

## Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 276 Forest Hill Road

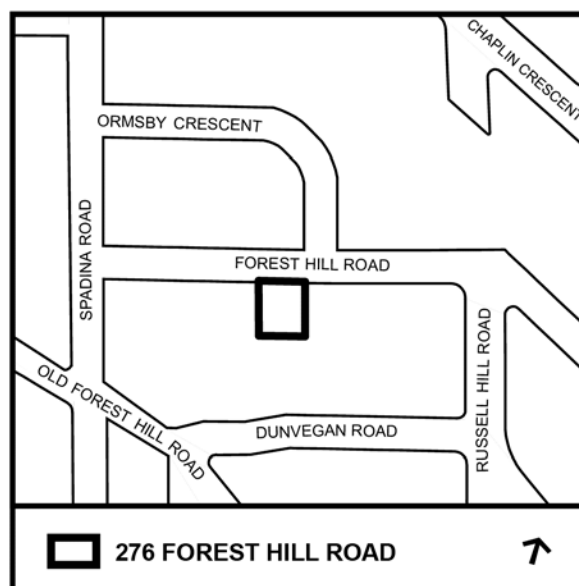
<b>Date:</b>	October 24, 2016
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	St. Paul's – Ward 22
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\TEYCC\TE16135

### SUMMARY

This report recommends that City Council state its intention to designate the property at 276 Forest Hill Road under Part IV, Section 29 of the Ontario Heritage Act and include it on the City of Toronto's Heritage Register.

Located on the south side of Forest Hill Road in the Forest Hill neighbourhood southeast of Eglinton Avenue West and Spadina Road, the property contains a two-storey house form building dating to 1936 and known historically as the Alfred D. Morrow House.

Following research and evaluation, it has been determined that the property at 276 Forest Hill Road meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV of the Ontario Heritage Act for its design, associative and contextual value.



The inclusion of the property at 276 Forest Hill Road on the City's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would identify all of the property's cultural heritage values and heritage attributes.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council include the property at 276 Forest Hill Road on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 276 Forest Hill Road under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 276 Forest Hill Road (Reasons for Designation) attached as Attachment 3 to the report (October 24, 2016) from the Chief Planner and Executive Director, City Planning Division.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections to the designation in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation 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.

### **Financial Impact**

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

### **DECISION HISTORY**

At its meeting of September 28, 2016, the Committee of Adjustment for Toronto and East York had before it Application Nos. B0048/16TEY, A0768/16TEY and A0769/16TEY to sever the property at 276 Forest Hill Road into two lots and replace the current 1936 house form building with two single detached houses. The Committee of Adjustment deferred consideration of the applications for no more than three months to allow the applicant an opportunity to discuss the proposal in more detail with area residents:

[http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Developing%20Toronto/Files/pdf/C/September%2028,%202016%20\(A\)%20FINAL%20Decisions.pdf](http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Developing%20Toronto/Files/pdf/C/September%2028,%202016%20(A)%20FINAL%20Decisions.pdf) (see page 107).

## **ISSUE BACKGROUND**

In September 2016, the Forest Hill Homeowner's Association nominated the property at 276 Forest Hill Road for designation under Part IV, Section 29 of the Ontario Heritage Act. The property is located in the Forest Hill, the neighbourhood that developed as a separate municipality prior to its annexation by the City of Toronto in 1967.

At its meeting of September 28, 2016 when it considered and deferred consideration of the application for 276 Forest Hill Road, the Committee of Adjustment received a staff report from Heritage Preservation Services indicating that the property at 276 Forest Hill Road had been nominated by the community for designation under Part IV, Section 29 of the Ontario Heritage Act, and requesting a deferral to allow staff an opportunity to research and evaluate the site

## **COMMENTS**

A location map and photographs are attached as Attachments 1 and 2.

Applications to sever the property and replace the existing single detached house form building with two new detached dwellings were before the Committee of Adjustment for Toronto and East York at its meeting of September 28, 2016. The Committee of Adjustment deferred consideration of the applications for a maximum of three months.

The Notice of Intention to Designate under the Ontario Heritage Act gives municipal councils an opportunity to consider the significance of a property and alternatives to demolition. If a Notice of Intention to Designate is issued by City Council, the property will be subject to certain interim protections, and any proposed demolition or alteration affect the property's heritage attributes will require City Council's consent as part of any future application.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the property at 276 Forest Hill Road and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Located on the south side of Forest Hill Road, east of Spadina Road and south of Eglinton Avenue West, the Alfred Morrow House (1936) is a two-storey detached house form building that has design, associative and contextual values as a fine representative example of Georgian Revival styling by the noted Toronto architects Allward and Gouinlock that is historically and visually linked to its setting where it supports and maintains the historical character of the Forest Hill neighbourhood.

The Statement of Significance (Attachment 3) for the property at 276 Forest Hill Road comprises the Reasons for Designation, which is the Public Notice 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 Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Statement of Significance (Reasons for Designation)  
Attachment No. 4 – Heritage Property Research and Evaluation Report



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

The **arrow** marks the site.





Principal (north) elevation



Rear (south) elevation

Photographs: Heritage Preservation Services, 2016

## STATEMENT OF SIGNIFICANCE: 276 FOREST HILL ROAD ATTACHMENT 3 (REASONS FOR DESIGNATION)

### Arthur D. Morrow House

The property at 276 Forest Hill Road 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 all three categories of design, associative and contextual value.

