

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 35 Dinnick Crescent

Date: June 8, 2018

To: Toronto Preservation Board
North York Community Council

From: Director, Urban Design, City Planning Division

Wards: Ward 25 - Don Valley West

SUMMARY

This report recommends that Toronto City Council state its intention to designate the property at 35 Dinnick Crescent under Part IV, Section 29 of the Ontario Heritage Act and include the property on the City of Toronto's Heritage Register.

The property, located at the southeast corner of Dinnick Crescent and Weybourne Crescent, contains a house form building completed in 1924 and representing an early residential project designed by the significant Toronto residential architect, John Edward (J.E.) Hoare Jr, who later played an important role in the development of Toronto's Regent Park housing complex. The house at 35 Dinnick Crescent, initially owned by lawyer Albert E. Knox, is a representative example of the Tudor Revival style influenced by the Arts and Crafts movement that contributes to the collection of existing early-20th century residential buildings comprising the planned garden suburb of Lawrence Park. The property is also located within the boundary for the City Council-authorized Lawrence Park West Heritage Conservation District Study area.

Following research and evaluation, it has been determined that the property at 35 Dinnick Crescent (Albert E. Knox House) meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

At its meeting of February 28, 2018, the Committee of Adjustment deferred consideration of an application seeking variances to permit alterations and additions to the property at 35 Dinnick Crescent, pending a report from Heritage Preservation Services regarding the site's potential heritage value.

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

RECOMMENDATIONS

The Director, Urban Design, City Planning Division, recommends that:

1. City Council include the property at 35 Dinnick Crescent (Albert E. Knox House) on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 35 Dinnick Crescent (Albert E. Knox House) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 35 Dinnick Crescent (Reasons for Designation) attached as Attachment 3 to the report (June 8, 2018) from the Director, Urban Design, 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 necessary bill in Council.
4. If there are objections 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.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of October 5, 2016, City Council authorized the Lawrence Park West Heritage Conservation District Study. Council's decision included a recommendation to evaluate the properties at 1 St. Edmund's Drive, 35 St. Edmund's Drive, 24 Dinnick Crescent, 40 St. Leonard's Avenue, 50 Dawlish Avenue and 110 Dawlish Avenue for listing on the City's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY16.49>

At its meeting of February 28, 2018, the Committee of Adjustment deferred consideration of an application seeking variances to permit alterations to the property at 35 Dinnick Crescent to allow Heritage Preservation Services time to research and

evaluate the property for possible inclusion on the Heritage Register and protection under the Ontario Heritage Act.

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4289236&isCofASearch=true&isTlabSearch=false>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the Research and Evaluation Report (Attachment 4) for the property at 35 Dinnick Crescent 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.

Completed in 1924, the house at 35 Dinnick Crescent (Albert E. Knox House) has design value as a representative example of the Tudor Revival style influenced by the Arts and Crafts movement, featuring a complicated double-gabled and truncated hipped roofline with bell-cast eaves and shed dormers, half-timbering in the stuccoed roof gables, and multi-paned windows.

The property is valued for its association with the Lawrence Park Estates, laid out in 1909 by the British engineer Walter S. Brooke for development by the Dovercourt Land, Building and Savings Company under its President, Wilfred Servington Dinnick, along with the project's official pre-WWI architects, Chadwick & Beckett, and landscape architects, Dunnington-Grubb. As one of a grouping of houses built during the interwar period (a key building phase in the neighbourhood's evolution), it contributes to an understanding of the development and growth of Lawrence Park in the early-20th century as an exclusive, planned garden suburb based on the English Garden City Movement planning model. The associative value of the Albert E. Knox House is also found through its identification with Toronto architect Edward (J.E.) Hoare Jr., who designed the dwelling. Hoare Jr made a significant contribution to the residential development of North Toronto, including detached houses and apartment blocks in Lawrence Park, Chaplin Estates and Bedford Park. He is also recognized for the important role he played in designing the row-houses and walk-up apartment blocks of Regent Park, Canada's first public housing complex.

Contextually, the Albert E. Knox House is valued for its contribution to the character of the area, Lawrence Park, one of Toronto's first planned garden suburbs. The house is located in the western portion of Lawrence Park that was developed first and comprises some of the oldest homes in the area. The property at 35 Dinnick is also historically, visually and physically linked to its setting along a winding road that follows the natural contours of the landscape with houses and gardens that fit harmoniously into their surroundings.

The Statement of Significance (Attachment 3) for 35 Dinnick Crescent 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 to the provisions of the Ontario Heritage Act.

CONTACT

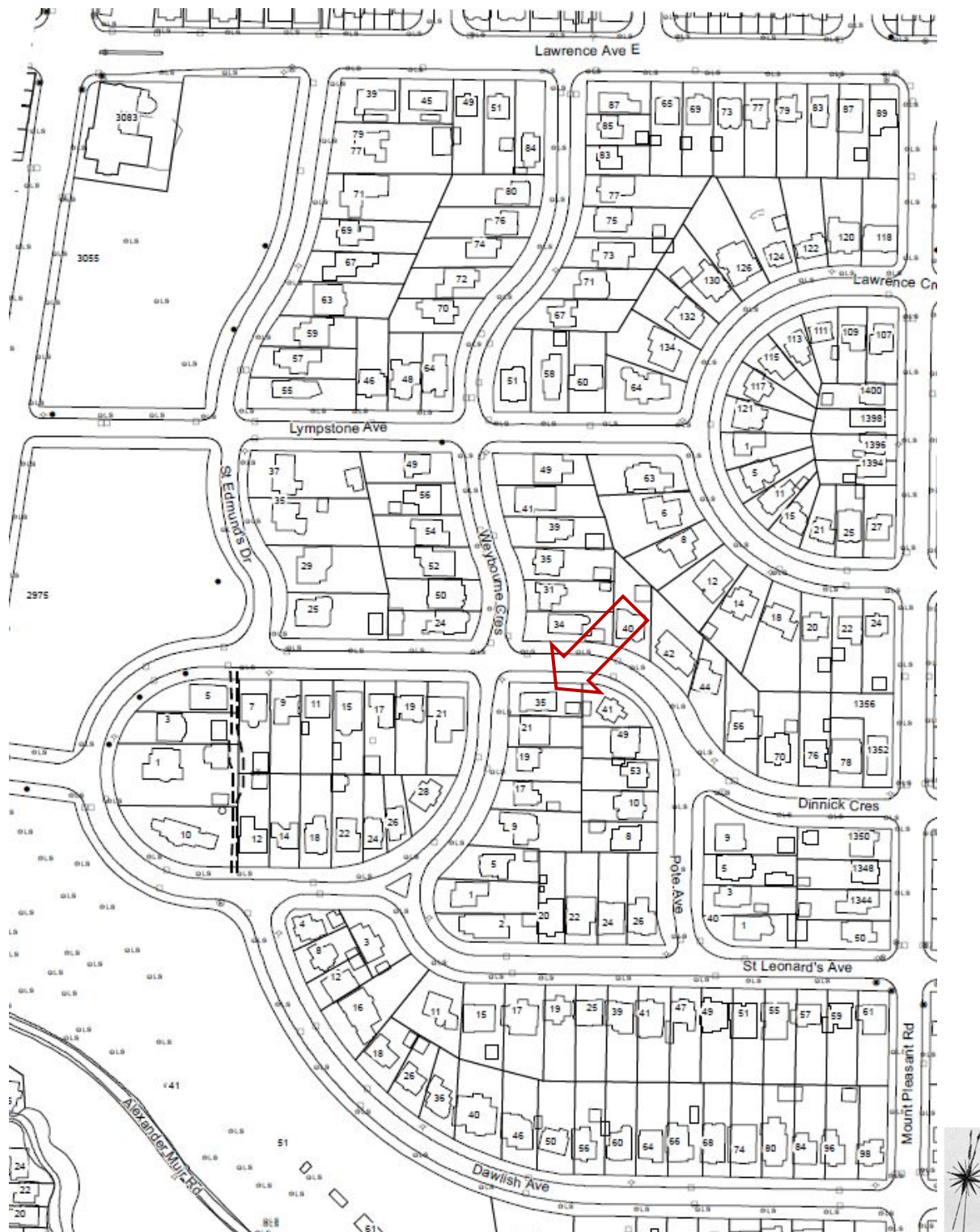
Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
Email: Tamara.Anon-Cartwright@toronto.ca

