

STATEMENT OF SIGNIFICANCE: 658 BROADVIEW AVENUE
(REASONS FOR DESIGNATION)

The property at 658 Broadview Avenue 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 Part IV, Section 29 of the Ontario Heritage Act under the categories of design and contextual value.

Description

Located on the west side of Broadview Avenue between Montcrest Boulevard (south) and Danforth Avenue (north), the Cruttenden House (1906) is a 2½-storey house form building commissioned by Annie Louise Cruttenden, who occupied the house following her marriages to manufacturer James Edmonds and brick maker David Wagstaff, both of whom predeceased her. The construction of the house is attributed to Thomas Cruttenden, a well-known Toronto contractor who was his daughter's tenant in the residence until 1925. The Cruttenden House remained in the family until the 1950s and now forms part of the campus of the Montcrest School (founded 1961). The property at 658 Broadview Avenue was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006.

Statement of Significance

The Cruttenden House is valued for its design as a fine and well-crafted representative example of the Period Revival style applied to an early 20th century house form building. Displaying the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the asymmetrical plan, the fenestration that includes the pair of three-sided bay windows, and the dramatic hipped gable roof with the projecting jetty that is typical of the Period Revival. In its design and vintage, the Cruttenden House complements the neighbouring residential buildings along the west side of Broadview Avenue adjoining Riverdale Park.

The property at 658 Broadview Avenue is also valued for its contextual importance in defining, maintaining and supporting the historical character of Broadview Avenue between present-day Montcrest Boulevard and Danforth Avenue that was developed as a high-end residential enclave in the early 1900s. The Cruttenden House is historically and visually linked to its setting in the block where it forms part of a contiguous group of house form buildings that complement one another in their early 20th century stylistic appearance and placement along the edge of Riverdale Park.

Heritage Attributes

The heritage attributes of the Cruttenden House on the property at 650 Broadview Avenue are:

- The placement, setback and orientation of the building on the west side of Broadview Avenue, north of Montcrest Boulevard
- The scale, form and massing of the structure, which rises 2½ stories above a raised base with window openings
- The materials, with the brick cladding and the brick, stone, wood, terra cotta and tile detailing
- The hipped gable roof with the cross-gable on the south end, the brick chimney, clipped roofline and stepped parapet on the north end and, over the principal (east) elevation, the jetty with the returned eaves
- The roof detailing with the terra cotta shingles in the south gable and on the jetty
- The arrangement of the principal (east) elevation into three bays, with the southernmost (left) bay stepped back and containing the main entrance in the first (ground) floor
- The main (east) entrance, which is placed in a flat-headed surround with a transom and surmounted in the second storey by a flat-headed window opening with a stone lintel
- In the centre bay on the principal (east) elevation, the fenestration, with the oval window opening in the first floor and, in the second storey, the diminutive flat-headed window opening with the oversized stone voussoirs and keystone
- The two-storey three-side bay window with the stone lintels and sills and the flat-headed window openings that marks the north (right) bay on the principal (east) elevation
- At the southeast corner, the single-storey open wraparound verandah that has a shed roof supported on columns
- On the south side elevation, the fenestration with the octagonal window with voussoirs in the first floor, the flat-headed window opening with the stone lintel in the second storey, the two-storey three-sided bay window with the flat-headed window openings and stone detailing in the west (south) bay, and the flat-headed three-part window opening in the south gable
- The fenestration on the north side elevation, where the flat-headed window openings with the stone detailing are placed according to the interior arrangement