

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



DAVID WAGSTAFF HOUSE
650 BROADVIEW AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2016

1. DESCRIPTION



Cover: principal (east) elevation of the David Wagstaff House at 650 Broadview Avenue;
Above: east (right) and south (left) elevations (Heritage Preservation Services, February 2016)

650 Broadview Avenue: David Wagstaff House	
ADDRESS	650 Broadview Avenue
WARD	Ward 30 (Toronto-Danforth)
LEGAL DESCRIPTION	Plan 274E, Part Block A
NEIGHBOURHOOD/COMMUNITY	Riverdale
HISTORICAL NAME	David Wagstaff House
CONSTRUCTION DATE	1913
ORIGINAL OWNER	David Wagstaff, brick maker
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Educational (private school) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	J. A. Mackenzie, architect
DESIGN/CONSTRUCTION	Brick cladding with brick, stone, wood and stucco trim
ARCHITECTURAL STYLE	Period Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associate & Contextual
HERITAGE STATUS	Listed on the 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 650 Broadview Avenue 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
1905 Oct	Plan 274E subdivides the land on the west side of Broadview Avenue between Riverdale Park and Danforth Avenue into building lots
1908 Apr	James Harris, son of industrialist William Harris, purchases part of Block A under Plan 274E where he commissions his family's residence at present-day 648 Broadview Avenue ¹
1912 May	Harris severs the north part of his property and sells it to his father-in-law, David Wagstaff
1912 Aug	Wagstaff, a prominent Toronto brick maker, is issued a building permit for the house at 650 Broadview Avenue, with J. A. Mackenzie identified as the architect
1912	The City Directory for 1913 (with information gathered the previous year) records the subject property as "vacant"
1913 May	Wagstaff's house is described as unfinished in the tax assessment rolls
1914 May	A year later, Wagstaff is the occupant of the house, with the assessed value of \$5500
1920 Jan	Wagstaff sells the property at 650 Broadview to James Harris, who immediately conveys it to John W. Lee
1966	The Pentecostal Benevolent Association of Ontario purchases the property for The Teen Challenge, a residence and rehabilitation centre for young men
1993	The Montcrest School (founded 1961) acquires the property at 650 Broadview Avenue
2006	The property at 650 Broadview Avenue is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)

ii. HISTORICAL BACKGROUND

Riverdale

Following the founding of the Town of York (Toronto) in 1793, the area beyond the townsite, the government and military reserves and the Park Lots was part of York Township and surveyed into 200-acre farm lots. On the east side of the Don River, township lot 15 was granted to Lieutenant-Governor Simcoe's secretary, John Scadding. Following Scadding's death, his estate retained the property until 1856 when the City of Toronto purchased the section north of present-day Gerrard Street East. While the Don Jail (1858-64) was constructed on the south end of this tract with the adjoining land

¹ The property is designated under Part IV, Section 29 of the Ontario Heritage Act

operated as an industrial farm, the remaining land became part of Riverdale Park, which officially opened in 1880.²

The fledging community that developed east of the Don River and south of the Danforth Road (Danforth Avenue) was informally known as Don Mount and Riverside, with access to the city limited to a few bridges. The Grand Trunk Railway (later Canadian National Railways) extended its line across the district in the mid 19th century, opening the area to residential, commercial and industrial development.

In 1884, the City of Toronto annexed the area roughly bounded by the Don River and Danforth, Greenwood and Eastern Avenues as Riverdale. At the same time, the former mill road between Queen and Danforth was renamed Broadview Avenue “because of its spectacular views” overlooking the park and river.³ Annexation delivered municipal services, while a streetcar line along Broadview Avenue to the Danforth connected the area with the downtown core and served the new residential subdivisions adjoining the route. However, the completion in 1918 of the Bloor Street Viaduct accelerated the development of the district, which was promoted as “East Rosedale” for the number and quality of upscale residential developments adjoining the Broadview and Danforth corridors.⁴

The development of the area in the 19th and early-20th centuries can be traced on historical maps and atlases, including those found in Section 6 below.