SIGNATURE

Lorna Day, MCIP, RPP, B. Arch
Director, Urban Design
City Planning

ATTACHMENTS

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



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the site of the property at 35 Dinnick Crescent.



Photograph of the principal (north) elevation at 35 Dinnick Crescent (Google Street View, 2009)



Photograph showing the principal (north) and west elevations of 35 Dinnick Crescent (HPS, 2018)

The property at 35 Dinnick Crescent 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 35 Dinnick Crescent (Albert E. Knox House) contains a 2.5-storey, detached brick and stucco-clad house form building, which was designed by the architect John Edward (J.E.) Hoare Jr and located at the southeast corner of Dinnick Crescent and Weybourne Crescent.

Statement of Cultural Heritage Value

Completed in 1924, the house at 35 Dinnick Crescent (Albert E. Knox House) has design value as a representative example of the Tudor Revival style influenced by the Arts and Crafts movement, featuring a complicated double-gabled and truncated hipped roofline with bell-cast eaves and shed dormers, half-timbering in the stuccoed roof gables, and multi-paned windows.

The property is valued for its association with the Lawrence Park Estates, laid out in 1909 by the British engineer Walter S. Brooke for development by the Dovercourt Land, Building and Savings Company under its President, Wilfred Servington Dinnick, along with the project's official pre-WWI architects, Chadwick & Beckett, and landscape architects, Dunnington-Grubb. As one of a grouping of houses built during the interwar period (a key building phase in the neighbourhood's evolution), it contributes to an understanding of the development and growth of Lawrence Park in the early-20th century as an exclusive, planned garden suburb based on the English Garden City Movement planning model. The associative value of the Albert E. Knox House is also found through its identification with Toronto architect Edward (J.E.) Hoare Jr., who designed the dwelling. Hoare Jr made a significant contribution to the residential development of North Toronto, including detached houses and apartment blocks in Lawrence Park, Chaplin Estates and Bedford Park. He is also recognized for the important role he played in designing the row-houses and walk-up apartment blocks of Regent Park, Canada's first public housing complex.

Contextually, the Albert E. Knox House is valued for its contribution to the character of the area, Lawrence Park, one of Toronto's first planned garden suburbs. The house is located in the western portion of Lawrence Park that was developed first and comprises some of the oldest homes in the area. The property at 35 Dinnick is also historically, visually and physically linked to its setting along a winding road that follows the natural contours of the landscape with houses and gardens that fit harmoniously into their surroundings.

Heritage Attributes

The heritage attributes of the property at 35 Dinnick Crescent are:

- The scale, form and massing of the 2.5-storey detached house form building
- The setback, placement and orientation of the building on the corner lot at the southeast corner of Dinnick Crescent and Weybourne Crescent
- The complicated double-gabled and truncated hipped roofline with bell-cast eaves, and shed dormers
- The symmetrical arrangement of the bays on the principal (north) elevation with larger windows and half-timbered gables flanking the smaller, central cross gable, window and main entrance
- On the principal (north) elevation and the second-storey shed dormers at the east and west ends, the symmetrically-placed fenestration with flat-headed openings and multi-paned windows
- The front (north) porch, with the roof and two square posts
- On the west elevation, the veranda with the brick piers (the glazing is an alteration)
- The materials with stucco, wood cladding and red brick, including the continuous brick soldier course at the top of the first storey, and the sills of the second-storey windows on the principal (north) elevation

Note: the rear (south) elevation is not identified as a heritage attribute

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ALBERT E. KNOX HOUSE
35 DINNICK CRESCENT

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

June 2018

1. DESCRIPTION



Above: Photograph of the principal (north) elevation at 35 Dinnick Crescent (Heritage Preservation Services [HPS], 2018) Cover: Photograph of the principal (north) elevation at 35 Dinnick Crescent (Google Street View, 2009)

35 Dinnick Crescent	
ADDRESS	35 Dinnick Crescent
WARD	25 Don Valley West
LEGAL DESCRIPTION	Plan 1485, Lot 64
NEIGHBOURHOOD/COMMUNITY	Lawrence Park
HISTORICAL NAME	Albert E. Knox House
CONSTRUCTION DATE	1923-1924
ORIGINAL OWNER	Albert E. Knox, lawyer
ORIGINAL USE	Residential (single, detached house)
CURRENT USE*	Residential (single, detached house)
ARCHITECT/BUILDER/DESIGNER	John Edward (J.E.) Hoare Jr.
DESIGN/CONSTRUCTION/MATERIALS	Stucco, brick and wood cladding & trim
ARCHITECTURAL STYLE	Tudor Revival
ADDITIONS/ALTERATIONS	West veranda enclosed with glazing; single roof dormer addition on north elevation
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Liz McFarland
REPORT DATE	June 2018

