

## **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 1132 Broadview Avenue**

Date: March 12, 2018  
To: Toronto Preservation Board  
Toronto and East York Community Council  
From: Acting Chief Planner and Executive Director  
Wards: Ward 29

### **SUMMARY**

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This report recommends that City Council state its intention to designate the property at 1132 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act and to amend the previous listing to include a more comprehensive list of heritage attributes to including the Margaret R. and Harry A. Newman Building and the view of the Taylor-Davies family coach house from Broadview Avenue as a heritage attribute.

The subject property, known as Salvation Army Broadview Village, is located on the west side of Broadview Avenue, North of Pottery Road, in the Broadview North neighbourhood and contains a one-and-a-half storey coach house, originally part of the Chester Park estate (1880s), the two-and-a-half-storey Margaret R. and Harry A. Newman administrative building (1976) and three one-and-a-half storey children's "cottages" (1967). Recognizing the significance of the Chester Park Coach House, the property was identified on the East York Heritage Inventory in 1993 and listed on the City of Toronto Heritage Inventory (now known as the Heritage Register) in 2006.

Following research and evaluation, it has been 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 for its design, associative and contextual value.

Properties on the Heritage Register will be conserved and maintained in accordance with 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 Acting Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council amend the inclusion of the property at 1132 Broadview Avenue on the City of Toronto's Heritage Register to include the Margaret R. and Harry A. Newman Building.
2. City Council state its intention to designate the property at 1132 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1132 Broadview Avenue (Reasons for Designation) attached as Attachment 3 to the report (March 12, 2018) from the Acting 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 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 proposed 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 to designate the property.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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At its meeting of 25-27 September, 2006 City Council adopted a clause confirming that following the amalgamation of the current City of Toronto, the property previously listed on the East York Heritage Inventory was to be included on the City's Inventory of Heritage Properties (now known as the Heritage Register).

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/plt6rpt/cl003.pdf>

At its meeting of June 7, 2016, City Council adopted Official Plan Amendment 343 (OPA 343) and the Site and Area Specific Policy 509 (SASP 509) relating to the Broadview avenue between Danforth Avenue and O'Connor Drive Site and the Final Report -

Broadview Avenue Planning Study - City Initiated Official Plan Amendment, Urban Design Guidelines, and Heritage Inventory.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE16.5>

In November, 2017, the owner of the property at 1132 Broadview Avenue filed an Official Plan Amendment that would recognize the potential future redevelopment of the site with a building up to 11 stories in height that would maintain the coach house, but demolish the other buildings on the property. At its meeting of February 21, 2018, Toronto and East York Community Council recommended that City Council refuse the application. The item will be considered by City Council on March 26, 2018.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE30.11>

## COMMENTS

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Following Council's adoption of the Official Plan Amendment 343 (OPA 343) and the Site and Area Specific Policy 509 (SASP 509), SASP 509 was subsequently appealed to the Ontario Municipal Board (OMB). A hearing is scheduled for April 9, 2018.

In Clause 4 of the decision to adopt the Final Report - Broadview Avenue Planning Study - City Initiated Official Plan Amendment, Urban Design Guidelines, and Heritage Inventory, City Council directed the Chief Planner and Executive Director, City Planning to report to the Toronto Preservation Board and the Toronto and East York Community Council by the end of 2016 on the heritage potential properties identified for inclusion on the City of Toronto's Heritage Register in Urban Design Guidelines attached to the report (April 22, 2016) from the Director, Community Planning, Toronto and East York. 1132 Broadview Avenue was already included on the Heritage Inventory (now known as the Heritage Register).

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 1132 Broadview Avenue and determined that the coach house and associated views, and the Margaret R. and Harry A. Newman Building on the property meet 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. It has been determined that the three cottages do not meet the Ontario Regulation 9/06 criteria.

The property at 1132 Broadview Avenue originally known as the Chester Park Estate and now known as Salvation Army Broadview Village is one of the last 19th-century estate properties of East York which retains the connection with the early history East York, its industries on the Don River and the families who contributed to the

development of the industries which contributed to the growth and prosperity of both East York and the City of Toronto, and who built substantial estates on the east side of Broadview, many of which have been demolished.

Located on the west side of Broadview Avenue, north of Pottery Road, 1132 Broadview Avenue is an East York landmark with a 2.5 acre site and a collection of buildings which reflect the evolution of the use and development of the site for over 135 years. In the 1880s, the property was originally part of the Chestnut Park estate owned by the Taylor and Davies families who settled near the Village of Todmorden and contributed substantially to the growth and development of industries on Don River including, the Don Valley Brick Works as well as the Todmorden village. The Taylor-Davies family built houses on the escarpment with views overlooking the Don River and the industries located in the valley below. The coach house is the only building on the property remaining from the Taylor-Davies occupation and is one of four surviving structures in North Broadview associated with the Taylor and Davies families.

The property is also significant for its transformation by a social agency in their outreach work for the most vulnerable to create a home for girls. Since 1940, the property has been occupied by the Salvation Army's Broadview Village which initially provided a home for 35 children and since the 1990s for adults. Originally the children resided in the Taylor-Davies house and coach house. In 1967 three "cottages" were added along the southern boundary lining the driveway, facing the house and preserving the view of the coach house from the street. An administration building was designed to fit around the historic house, preserving it in situ. In 1976, following a substantial donation from Margaret R. and Harry A. Newman, the new administration building which bears their names was completed and the historic house demolished. The Newman building is a fine example of Post-War Modernist architecture expressing the progressive values of a social agency to provide a nurturing home environment which was anti-institutional in its built-form.

Located in Broadview North, a neighbourhood identified as being of a primarily two-three storey, low-scale residential character, these two buildings, the Chester Park coach house and the Salvation Army's Newman building, contribute to that character while maintaining physical and visual connections with the neighbourhood's 220 year old history. Along with the Massey Centre for Women and Day Care, located to the south at 1102 Broadview Avenue, which incorporates the Wilfred Davies house, which has been listed on the Heritage Register, the Salvation Army Broadview Village represents the adaptive re-use of heritage buildings for philanthropic purposes while preserving the historic connections with the settlers of the Don River and its industries.

The Statement of Significance (Attachment 3) for 1132 Broadview Avenue 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

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## SIGNATURE

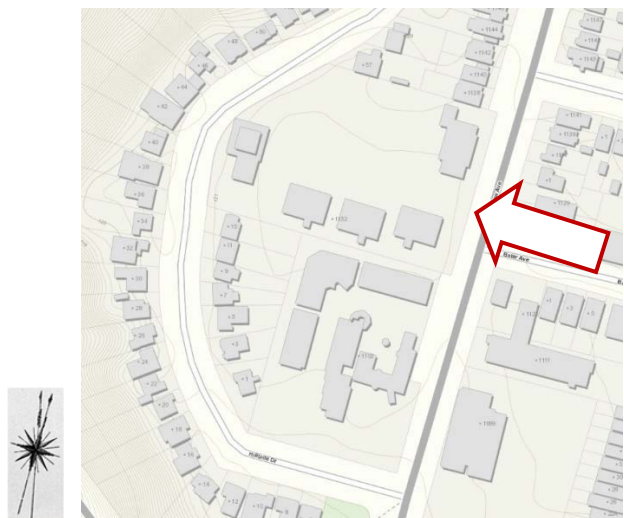
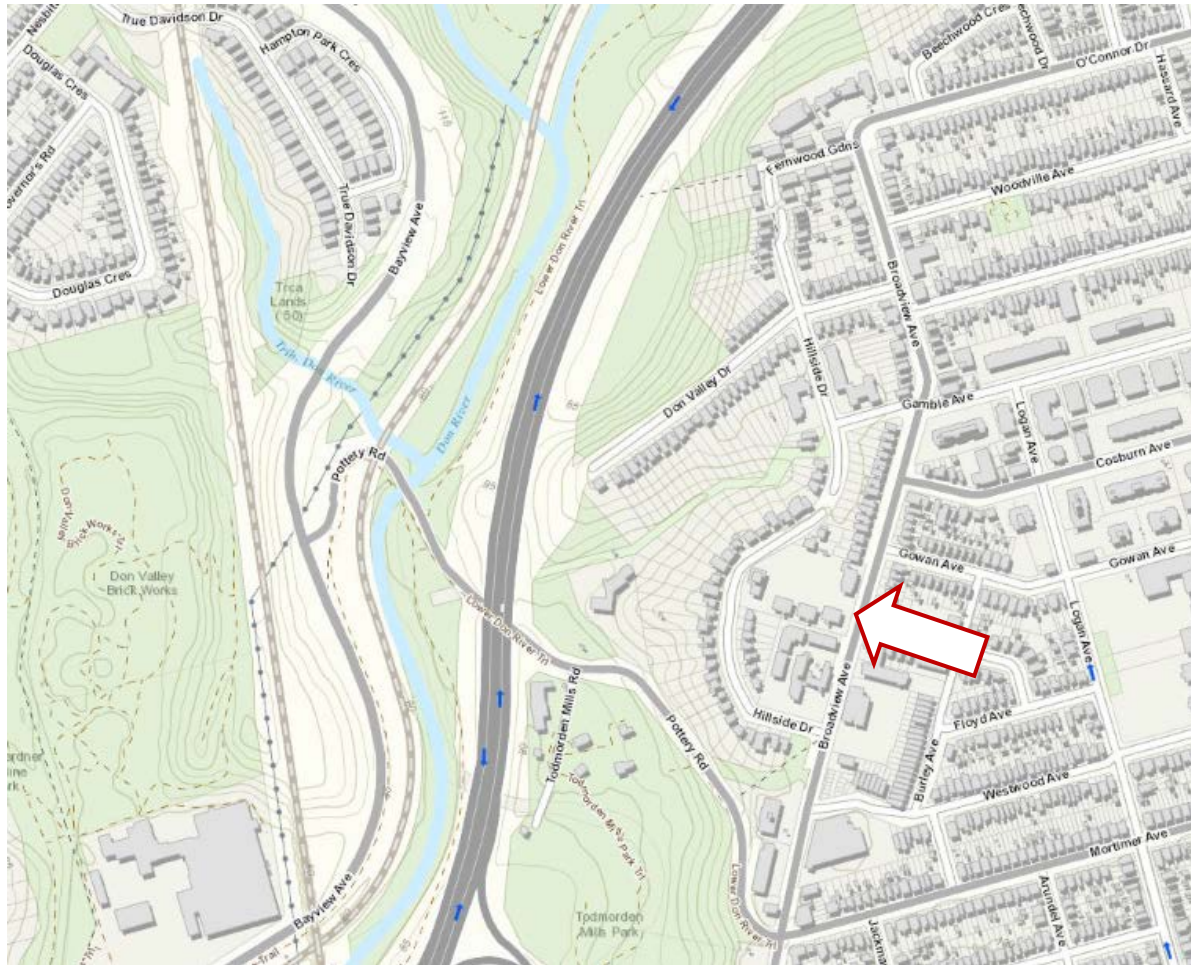
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Gregg Lintern, MCIP, RPP  
Acting Chief Planner and Executive Director  
City Planning Division

## ATTACHMENTS

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Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Statement of Importance, (Reasons for Inclusion) East York  
Heritage Inventory, 1993  
Attachment No. 4 – Statement of Significance (Reasons for Designation)  
Attachment No. 5 – 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 of the property at 1132 Broadview Avenue, north of Pottery Road, on the west side of Broadview Avenue. To the left of the arrow is the carriage house, the three cottages are to the right and the administration building faces Broadview Avenue.



Photograph of the Taylor-Davies family Chester Park Coach House principal (east) elevation as viewed along the driveway from Broadview Avenue. (Heritage Preservation Services [HPS], 2018)



Photograph of the Salvation Army Broadview Village, with the Margaret R. and Harry A. Newman Building (right), principal (east) elevation, and one of the cottages on the far left showing a side (east) elevation (HPS, 2018)

INVENTORY OF HISTORICAL BUILDINGS IN EAST YORK



IDENTITY

NAME OF BUILDING: Chester Park (coachhouse)

PRESENT ADDRESS: 1132 Broadview Ave.

LEGAL LAND DESCRIPTION: CON 2FB PT Lot 13 Plan 3005 PT BLK A N  
PT Chester Park N BLK A

LAND USE CLAS: Home for Children

AREA: A

NUMBER: 7

### HISTORY

DATE OF CONSTRUCTION: est. 1880  
ARCHITECT OR BUILDER: Unknown  
ORIGINAL OWNER: Thomas Taylor  
ORIGINAL USE: Residence  
PRESENT OWNER: Governing Council of the Salvation Army  
PRESENT USE: Home for Children  
OWNER'S ADDRESS: 20 Albert St., Toronto M5G 1A6  
TELEPHONE NUMBER:

### DESCRIPTION

CONDITION OF STRUCTURE: Good  
LOT SIZE: 2.05 Acres F 274.62'  
NUMBER OF STORIES: 1½

### IMPORTANCE

In 1888, Thomas Taylor sold 2 3/4 acres west of Don Mills Rd. (Broadview Ave.) to Robert Davies for \$34,000.00. Due to the amount of money paid, it is assumed that the house situated at 1132 Broadview was included. Mr. Davies was married to Margaret Taylor, daughter of George Taylor and niece of Thomas Taylor. The Davies had nine children; one, Wilfred, built the home at 1102 Broadview Ave.