650 Broadview Avenue

In 1905, a residential subdivision was surveyed along the west side of Broadview Avenue between Riverdale Park and the Danforth (Image 5). Among the first purchasers of a large parcel was James Harris, managing director of the Harris Abattoir Company, who organized the business’s subsequent merger with the William Davies Company to form Canada Packers (now Maple Leaf Foods).⁵ Following the completion of his house at 646 Broadview Avenue (1908), in 1912 Harris subdivided and conveyed the north part of this tract to his father-in-law, David Wagstaff (Image 6). A prominent Toronto brick maker whose Greenwood Avenue brick yard “turns out a million bricks annually,” Wagstaff (1842-1928) commissioned the house at 650 Broadview Avenue, which remained unfinished in the spring of 1913 (Image 7).⁶ In 1920, following the death of his first wife, Wagstaff was remarried to Annie L. Edmonds, the daughter of Thomas Crittenden, his neighbour at 658 Broadview Avenue. This event coincided with Wagstaff’s sale of

² Riverdale Park continued on the west bank of the Don, where part of the City-owned land was reserved as the second location of Toronto General Hospital (1856)

³ Myrvold, 11

⁴ The subdivisions along Broadview Avenue were dubbed “Doctors’ Row” for the number of medical practitioners who moved to this community

⁵ James Harris was the son of English butcher and Toronto industrialist, William Harris, who established W. Harris and Company as the basis of the family-run conglomerate

⁶ Robinson, 382

the property at 650 Broadview to James Harris, who immediately conveyed it to a new purchaser.

Following the Second World War, many of the former single family residences along Broadview Avenue, south of the Danforth, were repurposed as multi-unit dwellings. In 1961, the property at 650 Broadview Avenue was acquired by the Pentecostal Benevolent Association of Ontario, a religious charity charged with providing homes for seniors, children and young mothers in need. The David Wagstaff House became the Teen Challenge, a residence and rehabilitation centre for young men aged 16 to 21. In 1993, the property was sold to the Montcrest School, a private non-denominational school for elementary students founded in 1961, which developed a campus comprising several house form buildings and new structures on Broadview Avenue north of Montcrest Boulevard. The property at 650 Broadview Avenue was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006.

J. A. Mackenzie, Architect

The David Wagstaff House was designed by Toronto architect J. A. (John Alexander) Mackenzie (1876-1946). During the late 19th and early 20th centuries, he led a solo architectural practice in Toronto and designed high-end residential building in the city's most desirable neighbourhoods. Mackenzie remains best known for his innovative design of the Lumsden Building (1909) on the northeast corner of Yonge Street and Adelaide Street East, which was purportedly the largest concrete-faced building in the world at the time of its construction. Among his projects of note was the Society of Friends' Meeting House (1911), which is extant as part of the National Ballet School of Canada's campus on Maitland Street. These and other surviving edifices from Mackenzie's portfolio reveal his affinity for dramatic decorative effects, including the design for the house at 650 Broadview Avenue.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 650 Broadview Avenue are found on the cover and in Sections 2 and 6 of this report. The David Wagstaff House was designed in the Period Revival style popular in the early 1900s, which retains decorative features linked to the exuberant Queen Anne Revival style associated with the end of the 19th century. The Period Revival style is described as an "inclusive term" referring to designs inspired by residential buildings from the English Tudor period, including those "marked by a striking combination of Medieval forms with Classical elements."⁷ The David Wagstaff House exemplifies this description in a design that mixes Gothic inspired half timbering and oriel windows with classical quoins. The oversized enclosed gable and the two-storey multi-sided bay window highlighting the principal (east) elevation are carry overs from the Queen Anne Revival, along with the mixture of materials.