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 35 Dinnick Crescent, and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1910 Jan	Dovercourt Land, Building and Savings Company registers Plan 1485 for part of Lawrence Park Estates ¹
1910	Lawrence Park appears on Goad's Atlas for 1910, including Lot 64; Dinnick Crescent was then named Exeter Crescent and Weybourne Crescent was named Devon Crescent
1913	Goad's Atlas for 1913 shows that all streets in Lawrence Park West have been laid out (Yonge Street to Bayview Avenue)
1914	The City Directory for 1914, with statistics for 1913, records the street name as Dinnick Crescent for the first time, named after the founder of Lawrence Park Estates, Wilfrid Servington Dinnick.
1919 May	The Standard Loan Company and its subsidiaries, including the Dovercourt Land, Building and Savings Company, are taken over by Sterling Trusts Corporation and all remaining undeveloped lots in Lawrence Park are sent to public auction
1922-1923	Tax assessment rolls for 1923 and 1924 (containing statistics for mid-1922 and 1923 respectively) indicate that Vacant Lot 64 (50ft x 113ft) is owned by Regina C. Rogers ²
1923	Plans drawn by the architect J.E. Hoare Jr. are submitted and approved for a two-storey residential building for Plan 1485, Lot 64 ³
1924	Goad's Atlas for 1924 shows a house on Lot 64 with the street address listed as 35 Dinnick Crescent
1924 July	According to the 1925 tax assessment roll (containing statistics gathered in July 1924), Albert E. Knox, a lawyer, owns the house at 35 Dinnick Crescent ⁴
2016 Oct	Lawrence Park West Heritage Conservation District Study authorized by City Council
2017 Nov	The current owner of the property at 35 Dinnick Crescent submits an application to the Committee of Adjustment to construct two-storey front and rear additions, remove and reconstruct the third storey, construct a new front porch and a new detached garage

1 Plan 1534 for the eastern sector was registered in January 1911

2 At the time these statistics were compiled in 1923, the house didn't have a legal address yet and is listed under the property's flanking street, Weybourne Crescent, instead of Dinnick Crescent

3 Hoare's architectural drawings incorrectly state that the property is located on the southwest corner of Dinnick Crescent and Weybourne Crescent, however they also include the correct Plan and Lot numbers as Plan 1485, Lot 64. The associated building permit (#64273) 'Specifications' correctly state the location of the property at the southeast corner of Dinnick and Weybourne Crescents. (Building Records)

4 It isn't clear at this time if the house design was commissioned by either Knox or the previous owner, Regina C. Rogers.

2018 Feb	Heritage Preservation Services requests a deferral to permit time for staff to evaluate the property
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ii. HISTORICAL BACKGROUND

Lawrence Park

The property at 35 Dinnick Crescent is located in Lawrence Park, the neighbourhood southeast of the intersection of Yonge Street and Lawrence Avenue East (*Image 1*). Following the founding of the Town of York in 1793, the lands north of the town site in York Township were divided into farm lots where fledging hamlets emerged at the major crossroads. In 1889, the Yonge Street communities of Davisville, Eglinton and Bedford Park (the latter located north of Lawrence Avenue) were amalgamated as the Village of North Toronto, which was incorporated as a town the next year. The Metropolitan Street Railway Company's Yonge Street radial line transported commuters between the municipality and downtown Toronto.

The development of Lawrence Park followed the Dovercourt Land, Building and Savings Company incorporation in 1910 as a real estate subsidiary of the Standard Loan Company (subsequently the Standard Reliance Mortgage Company). Under the direction of the enterprise's president, Wilfrid Servington Dinnick, Dovercourt acquired two farm lots near the southeast corner of Yonge Street and Lawrence Avenue East in North Toronto as the location of Lawrence Park Estates (*Image 2*).⁵ The substantial acreage with hills and ravines overlooked a branch of the Don River. In 1908, Dinnick hired surveyor and engineer Walter S. Brooke to implement his vision for a "garden suburb", an urban planning concept that came out of the Garden City Movement in England (*Image 3*). Garden suburbs were envisioned as residential communities with gardens, open spaces and limited industry.⁶ The movement gained popularity in North America where the Toronto neighbourhoods of Rosedale and Wychwood Park are earlier local examples. Lawrence Park was promoted in Dovercourt's advertising brochures "for the man in that class uncertainly designated 'comfortably off' or 'well-to-do'" and located "...in the heart of the most interesting and charming suburban-garden district of Toronto..."⁷

Following the registration of the first plans of subdivision for Lawrence Park, Dovercourt engaged the Toronto architectural firm of Chadwick and Beckett to prepare the plans for six sample houses near the Yonge Street boundary of the site. Rather than developing all of the land itself, Dovercourt offered the remaining lots for individual sale with the proviso that Chadwick and Beckett approve the design of the buildings, specifying materials, sizes and setbacks.⁸ The venture might have proved successful if not for the

5 In 1911, Dovercourt acquired additional land on the west side of Yonge Street, and registered a southerly tract along the Strathgowan Ravine as Plan 511E three years later

6 The origins of this approach to land use planning dated to early 19th-century England when Park Villages was the first subdivision surveyed with curving streets, generous lot sizes and attention to landscaping, followed by Hampstead Garden Suburb and others.

7 *Lawrence Park Estates: the perfect site of ideal homes*, Dovercourt Land, Building and Savings Company Limited, 1911. The notable English-trained landscape architects Dunington-Grubb oversaw Lawrence Park's landscaping as the pair's first Canadian commission

8 Chadwick and Beckett remained the official architects of Lawrence Park until World War I

decline of the real estate market and the introduction of income tax during World War I, the higher property taxes accompanying the annexation of North Toronto by the City of Toronto in 1912, and the difficulties Dovercourt faced in servicing the land. By 1919, the company was placed in receivership and the remaining lots auctioned off to the highest bidders. As a result, further development of Lawrence Park was delayed until a new building boom took place in the 1920s. While vacant Lot 64 appears on the 1910 *Goad's Atlas* map, it was during this second, more pronounced 1920s phase of development that the house at 35 Dinnick Crescent was built (*Images 4-5*). Sources indicate that the house was conceived and completed between 1923 and 1924; in July 1924, its owner is listed as Albert E. Knox, a lawyer with the firm Foy, Knox, Monahan, Keogh & Middleton.