Robert Davies' father was Thomas Davies, a successful Toronto businessman. Early in his life, Robert found himself at odds with his older brother for the brother's great in-

pendant breweries less than a mile apart. When he married Margaret, he acquired land close to her brothers and eventually took part in their businesses. In 1900, as the Taylor family was approaching bankruptcy, Robert Davies purchased the Lower Mill (at Todmorden, originally the Helliwell, Eastwood Mill) and in 1901, took over the Don Valley Brickworks. Mr. Davies also owned the Thorncliffe Farm, which encompassed the entire Thorncliffe park area, including Thorncliffe Racetrack. As a novelty, this farm of 407 acres was stocked with buffalo and deer. It was purchased from Thomas Bright Taylor, son of John Taylor, in 1890. By 1909 it was considered one of the finest farms in the province. Two of Mr. Davies' sons now operate both the Ontario and Cleveland breweries, a business passed to them by their uncle Thomas Bright Taylor.

The original owner and builder was Mr. Thomas Taylor. He called his estate "Chester Park". Mr. Taylor was involved in many different enterprises. At one time, he owned a herd of cattle, reputed to be the first Canadian shipment of beef cattle to England. He also purchased Philip de Grassi's land (Lot 7, CON 3) including his sawmill. This became known as the Taylor "Upper Mill". Toronto Called Back 1947-50 mentions John Taylor & Brothers as the sole paper manufacturer in Toronto, and in 1855, they bought the Skinner-Eastwood Mills at Todmorden (Lower Mill). In 1857, they built the Middle Mill at Beechwood.

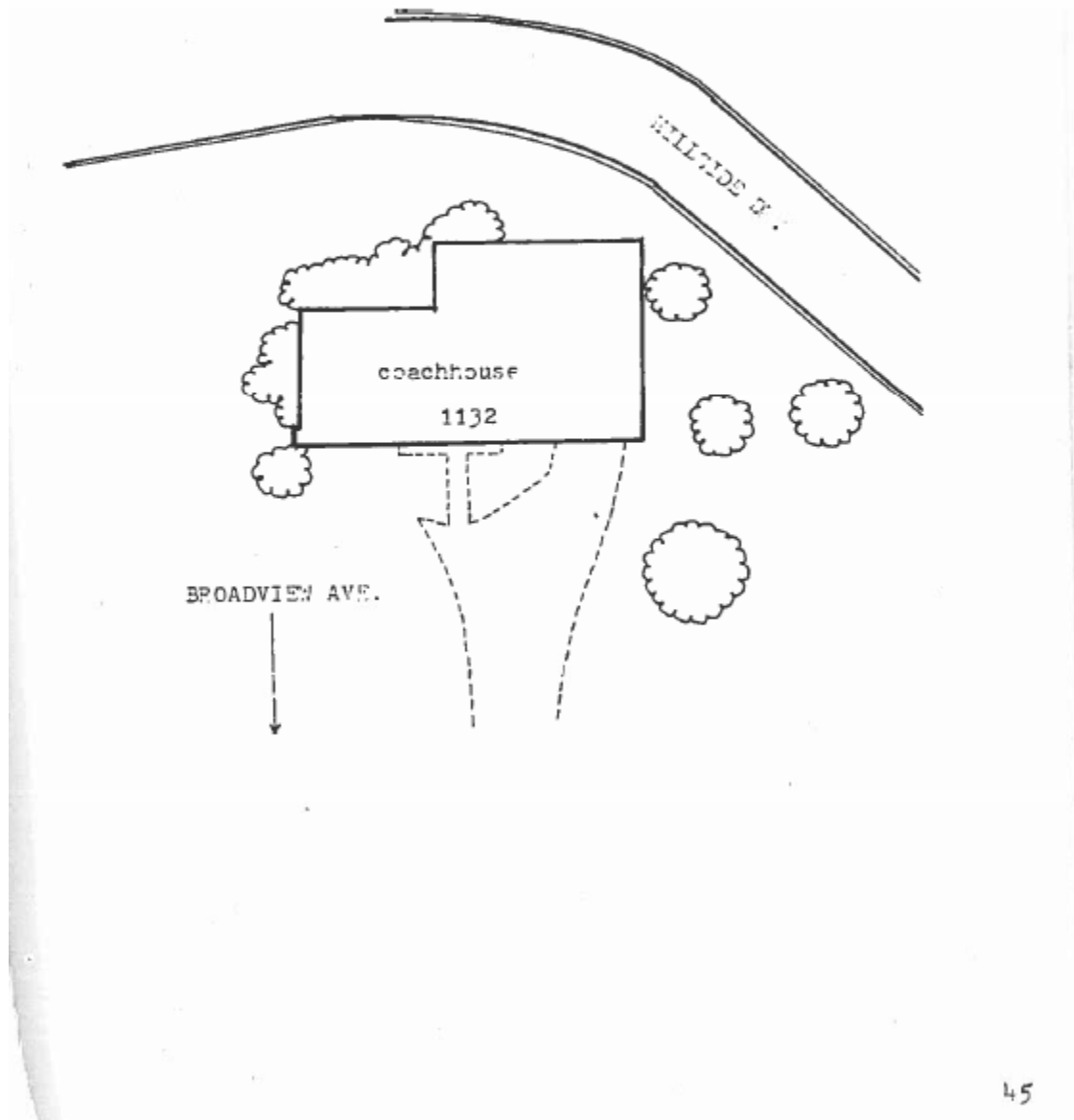
An excerpt from Illustrated Toronto published by Peter A. Gross (1877) gives one an idea of the Taylor prosperity.

"They supply a very large portion of the printing paper now used for the daily and weekly papers of this city and throughout the dominion."

In this business partnership, Thomas looked after the sales office and warehouse in Toronto.

The "Chester Park" home was bought by the Salvation Army in 1940, and was used as an orphanage for many years, until, in 1967, it was demolished and replaced by brick cottages for the children. The only remaining building is the coach-house. This large structure has been renovated inside to provide living accommodations, but the exterior remains essentially the same. The arched voussoirs over the windows remain intact as well as the slate roof tiles. Only the windows have suffered significantly. Several along the rear of the building have been bricked in. This structure is able to be of use to the community while representing the rich heritage of East York and the Taylor, Davies families.

SITE PLAN OF LOT - SCALE 1:40



The property at 1132 Broadview Avenue, known as the Salvation Army Broadview Village (SABV), which contains the coach house that was originally part of the Taylor-Davies families' Chester Park estate, and the later administrative and three residential buildings which are part of the SABV, 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 1132 Broadview Avenue is located on the west side of Broadview Avenue, north of Pottery Road and contains a collection of buildings relating to three distinct periods and history of use on the remaining 2.5 acres of the original 40-acre Chester Park Estate property. The first period dating from 1881-1940 is associated with the residential use of the property by the Taylor and Davies families. The remaining building from this time is a one-and-a-half storey coach house with a truncated hipped roof on the main building and an adjacent flat-roofed, single-storey wing.

The second period, 1940-1967, is associated with the adaptive re-use of the house and coach house by the Salvation Army as a children's home. In 1961, the coach house was renovated for residential use.

In the third period, new buildings were added to the property including three, split-level two-storey "cottages" (1967) with low-pitched gable roofs. When the cottages were added in 1967 they were arranged to maintain the original driveway and the view from Broadview Avenue of the Coach house. At that time the proposed new administration building was designed to surround and maintain the original 1880s house. It was only in 1976, that the decision was made to demolish the house when funding for the administration building was received. The new two storey, split-level, administration building (1976) with a central, mono-pitch roof section with adjacent flat-roofs. a residential wing also with a mono-pitched roof, and a flat-roofed addition (2010) which provided a new entry and an elevator. The buildings are clad in mottled red, orange, grey and brown brick except for the addition which is clad in brown brick. From the mid-1990s to the present the property was used as a home for adults.

#### Recognition

The coach house was included on the Inventory of Historical Buildings in East York, by the East York Historical Society in 1993 and received a plaque from the East York Historical Society with assistance from the Ontario Ministry of Citizenship and Culture and the Salvation Army.

In 2006 it was included on the City of Toronto's Heritage Inventory now known as the Heritage Register.

## Statement of Cultural Heritage Value

The Salvation Army Broadview Village has design and physical value which is evident in the original Chester Park coach house and the Margaret R. and Harry A. Newman Building. The coach house has design value as a representative example of a late 19th century coach house building with a truncated hipped roof, symmetrical dormers and fine craftsmanship evident in the brick relief details including the segmental arched openings with raised voussoirs and the quoins.

The SABV administration building has design value as a representative example of a Post-War Modernist style institutional building which displays artistic merit in its combination of traditional and modernist elements which balance the dignity of an institution with a more progressive social agenda aimed at creating nurturing residential environments for children.

The SABV has historical value as an evolving campus first functioning from the 1880s as the grand estate home of the Taylor and Davies families who were significant to the community as important contributors to the development of the Todmorden Mills and the Don Valley Brick Works as well as to the growth and prosperity of the former borough of East York and the City of Toronto. From 1940, the property has been associated with the social and community outreach work that has been fundamental to the historic origins of the Salvation Army, who purchased the property in 1940 to accommodate their girl's home known as "The Nest," previously located at 450 Pape Avenue.

From that time it has evolved to accommodate young boys, older youth and from the mid-1990s adults. The property is also significant for its association with Margaret R. and Harry A. Newman who are commemorated in the naming of the 1976 administration building and who had been generous benefactors of the Salvation Army. Known for his leadership from the 1920s in the Lions Club and his support for youth and community leadership, the Harry A. Newman Foundation continues to be a supporter of programs at various Toronto universities and colleges as well as individual institutions.

The property has contextual value as an evolved estate property supporting both the late 19th and mid-twentieth century character of the Broadview North neighbourhood. Situated at the rear western edge of the property at 1132 Broadview Avenue and viewed from the street and the main entrance along the driveway, the coach house is important for maintaining the original 19th century character of the area which featured many large estates with homes constructed by the Taylor and Davies families as well as to their businesses in the valley below preserved at the Todmorden Mills and Don Valley Brickworks sites. It contributes to the residential character of the neighbourhood including the adjacent Hillside Drive. The coach house is physically and historically linked to its surroundings.

Facing the west side of Broadview Avenue the Margaret R. and Harry A. Newman Building is important in maintaining and supporting the character and scale of the area

with its low height, residential character and its set back from the street. A part of the neighbourhood since 1976, it is historically and functionally linked to the evolution of Broadview North which following the subdivision of the Taylor and Davies's estates gradually incorporated smaller-scale residential properties as well as community institutions and social agencies.

With the Chester Park coach house and the Margaret R. and Harry A. Newman Building, the property is a landmark in the Broadview North neighbourhood.