⁷ Blumenson, 156

The David Wagstaff House rises 2½-stories above a raised base with window openings. The building is clad with red brick, and brick, stone, stucco and wood is applied for the detailing. The gable roof features extended and flared eaves, as well as a brick chimney and shed-roof dormer on the south slope, and an extended shed-roof dormer on the north slope (which is a modification). On the principal (east) elevation, the gable end of the roof is enclosed and displays extended eaves, strapwork and a long flat-headed window openings. Below, the west elevation is arranged in two bays with the main entrance placed in the right (north) bay in the first (ground) floor where it is covered by a single-storey enclosed hipped-roof porch with classical detailing.⁸ A flat-headed window opening with a transom surmounts the entrance. The left (south) bay is highlighted by the two-storey five-sided bay window with continuous stone labels and sills and stone quoins. Visible from Broadview Avenue, a two-storey oriel window is placed on each of the side elevations (north and south). The building is extended to the rear (west) by a two-storey wing and a single-storey addition that are not identified as heritage attributes.

iv. CONTEXT

The location of 650 Broadview Avenue is shown on the map attached as Image 1. The property is found on the west side of the street adjoining Riverdale Park in the extended block between Montcrest Boulevard to the south and Danforth Avenue on the north. The David Wagstaff House is part of a surviving group of nearly a dozen early 20th century house form buildings that is contiguous north of Montcrest Boulevard, apart from the removal of one of the original structures and its replacement with the Coral Gable Apartments (1956) at 578 Broadview. All of the properties, including the apartment building, are included on the City of Toronto’s Heritage Register. On the opposite (east) side of Broadview Avenue, the street contains a mixture of detached and semi-detached house form buildings, as well as the Broadview Mansions (1927), the mid-size apartment complex on the corner of Broadview Avenue and Tennis Boulevard, which is also recognized on the Heritage Register.

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

⁸ This porch is visible in the archival photograph dating to 1976 (Image 12)

Representative and Well-Crafted Example of a Style and Type - The David Wagstaff 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 multi-sided bay window and the oriel windows typical of Period Revival styling, and the dramatic roofline with the oversized gable with the flared eaves and mock timbering. In its design and vintage, the David Wagstaff House complements the neighbouring residential buildings along the west side of Broadview Avenue adjoining Riverdale Park.

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 cultural heritage value of the property at 650 Broadview Avenue is also through its historical association with Toronto architect J. A. Mackenzie, who designed the David Wagstaff House. While Mackenzie is best known for local landmarks including the Lumsden Building (1909) on the corner of Yonge Street and Adelaide Street East, his portfolio included commissions for residential buildings in Toronto's desirable neighbourhoods, among them the David Wagstaff House in Riverdale.

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 Surroundings – The property at 650 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 David Wagstaff 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.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 650 Broadview Avenue has design, associative and contextual values. Located on the west side of Broadview Avenue north of Montcrest Boulevard, the David

Wagstaff House is a well-crafted representative example of an early 20th century house form building designed in the Period Revival style by Toronto architect J. A. Mackenzie. It supports the historic character of Broadview Avenue adjoining Riverdale Park as a high-end residential neighbourhood, and is historically and visually linked to its setting as part of a surviving enclave of early 20th century house form buildings that are recognized on the City of Toronto's Heritage Register.

