

STATEMENT OF SIGNIFICANCE: 650 BROADVIEW AVENUE
(REASONS FOR DESIGNATION)

The property at 650 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 all three categories of design, associative and contextual value.

Description

Located on the west side of Broadview Avenue between Montcrest Boulevard (south) and Danforth Avenue (north) and adjoining Riverdale Park, the David Wagstaff House (completed 1913) is a 2½-storey house form building that was commissioned by a prominent Toronto brick maker, who owned and occupied the site until 1920. Now part of the campus of Montcrest School (founded 1961), the property at 650 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 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 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.

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.

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.

Heritage Attributes

The heritage attributes of the David Wagstaff 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 and wood detailing
- The gable roof, with the extended and flared eaves, the brick chimney (south), the shed-roof dormer (north, which has been modified), and the oversized east gable with the flat-headed window opening and the mock strapwork
- The arrangement of the principal (east) elevation into two bays, with the main entrance placed north (right) bay where it is protected by the enclosed porch with the hipped roof and the classical detailing (which is typical of the era)
- The fenestration on the principal (east) elevation, with the two-storey five-sided bay window with the stone surrounds and quoins in the left (south) bay and, above the main entrance in the right (north) bay, the flat-headed two-part window opening with the transoms
- On the side elevations (north and south), which are viewed from Broadview Avenue, the two-storey oriel window on each wall