### Heritage Attributes

The heritage attributes of the coach house are:

- The placement and orientation of the building on the property on the west side of Broadview Avenue, north of Pottery Road, facing the end of the driveway which leads from Broadview Avenue to the coach house.
- The scale, form and massing of the building which includes a principal one-and-a-half-storey main section with a truncated, hipped roof and eight dormers and to the south a one-storey flat-roofed wing
- The orange-red brick cladding with its fine relief detailing of segmental arched openings with three raised voussoirs and the quoins at the corners on all elevations and the stone/composite stone sills on all window openings
- On the principal, east elevation, the remaining remnants of four arched-headed openings - two modified to accommodate a new higher windows and a door with glazed surrounds, two bricked-in but with the voussoirs still intact, and two small arches still retaining their original configuration for a door and a narrow window
- On the south, side elevation, the openings on the ground floor level which include the two windows on the wing with their a transom light over three vertical lights, and on the original carriage house the original high level window with the segmental arched head and the adjacent window opening which has been extended to accommodate a door
- On the west, rear, elevation the openings on the ground floor level which include on the wing, four equally spaced segmentally arched openings, three with high level windows and one extended to accommodate a door and on the main coach house building five arched headed window openings of varying height and length
- On the north, side, elevation, the four, high, segmentally arched openings (currently filled in) and the single glazed opening
- The eight dormers, three on the east elevation, three on the west and one facing south and one facing north all symmetrically arranged within the truncated hipped roof. Except for the north dormer which has an exit to the fire escape, all dormers include windows
- The setting of the coach house which comprises an unobstructed view of the east elevation along the driveway from Broadview Avenue

The heritage attributes of the administrative building are:

- The placement and orientation of the building on the property on the west side of Broadview Avenue, north of Pottery Road, set back from Broadview Avenue with its principal elevation facing the street and fronted by an open space with lawn shrubs and four small trees
- The scale, form and massing of the building which includes a two-and-a-half storey central block with a mono-pitched roof and overhanging eaves, flanked by two flat-roofed, one-and-a-half storey wings and a smaller rear mono-pitched two-storey residential unit, connected to the north west corner of the main building, and the two chimneys
- The cladding which is comprised of mottled red, orange, grey and brown brick with infill panels of brown siding between the upper and lower levels of glazing on the principal, east elevation.
- On the east elevation the composition of 8 equally-sized bays of glazing for the upper and lower stories flanked by 7 brick piers and all windows featuring three panels of glazing with a central opening section flanked on either end by the two solid brick wall planes of the flat-roofed wings with no openings
- On the east elevation of the residential wing, the un-punctured brick wall plane with two door openings
- On the south elevation of the administration building, the four square, regularly spaced window openings
- On the north elevation, the two horizontal rectangular window openings and the lower level opening of the same dimension set below.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CHESTER PARK ESTATE - SALVATION ARMY BROADVIEW VILLAGE  
1132 BROADVIEW AVENUE

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

March 2018

1. DESCRIPTION



Above: View from Broadview Avenue down the driveway past the three "cottages" to the Chester Park coach house (Heritage Preservation Services [HPS], 2018)  
 Cover: Salvation Army Broadview Village, Margaret R. Newman and Harry A. Newman Administrative Building and the side elevation of one of the cottages (HPS, 2018)

1132 Broadview Avenue - Chester Park/Salvation Army Broadview Village	
ADDRESS	1132 Broadview Avenue
WARD	29
LEGAL DESCRIPTION	CON 2FB PT LOT 13 PLAN 3005 PT BLK A N PT CHESTER PARK & PLAN 3005 N BLK
NEIGHBOURHOOD/COMMUNITY	Broadview North
HISTORICAL NAME	Chester Park / Salvation Army Broadview Village
CONSTRUCTION DATE	1880s/1967-1976
ORIGINAL OWNER	Henrietta J. Taylor
ORIGINAL USE	Residential
CURRENT USE*	Institutional Residential
ARCHITECT/BUILDER/DESIGNER	William Stewart/Louis O. Simonson
DESIGN/CONSTRUCTION/MATERIALS	brick
ARCHITECTURAL STYLE	Edwardian Classicism/Post War Modernism
ADDITIONS/ALTERATIONS	Coach house conversion to residential use
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	Included on the Heritage Register
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	March 2018

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 1132 Broadview Avenue, 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
Pre-settlement	The road, now known as Broadview Avenue, is a route which is part of a system of trails established by Indigenous Peoples along the rivers, shorelines and escarpments of the area that would be the future City of Toronto.
1793	The Township of York is surveyed and subdivided by Lieutenant Governor J. G. Simcoe. The property currently known as 1132 Broadview Avenue is located on the former Lot 13 in the Second Concession. This property is granted to the Skinner Brothers, Isaiah and Aaron, on the condition they establish a mill and complete the road (Broadview Avenue) from the Town of York to the mill.
1795	The Skinner brothers establish the saw mill and a flour mill, originally known as the Don Mills, and acquire ownership of Lot 13 on the east side of the Don River
1799	By this date the "Mill Road" (Broadview Avenue) was opened by the Skinner family and extended from the east side of the bridge crossing the Don River at the Kingston Road (now Queen Street East), northwards to the Second Concession and then following the existing trail to what is now known as Pottery Road
1821	The Helliwell and Eastwood families join the Skinner family on Lots 13 and 14 and establish a brewery, malt house and distillery as well as flour and paper mills. The village which has grown at Lot 13 is renamed Todmorden after their home town in England
1847	The mills are devastated by fire. The families disperse except for Joseph Helliwell who rebuilds the flour mill.
1851	Thomas Taylor and Bros. purchase the saw mill
1855	Thomas Taylor & Bros. purchase the brewery, flour and paper mills and the north half of Lot 13 east of Broadview Avenue. They rename the complex Todmorden Mills.
1881	Following the death of Thomas Taylor in 1880, "Black Tom" the son of Thomas and Henrietta J. Taylor commissioned a house for his mother and siblings, called Chester Park, on the property now known as 1132 Broadview Avenue
1888	Robert Davies (1849-1916), husband of the Margaret Matilda Taylor, daughter of George Taylor and niece of Henrietta, purchases the property at 1132 Broadview Avenue
1919	Following the death of Robert Davies, his son Wilfred constructs a house on the estate at the north-west corner of Broadview

	Avenue and Pottery Road at 1102 Broadview Avenue
1940	A large portion of the Chester Park property at 1132 Broadview Avenue is subdivided to create the Hillside Drive subdivision to the west of the estate. The remaining portion including the 1880s house and coach house is sold to the Salvation Army for use as a children's home
1952	A permit is applied for to extend the house to create a sun room
1961	A permit is applied for by James Wood, Architect to convert the coach house for residential purposes
1967	An application is made by the architect Louis O. Simonson to construct three "cottages" along the southern border of the property to accommodate 27 children and two "parent" care givers
1976	Following a donation from Margaret R. and Harry A. Newman, an application is made by Simonson to construct an administration building on the east border of the property facing Broadview Avenue and to demolish the existing historic Chester Park house
1993	The Borough of East York's Local Architectural Conservation Advisory Committee recommends the property for inclusion on its heritage register
2006	The property is confirmed as included on the City of Toronto's Heritage Inventory
2010	A three storey elevator addition and entry are constructed on the west side of the administration building
2017	In November, 2017, the owner of the property at 1132 Broadview Avenue filed an Official Plan Amendment that would recognize the potential future redevelopment of the site with a building up to 11 stories in height that would maintain the coach house, but demolish the other four buildings on the property.

## ii. HISTORICAL BACKGROUND

### The Broadview North Neighbourhood

The property at 1132 Broadview Avenue is located on the west side of Broadview Avenue, north of Pottery Road and south of Don Valley Drive in the Toronto neighbourhood identified as Broadview North and originally known as the Village of Todmorden. (*Images1-2*) The property was originally part of Lot 13, in the Second Concession and was one of the parcels of land created with the survey of the Township of York and granted by Lieutenant Governor John Graves Simcoe to individuals as well as the military and the clergy, after the founding of the Town of York in 1793.

### The Don Mills

In 1793, Lieutenant Governor Simcoe promised ownership of Lot 13 to the Skinner brothers, Aaron and Isaiah, on the condition that they establish a saw mill on the Don River and create a road between the mill and the town of York.

By 1795, the Skinners had established the saw mill and a grist mill which were known as the Don Mills. An existing Indigenous People's trail ran on a diagonal across the land parallel with the river course and it was on this route that the Skinners built the road which extended from the Kingston Road (the First Concession, now known as Queen Street East) to a road (now known as Pottery Road) which lead westward down the ravine to the mills). The Skinner's road continued past Pottery Road north and then eastwards (on today's O'Connor Drive) following the course of the terrain and the Don River. Now known as Broadview Avenue<sup>1</sup> its first names, Mill Road and then Don Mill Road, reflect the significance of its important original function in the supply of wood and flour to the Town of York.

### Todmorden

The location of the mills resulted in the development of a small village along the Mill Road on Lot 13 at the junction with Pottery Road. (Image 4) In 1821, the Skinner family was joined by the Eastwood and Helliwell families, English immigrants who named the village after their original home village, Todmorden. The families purchased land and to the Skinner saw and flour mill, they added a brewery, and distillery by 1823 and a paper mill in 1827.<sup>2</sup> In 1847, a fire destroyed most of the mills. John and William Helliwell moved away leaving their brother Joseph to rebuild the mills and acquire the Eastwood family's interests. By 1855, Joseph's family had sold all the mills property to the Taylor brothers. (Image 3)

### Taylor Family

John Taylor and his family immigrated to Upper Canada from Staffordshire, England in 1821 settling first in Cherry Valley New York, then Vaughan Township and finally in 1826 they moved to York Township where they purchased property on Lot 11, in the Third Concession. In 1845, John's three sons John Taylor (1809-1871), Thomas Taylor (1811-1880), and George Taylor (1813-1894) founded the John Taylor & Brothers company. In 1846 Taylor & Bros. established the first paper mill on the west side of the Don River and in 1855 purchased the Helliwell property, as above, including the flour, paper and saw mill, brewery and distillery. At this time the mill complex was renamed Todmorden Mills. The paper mill provided newsprint, Manila paper and felt paper for roofing. John Taylor developed a method for creating paper from pulp which further increased the family's prosperity. By 1860 the Taylor family owned substantial portions of eight 200-acres lots along the Don River between today's Danforth Road and Eglinton Avenue with at least three paper mills. They owned and managed the Don Mills Road. According to 1880s assessment rolls and directories members of the Taylor family were recorded as paper makers, brewers, millers and farmers reflecting the extensive range of the family business interests. Thomas's son William L. Taylor had noted the quality of the clay on the west side of the Don River across from Todmorden Mills and in 1889 the Taylor family established the Don Valley Pressed Brick Works on that site. The family donated land for a Methodist Church which was constructed at the intersection of O'Connor and Pape Avenues and sold an acre of land for the first school house in the village on the north side of O'Connor near the intersection with Pape Avenue. (Image 4)

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<sup>1</sup> The section of the Mill Road which ran from Queen Street East to Danforth Avenue was first renamed Broadview Avenue in 1884. The section north of Danforth was renamed by 1924.

<sup>2</sup> Archaeological Services Inc., p C17.

The Taylor family built grand houses on their properties along Broadview Avenue including George Taylor's home at Beechwood (1840, designated under Part IV of the Ontario Heritage Act) at 20-22 Beechwood Crescent, William T. Taylor's Bellehaven (1886, demolished) located at 1068 Broadview Avenue and Pottery Road and John F. Taylor's house, Fernwood (1885, designated Part IV) at 2 O'Connor Drive at the north end of Broadview Avenue.

#### Chester Park, 1132 Broadview Avenue

A fourth Taylor family home, Chester Park at 1132 Broadview Avenue, (listed on the Heritage Register) was built on a parcel of land that was part of the 100 acres of Lot 13 owned by Thomas Taylor (1811-1880). It is believed that following the death of Thomas, the house was built for his widow Henrietta J. Taylor (1829-1890) and her young children by her eldest son, "Black Tom" in 1881. Land registry records and assessment rolls indicate that Thomas Taylor Jr. a Toronto brewer owned 28 acres from 1884 until January 1881 when he sold the property to Robert Davies (1849-1916), another Toronto brewer. Davies was the husband of Margaret Matilda Taylor (1850-1931), Henrietta's niece and the daughter of George Taylor.<sup>3</sup> The design of the house has been attributed to the architect William Stewart and a call for Tender in the *Globe and Mail* in October 1881 would support the date of the inception of the house to 1881.<sup>4</sup> (*Images 5-6*)

The precise date of the coach house is unknown. In the assessment rolls of 1888 for the Davies property a coachman, Jenkins, is listed as being a tenant on the property. However, the style of the coach house would suggest that it was built closer to 1900 and the flat roof wing on the south was definitely built after the main building. Goads Atlases from 1884-1903 indicate outbuildings on the property in approximately the same location as the current coach house, but they are not well detailed and when coloured versions appear for Todmorden in 1913, the outbuildings do not correspond in plan or material with the coach house. (*Image 7*)

Robert Davies was a successful businessman and an ardent fan of horses and racing. With his bother Thomas, he established the Don Brewing Company in 1873 and the Dominion Brewing Company in 1878 and was an investor in land as well as real estate including the Dominion Bank Building. Davies was well-known in equestrian circles, establishing his reputation at the age of 22 when one of his horses won the Queen's Plate at Kingston in 1871 subsequently becoming President of the Canadian Horse Breeders Association, Clydesdale Horse Association, and Vice-President of the Ontario Jockey Club. In 1890 Davies had purchased over 400 acres of property from Taylor family property in the third concession where he established the Thorncliffe Stables, now known as Thorncliffe Park.

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<sup>3</sup> This was the size of the estate when Davies died and his family subdivided it.

<sup>4</sup> This is based on a call for tender placed by the architect William Stewart in the *Globe*, October 1, 1881 for "a red brick villa residence in the Todmorden Village" which was cited as evidence of the attribution by Robert Hill in the *Biographical Dictionary of Canadian Architects*. (see entry for William Stewart)

When the Taylor family's fortunes began to decline in the late 1890s he sold the breweries and between 1900 and 1901 purchased the family's businesses including the Don Valley Brick Works and the Don Valley Paper Co. Ltd.