5. SOURCES

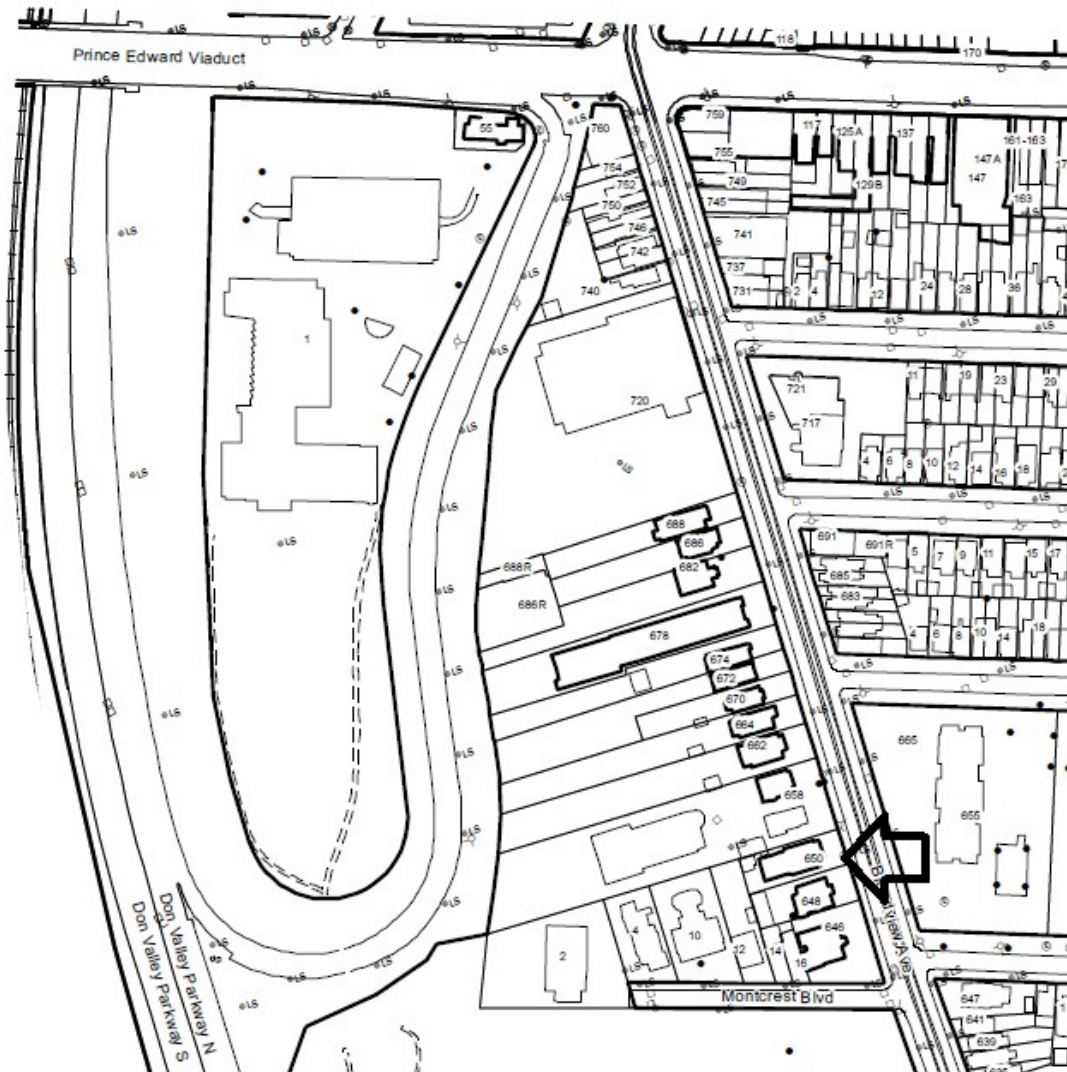
Archival Sources

Abstract Index of Deeds, Plan 274E, Part Block A
Archival Photographs, City of Toronto Archives and Toronto Historical Board
(individual citations in Section 6)
Assessment Rolls, City of Toronto, Ward 1, Division 2, 1900 ff.
Browne, Map of the Township of York, 1851
Building Permit #36538, August 19, 1912, City of Toronto Archives
City of Toronto Directories, 1900 ff.
Decennial Censuses of Canada, 1871 ff.
Goad's Atlases, 1884-1923
Tremaine, Map of the City of Toronto, 1860
Underwriters' Survey Bureau Atlases, 1931 revised to 1935 and 1951

