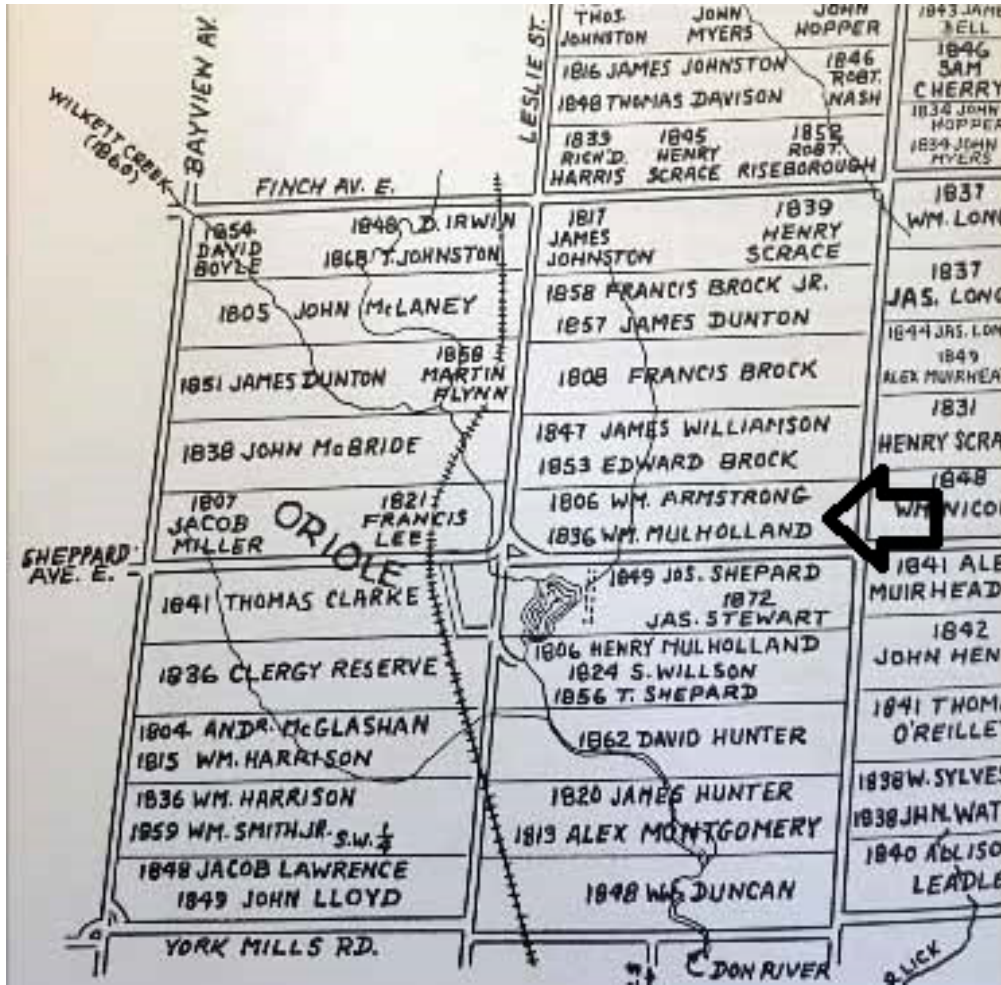
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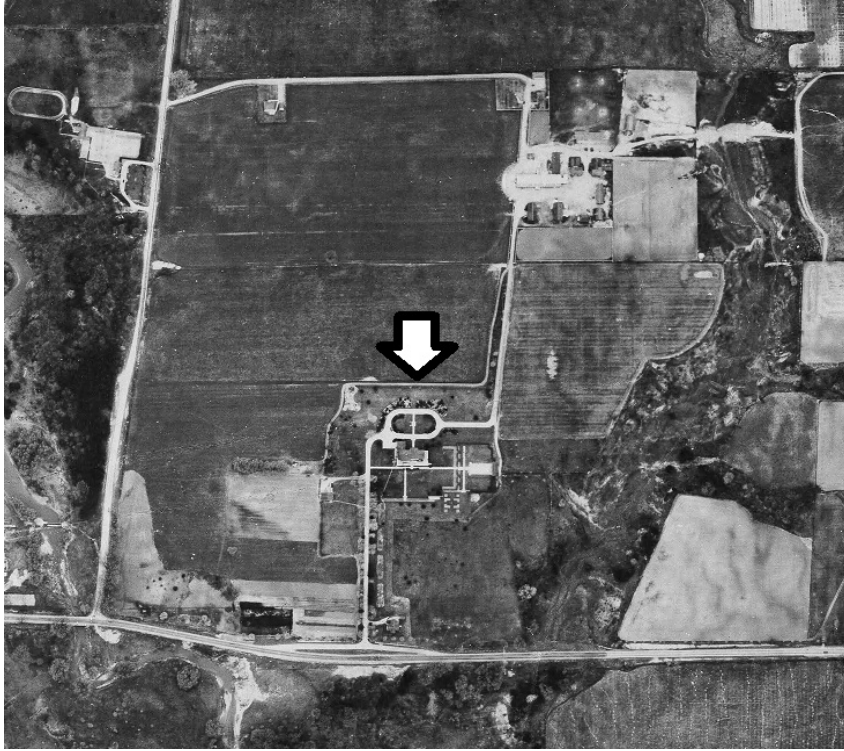
6. IMAGES – the **arrows** mark the location of the property at 10 Buchan Court. All maps are oriented with north on the top unless otherwise indicated.