After the death of Robert Davies in 1916, the family continued to live on the property. In 1919, on the southern corner of the property at Pottery Road and Broadview Avenue, Wilfred Davies, Robert and Margaret's son, built a mansion designed by the well-known residential architect W. Breden Galbraith. Now known as 1102 Broadview Avenue, and occupied by the Massey Women's Centre and Day Care since as early as 1990, it is listed on the City's Heritage Register.

In 1940, after the death of Margaret Davies, the Davis family subdivided a large portion of Chester Park property creating the Hillside Drive subdivision. The remaining 2.5 acre property including the Chester Park house and coach house were sold to the Salvation Army for the creation of a children's home called Broadview Village.

The Salvation Army Broadview Village, 1132 Broadview Avenue

The Salvation Army was founded by William Booth, a Methodist minister in England in 1864. Originally known as the Christian Mission, with 'mission stations' located in London's east end, the organization was renamed the Salvation Army in 1878 adopting a "hierarchical military style"<sup>5</sup> combining evangelical Christianity with social services. These included homes for prostitutes, pre- and post-natal care for unmarried mothers and their babies, shelters, food depots, facilities for children affected by poverty, alcoholics and recently released prisoners.

The Salvation Army expanded internationally with services in 19 countries including Canada by 1886 where they had located in 1882 with an office opening in Toronto in 1884. In the early 1900s their recruitment spread to youth and younger boys and girls with the creation of the Boy Scouts and Girl Guides, Cubs and Brownies. Their children's homes were created so that "children from seamy surroundings get a protected start in life and those who, by reason of circumstances of economy cannot be brought up by their parents, are received and trained to take their places occupationally and independently in society."<sup>6</sup>

In November 1940, the Salvation Army purchased the 2.5 acre property at 1132 Broadview Avenue formerly known as Chester Park from the Davies family. In January 1941, "The Nest," a home for girls, was opened on the property following the sale of their previous location at 450 Pape Avenue. Chester Park was a 21-room house which at the time of the opening accommodated 32 girls ranging in age from 5-19 years of age. "The object of the home was to give the children, as nearly as possible, the care and training they would receive in a good middle class home, and the education to fit them for earning their living at the age of 16 or 17. Each girl will be provided with space for her own clothes and personal belongings so that she may develop personality and individuality."<sup>7</sup>

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5 Cohen.

6 Salvation Army, 1965. p.18.

7 Salvation Army Archives "Opening of the Children's Home - "The Nest"

In 1961, the coach house was converted to provide additional accommodation for children. The Salvation Army noted it was "a beautiful red brick house called the Coach House which was used for servants and the storage of buggies."<sup>8</sup> Plans were submitted by James Wood, architect, to convert the coach house for residential purposes<sup>9</sup> and boys were accommodated on the property for the first time. The name was changed to the Salvation Army Children's Home. (*Images 8-9*)

In April 1968, three "cottages" designed by the architect Louis O. Simonson were officially opened.<sup>10</sup> The concept was to create a less institutional setting with an architectural form and smaller group of residents approximating more closely that of a family group. Each cottage was designed to accommodate nine children and two adults who would be surrogate parents for the group. A report in the *Globe and Mail* on the new cottages noted the difference in providing a more house-like setting with a smaller social group, "Already we've found that some of the children are more secure in their new setting. Many of the children are from broken homes and they have reacted well to the home environment with house parents."<sup>11</sup> The property was now known as the Salvation Army's Children's Village.

After the children relocated to the new cottages and coach house, the Chester Park estate house served primarily administrative purposes. With a generous donation from Harry A. and Margaret R. Newman, Simonson was commissioned to re-design the new administration building with residential accommodation for a site caretaker which was opened on April 10, 1976.<sup>12</sup> The original 1880s Taylor-Davies family home, "the beautiful red brick house, was slowly deteriorating" and was demolished as part of the redevelopment.<sup>13</sup>

By the mid-1970s the mandate for the village had shifted to focus on adolescents with developmental challenges and by 1997 an official mandate changed the focus completely to adults. The facility has been known since that time as Broadview Village. In 2010, the administration building was modified with an addition on its rear west elevation to accommodate a new entrance and an elevator for universal accessibility.

The 1976 administration building bears the names Margaret R. and Harry A. Newman. Harry A. Newman, is best known as one of the founder members of the Lions Club Canada. Newman, who was a lawyer, participated in the foundation in 1920 and then became the International President for the organization in 1922. He was committed to providing leadership and financial support to all those who were engaged with promoting the development of leadership to support local communities. In 1924, he invited Helen Keller to speak to the Lions Club membership. Following that encounter he became a benefactor of the Canadian National Institute for the Blind. Just before his death in 1976 he and his wife Margaret R. Newman, who had been long-time benefactors of the Salvation Army made a substantial donation which enabled the

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8 Ibid.

9 City of Toronto Building Records, Former East York, Permit # 2676

10 City of Toronto Building Records, former Borough of East York, Box 211173 1967

11 *Globe and Mail*, April 20, 1968.

12 City of Toronto Building Records, former Borough of East York, Box 162494, 1975-6,

13 Salvation Army Archives, "Opening of the Children's Home - "The Nest"

construction of the administration building at the Broadview Village. Following his death the Harry A. Newman Memorial Foundation was created by trustees of his estate to support the cause of individual leadership for the benefit of community through donations to amongst others, the Ryerson University School of Social Work, the University of Toronto Faculty of Social Work, the York University Faculty of Liberal Arts and Professional Studies Endowment Fund, George Brown College Foundation Scholarship Fund, the Scadding Court Community Centre Scholarship.

#### William Stewart, Architect

William Stewart (1832-1907) was born in the United States and from 1865-1872 he was in a partnership known as Walter and Stewart in Covington Kentucky. He moved to Toronto in 1872, joining Walter R. Strickland from 1875-1881 and undertaking a variety of residential, commercial and institutional commissions including the city's first purpose-built synagogue, Holy Blossom, on Richmond Street East, the west wing of Toronto's City Hall on Front Street (1877), an observatory tower at Victoria Park and the reconstruction of Main Exhibition Hall on the Exhibition Grounds. Following the dissolution of the partnership with Strickland in mid-1881, Stewart undertook the commission for Chester Park, as outlined above. In 1885 he moved to Hamilton and his son Walter Wilson became an apprentice and then in 1893 was a partner.

William Stewart (1832-1907) moved from Toronto to Hamilton in 1885 and was in partnership with his son Walter Wilson Stewart (1871-1917) from 1893.

While date of the coach house is uncertain, if it were constructed around 1900, it maybe that the partnership of W. & W. Stewart provided the design. Robert Hill has commented that Walter's "early work executed in collaboration with his father, was designed in a High Victorian style but by the turn of the century the influence of the younger Stewart was evident in designs for works... not only in Hamilton but as far away as Stratford Collingwood and Toronto.<sup>14</sup> Hill describes some of the work executed by Walter as being "a classically inspired Beaux Arts design."<sup>15</sup> The presence of brick quoins and segmental-arched window heads with voussoirs is typical of an Edwardian Classicism that emerged in domestic architecture after 1900.

#### Louis O. Simonson

Simonson was the architect of both stages of the Salvation Army Broadview Village buildings, but to date there is little information about Mr. Simonson except that he was a member of the Ontario Association of Architects from 1953-2006.

### iii. ARCHITECTURAL DESCRIPTION

The property at 1132 Broadview Avenue contains a coach house likely dating to c1900, three residential buildings, dating to 1967 and an administration building, the Margaret R. and Harry A. Newman building dating to 1976.

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<sup>14</sup> Hill, Entry for Walter Wilson Stewart

<sup>15</sup> Ibid.

## Chester Park Coach House

The coach house is comprised of a main one-and-a-half storey block built on a square plan with a truncated hipped roof and dormer gables. (*Images 10-15*) On its southern side is a one-storey wing built on a narrower rectangular plan with a flat roof. This wing is most probably a later addition. The two sections are clad in an orange-red brick which features fine brick relief details including raised segmental arched window heads with three raised voussoirs and quoins. On the main section of the coach house the quoins were featured at the edge of the larger arched openings for coaches but on the addition these arches do not have quoins although the brick surface is raised to suggest continuity with the brick arches above. As well, a line of quoins exists where the corner of the original coach house would have met with the new wing. The detailing of the quoins, the flat roof of the wing and the odd junction of the truncated hipped roof with the parapet of the flat roof indicate that the south wing was a later addition. The extension of the eaves of the hipped roof across the wing on the main (east façade) of the coach house unifies the two parts, minimizing the effect of the odd roof junction the two parts.

When the two wings were complete, the principal (east elevation) of the coach house featured 6 large arches to accommodate coaches and one central door providing access to the servant accommodation in the second floor with an adjacent window. The other elevations featured small arched windows characteristic of stables and long windows. The drawings by James Wood in 1961 to convert the coach house to a children's residence by James Wood in 1961 indicate that the two arches towards the south end were filled in with bricks and a smaller window, the two arches to the north were replaced by square openings for garage doors. The fifth was raised to provide a window in the new recreation room and the sixth altered to create an entrance.

The style of the coach house building is characteristic of domestic architecture c1900 which saw a shift from the picturesque eccentric forms and complexities of the High Victorian architecture evident in the original Taylor Davies house to something more ordered and featuring classical elements such as a series of arches featuring raised voussoirs and quoins. At the same time, the truncated hipped roof of the coach house, with its dormer windows recalls the truncated hipped roof and dormers of the main house. It is unfortunate that no colour photographs or drawings for the house have yet been located or a clearer comparison of the design relationship of the two buildings might be undertaken.

## Salvation Avenue Broadview Village Cottages and Administrative Building

Louis O. Simonson's 1967 site plan showed that the new buildings which included three cottages and an administration building were designed to be integrated with the existing house and coach house and to complement the overall design of the site. The new administration building was designed in an L-shape to wrap around the house and the cottages were set on the south side of the driveway facing the old house and maintaining the view of the coach house from the street. (*Images 16-24*)

The cottages are set on artificial berms above the level of the driveway providing privacy at the front but allowing the lower level of the interior to access the rear gardens and bike sheds at the rear.

The exteriors of the three cottages are exemplary of a Post-World War II Modernist residential style which rather than breaking entirely with traditional forms reinvented them. This is seen in the inclusion of a gable roof that is emblematic of the traditional house and concept of shelter but is here modernised with a shallow pitch, asymmetrical lengths and a long narrow roof monitor, as well as the asymmetrical disposition of the broad windows and "picture" windows with sliding opening sections. The use of windows associated with and reflective of internal use and a mottled red/brown/black brick cladding which speaks of construction craft rather than mechanized production contrasted with the machine aesthetic of pre-war International Style architecture and in its reworking of traditional forms and its humanistic and often naturalistic references was particularly appropriate to a socially-based institution that was also seeking for new forms of architecture that would best support the growth and development of their young occupants and therefore departed from an overtly institutional architectural language which was reinforced by their being called "cottages."

The interiors of the cottages were designed on two floors with split levels. The entry level had a central entrance with a separate apartment for the house "parents" on one side and a large living dining kitchen area on the other side for the whole household. Half a flight down provided access to a hobby room, recreation room and laundry and a room with a bathroom for the "relief house mother". Another half flight down lead to the storage room and utilities. The top level provided three large bedrooms, a small single bedroom and separate washrooms for girls and boys.

While not withstanding their representation of a new typology, and a period of modern architecture, these three cottages are not considered to be of a sufficiently high architectural design quality to meet the criteria of Ontario Reg 9/06.

When the Newman's donation was received for the administration building, the site plan was redrawn with two major changes; the new building was smaller with the rear extension of the L-shape reduced and the Taylor-Davies house was marked for demolition. (*Images 25-32* )

The exterior of the administration building, like the cottages, also exhibits a post-war Modernist sensibility that represents the dignity of the institution with its long-standing social mission without being overbearing for its occupants and once again reinvents traditional forms within a Modernist vocabulary. Viewed from Broadview Avenue, the principal east elevation presents a long building with a central section capped by a mono-pitched roof rising towards the back of the property, flanked by two flat-roofed wings. A row of brick piers unites the windows of the upper and lower stories

The exterior of the administration building, like the cottages, also exhibits a post-war Modernist sensibility as it combines a variety of elements that are traditional, Modernist and Post-War Modernist flat roof boxes with unrelieved expanses of brick walls

The exterior of the administration building, like the cottages, also exhibits a post-war Modernist sensibility that initially appears to be quite modest but is complex in its combination of elements and their associations which re-position the Salvation Army Broadview Village as a social institution. This is seen in the combination of a central large late modernist mono-pitched roof which hovers low over the principal elevation minimizing its imposing mass. It is flanked by two Modernist, flat-roofed, square volumes, unrelieved by windows on their east elevation which serve as sign-boards for the words "Salvation Army Broadview Village" on the southern volume and beneath the Salvation Army insignia on the north volume "Margaret R. and Harry A. Newman Building." Between these two symmetrical elements, is a band of two stories of 8 window openings separated by brick piers which recall a traditional colonnade hinting at the dignity of the institution while the use of brick instead of stone underscores a commitment to social service and lack of grandeur that stone might have conveyed. The overhanging eaves of the mono-pitch roof emphasises the essential function of providing shelter while also complementing the colonnade with a traditional eaves. Answering the Modernist dictum to put form over function, the band of windows is asymmetrical with the eighth bay puncturing the edge of the southern square volume. A smaller rectangular volume at the rear north-west corner of this block provided living accommodation for a site care-taker.