In the following decade, the Great Depression delayed further construction other than the completion of a bridge over the Strathgowan Ravine in 1935 that opened up Mount Pleasant Road north to Lawrence Avenue East. The last stage of the original development of Lawrence Park, especially the section east of Mount Pleasant Road, occurred during the 1950s and 1960s, including the unveiling of architect Eric Arthur's unique "Trend House" at 41 Weybourne Crescent as a local landmark (the latter property is listed on the City's Heritage Register).⁹

Developer: Wilfred Servington Dinnick

The English-born Wilfred S. Dinnick (1874-1923), who emigrated to Canada with his family in 1890 and became President of the Standard Loan Company in Toronto was also the founder of the Lawrence Park neighbourhood. An advocate of the garden suburb planning model then popular back in England, Dinnick founded a residential community in North Toronto based on these principles with his Lawrence Park Estates, laid out in 1908-1909 by British engineer Walter S. Brooke. Dinnick and his family lived in one of the first houses built in the area 77 St. Edmund's Drive (1911), which is designated under Part IV, Section 29 of the Ontario Heritage Act. Dinnick is also responsible for developing Glebe Manor Estates which is bounded by Yonge Street, Soudan Avenue, Bayview Avenue and Millwood Road. Numerous streets in both developments bear names related to Dinnick's family and to Devonshire, England, where his father was born.¹⁰ Dinnick is celebrated by a biographer as a legacy-maker who "left an indelible impression on Toronto, particularly in the...beauty of Lawrence Park Estates."¹¹

Architect: John Edward (J.E.) Hoare Jr.

J.E. Hoare Jr (1902-1988) designed numerous private houses and walk-up apartments, largely in North Toronto and "played an important role in the development of the massive Regent Park Housing complex, an architecturally innovative and socially significant project which was Canada's first public housing complex."¹² Hoare Jr was

9 As Lawrence Park opened as an exclusively residential community, the George H. Locke Memorial Branch of the Toronto Public Library (a property that is recognized on the City of Toronto Inventory of Heritage Properties) and Lawrence Park Community Church appeared after World War II

10 Myrvold and Moon, 5.

11 Myrvold and Moon, 18.

12 Hoare Jr designed the townhouses and low-rise, walk-up apartments at Regent Park; the architectural firm of Page & Steel was responsible for the high-rise apartment blocks. Biographical information for Hoare is found in Hill, ed. *Biographical Dictionary of Architects in Canada*

born in Toronto, the son of John Edward Hoare Sr, a prominent builder. Hoare Jr attended Central Technical School in 1916-1919 and worked as a draughtsman for Thomas E. Muirhead until beginning his own architectural practice in 1922. The Albert E. Knox House represents Hoare Jr's earliest known residential project undertaken as a registered architect (*Images 6-9*). As well as the Albert E. Knox House, Hoare Jr designed a number of other single residential dwellings in the Lawrence Park, Bedford Park and Chaplin Estates neighbourhoods in the Tudor Revival and Georgian Revival styles.¹³ Lists of his projects indicate that he was also a significant designer of walk-up apartments in North Toronto including the Du Maurier Apartments near the northeast corner of Yonge Street and Lawrence Avenue, which are listed on the City's Heritage Register.

iii. ARCHITECTURAL DESCRIPTION

The house at 35 Dinnick Crescent is a representative example of the Tudor Revival style influenced by the Arts and Crafts movement, one of the favoured styles of the first half of the 20th century that was well represented in the inaugural, interwar, and later phases of Lawrence Park.¹⁴ Tudor Revival style, which was inspired by the residential architecture of late-15th and 16th-century England, features complicated rooflines, half-timbering over stucco, gabled entries, and fenestration incorporating small, multi-paned windows. These features are well represented on the house at 35 Dinnick Crescent.

Rising 2.5 storeys with a rectangular plan, this five-bay house is covered by combined double-gabled and truncated hipped roofs with double shed dormers at the east and west ends. This arrangement and massing became a revered late-19th century English domestic architecture type via the architect C.F.A. Voysey whose own house in Chorleywood (1899) was an often-imitated exemplar of the Arts and Crafts movement. The Albert E. Knox House is a unique example of this particular arrangement and massing in the western section of Lawrence Park. Above a concrete foundation, the lower storey walls at 35 Dinnick Crescent are clad in red brick with an elegant soldier course delineating the first and second floors. The upper walls are clad with stucco and wood timbering affixed to the gables of the principal (north) elevation. On the latter elevation, the main entrance is placed at the base of the central bay between the double gabled roofline, and is twice protected from the elements by the wide-overhanging gable of the main roof and by a square-plan open porch structure supported by two square posts.¹⁵ The symmetrically-placed, flat-headed window openings on the north façade contain multi-paned windows and red brick sills, including those of the second storey on the north elevation. The double shed dormer openings at the east and west ends of the upper storey are also flat-headed and multi-paned. While the veranda on the west elevation has been enclosed with glazing and a small, single roof dormer has been added to the central bay on the north elevation, the overall character and integrity of the original design is maintained (*Images 10-13*).

13 For original architectural drawings by Hoare Jr for single house form buildings in North Toronto, Fonds 200, Series 410, Files 51, 980, 2087, 2151, 2240, 3230 and 3253 (CTA)

14 One of the first houses in Lawrence Park to feature Tudor Revival styling was the A. F. Jones House (1911) at 24 Dinnick Crescent, located kitty corner to 35 Dinnick Crescent and which was among the prototypes designed by the architectural firm of Chadwick and Beckett and used in the marketing brochures for the estate

15 The current form of the front porch matches the one on the original architectural drawings

iv. CONTEXT

As shown on the aerial map attached as Image 1, the Albert E. Knox House occupies a prominent corner lot in the earliest, section of Lawrence Park west of Mount Pleasant Road where the east-west alignment of this portion of Dinnick Crescent meets the gentle curve of Weybourne Crescent and the house is viewed from both streets. This setting reflects Dinnick's vision for Lawrence Park as a garden suburb, whereby winding roads follow the natural topography of the site and the houses and gardens fit harmoniously into their surroundings.

The house at 35 Dinnick Crescent contributes to the Lawrence Park neighbourhood with its scale, setback and detailing that complements the other original houses in the western part of the community. Kitty corner to the Albert E. Knox House, the A. F. Jones House at 24 Dinnick Crescent represents a similar example of the neighbourhood's original character influenced by the Arts and Crafts movement (*Image 14*). The latter house proudly displays a Heritage Toronto Century House plaque and is recognized as a potential heritage property within the City Council-approved Lawrence Park West Heritage Conservation District Study. Also located in the immediate vicinity to 35 Dinnick Crescent is the Wilfred S. Dinnick House at 77 St. Edmund's Drive, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

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

The property at 35 Dinnick is valued for its design as a fine representative example of an early-20th century house form building designed in the Tudor Revival style influenced by the Arts and Crafts Movement, as interpreted by the dwelling's architect, John Edward (J.E.) Hoare Jr. It is distinguished by its symmetrical plan with the complicated double-gabled and truncated hipped roofline with bell-cast eaves and shed dormers, half-timbering in the stuccoed roof gables, and multi-paned windows.