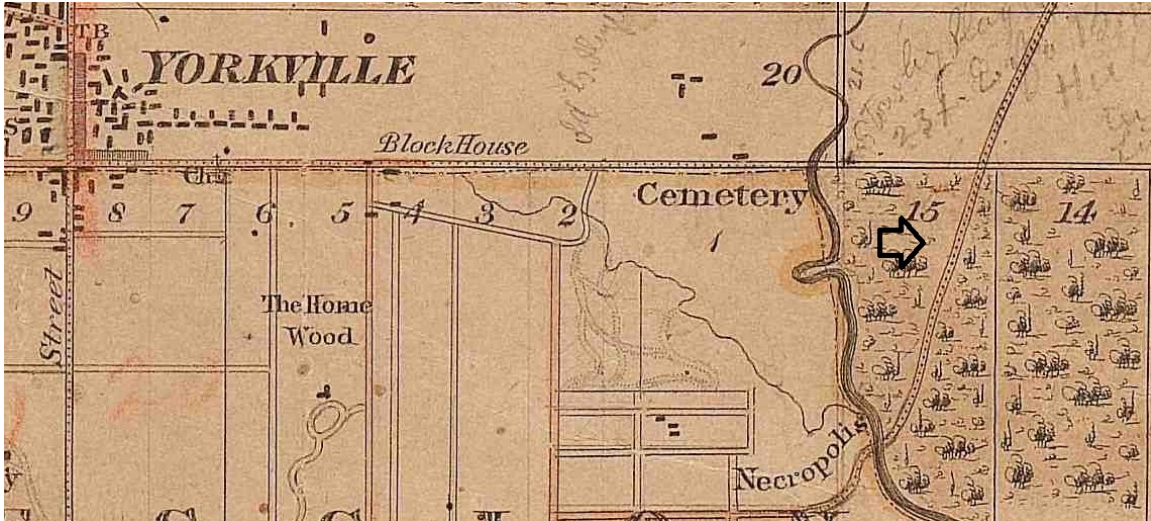
Secondary Sources

Blumenson, John. Ontario Architecture, 1990.
Cruttenden, Harris and Wagstaff family records, www.ancestry.ca
Harris family history, www.harris-history.com
"John Alexander Mackenzie," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://www.dictionaryofarchitectsincanada.org/node/1457>
"Leslieville History: Albert Henry Wagstaff,"
<http://leslievillehistory.com/albert-henry-wagstaff-laughing-from-beyond-the-grave/>
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Muir, Elizabeth Gillian, Riverdale: East of the Don, 2014
Myrvold, Barbara, The Danforth in Pictures, 1979
-----, Historical Walking Tour of the Danforth, 1992
Robinson, C. Blackett, History of Toronto and the County of York, Volume 1, 1885
"Wagstaff-Cruttenden", Toronto Star, September 18, 1920

6. IMAGES – The **arrows** on the maps below mark the location of the subject property. All maps are oriented with north on the top.



1. City of Toronto Property Data Map: showing the location of the property at 650 Broadview Avenue on the west side of the street, north of Montcrest Boulevard.



2. Browne's Map of the Township of York, 1851: showing the future site of 650 Broadview Avenue at the north end of Lot 15 in York Township.



3. Tremaine's Map of the City of Toronto, 1862: prior to the development of the subject property, the land was owned by the City of Toronto, which developed the Don Jail (labelled "new jail") and an industrial farm on the tract.



4. Goad's Atlases, 1884 (above) and 1903 (below): the subject property remained vacant during the twenty-year period depicted on the fire insurance atlases, while residential subdivisions were developed on the opposite (east) side of Broadview Avenue.



5. Plan 274E, August 1905: showing the subdivision on the west side of Broadview Avenue where the David Wagstaff House was built afterward at the north end of Block A (Toronto Land Registry Office).



6. Archival Photograph, Harris-Wagstaff Wedding, 1901: following the marriage of David Wagstaff's daughter Ada to James Harris, Wagstaff (identified by the arrow) purchased part of his son-in-law's Broadview Avenue property where his house at 650 Broadview was completed in 1913. The families lived side-by-side until 1920 when, after the death of his first wife in 1917, Wagstaff married Annie L. Edmonds (the daughter of Thomas Cruttenden, his neighbor at 658 Broadview) and sold his property to Harris (Harris Family Records, www.ancestry.ca)