#### Description

The property at 276 Forest Hill Road contains a two-storey detached house that is located on the south side of the street in the area southeast of Eglinton Avenue West and Spadina Road. In 1936, Toronto financier Arthur D. Morrow (1882-1970) commissioned Toronto architects Allward and Gouinlock to design the residence at 276 Forest Hill Road, which he occupied for the rest of his life. As part of Forest Hill, which remained an independent municipality from its incorporation in 1923 until its annexation by the City of Toronto in 1967, the Alfred D. Morrow House was constructed according to village by-laws controlling lot sizes, setback and architectural design.

#### Statement of Significance

The Alfred D. Morrow House has cultural heritage value for its design in the Modern Georgian style, a variation of the Colonial Revival and one of the styles characterizing the Forest Hill neighbourhood. It blends the scale, the symmetrical placement of the door and window openings, and the formal classical detailing from earlier Georgian prototypes, while announcing its modernity in the flat roofline, the piers flanking the entrance on the principal (north) elevation, and the undulating rear (south) elevation with the half-round balcony flanked by the full-height three-sided bay windows.

The associative value of the Alfred D. Morrow House is through its connection to the significant Toronto architectural partnership of Allward and Gouinlock. The firm designed it as one of its earliest residential commissions in Toronto, following the establishment of the practice in 1935. The Alfred D. Morrow House reflects the high-end residential projects that Allward and Gouinlock were lauded for and, with its modern design elements, forecasts their subsequent role in advancing the Modern Movement in Canadian architecture after World War II.

The property at 276 Forest Hill Road also has associative value for its contribution to the understanding of the development of Forest Hill Village following its incorporation in 1923. Constructed according to municipal by-laws introduced in the 1930s that required residential buildings to be designed by an architect with the plans approved by a panel of architectural experts, the Alfred D. Morrow House contributes to the historical identity of Forest Hill as an upscale area known for the quality of its architecture.

The property at 276 Forest Hill Road supports and maintains the historical character of Forest Hill as part of the significant intact collection of residential buildings that reflect the popular revival styles from the interwar era when the area was incorporated as a village. The Arthur D. Morrow House is historically and visually related to its setting where it shares its setback and vintage with the neighbouring houses, but stands out in the street with its visual appearance and its position on a double lot with extended frontage.

### Heritage Attributes

The heritage attributes of the Arthur D. Morrow House at 276 Forest Hill Road are:

- The setback, placement and orientation of the two-storey detached house form building
- The scale, form and massing of the long rectangular-shaped plan, with the two-storey east wing incorporating the garage with living quarters above
- The materials, with the brick cladding and the brick, stone, wood and metal detailing
- The flat roofline with the coping and the extended brick chimneys
- On the principal (north) elevation, the symmetrical organization with the central frontispiece that contains the main (north) entrance
- The main (north) entrance, which is set in a flat-headed surround with the paneled wood door and the sidelights beneath the classical portico
- Above the north entrance, the vertical window opening with the multi-paned sash windows (designed to light the interior staircase) and, on the remainder of the north elevation, the flat-headed openings with the multi-paned sash windows
- The rear (south) elevation and the side elevations (east and west), which continue the fenestration from the north elevation
- On the south (rear) elevation adjoining the stone terrace, the central entrance in the first (ground) floor beneath the curved balcony in the upper storey, which is flanked by the three-sided bay windows
- The brick detailing, with the panels and the stringcourses



**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**ALFRED D. MORROW HOUSE**  
276 FOREST HILL ROAD, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

October 2016

## 1. DESCRIPTION



Above: part of the south elevation of the Alfred D. Morrow House,  
which was designed to overlook the garden; cover: principal (north) elevation  
(Heritage Preservation Services, October 2016)

<b>276 Forest Hill Road: Alfred D. Morrow House</b>	
ADDRESS	276 Forest Hill Road (south side, east of Spadina Road)
WARD	Ward 22 (St. Paul's)
LEGAL DESCRIPTION	Plan 1860, Lot 49 and part of Lots 48 and 50
NEIGHBOURHOOD/COMMUNITY	Forest Hill
HISTORICAL NAME	Alfred D. Morrow House
CONSTRUCTION DATE	1936
ORIGINAL OWNER	Alfred D. Morrow, financier
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Residential (single detached house) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Allward and Gouinlock, architects
DESIGN/CONSTRUCTION	Brick cladding with brick, stone, metal and wood trim
ARCHITECTURAL STYLE	Modern Georgian
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	October 2016

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 276 Forest Hill Road, and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto's Heritage Register and 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
1913	Alliance Realty registers Plan 1860 on parts of Township Lots 23 & 24 in the area southeast of present-day Eglinton Avenue West and Spadina Road
1923	Forest Hill is incorporated as a village
1924	In the update to Volume Two of Goad's Atlas, the subject property is shown on the south side of "Knockmore Avenue" and remains vacant
1936 May	Alfred D. Morrow purchases all of Lot 49 and parts of adjoining Lots 48 and 50 under Plan 1860, extending 100 feet on the south side of present-day Forest Hill Road, east of Spadina Road
1936 July	Architects Allward and Gouinlock prepare plans and specifications for Morrow's house
1937	Morrow is listed at 276 Forest Hill Road in the City Directory of 1938 (with information compiled the previous year)
1940 Mar	Morrow's residence and grounds are the subject of an article in <u>Canadian Homes and Gardens</u> magazine
1940 June	The Morrow House is photographed for the Royal Architectural Institute of Canada's <u>Journal</u> , identifying Allward and Gouinlock as the architects
1967	The Village of Forest Hill is annexed by the City of Toronto
1970	Alfred D. Morrow dies
1972	Morrow's estate sells the subject property

### ii. HISTORICAL BACKGROUND

#### Forest Hill

The property at 276 Forest Hill Road is located in the Toronto neighbourhood of the same name. The area was originally surveyed in the late 18<sup>th</sup> century as farm lots northwest of the Town of York (Toronto), which were transected by an aboriginal trail that was afterward named "Forest Hill Road" (now Old Forest Hill Road) for the country estate developed by John Wickson near present-day Eglinton Avenue West and Bathurst Street. The development of the community can be traced on historical maps and atlases, including those found in Section 6 of this report.

