

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CRUTTENDEN HOUSE
658 BROADVIEW AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2016

1. DESCRIPTION



Cover: principal (east) elevation of the Cruttenden House at 658 Broadview Avenue;
Above: east (right) and south (left) elevations (Heritage Preservation Services, February 2016)

658 Broadview Avenue: Cruttenden House¹	
ADDRESS	658 Broadview Avenue
WARD	Ward 30 (Toronto-Danforth)
LEGAL DESCRIPTION	Plan 274E, Lot 16
NEIGHBOURHOOD/COMMUNITY	Riverdale
HISTORICAL NAME	Cruttenden House ²
CONSTRUCTION DATE	1906
ORIGINAL OWNER	Annie L. Edmunds, married woman
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	Thomas Cruttenden, builder (attribution)
DESIGN/CONSTRUCTION	Brick cladding with brick, stone, wood, terra cotta & tile 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

¹ When the property was listed on the City of Toronto's Heritage Inventory (now known as the Heritage Register) in 2006 and following the naming convention used for the Register, the building was identified as the "Thomas Cruttenden House." Following the more detailed research conducted for this report, its renaming as the Cruttenden House acknowledges the ownership and residency of both Annie Cruttenden Edmunds Wagstaff and her father, Thomas Cruttenden

² While some archival sources spell Thomas's surname "Crittenden" and "Cruttendon," family records indicate that the correct spelling is "Cruttenden"

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 658 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
1906 Jan	Lot 16 under Plan 274E is sold to Annie L. Edmunds
1906 Mar	Annie Edmunds's father, contractor Thomas Cruttenden, is issued a building permit for a house on the subject property valued at \$5500
1906 Apr	When the tax assessment roll is compiled, Annie L. Edmunds is recorded as the owner of the vacant lot
1907 May	Annie Edmunds and her husband, James rent the house to her father, Thomas Cruttenden, according to the tax assessment rolls
1907	Beginning in 1907, the City Directories name contractor, Thomas Cruttenden as the occupant of the house at 658 Broadview Avenue
1920	Annie Edmunds, now widowed, marries David Wagstaff, owner of the neighbouring property at 650 Broadview, with the reception held "at the home of the bride's father" at 658 Broadview Avenue
1925	Thomas Cruttenden dies
1928 ff.	Following the death of David Wagstaff, Annie Wagstaff resides at 658 Broadview Avenue
1956 Mar	Annie Wagstaff's executors sell the property
1987	The Montcrest School (founded 1961) acquires the property at 650 Broadview Avenue
2006	The property at 658 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) was constructed on the south end of this tract with the adjoining land operated

as an industrial farm, the remaining land became part of Riverdale Park, which officially opened in 1880.³

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.⁴ 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.⁵

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). The next year, Annie Louise Cruttenden (1878-1955) purchased a lot following her marriage to Toronto manufacturer, James H. Edmunds. The building permit for the house at 658 Broadview Avenue was issued in March 1906 to Annie’s father, Thomas Cruttenden (Image 6). Although a builder or architect was not identified on the permit, it is assumed that the house was constructed by Cruttenden (1848-1925) who was a well-known contractor in Toronto.⁶ Archival records indicate that the dwelling was the first new residence constructed in the subdivision.⁷

Thomas Cruttenden and his wife, Emily Salisbury, were the original occupants of the house at 658 Broadview Avenue, where Thomas remained until his death in 1925.⁸

³ 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)

⁴ Myrvold, 11

⁵ The subdivisions along Broadview Avenue were dubbed “Doctors’ Row” for the number of medical practitioners who moved to this community

⁶ Robinson, 361

⁷ When Plan 274E was surveyed (Image 5), two existing cottages were included in the new subdivision

⁸ During their marriage, Annie and James Edmunds lived in different parts of Toronto, including Palmerston Avenue where they resided at the time of James’s death

Annie Edmunds was widowed in 1915 and, five years later, she married David Wagstaff (1842-1928), a prominent Toronto brick maker who owned and occupied the neighbouring house at 650 Broadview.⁹ After Wagstaff's death in 1928, Annie Edmunds (now Annie Wagstaff) was recorded on the Voters' Lists residing at 658 Broadview Avenue. In 1956, her executors sold the property, ending the half-century ownership and occupancy by members of the Cruttenden family.