The south, side, elevation features four equally spaced square windows which look out onto the driveway entering the property. The west elevation facing the open space to the rear and the north, side elevation, are less formal in their arrangement of windows and more reflective of internal function. The large windows facing Broadview Avenue indicate those larger communal spaces within; library, living-dining room and interview and social worker rooms on the upper level and activity and crafts rooms on the lower level. The rest of the internal accommodation included a reception area, administration and business offices, sewing rooms, and a kitchen. On the upper levels were two separate residential apartments.

#### iv. CONTEXT

The Salvation Army Broadview Village is located on the west side of Broadview Avenue flanked to the north by modest two-storey houses and to the south by the Massey Centre for Women which includes the original, two-and-a-half storey Wilfred Davies house of 1919, the late 20th century addition to the site of residential accommodation for women with two gable-roofed red brick wings flanking a central courtyard and a flat-roofed two-and-a-half storey day care centre. (*Images 33-39*) Hillside Drive accessed from the west side of Broadview Avenue to the north and south of the site curves around the two institutions maintaining the topography of the Don Valley ravine where the remnants of Todmorden Mills and the Don Valley Brickworks, accessed by Pottery Road provide testimony to the development of the historic Lot 13. This section of Broadview Avenue represents the core of the development of East York which was integral to the growth of the Town of York from its earliest days of the in 1790s. 220 years ago by the Skinner brothers, followed by the Eastwood and Helliwell families and the Taylor brothers contributed to this growth and development. George Taylor's 1840 house remains to the north on Beechwood Crescent as does John F. Taylor's house at 2 O'Connor Drive.

The Taylor family properties also represent subsequent social history. They also represent the history of social change. George Taylor's 1840s house has been subdivided in to two separate properties, John F. Taylor's house has been adaptively re-used to incorporate a retired nun's residence, Wilfred Davies' a woman's home and daycare and Henrietta Taylor's coach house a children's - now adult's home. Facing Broadview Avenue, the Margaret R. and Harry A. Newman building represents the social transformation while maintaining the residential scale of the neighbourhood. Viewed from Broadview Avenue the coach house retains the historic connection with the Taylor Brothers.

Across from 1132 Broadview Avenue, on the east side there is a mix of building types including one-two storey houses, a two-storey row of shops, a gas station and a four-storey apartment building. The scale is consistently less than four stories.

In the 2016 Broadview Avenue Urban Design Guidelines, five character areas for Broadview Avenue north of Danforth Avenue were established. This section of Broadview Avenue stretching from Hillside Drive to O'Connor Drive has been defined as stable residential with single family housing being the primary built form.<sup>16</sup>

### 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 Salvation Army Broadview Village has design and physical value which is evident in the original Chester Park coach house and the Margaret R. and Harry A. Newman Building. The coach house has design value as a representative example of a late 19th century coach house building with a truncated hipped roof, symmetrical dormers and fine craftsmanship evident in the brick relief details including the segmental arched openings with raised voussoirs and the quoins.

The SABV administration building has design value as a representative example of a Post-War Modernist style institutional building which displays artistic merit in its

<sup>16</sup> Broadview <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE16.5>

combination of traditional and modernist elements which balance the dignity of an institution with a more progressive social agenda aimed at creating nurturing residential environments for children.

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	N/A

The SABV has historical value as an evolving campus first functioning from the 1880s as the grand estate home of the Taylor and Davies families who were significant to the community as important contributors to the development of the Todmorden Mills and the Don Valley Brick Works as well as to the growth and prosperity of the former borough of East York and the City of Toronto. From 1940, the property has been associated with the social and community outreach work that has been fundamental to the historic origins of the Salvation Army, who purchased the property in 1940 to accommodate their girl's home known as "The Nest," previously located at 450 Pape Avenue. From that time it has evolved to accommodate young boys, older youth and from the mid-1990s adults.

The property is also significant for its association with Margaret R. and Harry A. Newman who are commemorated in the naming of the 1976 administration building and who had been generous benefactors of the Salvation Army. Known for his leadership from the 1920s in the Lions Club and his support for youth and community leadership, the Harry A. Newman Foundation continues to be a supporter of programs at various Toronto universities and colleges as well as individual institutions.

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	X

The property has contextual value as it supports both the late 19th and mid-twentieth century character of the Broadview North neighbourhood with the two buildings, the coach house and the Newman building. Situated at the rear western edge of the property at 1132 Broadview Avenue and viewed from the street along the main entrance and driveway, the coach house is important for maintaining the original 19th century character of the area which featured many large estates with homes constructed by the Taylor and Davies families family as well as to their businesses in the valley below. It contributes to the residential character of the neighbourhood including the adjacent Hillside Drive. The coach house is physically and historically linked to its surroundings.

Facing the west side of Broadview Avenue the Margaret R. and Harry A. Newman building is important in maintaining and supporting the character and scale of the area

with its low height, residential character and its set back from the street. A part of the neighbourhood since 1976, it is historically and functionally linked to the evolution of Broadview North which following the subdivision of the Taylor and Davies's estates gradually incorporated smaller-scale residential properties as well as community institutions and social agencies.

With the Chester Park coach house and the Margaret R. and Harry A. Newman Building, the property is a landmark in the Broadview North neighbourhood.

#### 4. SUMMARY

The property at 1132 Broadview Avenue known as the Salvation Army Broadview Village and located on the west side of Broadview Avenue, north of Pottery Road is a large site with a collection of buildings which reflect the evolution of the use of the site for over 135 years. In the 1880s, the property was originally part of the Chestnut Park estate owned by the Taylor and Davies families who contributed substantially to the growth and development of the Don River mills, the Don Valley Brick Works and the historic village of Todmorden. The coach house is the only building on the property remaining from the Taylor-Davies occupation. Since 1940, the property has been occupied by the Salvation Army's Broadview Village which initially provided a home for 35 children and since the 1990s for adults. Originally the children resided in the Taylor Davies house. In 1967 three "cottages" were added along the southern boundary lining the driveway facing the house and preserving the view of the coach house from the street and an administration building was designed to fit around the historic house, preserving it in situ. However in 1976, following a substantial donation from Margaret R. and Harry A. Newman, the new administration building which bears their names was completed and the historic house demolished. The Newman building is a fine example of Post-War Modernist architecture expressing the progressive values of a social agency to provide a nurturing home environment which was anti-institutional in its built-form. Located in Broadview North, a neighbourhood identified as being of a primarily two-three storey, low-scale residential character, these two buildings contribute to that character while maintaining physical and visual connections with the neighbourhood's 220 year old history. Along with the Massey Centre for Women and Day Care, located to the south at 1102 Broadview Avenue, which incorporates the Wilfred Davies house, which has been listed on the Heritage Register, the Salvation Army Broadview Village represents the adaptive re-use of heritage buildings for philanthropic purposes while preserving the historic connections with the Don River and its industries.

The three cottages have been evaluated and staff have determined they do not meet the criteria of Ontario Regulation 9/06.

## 5. SOURCES

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6. IMAGES:

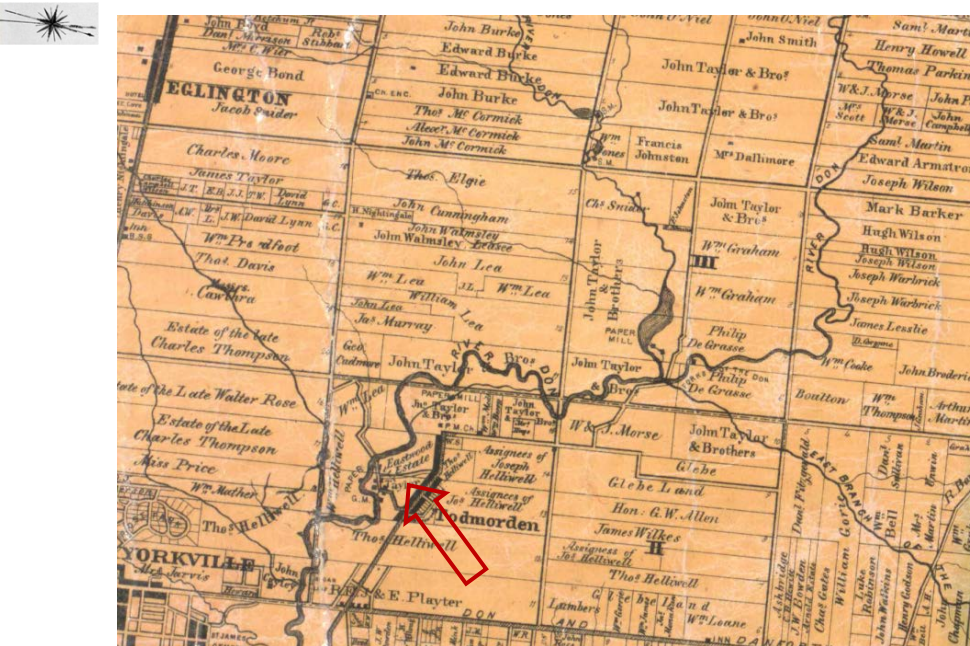
The arrows mark the location of the property at 1132 Broadview Avenue. *Please note:* all maps are oriented with north at the top, unless otherwise indicated



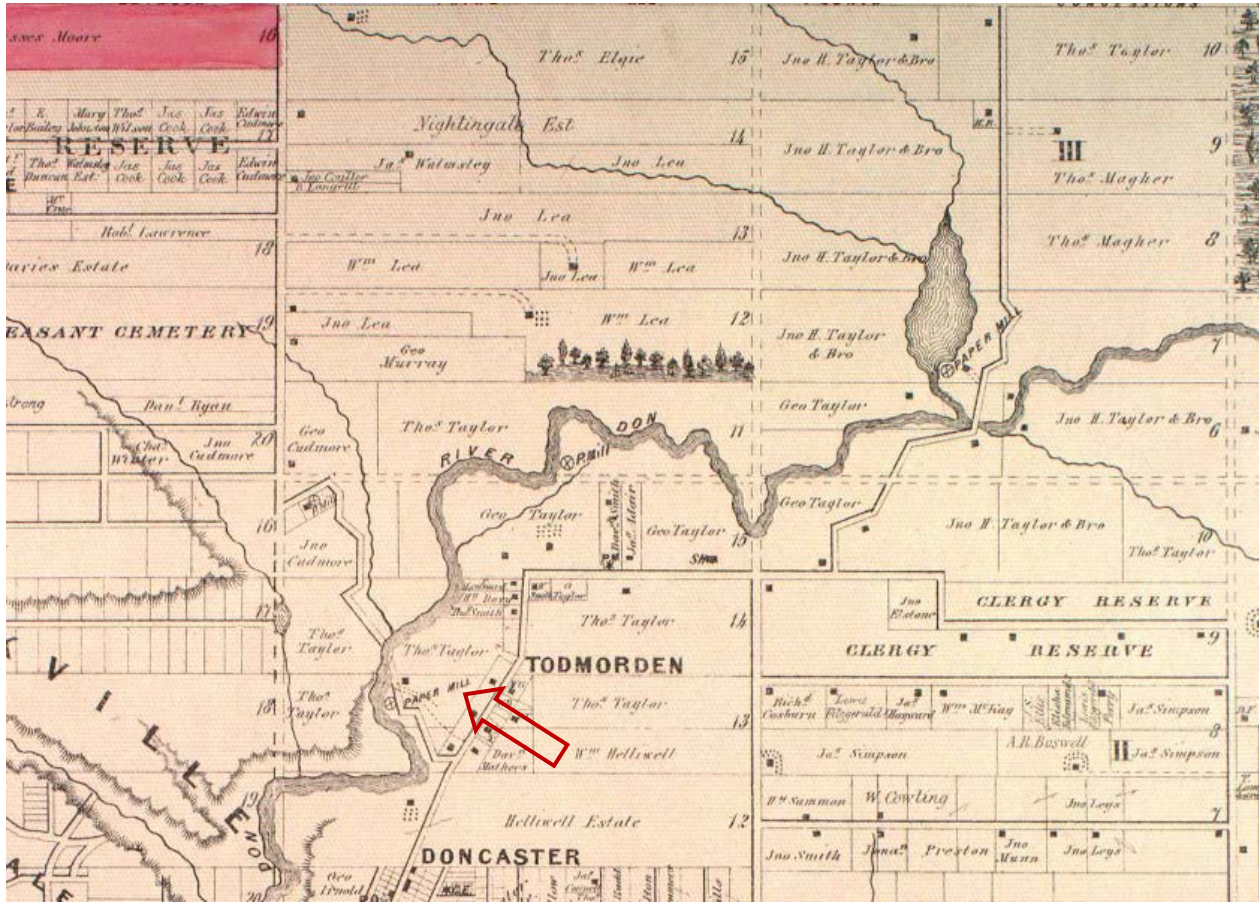
1. City of Toronto Property Data Map: showing the location of 1132 Broadview Avenue on the west side of Broadview Avenue, north of Potter Road to the east of the Todmorden Mills site and the Don Valley Brick Works.