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

The property is valued for its association with the Lawrence Park Estates, laid out in 1909 by the British engineer Walter S. Brooke for development by the Dovercourt Land, Building and Savings Company under its President, Wilfred Servington Dinnick. As one of a grouping of houses built during the interwar period (a key building phase in the neighbourhood's evolution), it contributes to an understanding of the development and growth of Lawrence Park in the early-20th century as an exclusive, planned garden suburb based on the English Garden City Movement planning model. It reflects the early work of the well-known residential architect John Edward (J.E.) Hoare Jr, who designed the dwelling and also played a significant role in the residential development of North Toronto and beyond, including his designs for detached houses and apartment blocks in Lawrence Park, Chaplin Estates and Bedford Park.

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

Contextually, the Albert E. Knox House is valued for its contribution to the character of the area, Lawrence Park, one of Toronto's first planned garden suburbs. The house is located in the western portion of Lawrence Park that was developed first and comprises some of the oldest homes in the area. The property at 35 Dinnick is also historically, visually and physically linked to its setting along a winding road that follows the natural contours of the landscape with houses and gardens that fit harmoniously into their surroundings.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 35 Dinnick Crescent has design, associative and contextual values.

Completed in 1924, the house at 35 Dinnick Crescent (Albert E. Knox House) has design value as a representative example of the Tudor Revival style influenced by the Arts and Crafts movement, featuring a complicated double-gabled and truncated hipped roofline with bell-cast eaves and shed dormers, half-timbering in the stuccoed roof gables, and multi-paned windows.

The property is valued for its association with the Lawrence Park Estates, laid out in 1909 by the British engineer Walter S. Brooke for development by the Dovercourt Land, Building and Savings Company under its President, Wilfred Servington Dinnick, with

the project's official pre-WWI architects, Chadwick & Beckett, and landscape architects, Dunnington-Grubb. As one of a grouping of houses built during the interwar period (a key building phase in the neighbourhood's evolution), it contributes to an understanding of the development and growth of Lawrence Park in the early-20th century as an exclusive, planned garden suburb based on the English Garden City Movement planning model. The associative value of the Albert E. Knox House is also found through its identification with Toronto architect Edward (J.E.) Hoare Jr., who designed the dwelling. Hoare Jr made a significant contribution to the residential development of North Toronto, including detached houses and apartment blocks in Lawrence Park, Chaplin Estates and Bedford Park. He is also recognized for the important role he played in designing the row-houses and walk-up apartment blocks of Regent Park, Canada's first public housing complex.

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5. SOURCES

Archival Sources

Assessment Rolls, City of Toronto, Ward 2, Division 5, 1923-1924 and Ward 2, Division 6, 1925

Building Records, City of Toronto, Toronto and East York, 35 Dinnick Crescent (Permit #64273)

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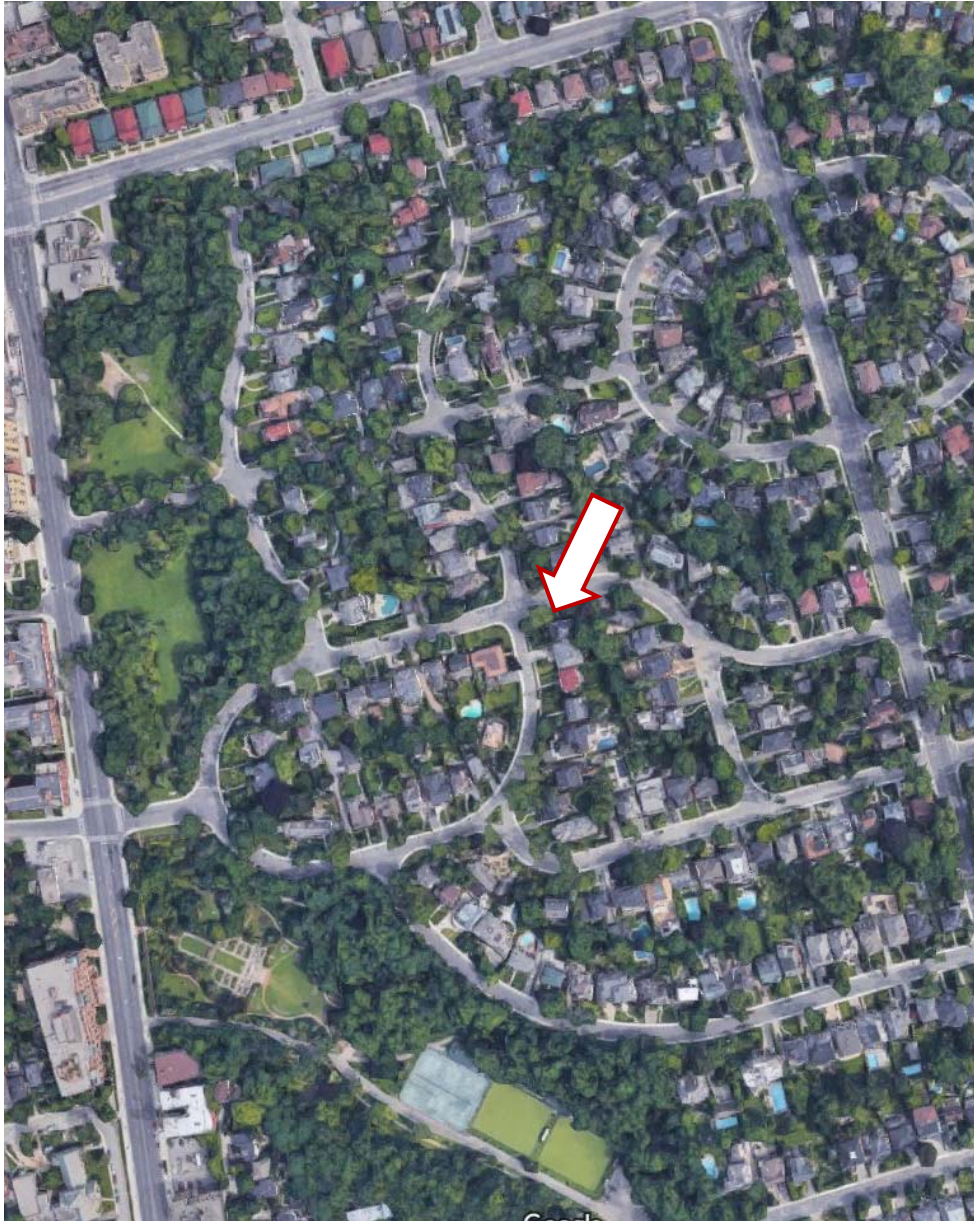
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Lawrence Park Estates: a formal and artistic grouping of ideal homes, Dovercourt Land, Building and Savings Company Limited, 1910
Lawrence Park Estates: the perfect site of ideal homes, Dovercourt Land, Building and Savings Company Limited, 1911
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992
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Ritchie, Don, *North Toronto*, 1992