In 1987, the property at 658 Broadview Avenue was acquired by the Montcrest School, a private non-denominational school for elementary students, which developed a campus comprising several house form buildings and new structures on Broadview Avenue, north of Montcrest Boulevard. The property at 658 Broadview Avenue was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 658 Broadview Avenue are found on the cover and in Sections 2 and 6 of this report. The Cruttenden House was designed in the Period Revival style popular in the early 20th century, which retains decorative features linked to the exuberant Queen Anne Revival style associated with the late Victorian era. 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."¹⁰ In an intricate composition, the Cruttenden House displays the projecting jetty, stepped parapet and multi-sided bay window that are hallmarks of Period Revival design, along with classical elements in the verandah and window detailing. The irregularly-shaped plan and complicated roof profile are carry overs from the Queen Anne Revival, along with the mixture of materials that includes terra cotta and decorative tilework.

The Cruttenden House rises 2½-stories above a raised base with window openings. The building is clad with red brick, and brick, stone, wood, terra cotta and tile is applied for the detailing. The structure is covered by a hipped gable roof with cross-gables on the east and south ends. At the west end of the roof, a projecting jetty has flared eaves, brackets, terra cotta cladding, and a flat-headed window opening in a wood surround. The gable on the south end of the roof is enclosed as a pediment and contains a flat-headed three-part window opening and terra cotta cladding. On the north end, the roof is clipped, with a brick chimney at the east end and a stepped pediment on the west end.

The principal (east) elevation is organized into two bays with the south (left) bay stepped back. The main entrance is placed at the base of this bay in a flat-headed surround and surmounted by a single flat-headed window opening with a stone lintel and sill. In the north (right) bay on the west elevation, beneath the jetty, the three-sided two-storey bay

⁹ Wagstaff sold his property following their marriage, and the couple lived on Kingswood Road at the time of his death in 1928

¹⁰ Blumenson, 156

window has continuous stone lintels and sills. Between the entrance bay and the bay window, an oval window is found in the first floor beneath a diminutive flat-headed window opening with exaggerated voussoirs. At the southeast corner of this elevation, a single-storey open verandah is supported on classical columns. On the side elevations, which are viewed from Broadview Avenue, there is an octagonal window, as well as a two-storey bay window on the south wall. The single flat-headed window openings on the north wall are placed according to the interior arrangement. The Cruttenden House is extended to the west by a two-storey wing and single-storey additions that are not identified as heritage features.

iv. CONTEXT

The location of 658 Broadview Avenue is shown on the map attached as Image 1. The property is found on the west side of the street in the extended block between Montcrest Boulevard to the south and Danforth Avenue on the north. The Cruttenden House is part of a surviving group of nearly a dozen house form buildings that is contiguous north of Montcrest, apart from the removal of one of the original structures and its replacement with the Coral Gable Apartments (1956) at 678 Broadview. All of the properties, including the apartment building, are included on the City of Toronto’s Heritage Register. On the opposite 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

Representative and Well-Crafted Example of a Style and Type - 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.

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	N/A

No associative values are identified at the time of the researching and writing of this report.

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 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.

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 Cruttenden House is a well-crafted representative example of an early 20th century house form building designed in the Period Revival style. 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