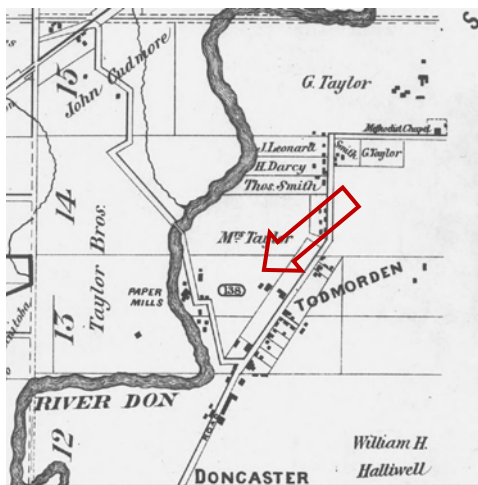
2. Aerial view of the site showing the surrounding residential neighbourhood with the Massey Women's Centre to the south, the east side of Broadview, the four-storey apartment, gas station and four shops. (Google maps)



3. Tremaine, George R. *Tremaine's Map of the County of York, Canada West*. 1860, (detail) showing the location of the property at 1132 Broadview Avenue in the village of Todmorden as well as the extent of John Taylor & Bros. ownership of land and mills along the Don River (Ng)



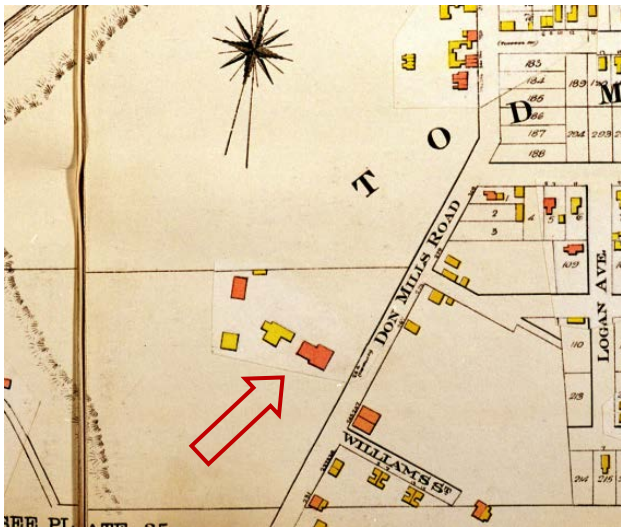
4. Miles & Co. *Illustrated Historical Atlas of the County of York*. 1878. (detail) following the death of John Taylor the map shows the various brothers and descendants holdings including the north half of Lot 13 and most of Lot 14 by Thomas Taylor. (Ng)



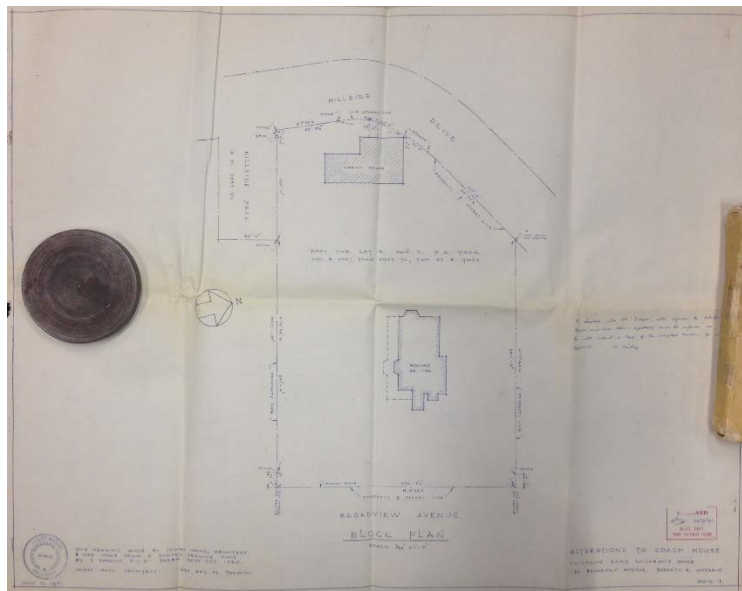
5. Goads Atlas, 1884 (detail) showing the land now indicated as owned by Mrs. Taylor, Thomas Taylor's widow including Lot 13 and 14 and the house opposite the letter T for Todmorden. (City of Toronto Archives [CTA])



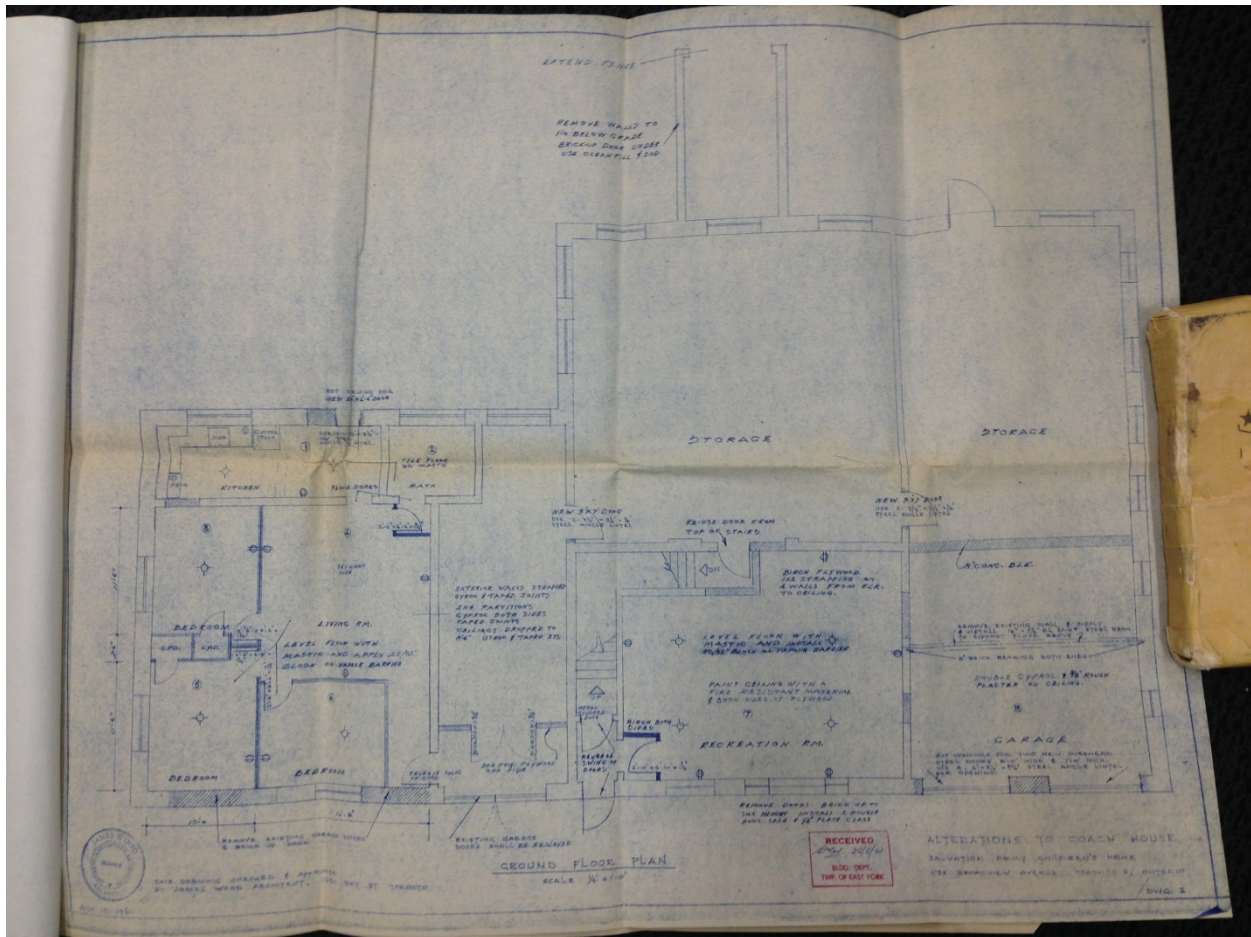
6. Chestnut Park House, c 1881 (East York Historical Society)



7. Goad's Atlas 1913, showing the first instance of the map representing the property in colour. A brick outbuilding is now shown on the site but it does not correspond to the current location of the coach house. (CTA)



8. 1961 Site Plan showing Chester Park house and coach house, drawing by James Wood, Architect. (Building Records [BR])



9. 1961 Plan by James Woods for the Alteration to the Coach House showing the removal of the original four arched openings, the infill with windows and glazed doors of the remaining two arched openings. (BR)



10. East Elevation of the Coach House (HPS, 2017)



11. East and North Elevations of the Coach House (HPS, 2017)



12. West and East Elevation, Coach House. The arrows indicate the brick arches and voussoirs which remain following the 1961 brick infills. Next to the canopy the quins indicate the edge of the original coach house before the south wings was added (HPS, 2017)



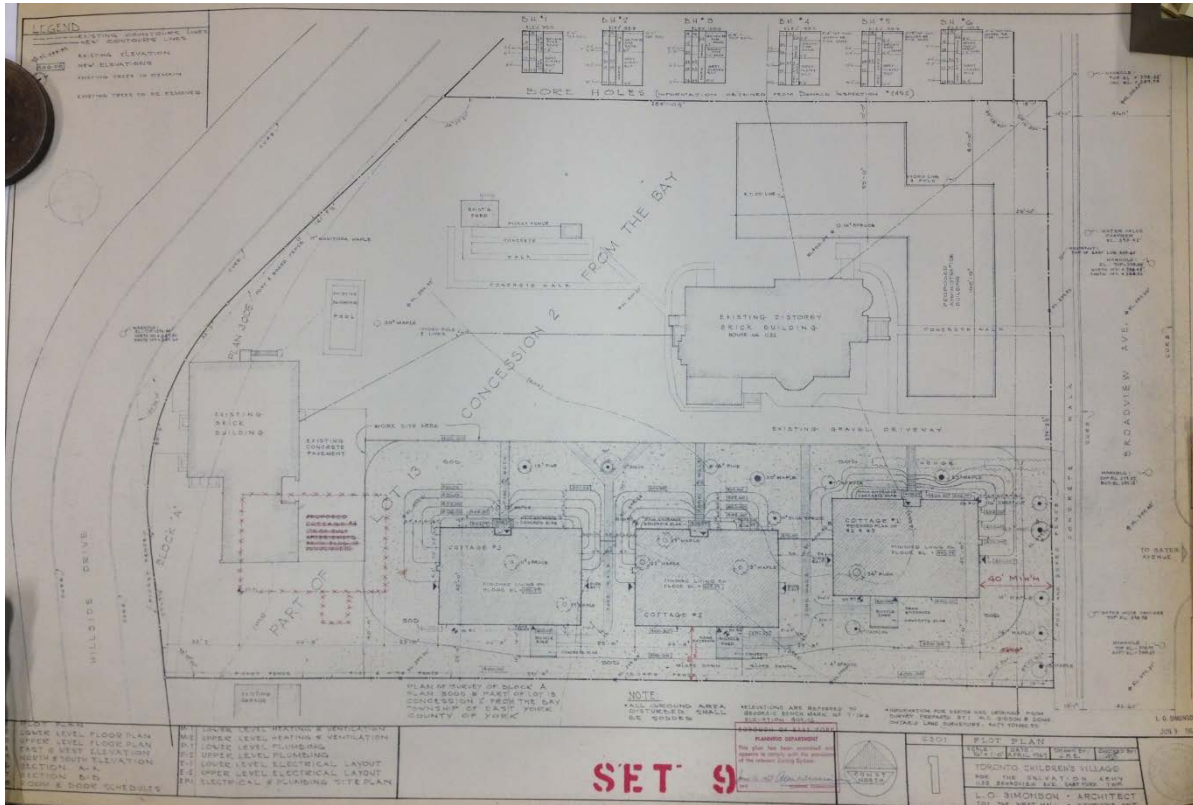
13. South and West elevations showing the various windows related to the coach house function and the 1961 alterations in the corner (HPS, 2017)