BUILDING PERMIT

No. 36538 Plan No. _____
Lot No. _____

Toronto, Aug 10 1912

Permit granted to

Mr. D. Wagstaff 1140 Queen St.
 To erect a 2 story wood attic brick dwelling

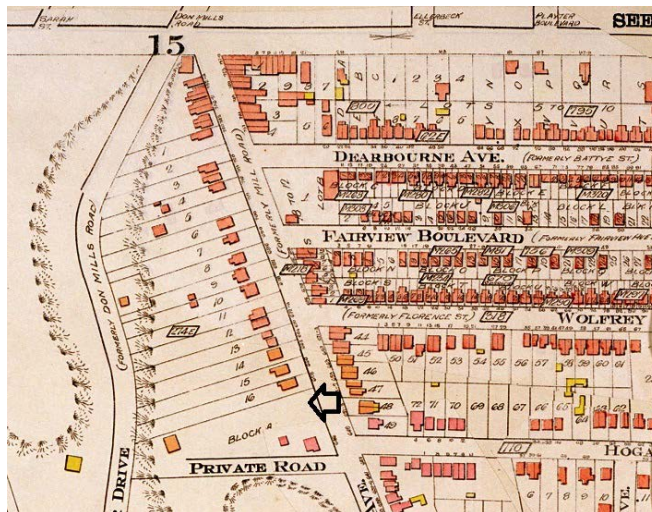
on 648 Broadview Ave.

Architect J. A. Mackenzie
 Builder _____
 Cost of Building, \$ 11000
 Plans and Specifications approved by _____

No. of Block Plan _____
 Limit 0 Water, \$ _____ MB

This Permit does not include any openings in sidewalks or encroachment past line of street

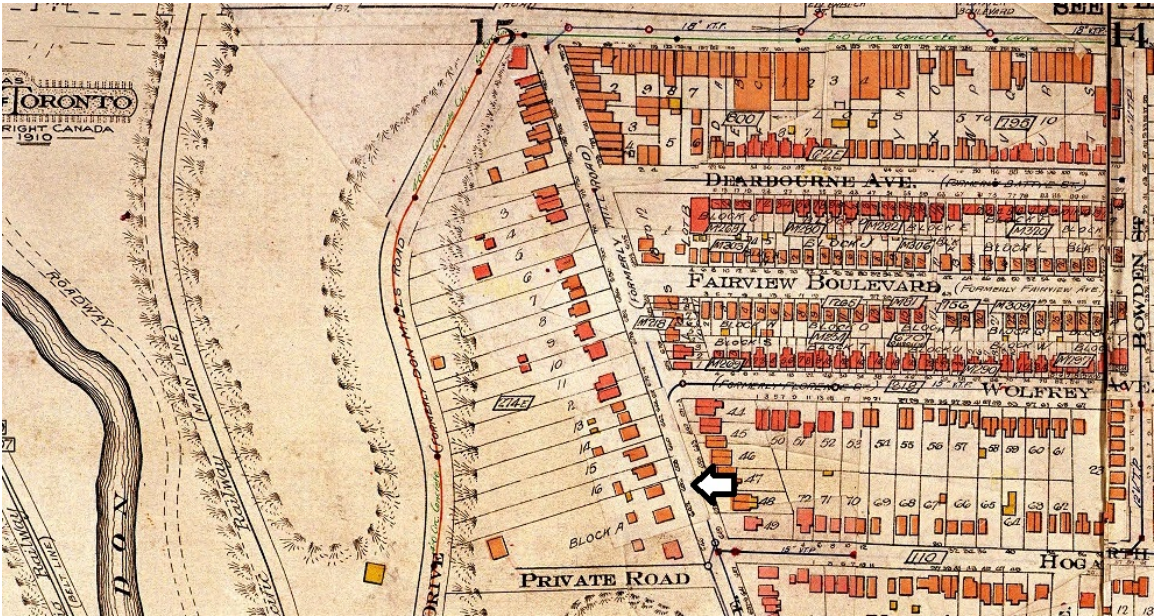
7. Building Permit #36568, August 10, 1912: issued to David Wagstaff for the house at 650 Broadview Avenue and identifying J. A. Mackenzie as the architect (City of Toronto Archives).