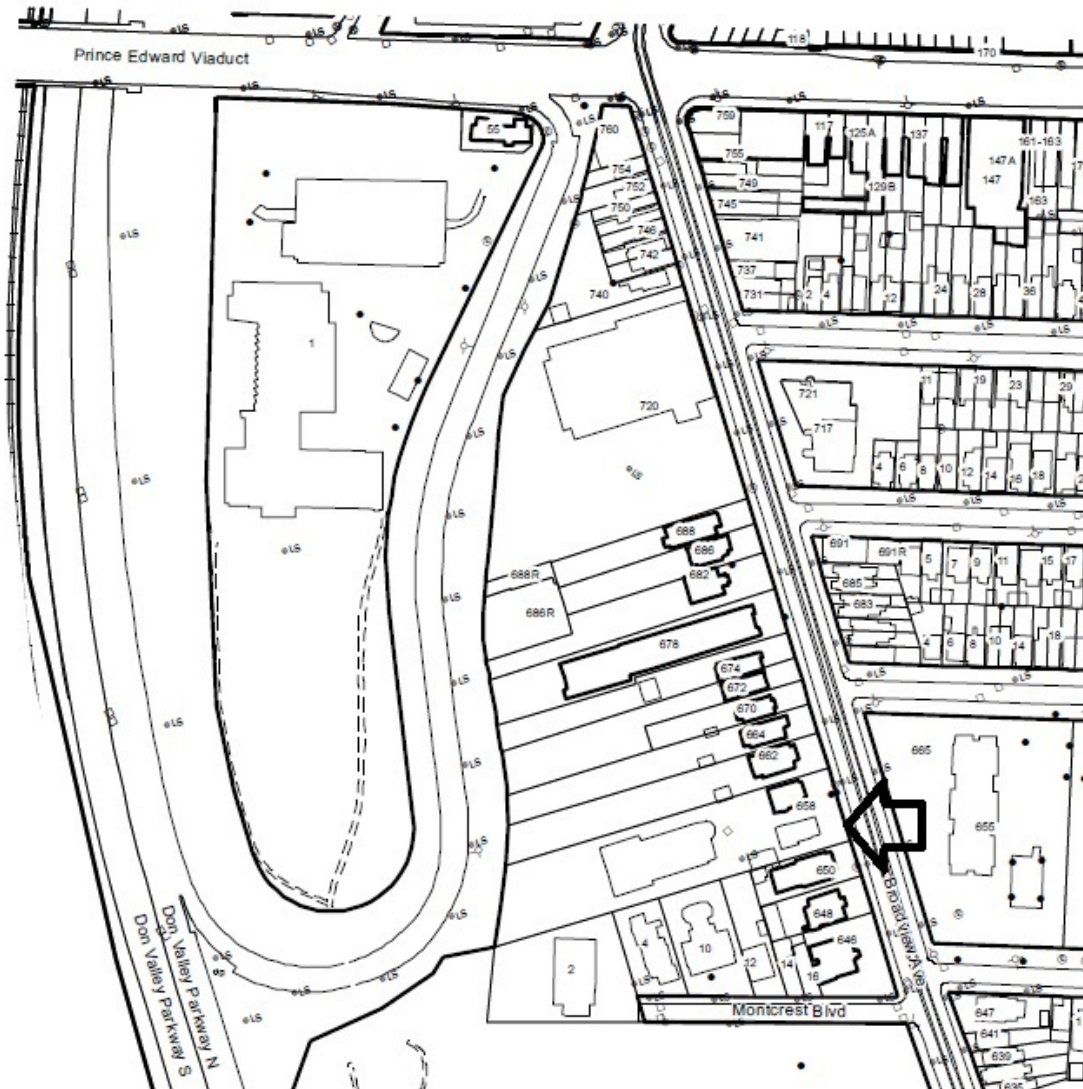
Archival Sources

Abstract Index of Deeds, Plan 274E, Lot 16
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 #3126, March 19, 1906, 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