6. IMAGES:

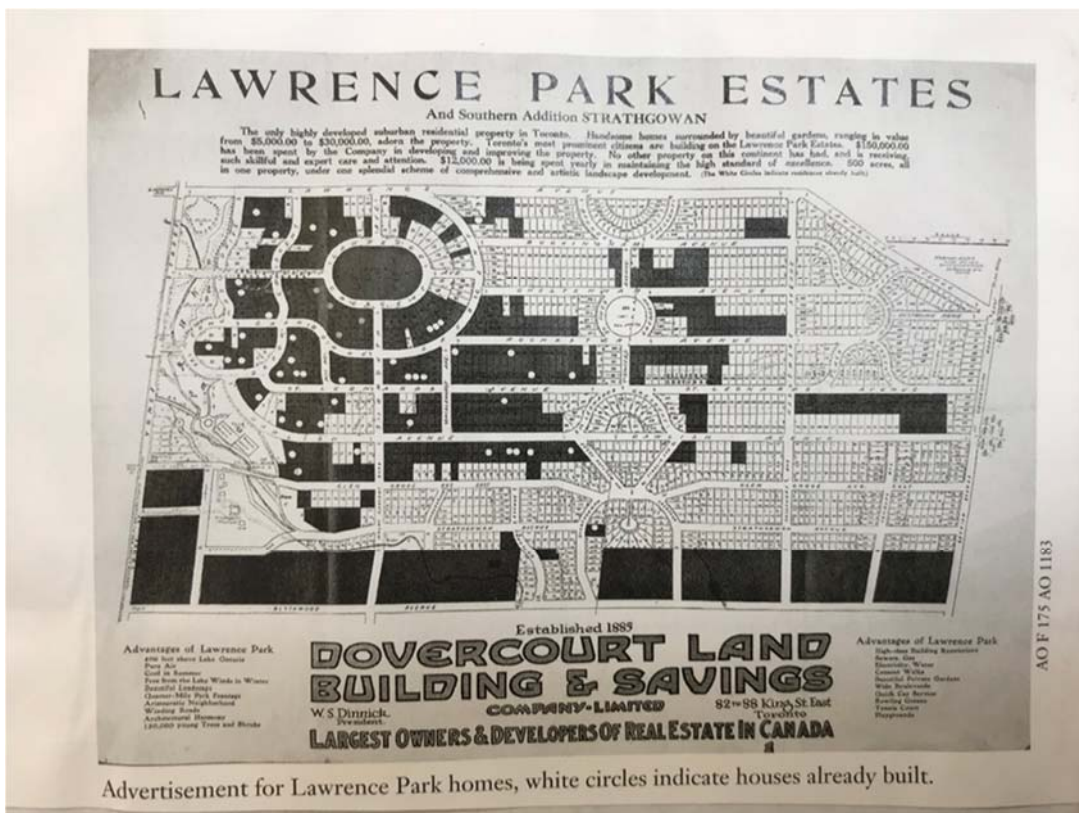
The arrows mark the location of the property at 35 Dinnick Crescent (the Albert E. Knox House). *Please note:* all maps are oriented with north at the top, unless otherwise indicated.



1. Aerial view of the property at 35 Dinnick Crescent, showing the western portion of the Lawrence Park Garden Suburb (Google Maps)

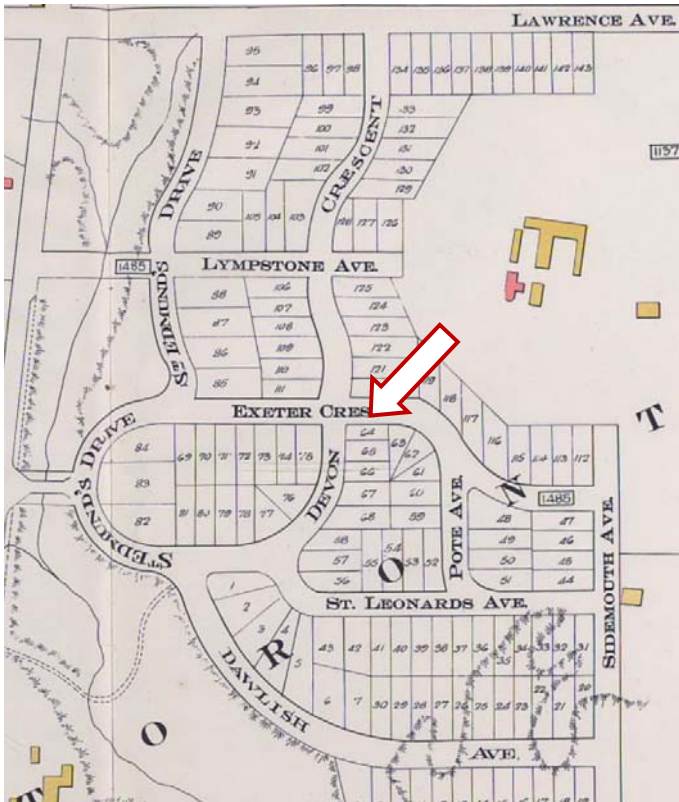


2. York County Atlas, 1878, detail showing Lots 4 and 5 near the southeast corner of Yonge Street and Lawrence Avenue East that were acquired for the development of Lawrence Park (Ng)