In 1923, the residents within the area bounded by St. Clair Avenue West (south), Oriole Parkway and Avenue Road (east), Eglinton Avenue West (north) and Bathurst Street (west), which was originally known as "Spadina Heights" and comprised of School Section #30, voted to separate from York Township. Incorporated as the Village of

Forest Hill, Eglinton Avenue West served as the main east/west corridor through the community, with the business district centred on Spadina Road, north of St. Clair Avenue West.

The Village of Forest Hill adopted a series of by-laws that initially restricted development to detached single-family houses on lots with minimum 50-foot frontages and specific setbacks. A 1933 by-law required new construction to have street elevations designed by architects and, three years later, a board of architects was established to approve all new plans for quality and consistency. A requirement to plant at least one tree in each front yard created the canopy that remains a distinctive feature of the neighbourhood.

With more than 2000 residents at the time of incorporation, Forest Hill's municipal controls provided a "policy of exclusivity" that led to the tripling of the population in less than a decade and, unlike in the adjoining City of Toronto, uninterrupted building activity during the Great Depression of the 1930s.<sup>1</sup> Forest Hill remained an independent municipality until 1967 when it was annexed by the City of Toronto.

Forest Hill Village attracted innumerable prominent residents, and among those who settled on Forest Hill Road were the influential industrialist and philanthropist, Sigmund Samuel at 104 Forest Hill Road, architect John Pearson (of Darling and Pearson) at 120 Forest Hill Road, and financier Alfred D. Morrow at 276 Forest Hill Road, the subject property.

### 276 Forest Hill Road

The property at 276 Forest Hill Road was surveyed in 1913, but remained vacant until 1936 when Toronto financier Alfred D. Morrow (1882-1970) assembled land for a double lot that extended 100 feet along the south side of the street (Image 9). Identified as a "bookkeeper" in the Decennial Census of 1901, five years later Morrow was a partner with James Walton Baillie in the stock brokerage of Baillie and Morrow, which advertised its interest in the development of the Rio de Janeiro Tramway, Light and Power Company (forerunner to Brascan Limited) and retained an office in Toronto's financial district.<sup>2</sup> In 1908, Morrow married Mary (Mollie) McLaughlin Blong, the daughter of Edward Blong, who was a butcher, City of Toronto alderman, and an important figure in the development of Leslieville. With his ongoing rise as a successful financier, Morrow commissioned a high-end residence on Balmoral Avenue in 1910.<sup>3</sup>

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<sup>1</sup> Kluckner, 288

<sup>2</sup> Morrow's colleague was the brother of the famed Canadian financier and industrialist, Frank W. Baillie, who is profiled in [http://www.biographi.ca/en/bio/baillie\\_frank\\_wilton\\_15E.html](http://www.biographi.ca/en/bio/baillie_frank_wilton_15E.html)

<sup>3</sup> Morrow's Balmoral Avenue residence was designed by Toronto architect C. P. Band. After parting ways with Baillie, he worked with the Aemilius Jarvis Company before forming a new financial partnership in the 1920s

In 1936, Morrow engaged Toronto architects Allward and Gouinlock to design a detached house form building (Images 5 and 6).<sup>4</sup> Morrow occupied the property until his death in 1970, and his executors sold the site two years later.

### Allward and Gouinlock, Architects

The Alfred D. Morrow House was designed by the Toronto architectural firm of Allward and Gouinlock, which was headed by Hugh Lachlan Allward (1899-1971) and George Roper Gouinlock (1896-1979). The partners shared a remarkable pedigree as the sons of the eminent Canadian sculptor, Walter Allward, and famed architect G. W. Gouinlock (noted for redesigning Toronto's exhibition grounds in the early 20<sup>th</sup> century), respectively. Allward and Gouinlock apprenticed with or formed partnerships with other architects prior to 1935 when their firm "rose in prominence, continuing to win local and national awards for their residential designs completed before World War II."<sup>5</sup>

Apart from their residential projects, Allward and Gouinlock remain best known for their post-World War II industrial and institutional designs, including Sunnybrook Hospital (1945), the Maclean Hunter Publishing Company's printing plant in North York (1948, and no longer extant), and the Mechanical Engineering Building (1948) at the University of Toronto that are milestones in the introduction of the Modern Movement in Architecture to the city. The Alfred D. Morrow House was among Allward and Gouinlock's first residential commissions in Toronto and, while reflecting elements of the prevailing architectural styles in Forest Hill (Colonial or Georgian Revival and Period or Tudor Revival), provided aspects of modernity.

### iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 276 Forest Hill Road are found on the cover and in Sections 2 and 6 of this report. The Alfred D. Morrow House is designed in the variation of the early-20<sup>th</sup> century Georgian Revival style known as Modern Georgian. It evolved as a sub-style of the Colonial Revival, which was developed in the United States according to early American prototypes and was reflected in the widely-publicized country estates planned by the famed architectural firm of McKim, Mead and White for its wealthy clientele. In Canada, Modern Georgian buildings were distinguished from earlier variants of the style by the "use of modern materials, a different scale or proportional system, and a mixture of new and old elements."<sup>6</sup>

The Alfred D. Morrow House was profiled in Canadian architectural periodicals, including the March 1940 issue of Canadian Homes and Gardens, which described its "formal Georgian theme [is] developed with modern candor and simplicity."<sup>7</sup> The article

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<sup>4</sup> Land records indicate that Morrow paid over \$10,000 for the parcel without the aid of a mortgage

<sup>5</sup> "Hugh Lachlan Allward," Biographical Dictionary of Architects in Canada, 1800-1950, unpagued. The profiles of both architects outline their education, training, associations with other architects, and project lists

<sup>6</sup> Blumenson, 143

<sup>7</sup> Canadian Homes and Gardens, March 1940, 22



lauded its design as “an excellent example of the “stripped architecture” in that the fine profile, the carefully studied proportions, and the actual fabric of the building supply all the necessary interest and eye-appeal, without recourse to embellishment” (Images 7-8).<sup>8</sup> As described in the article, the site was specifically planned in relation to the garden to the south, with the house “placed as far forward on the lot as possible, and designed to spread across almost the full width” where “all important rooms concentrate the main window groups on the south side, capturing abundant sunshine and unobstructed garden views.”<sup>9</sup> Archival images illustrate the modernity of the design, with the flat roofline, the piers adjoining the north entrance, and the undulating south elevation with the curved balcony flanked by angular bay windows (Images 6 and 7).<sup>10</sup> At the same time, the classically-detailed portico at the front (north) entrance with the brick panels and string courses beneath the roofline, the extended chimneys, and the symmetrical placement of the door and window openings on all of the elevations reflect the Georgian tradition.

The Alfred D. Morrow House rises two stories beneath a flat roof with coping and extended brick chimneys. The building is clad with buff brick and trimmed with brick, stone, metal and wood.<sup>11</sup> It features an extended rectangular-shaped plan with an east wing that is set back and contains a two-car garage with living quarters above. The principal (north) elevation facing Forest Hill Road is symmetrically arranged with a three-bay frontispiece in the centre. At the base of the frontispiece, the main entrance is set in a wood surround with sidelights and a paneled wood door that is protected by a flat-roofed portico. The entrance is surmounted by a flat-headed vertical window (designed to light the interior staircase) and flanked by flat-headed openings containing multi-paned sash windows that are repeated on the remainder of the north wall and the side elevations (east and west).

On the rear (south) elevation, a pair of two-storey three-sided bay windows flank the central entrance. It is covered by a curved open porch with a flat roof that serves as a balcony at the second-floor level. A stone terrace adjoins the south entrance. The remainder of the south elevation contains flat-headed door and window openings with multi-paned windows that are repeated from the principal (north) elevation.

#### iv. CONTEXT

The location map attached as Image 1 shows the setting of the property at 276 Forest Hill Road on the south side of the street in the section of Forest Hill Village southeast of Eglinton Avenue West and Spadina Road.

The Alfred D. Morrow House is flanked by and stands opposite detached house form buildings of the same vintage, most of which occupy smaller 50-foot lots. Directly

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<sup>8</sup> *ibid*, 22

<sup>9</sup> *Ibid* 22

<sup>10</sup> The dichotomy continued on the interior, as the article illustrated the Moderne architectural elements in the entrance hall and staircase in contrast to the traditional furnishings

<sup>11</sup> *Ibid*, 22. The article describes the cladding as “grey stock brick”

south, the properties at 263 Dunvegan Drive (1931) and 63 Old Forest Hill Road (1934) are included on the City of Toronto's Heritage Register (Image 10).

### 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.

<b>Design or Physical Value</b>	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	<b>X</b>
ii. displays high degree of craftsmanship or artistic merit	<b>N/A</b>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

**Fine Representative Example of a Style and Type** - The Alfred D. Morrow House has cultural heritage value for its design in the Modern Georgian style, a variation of the Colonial Revival and one of the styles characterizing the Forest Hill neighbourhood.

It blends the scale, the symmetrical placement of the door and window openings, and the formal classical detailing from earlier Georgian prototypes, while announcing its modernity in the flat roofline, the piers flanking the entrance on the principal (north) elevation, and the undulating rear (south) elevation with the half-round balcony flanked by the full-height three-sided bay windows.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>X</b>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>X</b>

**Architect** - The associative value of the Alfred D. Morrow House is through its connection to the significant Toronto architectural partnership of Allward and Gouinlock. The firm designed it as one of its earliest residential commissions in Toronto, following the establishment of the practice in 1935. The Alfred D. Morrow House reflects the high-end residential projects that Allward and Gouinlock were lauded for and, with its modern design elements, forecasts their subsequent role in advancing the Modern Movement in Canadian architecture after World War II.

**Community** – The property at 276 Forest Hill Road also has associative value for its contribution to the understanding of the development of Forest Hill Village following its incorporation in 1923. Constructed according to municipal by-laws introduced in the 1930s that required residential buildings to be designed by an architect with the plans approved by a panel of architectural experts, the Alfred D. Morrow House contributes to the historical identity of Forest Hill as an upscale area known for the quality of its architecture.

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

**Character and Surroundings** – The property at 276 Forest Hill Road supports and maintains the historical character of Forest Hill as part of the significant intact collection of residential buildings that reflect the popular revival styles from the interwar era when the area was incorporated as a village. The Arthur D. Morrow House is historically and visually related to its setting where it shares its setback and vintage with the neighbouring houses, but stands out in the street with its visual appearance and its position on a double lot with extended frontage.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 276 Forest Hill Road has design, associative and contextual values. The Alfred D. Morrow House (1936) is a well-crafted example of Modern Georgian styling by the notable Toronto architects Allward and Gouinlock that contributes to the historical character of Forest Hill Village where it is historically and visually linked to its setting in the area southeast of Eglinton Avenue West and Spadina Road.

