

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

Date: December 3, 2018

To: Toronto City Council

Toronto Preservation Board

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 3 Etobicoke-Lakeshore

SUMMARY

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

The subject property is located on the east side of Kingsway Crescent north of Bloor Street in the Kingsway neighbourhood in Etobicoke. The property contains a two-and-a-half storey estate house, constructed in 1929, by the Home Smith Company who established the Kingsway Park picturesque garden suburb.

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.

The property was recently sold and in November 2018, the new owners submitted a revised building permit application to substantially alter the exterior of the house with the removal of the upper storey and important distinctive features of the Tudor Revival style.

This is an urgent matter as the property has significant cultural heritage value and is not on the City's Heritage Register. As a result City Staff could not review or comment on the negative impact of the building permit on the heritage value of the property. Without Council's immediate notice of its intention to designate the property, the cultural heritage value of the property will be diminished or lost.

Designation will enable City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition in accordance with Official Plan Heritage Policies and the Ontario Heritage Act.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council include the property on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 35 Kingsway Crescent under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 35 Kingsway Crescent (Reasons for Designation) attached as Attachment 3 to the report (December 3, 2018) from the Chief Planner and Executive Director, City Planning Division.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the 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

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

DECISION HISTORY

On February 23, 2015, the Toronto Preservation Board recommended to the Planning and Growth Management Committee City Council authorize the following areas for study as potential Heritage Conservation Districts: Baby Point, Bloor West Village, Cabbagetown Southwest, the Distillery District, Kensington Market and the Kingsway, and identify the areas shown in Attachment No. 2B-8B to the report (February 3, 2015, 2015) from the Chief Planner and Executive Director, City Planning Division, as the Heritage Conservation District Study Areas for each authorized district.

<https://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-77116.pdf>

At its March 2015 meeting, City Council adopted an amended Council-approved prioritization system and criteria as shown in Attachments 1A-6A to the report February 3, 2015 from the Chief Planner and Executive Director, City Planning, and an amended list of areas authorized for study.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

COMMENTS

In May 2018, the Etobicoke York Community Preservation Panel submitted a nomination to have the property at 35 Kingsway Crescent (the Richard and Elsie Pearce house) designated under Part IV, Section 29 of the Ontario Heritage Act.

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 Kingsway 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.

The property at 35 Kingsway Crescent is located on the east side of Kingsway Crescent, and sits in a line of grand estate houses sharing a cohesive architectural character, scale and setting on the ridge overlooking the Humber River Valley in the Kingsway neighbourhood. The house was designed and constructed in 1929 by the architects (R. S. Hanks) builders and craftsmen of Home Smith & Co. The house is an exceptionally fine example of an English Manor type following Arts and Crafts Movement principles with Tudor Revival style elements. In 1911, the company's founder, Robert Home Smith, a visionary developer with a passion for the Humber Valley landscape, created the Humber Valley Surveys whose legacy today is a fine collection of west Toronto neighbourhoods laid out on picturesque Garden Suburb principles, stretching along the Humber River Valley from the Queensway to as far north as Eglinton Avenue. The house was first owned by Elsie and Richard Pearce, Editor of the Northern Miner and then by Dorothy and Matthew James Boylen, "the king of mine makers," a mining prospector and entrepreneur. Situated on Kingsway Crescent, a meandering road which follows the course of the Humber River, the house, with its romantic design of steeply pitched roofs and combination of a variety of materials including Humber River stone, stucco and half-timbering, contributes to and maintains the original neighbourhood character maintaining a consistent language of architectural form and picturesque landscape. Since its completion in 1929, a garage and sunroom have been added to the house but these have been complimentary to the original design.

The property located at 35 Kingsway Crescent 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.

The Statement of Significance (Attachment 3) for 35 Kingsway 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