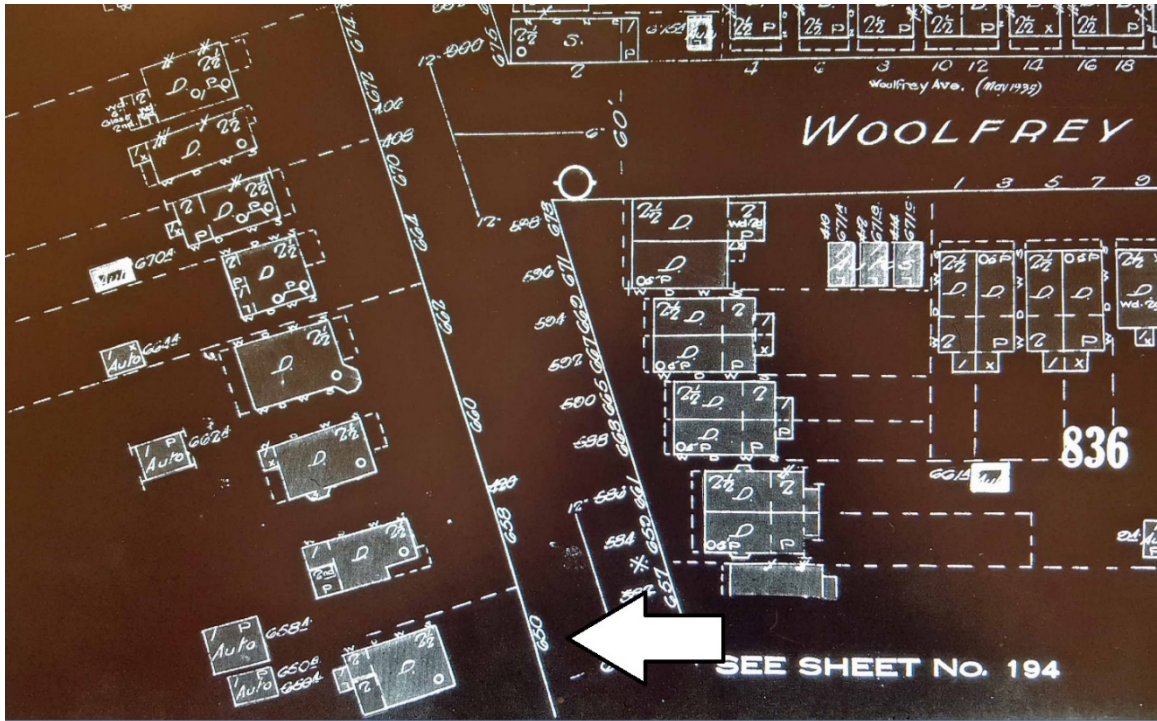
8. Goad's Atlas, 1910 revised to 1912: the David Wagstaff House is not shown on the update to the fire insurance atlas.



9. Archival Photograph, Broadview Avenue south of Danforth Avenue, 1920: showing the residential street where the David Wagstaff House was built near the south end of the enclave of early 20th century house form buildings (City of Toronto Archives, Series 372, Item 862).



10. Goad's Atlas, 1910 revised to 1923: the update to the fire insurance atlas is the first to illustrate the David Wagstaff House in place at 650 Broadview Avenue.



11. Underwriters' Survey Bureau Atlas, 1931 revised to 1935: showing the status of the property (no changes are illustrated on the 1951 revisions to the fire insurance atlas).



12. Archival Photograph, Broadview Avenue, north of Montcrest Boulevard, 1976: showing the David Wagstaff House (third from the left) as part of the enclave of early 20th century residential buildings in this block (Toronto Historical Board).



13. Current Photographs, Broadview Avenue, February 2016: showing the east (left) and north (right) elevations of the David Wagstaff House (above), and its location near the south end of the enclave of early 20th century houses on Broadview Avenue, north of Montcrest Boulevard (below) (Heritage Preservation Services).