#### 5. SOURCES

##### Archival Sources

Abstract Index of Deeds, Plan 1860, Lots 48-50

Archival Photographs, Toronto Historical Board, and

<http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=Morrow&GSfn=Alfred+&GSiman=1&GScid=639401&GRid=61588494&>

Assessment and Collectors' Rolls, Village of Forest Hill, 1935 ff.

Building Records, City of Toronto, File 2507 (1936), File 130275 (1979), and File 144592 (1980)

City of Toronto Directories, 1900 ff.

Decennial Census of Canada, 1901

Goad's Atlases, 1884-1924

## Secondary Sources

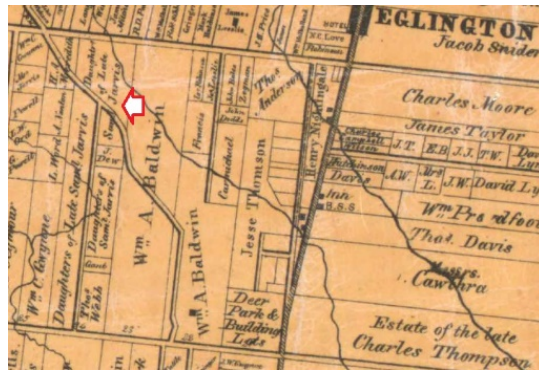
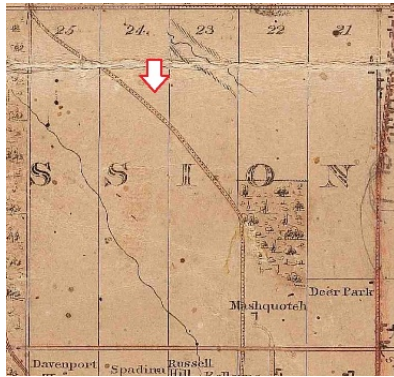
- “Advertisement – Baillie and Morrow,” Toronto Daily Star, January 26, 1907
- Armstrong, Christopher, Making Toronto Modern, 2014
- Blumenson, John, Ontario Architecture, 1990
- Cruikshank, Tom, and John de Visser, Old Toronto Houses, 2003
- French, William, A Most Unlikely Village, 1964
- “George Roper Gouinlock,” entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/node/745>
- “House of Mr. Alfred D. Morrow, Toronto, Ontario,” Journal, Royal Architectural Institute of Canada, June 1940, 98-101
- “Hugh Lachlan Allward,” entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/node/34>
- Kluckner, Michael. Toronto. The Way It Was, 1988
- Morrow Family Records, [www.ancestry.ca](http://www.ancestry.ca)
- “Town House: A Secluded Garden,” Canadian Homes and Gardens, March 1940, 22-27
- “Weddings – Morrow-Blong,” Toronto Daily Star, June 17, 1908

6. IMAGES – maps and atlases are followed by other archival and current images.  
The **arrows** mark the location of the property at 276 Forest Hill Road. All maps are oriented with north on the top unless otherwise indicated

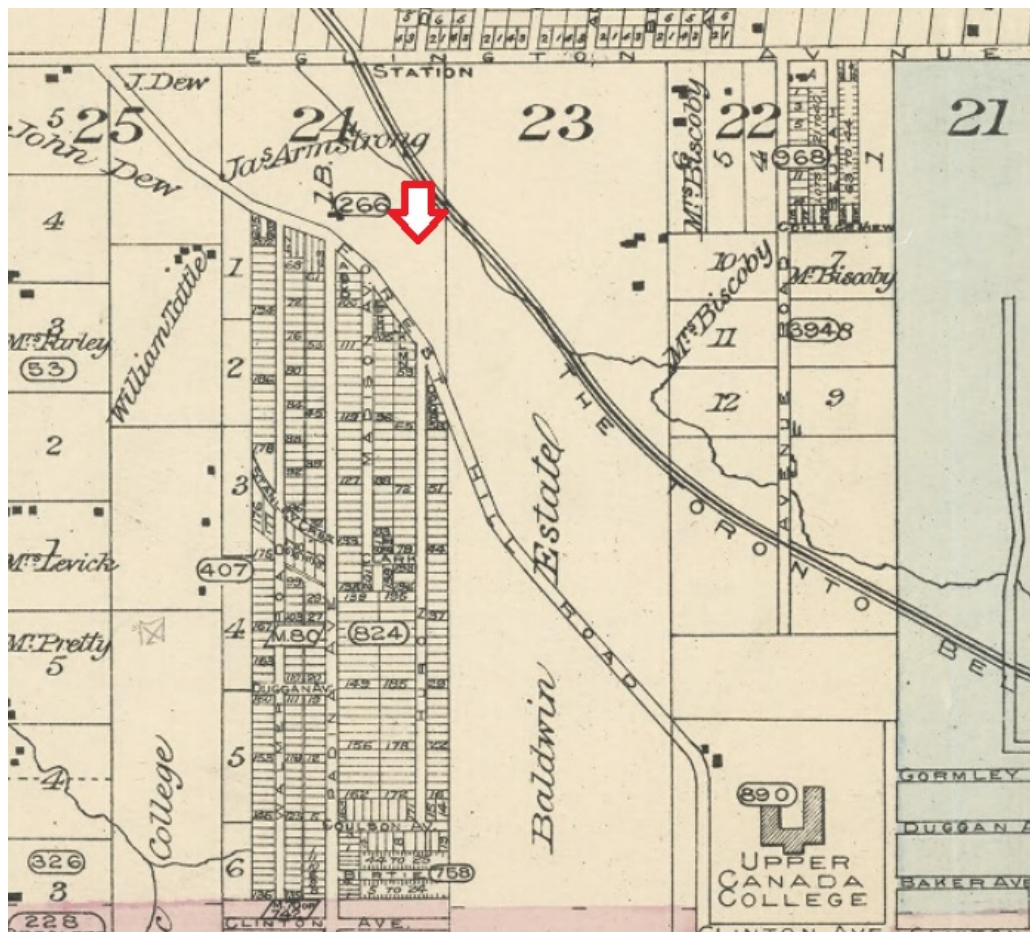


1. City of Toronto's Property Data Map, 276 Forest Hill Road: showing the Alfred D. Morrow House on the double lot on the south side of Forest Hill Road. Directly south (and outlined in black) the properties at 263 Dunvegan Road and 63 Old Forest Hill Road are included on the City of Toronto's Heritage Register.