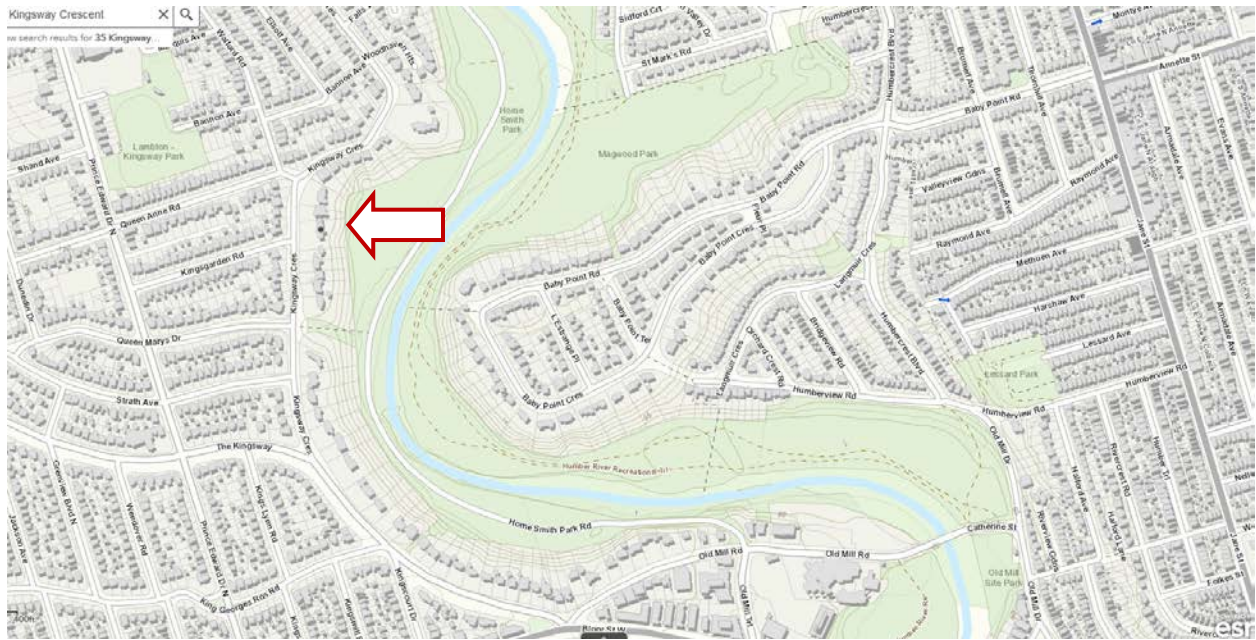
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SIGNATURE

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

ATTACHMENTS

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



These location maps are for information purposes only; the exact boundaries of the property are not shown. The arrow marks the site of the property at 35 Kingsway Crescent, north of Bloor Street West on the east side of Kingsway Crescent. (City of Toronto, INview Map)



Photograph of 35 Kingsway Crescent, principal (south) elevation. (Neil Park, Etobicoke History Society, 2018)



Photograph of the Pearce House shortly after its completion in 1929 (Metro Toronto Reference Library [MTRL] T34713)

The property at 35 Kingsway Crescent, containing the building originally known as the Richard and Elsie Pearce house, in the Kingsway, 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 Kingsway Crescent is located on the east side of Kingsway Crescent, and sits in a line of grand estate houses sharing a cohesive architectural character, scale and setting on the ridge overlooking the Humber River Valley in the Kingsway Park (now known as the Kingsway) neighbourhood established by Home Smith & Co. The property contains the house originally known as the Richard and Elsie Pearce house designed and constructed in 1929 by the architects (R. S. Hanks) and builders of Home Smith & Co. The two-and-a-half storey building was designed on an elongated cruciform plan with a steeply pitched hipped roof intersected by a lower gabled roof, punctuated by two tall chimneys. In 1946, Matthew James and Dorothy Boylen purchased the property and, in 1947, added the garage to the north in the same style as the house. In 1960, a semi-circular sunroom was added to the south end of the house. Two iron gates with stone gate posts provide access to the semi-circular drive which frames a deep lawn. Mature trees and shrubs contribute to the picturesque setting.

Statement of Cultural Heritage Value

The Pearce House at 35 Kingsway Crescent has design value as an exceptionally fine example of a Kingsway Park "Old English Manor" house type designed in concordance with the principles of the Arts and Crafts movement with Tudor Revival style elements. The characteristics of this type are evident in the grand scale combined with a contrasting informal picturesque character which is achieved through the massing with its steeply pitched roofs combining hipped and gable forms, the tall sculptural chimney, the projecting entrance bay with its gable roof jetty over a bay window and the recessed door of the principle entrance. The house displays a high degree of craftsmanship and artistic merit in the variety of form which is complimented by an equivalent mix of materials including Humber Valley River stone which is rough-hewn, the half timbering with stucco cladding of the second storey and the small paned casement wood windows. The informality of the Arts and Crafts principles is extended through the arrangement of the casement windows in a random pattern with a variety of sizes from one to three sections. The entry bay is given particular emphasis with a greater variety of materials, rough and smooth stone, half timbering with cross patterns as well as red-brick "nogging," and leaded-glass windows with panes of stained glass. The location of the house on the Humber River Valley ridge, with its landscaped grounds, mature trees and broad lawn surrounded by a circular drive, adds to the characteristic picturesque quality of the property. Artistic merit is also evident in the care with which the two-car garage located to the north was designed with corresponding materials and Tudor Revival details to match the original house.