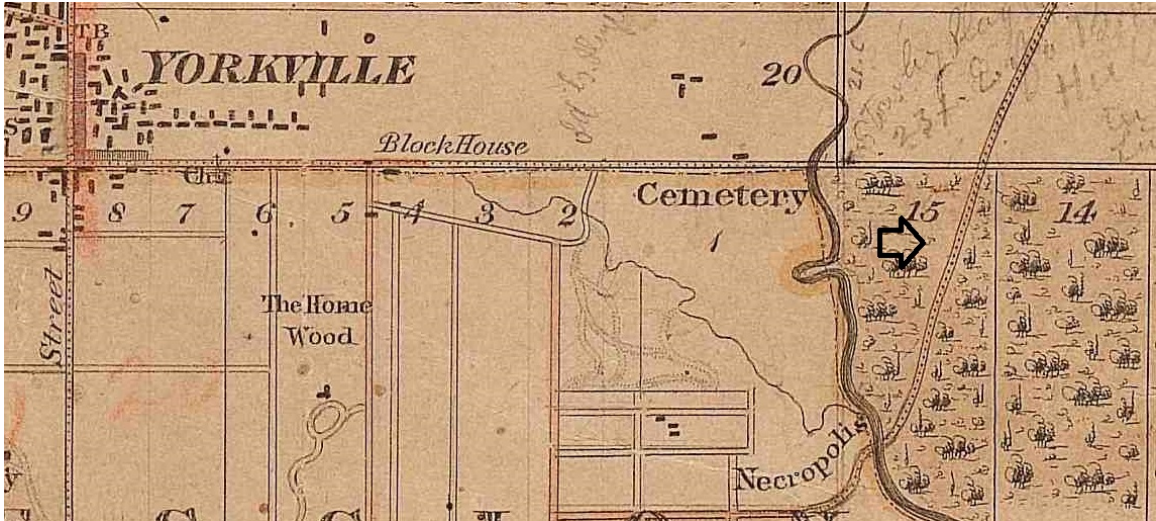
Secondary Sources

Blumenson, John. Ontario Architecture, 1990.
Cruttenden, Harris and Wagstaff family records, www.ancestry.ca
"Edmunds-Cruttenden," Wedding Announcement, Toronto Star, October 25, 1905
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. B., History of the City of Toronto and County of York, Volume 1, 1885
"Wagstaff-Cruttenden," Wedding Announcement, Toronto Star, September 18, 1920

6. IMAGES – The **arrows** 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 658 Broadview Avenue (which is not numbered on the map) on the west side of Broadview Avenue, north of Montcrest Boulevard. The large building to the rear (west) is part of the Montcrest School campus.



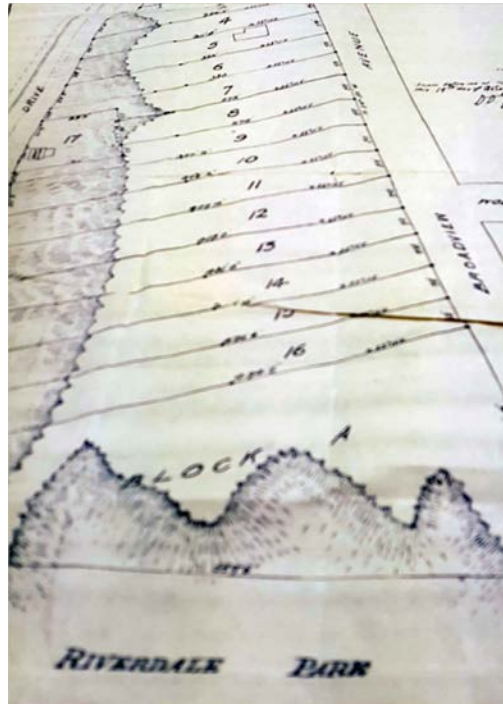
2. Browne's Map of the Township of York, 1851: showing the future site of 658 Broadview Avenue at the north end of Lot 15 in York Township.



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 the west side of Broadview Avenue where the Thomas Cruttenden House was built the following year on Lot 16 (Toronto Land Registry Office).

BUILDING PERMIT

No. 3126

Toronto, MAR 19 1906 190.....

Plan No. _____
 Lot No. _____

Permit granted to
 Mr. Thomas Cruttenden, 287 Elmwood St.

To erect a 2 1/2-story brick
dwelling
near Wolfrey Ave.