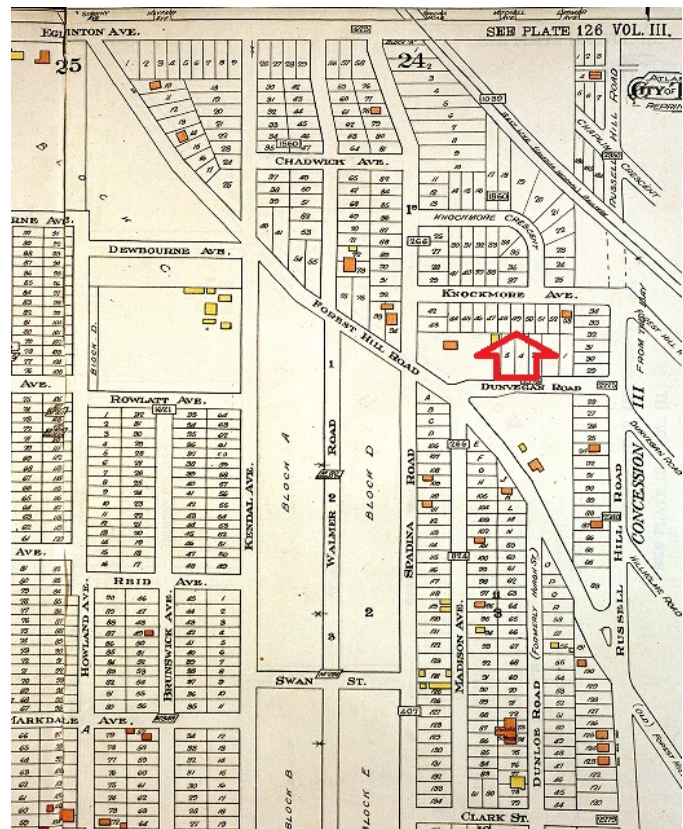
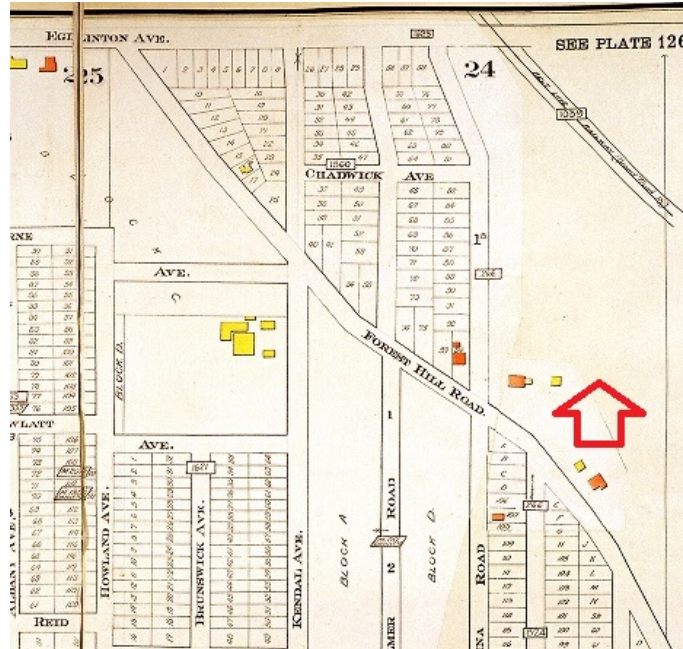




2. Browne's Map of the Township of York, 1851 (left) and Tremaine's Map of the County of York, 1860 (right): showing farm lot 24 before and after its initial subdivision.