1. Location Maps, 10 Buchan Court: showing the placement of the property northeast of the intersection of Sheppard Avenue East and Leslie Street (City of Toronto Property Data Map and www.bing.com/maps).



2. Maps, Oriole: the compilation map (above) shows the original patentees and subsequent land owners in the milling and farming hamlet of Oriole adjoining present-day Sheppard Avenue East and Leslie Street. Below, William Mulholland remained the owner/occupant in 1878 (Hart, 240, and Historical Atlas of the County of York, 1878).



3. Aerial Photographs, 10 Buchan Court, 1947 (above) and 1957 (below): showing the subject property when it was accessed from Sheppard Avenue East and where the house is located south of the circular driveway, with the open space, paths and gardens to the south (City of Toronto Archives).



4. Aerial Photographs, 10 Buchan Court, 1967 (above) and 1977 (below): the development of the residential subdivisions adjoining the Frederick Connell House (to the north, followed by the west) is illustrated in the photographs. In the 1977 image, Buchan Court is in place with institutional buildings east of the subject property, and Sheppard Avenue East and Leslie Street have been extended and widened and the intersection aligned (City of Toronto Archives).



5. Archival Photographs, Frederick Connell House, September 1940: showing the principal (north) elevation of the house with the service wing and the circular drive (above), and the east elevation (below) where the tiers of steps accessed the former swimming pool (Canadian Homes and Gardens, 15-17).



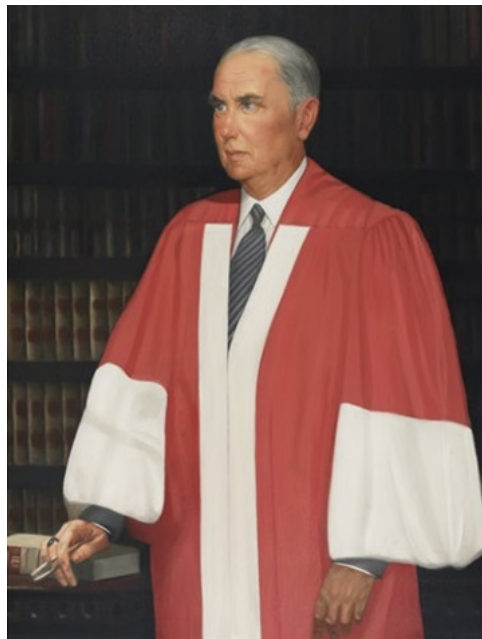
6. Archival Photographs, Frederick Connell House, September 1940: showing the details on the rear (south) elevation overlooking the garden with the stone retaining walls and steps. Although the photographs were published in the same issue, the south axial pathway is not present in the first image (Canadian Homes and Gardens, 15-17).



7. Archival Photographs, Frederick Connell House, July 1941: the interior images show the staircase with the original detailing (above), and the classical detailing in the dining room (below) with the mouldings, the fireplace surround and mantel, and one of the wall niches (Canadian Homes and Gardens, 19-21).



8. Illustration, Frederick M. Connell, undated: sketch of the Canadian mining executive who commissioned the house at 10 Buchan Court (http://mininghalloffame.ca/inductees/a-c/frederick_m._connell).