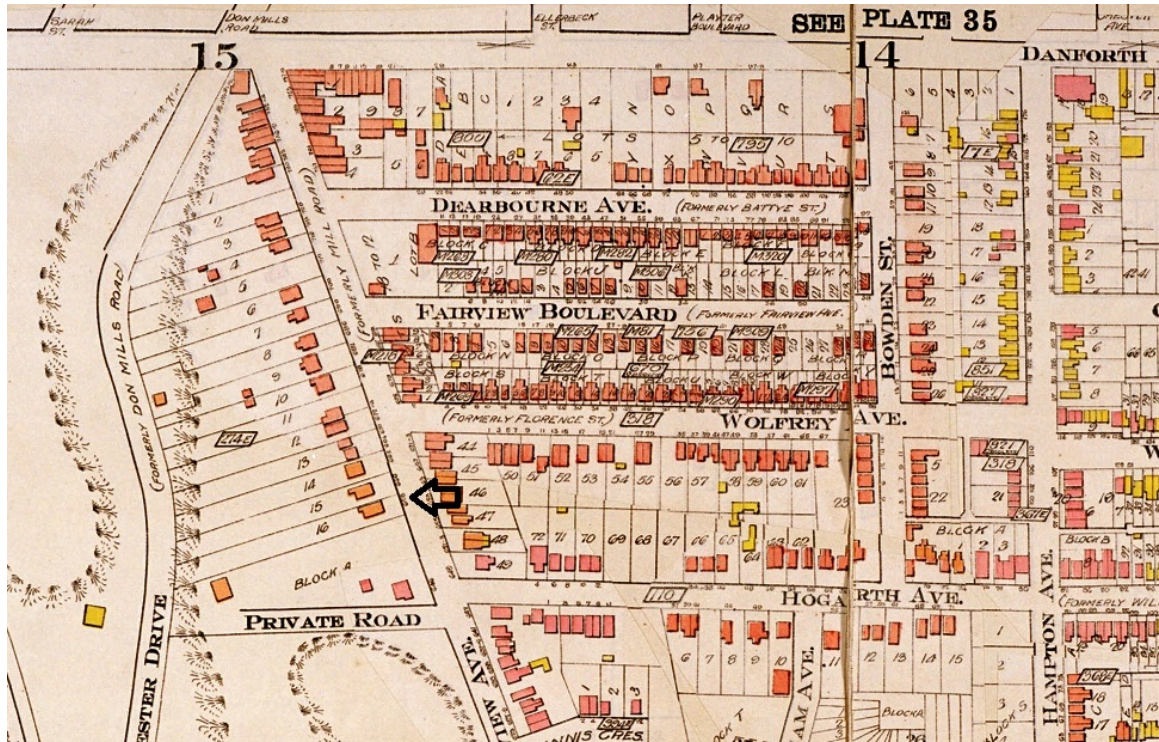
on W. A. Broadview Ave.

Architect _____
 Builder _____
 Cost of Building, \$ 4,500.00
 Plans and Specifications approved by _____

No. of Block Plan _____
 Limit 6 Water, \$ _____

This permit does not authorize the erection of any structure until the date of issuance.

6. Building Permit #3126, March 1906: while issued to contractor Thomas “Crittenden,” the permit does not name him as the builder (City of Toronto Archives).



7. Goad's Atlas, 1910 revised to 1912: the Thomas Cruttenden House is illustrated on the update to the fire insurance atlas.