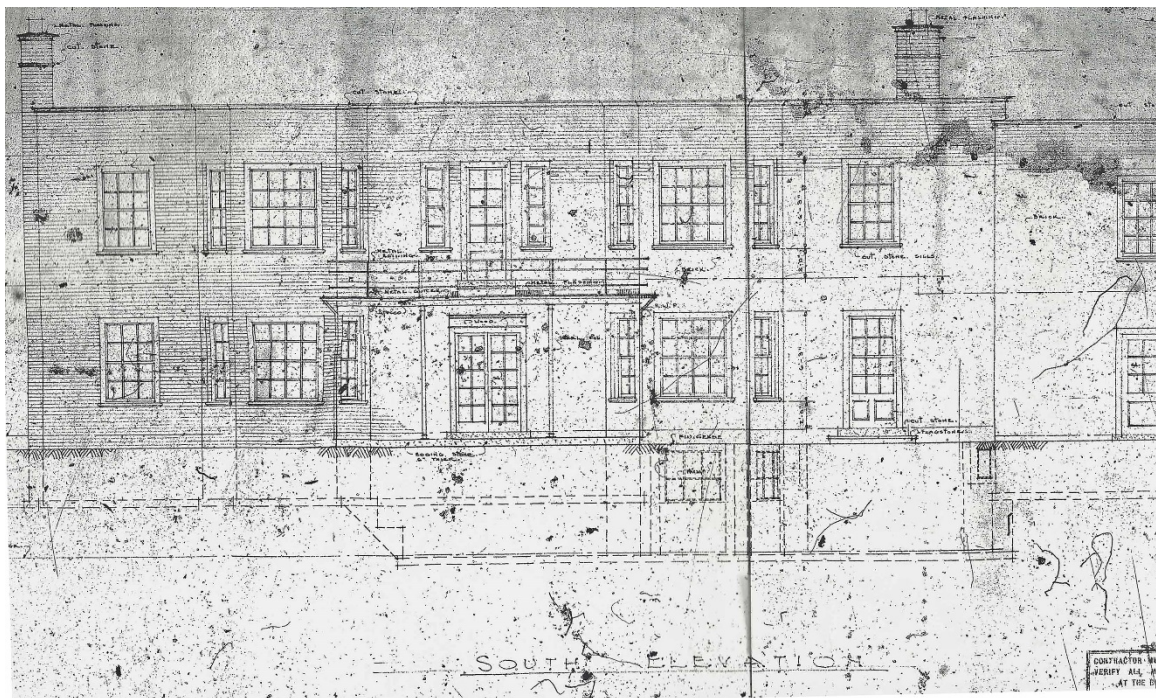
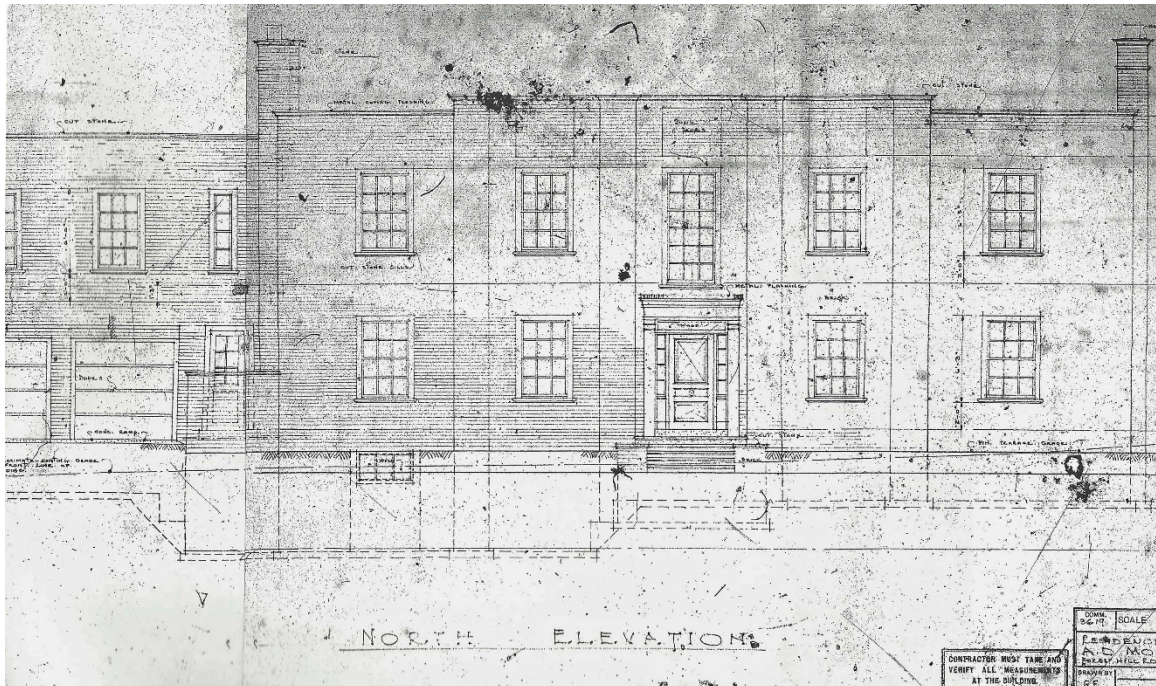


3. Goad's Atlas, 1890: the subdivision of the lands south of "Forest Hill Road" (now Old Forest Hill Road) is shown, with the vacant subject property to the north. No changes are shown on subsequent updates to Goad's until 1913.



4. Goad's Atlases, 1910 revised to 1913 (above) and 1924 (below): showing the vacant subject property prior to and after subdivision when it was located on "Knockmore Avenue."





5. Architectural Drawings, 276 Forest Hill Road, July 1936: showing the principal (north) elevation (above) and the south elevation overlooking the garden (below) (City of Toronto Building Records, File 2507).