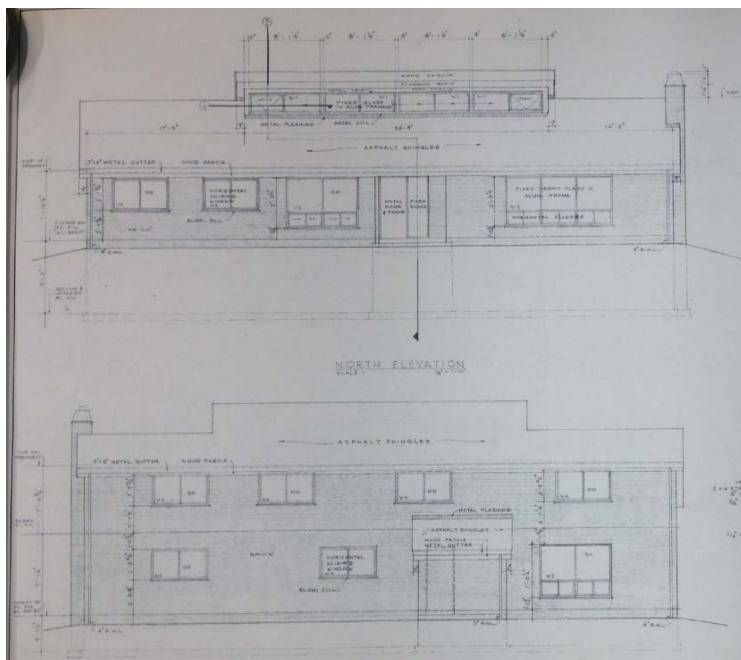
14. South and West elevations showing the brick relief (HPS, 2018)



15. West and North Elevation of the Coach House showing the windows and the brick detail (HPS, 2018)



16. Site Plan, 1967 by Louis O. Simonson showing the Chester Park house and coach house and the three proposed cottages at the bottom of the drawing and the administration building in an L-shape around the existing house. Note the outline for a fourth cottage which has been x-d out in red which would have resulted in the demolition of the coach house. (BR)



17. Simonson, 1967, cottage north and south elevation drawings. (BR)



18. Salvation Army Children's Home, 1968 showing the principal, north elevation (Toronto Public Library, tspa\_0021377f)



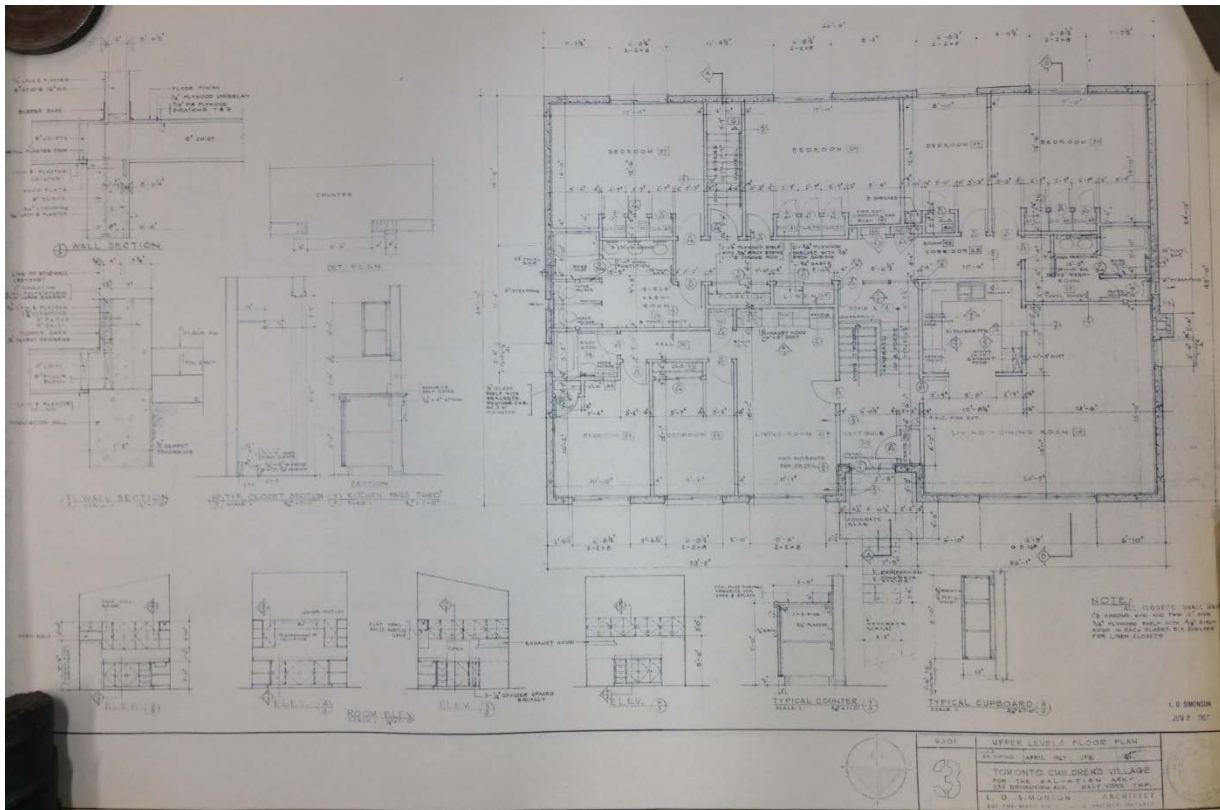
19. North (Principal) elevation of a typical cottage. (HPS, 2017)



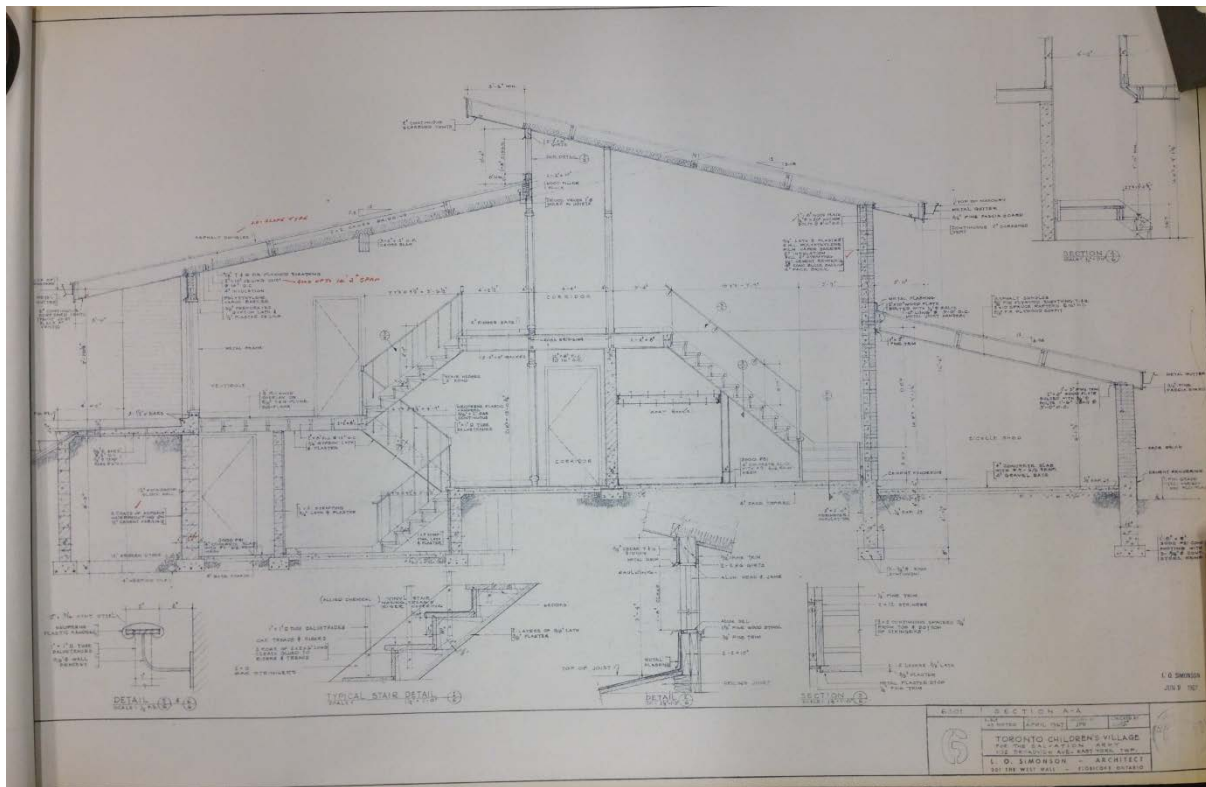
20. West (Side) and North (Principal) elevation of a typical cottage. (HPS, 2017)



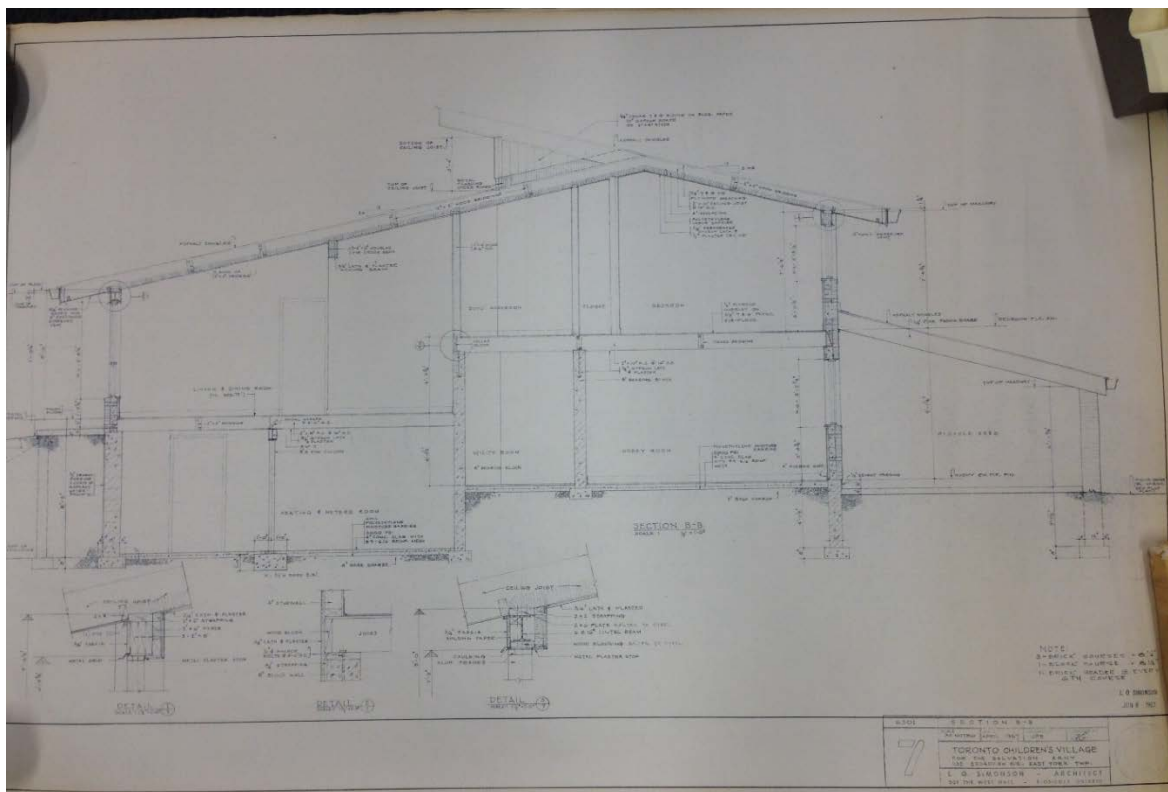
21. South (Rear) elevation of a typical cottage showing the bicycle shed. (HPS, 2017)