9. Portrait, Colonel W. Eric Phillips, undated: showing the military veteran and Canadian industrialist and financier who owned the property at 10 Buchan Court for 20 years (<http://www.artnet.com/artists/canadian-school-20/portrait-of-col-w-eric-phillips-6UTfpWHyAf6nvjDUAu4Vdw2>).



10. Photograph, Batterwood House, Canton, Ontario, undated: one of the first country estate houses designed by Mathers and Haldenby in the Georgian Revival style where the architects worked in conjunction with landscape architect, Edwin Kay (<http://images.ourontario.ca/Cobourg/20952/data>).



11. Photograph, Green Meadows Estate, undated: showing the estate house built in the 1940s for entrepreneur J. A. “Bud” McDougald, a business associate and the brother-in-law of Colonel W. Eric Phillips, which shared the painted white brick, low roofline, and classical detailing of the subject property (http://torontoplaques.com/Pages/Green_Meadows.html).



12. Archival Photographs, 10 Buchan Court, June 1980 and July 1982: showing the long south elevation (top) and the east elevation (centre) in 1980, with part of the principal (north) elevation (bottom) two years later (North York Historical Board). The original latticework balustrades are shown in place on the southwest wing (top left) and the east balcony (centre).



13. Archival Photographs, 10 Buchan Court, July 1982: showing the south elevation with the retaining wall and steps at the south end of the garden (above left), the separate stairhall with the staircase (above right), and the classically-detailed fireplace surround and mantel in the dining room (below) (North York Historical Board).



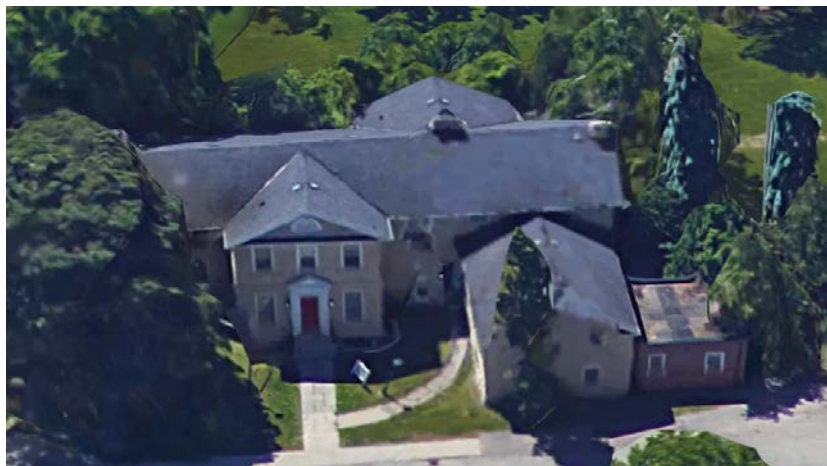
14. Photographs, 10 Buchan Court, 2004 (above) and 2009 (below): showing the principal (north) elevation before and after the removal of the white paint, and prior to the removal of the louvered wood shutters (Heritage Preservation Services).



15. Current Photographs, 10 Buchan Court, February 2016: showing the principal (south) elevation with the retaining walls adjoining the garden (above), the entrance hall with the staircase (below left), and the classical detailing in the dining room with the mouldings, one of the wall niches, and the fireplace surround and mantel (Heritage Preservation Services).



16. Current Photographs, 10 Buchan Court, July 2016: showing the north service wing (top), the east elevation with the open verandah (centre), and the west elevation (bottom) (at the west end of the service wing, the single-storey addition with the red brick is not identified as a heritage attribute) (Heritage Preservation Services).



17. Current Photographs, 10 Buchan Court, July 2016: showing the detailing on the retaining wall adjoining the south terrace (top), the recessed area with the retaining walls and steps at the south end of the garden (centre), and an aerial view from the north showing the gabled frontispieces on the north and south elevations, as well as the complementary gable-roofed north service wing (bottom) (Heritage Preservation Services and www.google.com/maps/place).



View corridor



View north to the south elevation of the house



View south from the south elevation of the house to the south end of the garden

18. Current Photographs, 10 Buchan Court, July 2016: the aerial image (top) is marked with the views to and from the south elevation of the Frederick Connell House and the open lawn with mature trees and, at the south end of the garden, the recessed area with the stone walls and steps (Heritage Preservation Services and www.google.maps/place).

The Standards in the Standards and Guidelines for the Conservation of Historic Places in Canada (Excerpt)

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

- 10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- 11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

- 13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.