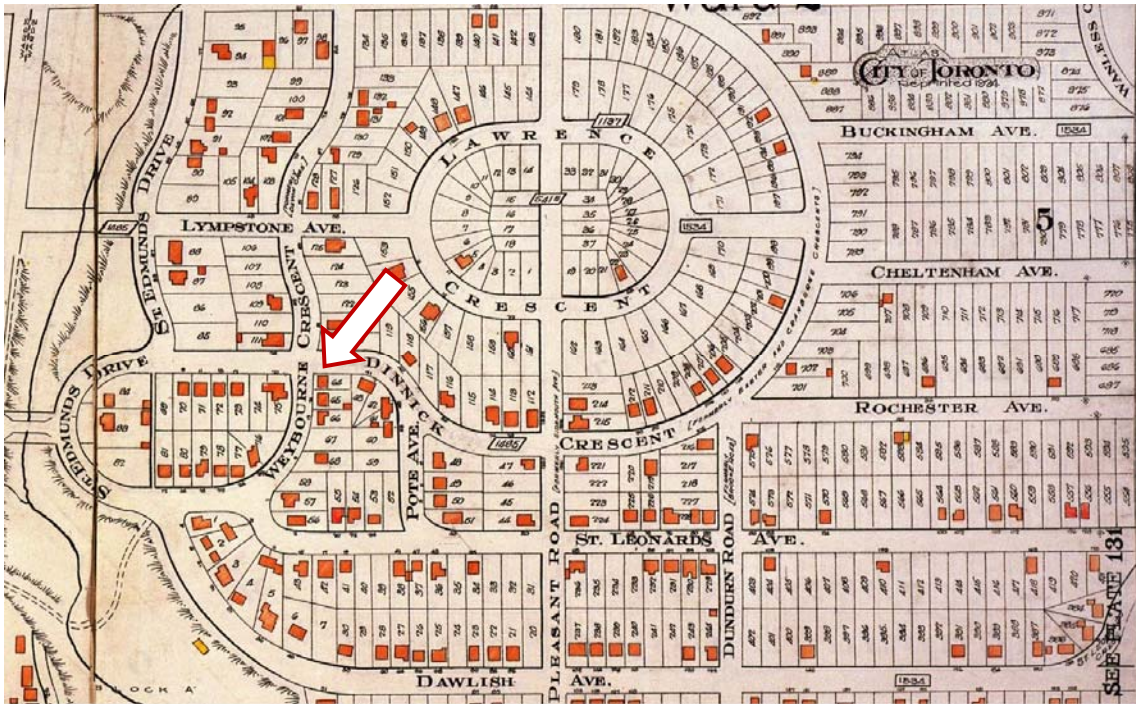


Advertisement for Lawrence Park homes, white circles indicate houses already built.

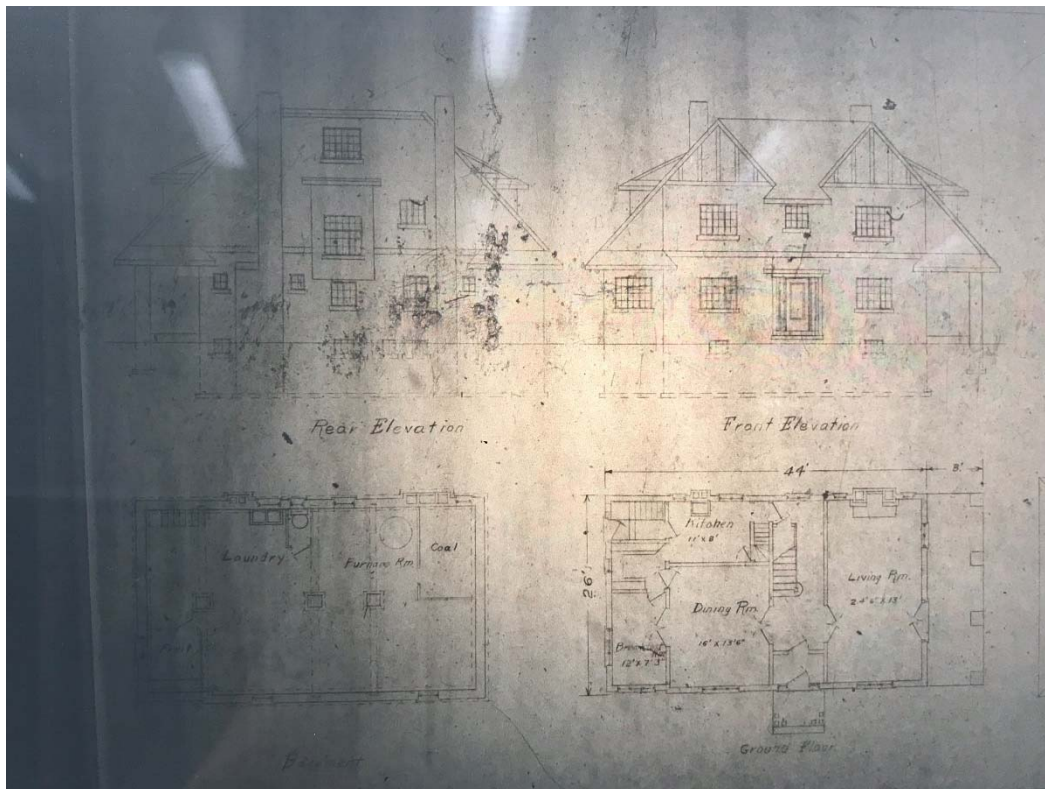
3. Advertisement showing the 1912 version of the Lawrence Park Estates Garden Suburb plan (CTA).



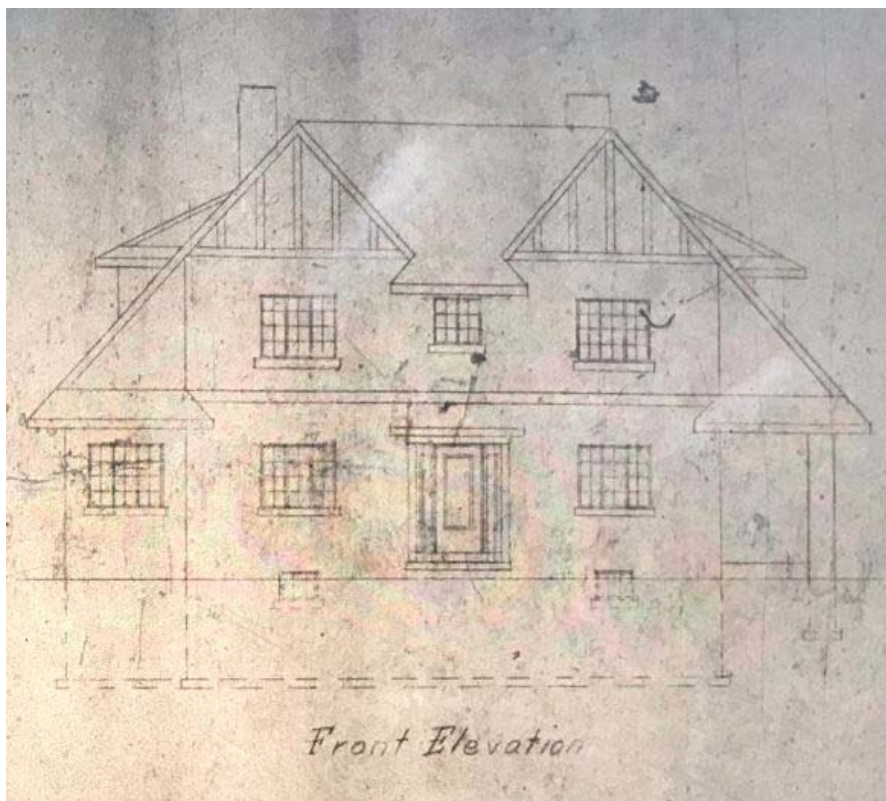
4. Goad's Atlas, 1910, Plate 130: detail showing the layout of the earliest portion of the Lawrence Park Garden Suburb and location of vacant Lot 64 (City of Toronto Archives, [CTA])