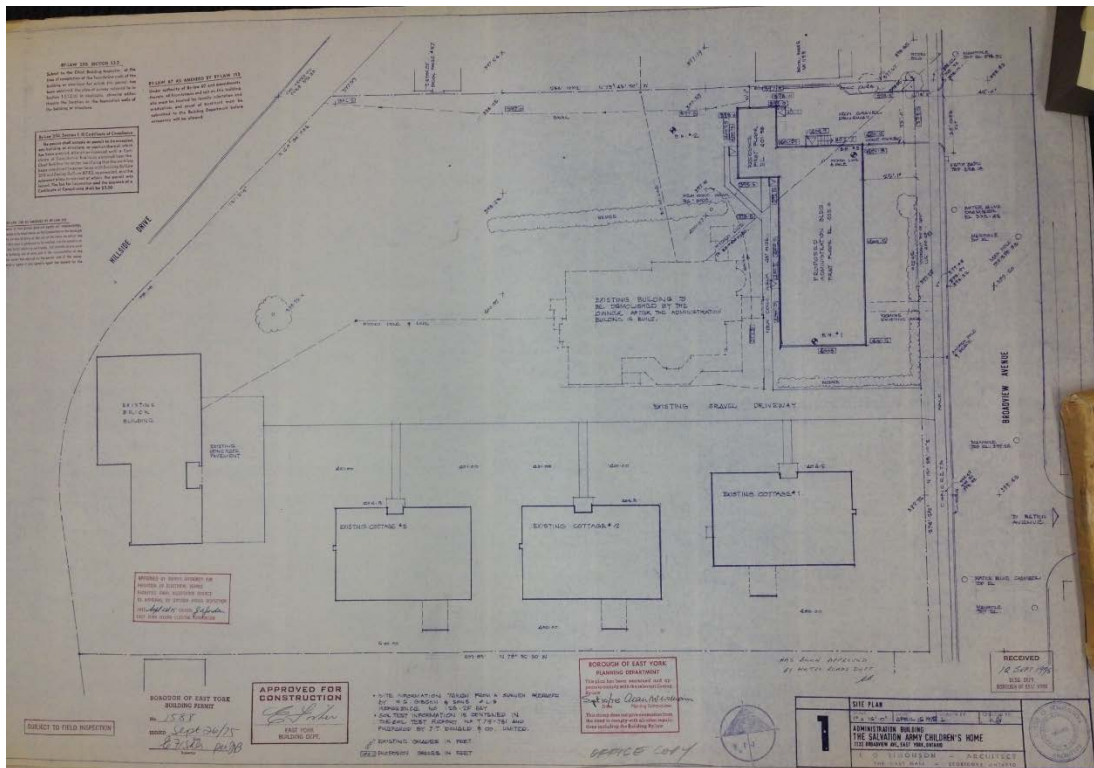
22. Simonson, 1967, upper level plan of typical cottage, showing the main living, dining, kitchen at right, house parents suite at left and on the upper split level four bedrooms and two sets of bathrooms as well as details for cabinetry etc. (BR)



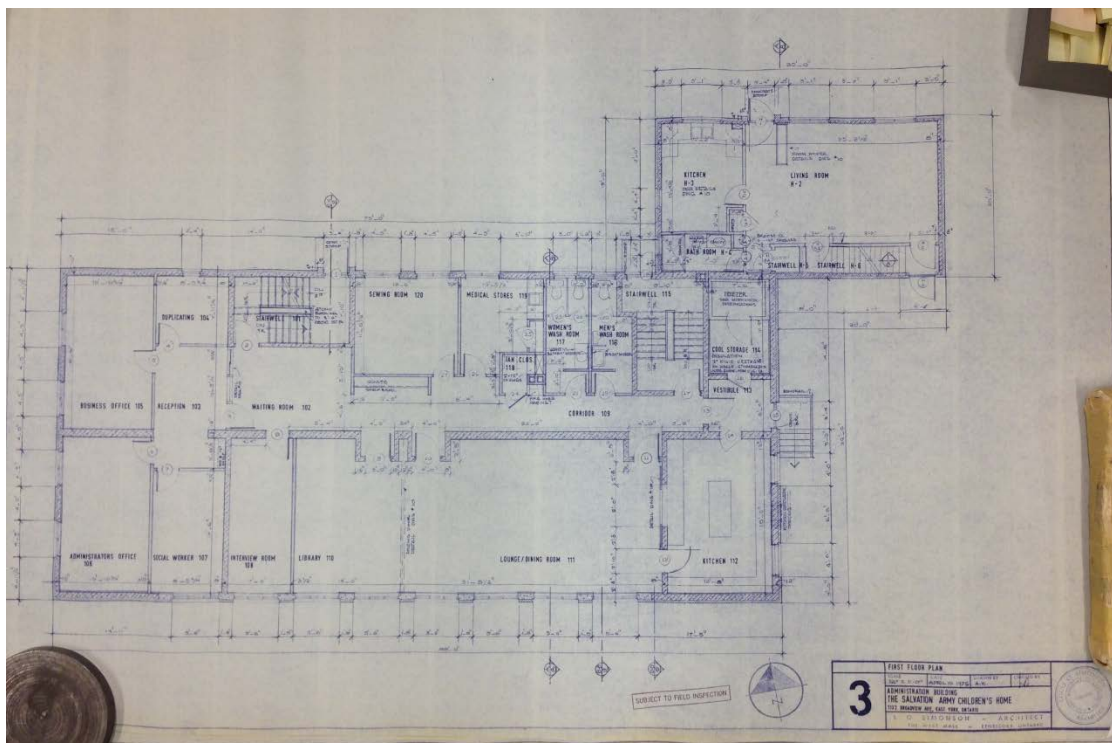
23. Simonson, 1967, section of typical cottage showing the split level arrangement of the interior space with the clerestory monitor (BR)



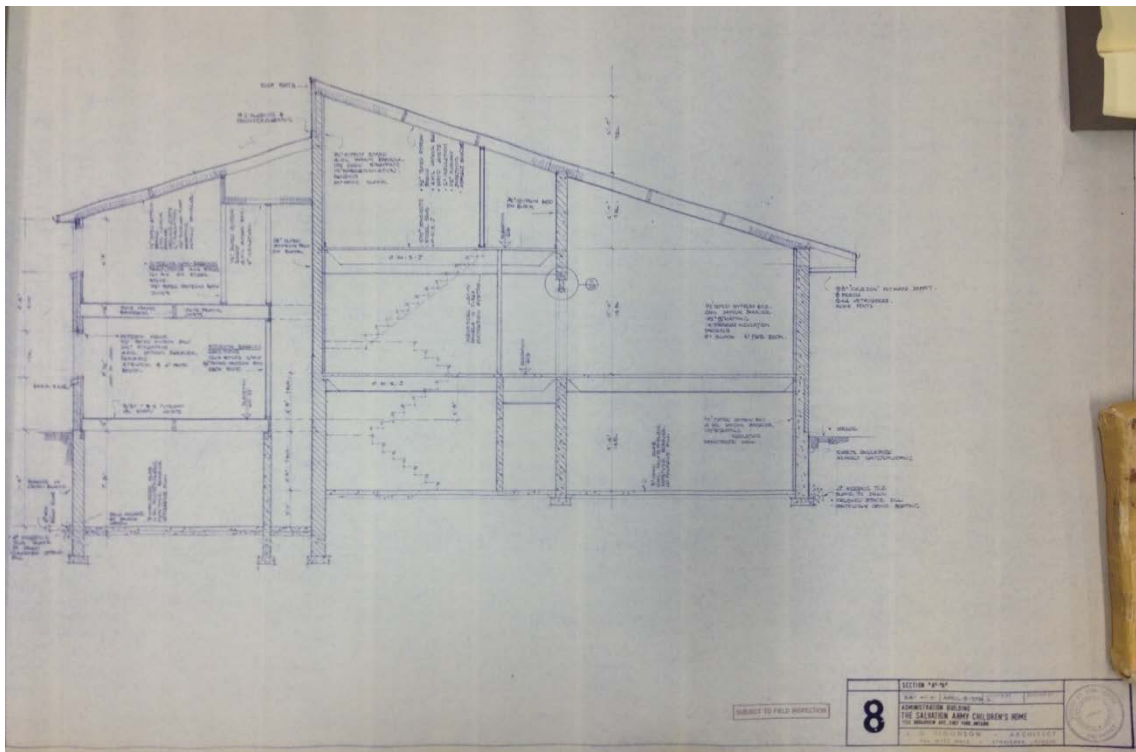
24. Simonson, section showing the arrangement of the living spaces with the main living room at the left, upper floor for bedroom and lower floor for crafts and recreation (BR)



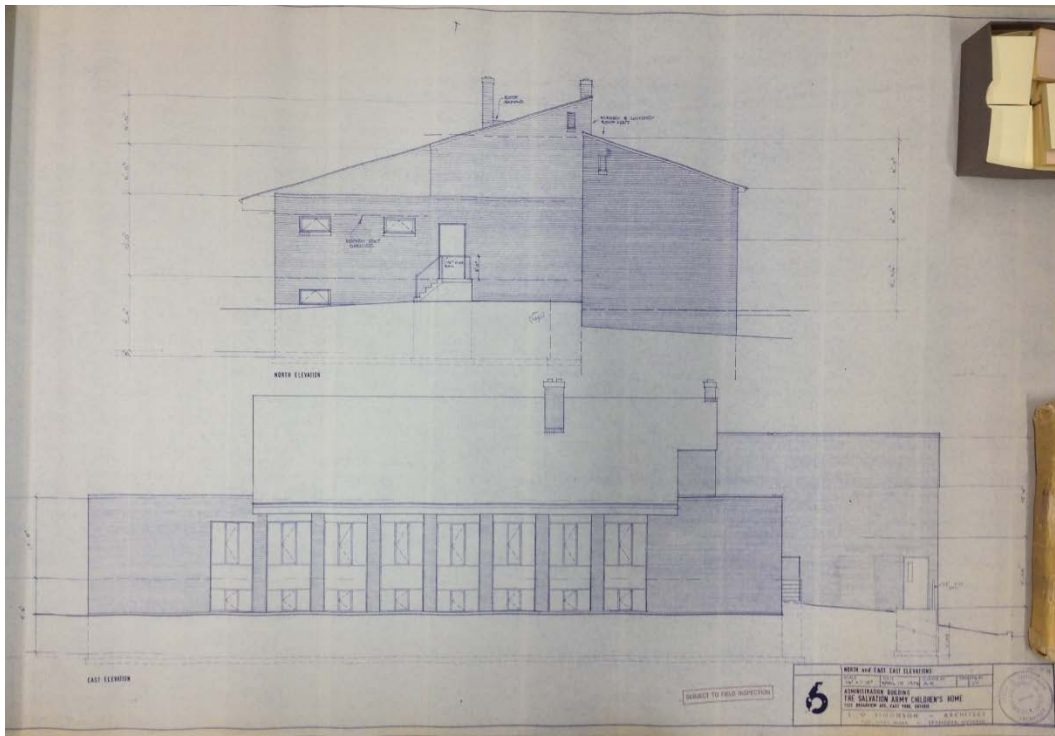
25. Simonson, site plan, 1975 showing the existing coach house, three cottages, the proposed demolition of the original Taylor Davies house after the completion of the proposed new administration building (BR)



26. Simonson, 1975, upper level plan of the administration building showing the main public spaces of the library, living and dining room, the office to the south and west and at the upper north-west corner the single-unit residential accommodation. The main entry was at the rear of the building adjacent to the stairs. (BR)



27. Simonson, 1975, section showing the residential accommodation on the left and top and the large volume of the library/living/dining room on the right. Note the expression of the sloping roof in the upper level rooms. (BR)



28. Simonson, 1975 drawing showing the north elevation (top) and the principal, east elevation (bottom). (BR)



29-32. Photographs showing the principal east and side (south) elevations, the Salvation Army insignia above the building's name acknowledging the Newman's (top), the rear west elevation (middle) and the new entry and elevator addition (2010) (below) (HPS, 2017-2018)



33. Photograph of the Salvation Army Broadview Village taken after the completion of the Margaret R. and Harry A. Newman Administration Building showing the new administration building on the right, the cottages on the left and coach house in the distance. (Salvation Army Archives)



34. Current photograph of the Salvation Army Broadview Village showing the administration building on the right, the cottages on the left and coach house in the distance. (HPS 2017)



35-37. Photographs showing the two-three storey, residential scale of the context on the west side of Broadview Avenue, looking north from 1132 Broadview (top), looking south (middle) and showing the Massey Women's Centre and Day Care (1991, 1995) with the Wilfred Davies house (1919) at 1102 Broadview Avenue. (HPS, 2018)



38. Photograph showing the low-rise context of the east side of Broadview Avenue opposite 1132 Broadview with the four-storey apartment block, gas station, two-storey shops and one-and-a-half to two-storey house-form buildings (HPS, 2018)



39. Photograph showing the context of Hillside Drive, formerly part of the Chester Park estate and which currently surrounds on the west side the SABV and the Massey Women's Centre and is characterized by one-and-a-half to two-and-a-half storey house-form buildings. (HPS, 2018)