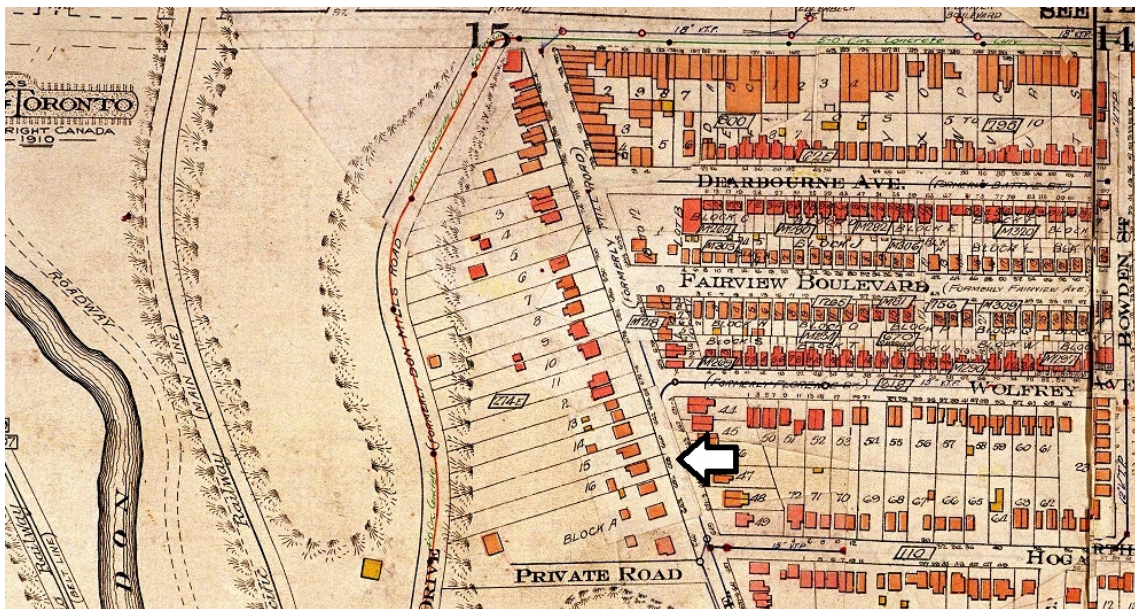


8. Archival Photograph, Broadview Avenue south of Danforth Avenue, 1920: showing the residential street where the Cruttenden House was built near the south end of the group of early 20th century house form buildings (City of Toronto Archives, Series 372, Item 862).

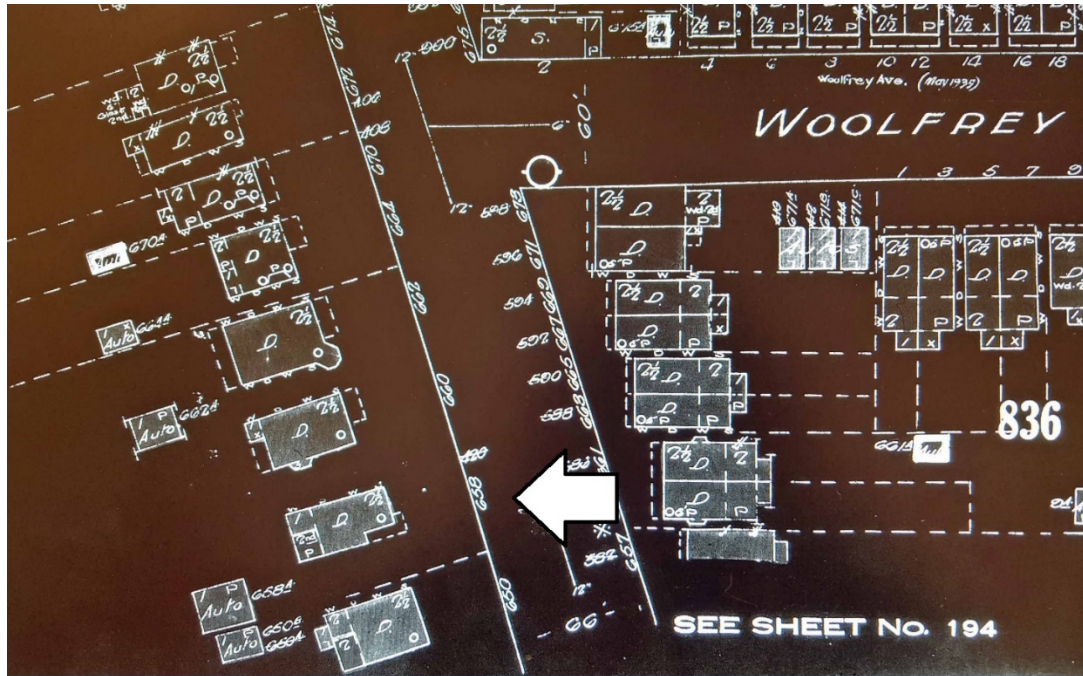
WAGSTAFF—CRUTTENDEN.

The marriage took place quietly at St. Barnabas' Church, Danforth ave., of Annie Louisa Edmunds, daughter of Mr. and Mrs. Thom. Cruttenden, of Broadview ave., to Mr. David Wagstaff. The bride was unattended. A reception was held at the home of the bride's father.

9. Wedding Announcement, Toronto Star, September 18, 1920: published following the remarriage of Thomas Cruttenden's daughter, Annie L. Edmunds to David Wagstaff, with the reception held at the house at 658 Broadview Avenue.



10. Goad's Atlas, 1910 revised to 1923: showing the neighbouring David Wagstaff House at 650 Broadview in place directly south of the Cruttenden House at 658 Broadview.



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 Crittenden House (far right) 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 Cruttenden 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).