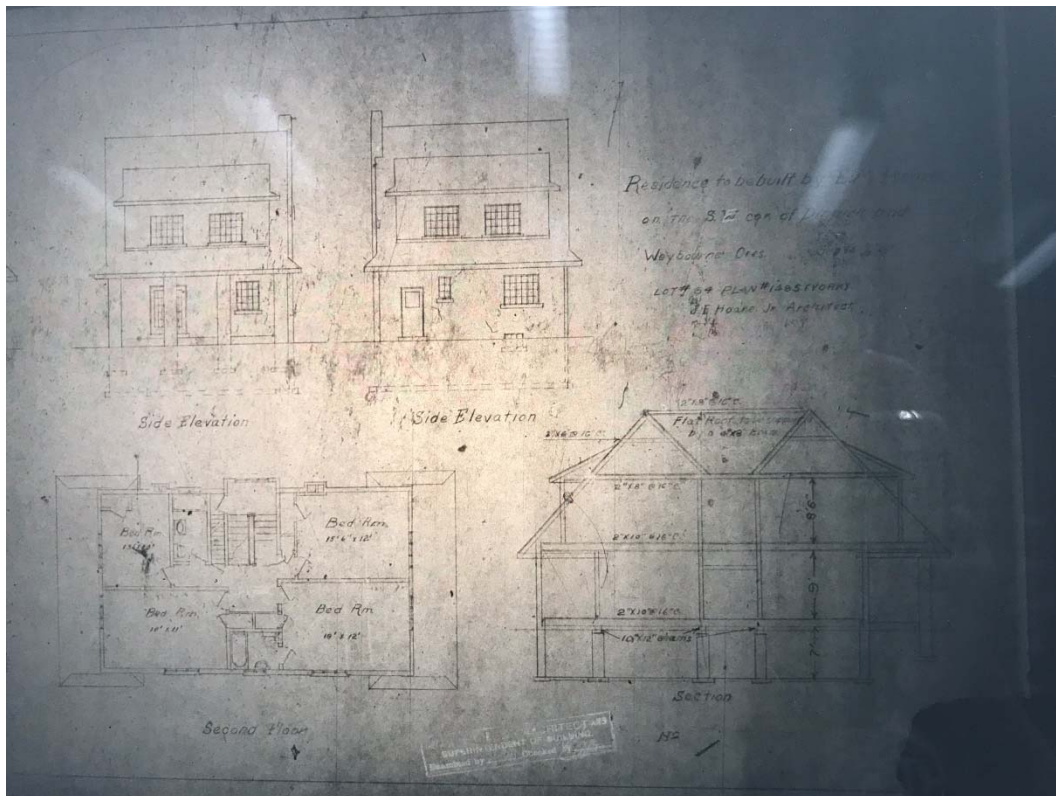
5. Goad's Atlas, 1924, Plate 130: detail showing Plans 1485 and 1534, including the house form building on Lot 64 (CTA).



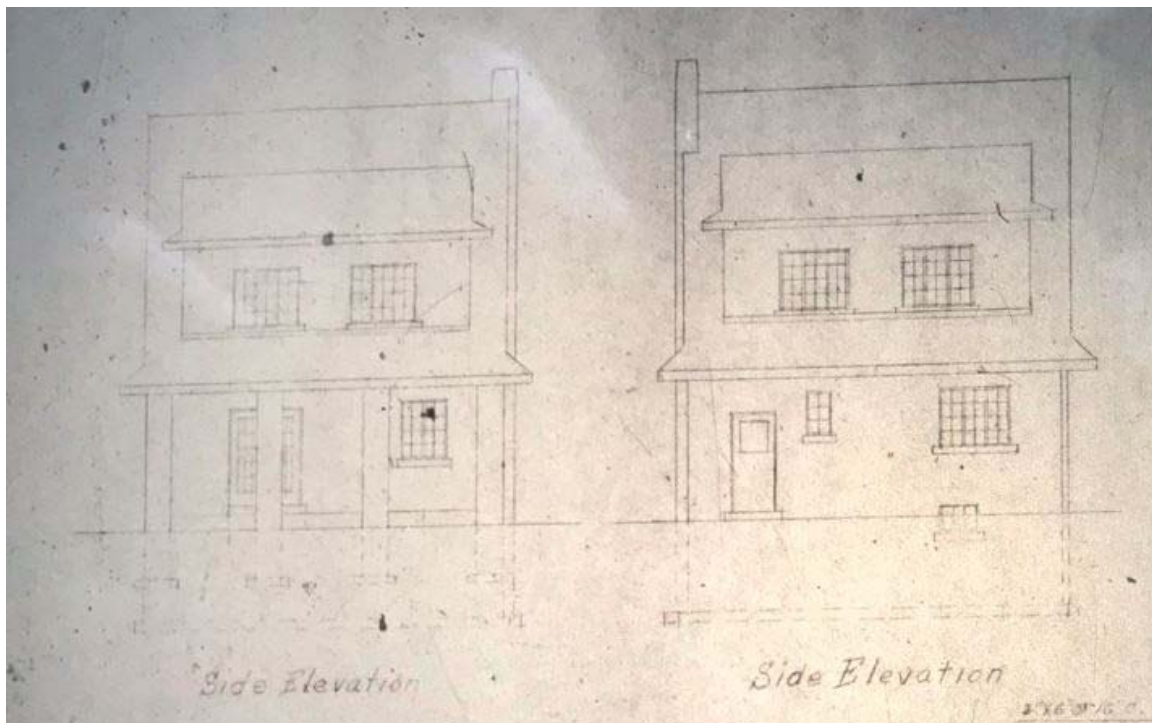
6. Architectural drawings from 1923 and signed by "J. E. Hoare Jr, Architect" showing the front and rear elevations as well as the basement and ground floor plans (Building Records, File for 35 Dinnick Crescent)



7. Detail of the front (north) elevation (Building Records, File for 35 Dinnick Crescent)



8. Architectural drawings from 1923 and signed by "J. E. Hoare Jr, Architect" showing the side elevations as well as the second floor plan and a vertical section of the building (Building Records, File for 35 Dinnick Crescent)



9. Detail of the side (west and east, respectively) elevations (Building Records, File for 35 Dinnick Crescent)



10. Albert E. Knox House, principal (north) elevation fronting Dinnick Crescent (HPS, 2018)



11. Albert E. Knox House, principal (north) and west elevations showing this corner lot as viewed from the intersection of Dinnick and Weybourne Crescents (HPS, 2018)



12. Left: Albert E. Knox House, east elevation showing the double shed dormers on the second storey (HPS, 2018)

13. Right: Albert E. Knox House, west elevation fronting Weybourne Crescent and showing the upper-storey shed dormers and original veranda design, the latter feature having been glazed at a later date (HPS, 2018)



14. The A. F. Jones House at 24 Dinnick Crescent. This house is located kitty corner to the Albert E. Knox House (northwest corner of Dinnick and Weybourne Crescents) and displays similar Tudor Revival detailing on an Arts and Crafts design (HPS, 2018).