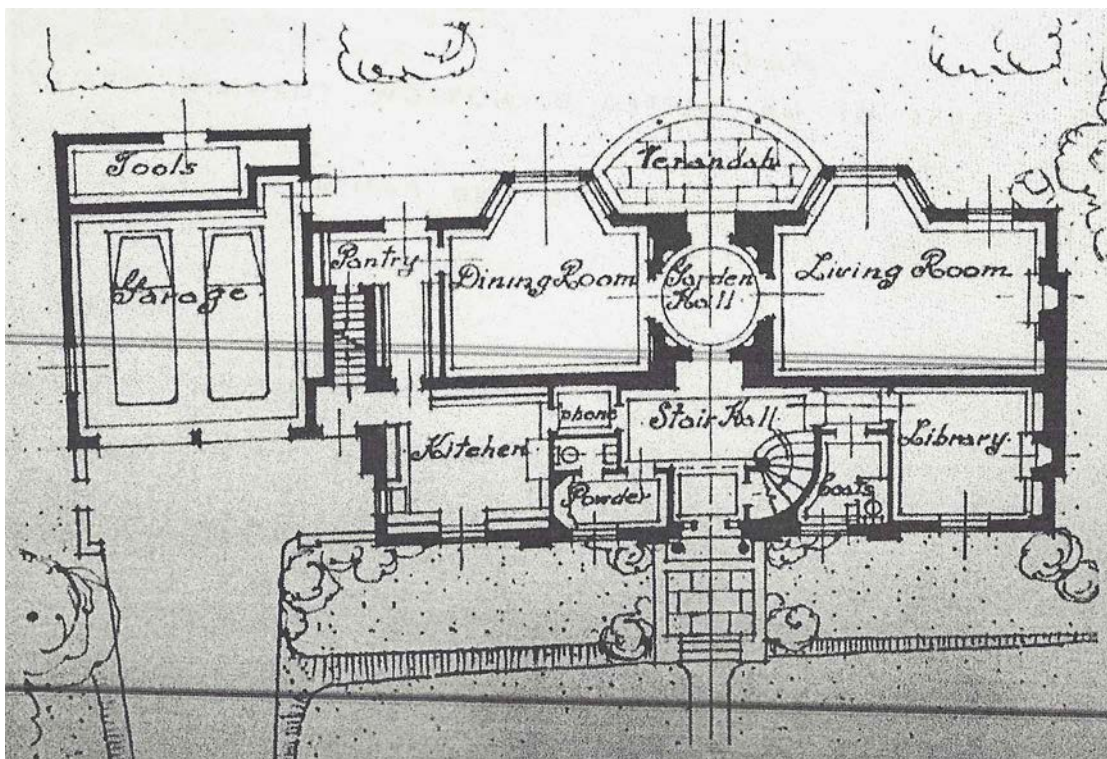




6. Presentation Drawing, 276 Forest Hill Road, July 1936: showing the principal (north) elevation (City of Toronto Building Records, File 2507).



7. Archival Photograph, 276 Forest Hill Road, March 1940: an image from Canadian Homes and Gardens magazine showing part of the south or garden elevation of the Alfred C. Morrow House.

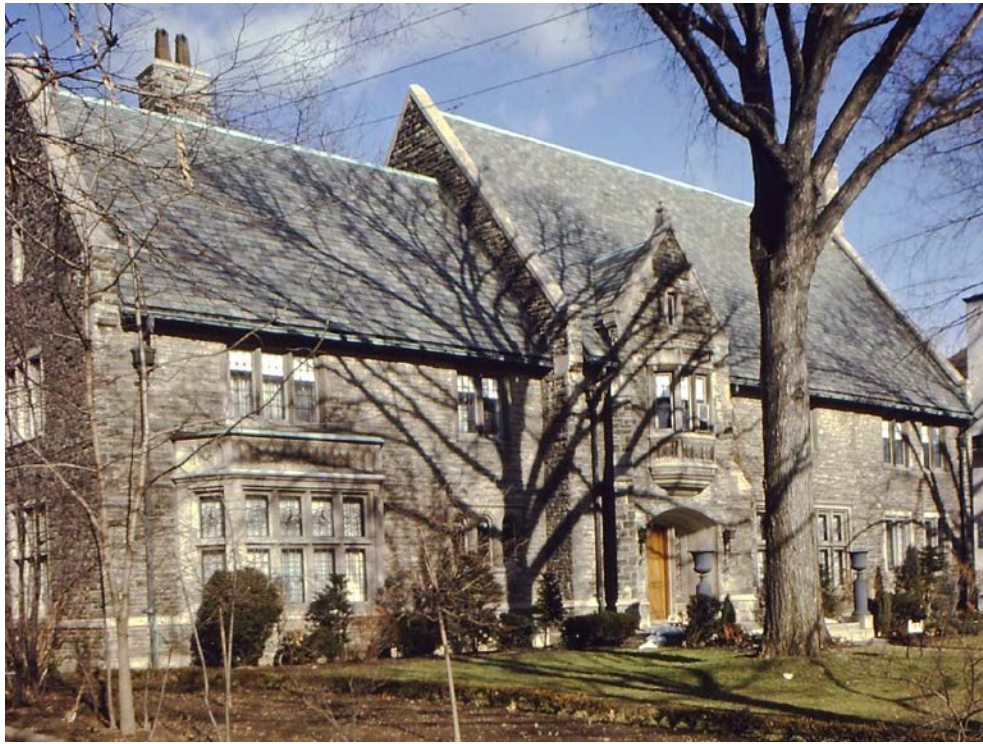


8. Ground Floor Plan, 276 Forest Hill Road, June 1940: the first (ground) floor plan of the Alfred D. Morrow House was provided in a profile in the Royal Architectural Institute of Canada's Journal (the plan is aligned with north at the bottom of the image).



9. Archival Photographs, Alfred D. Morrow and his wife, Mollie, c. 1970: the couple are shown inside the residence at 276 Forest Hill Road (<http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=Morrow&GSfn=Alfred+&GSiman=1&GScid=639401&GRid=61588494&>).





10. Archival Photographs, 263 Dunvegan Road (above) and 63 Old Forest Hill Road (below), 1975: showing the properties located directly south of the subject site in Forest Hill Village, which are included on the City of Toronto's Heritage Register, but display a different architectural style (Toronto Historical Board).





11. Aerial Photograph, 2016: showing the context of the Alfred D. Morrow House on the south side of Forest Hill Road where it extends across two lots and is adjoined by Period Revival-styled house form buildings (the image is oriented with north on the bottom, and the flat-roofed building to the left or east reflects a more recent infill) ([www.bing.com/maps](http://www.bing.com/maps)).



12. Current Photograph, 276 Forest Hill Road, 2016: showing the building in its context on the south side of the street where it occupies a double lot.