The Pearce house has historical value as it is associated with the early history and development of Kingsway Park, one of the suburban neighbourhood estates, including Baby Point, which were created through Robert Home Smith's Humber Valley Surveys. The 1914 surveys laid out as a sequence of neighbourhoods intended to preserve the natural landscape, contours and character of the area surrounding the Humber Valley River ravine, from the Queensway to Dundas Street West. Development of the individual lots was regulated by Home Smith & Co., Robert's company of architects, builders and craftsmen, who would bring to life his vision of an arts and crafts community inspired by English garden suburb models and architecture with the motto "a little bit of England away from England." Smith's development was also grounded in the local context of the Humber River and the historic King's Mill, the first to be established on the Humber following the settlement of the Town of York in 1793. The Pearce house was designed and built by Robert S. Hanks, a leading architect at Home Smith & Co.

The Pearce house is also valued for its historical association with the owners of the property, Richard Pearce (1892-1967) and Matthew James Boylen (1907-1970) who with his wife Dorothy owned the property from 1947 until his death. Both men had significant ties to mining in Canada and are inductees in the Canadian Mining Hall of Fame. Richard Pearce was the Editor and President of the Northern Miner which was founded in 1915 and run by Pearce and his brother Norman from 1916 through to the 1960s. The paper continues to be the primary source of news on Canada's mining industry and is globally regarded as the authority on Canadian mining. Matthew James Boylen began prospecting in 1922, from the 1930s owned numerous mines in New Brunswick and Newfoundland and then in the 1950s discovered and developed deposits of volcanogenic sulphide near Bathurst, New Brunswick which, according to the Canadian Mining Hall of Fame, was historically and economically significant as well as being scientifically important for providing new models for mineral exploration that have been adapted internationally.

Constructed in 1929 by Home Smith & Co. in accordance with their design principles for the Humber Valley Survey suburbs and the Kingsway Park neighbourhood in particular, the house is physically, visually and historically linked to its surroundings. Situated on the east side of Kingsway Crescent, the Pearce house has contextual value as it maintains the early 20th century Arts and Crafts Garden Suburb character of Kingsway Park.

Located on the ridge overlooking the Humber River Valley to the east, the house is one in a series aligned on the ridge that share a similar grand manor house scale and Tudor Revival style elements. These houses on the east side are part of the larger collection of houses found throughout Kingsway Park that were designed in either an English cottage-manor house type or symmetrical Georgian style, constructed in a variety of sizes and typically featuring steeply pitched roofs, river stone, stucco, half-timbering or brick cladding with additional elements of craftsmanship evident in decorative details, stained and leaded glass, finely crafted wood door and window frames. The natural setting of the Kingsway, which is enhanced by the picturesque meandering street layout that follows the contours of the original terrain of the Humber River Valley, supported by the mature trees and landscaping of individual residential properties, is characteristic of the neighbourhood context.

Heritage Attributes

The heritage attributes of the Pearce house are:

- The placement and orientation of the building on its property on the east side of Kingsway Crescent, north of Bloor Street West on a ridge overlooking the Humber River Valley
- The setting of the house with the front lawn and semi-circular driveway
- The scale, form and massing of the two-and-a-half storey house with its cruciform plan, primary hipped roof and secondary cross-gable roof, prominent asymmetrical chimney mass which incorporates two windows capped by a shingled roof and projects beyond the front elevation
- The cladding material which includes rough-hewn river stone at the first floor and on the chimneys, ashlar-finished stone around the primary entryway, red brick on the chimneys and in the "nogging" of the entry bay, half timbering on the main entry bay, stucco and half timbering with a pattern of diagonal bracing on the second floor level and the decorative diagonal patterning in the jettied central gable which is supported on decoratively carved wood brackets as well as the roof cladding which is cedar shingles on both the house and garage
- The windows, which are arranged in an informal pattern in a range of sizes with corresponding bay widths and feature wood casements or leaded glass casements with stained glass elements
- The primary entrance elements which include the ashlar-finished stone door frame with its stepped key-stones above the arched opening with its decorative mouldings, the wood door with its glazed openings and leaded glass
- The garage with its steeply pitched gable roof, stone base and half timbering in the gable with a decorative square pattern featuring diamonds and the decorative bargeboard and gable pendant post, and pair of casement windows and pair of garage doors
- The stepped and curved stone wall that connects the house to the garage

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



35 KINGSWAY CRESCENT
PEARCE HOUSE

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2018

1. DESCRIPTION



Above: Pearce House shortly after completion (Metro Toronto Reference Library [MTRL] T34713)
 Cover: Pearce House Principal (West) Elevation (Neil Park, Etobicoke History Society, 2018)

PEARCE HOUSE - 35 KINGSWAY CRESCENT	
ADDRESS	35 Kingsway Crescent M8X 2P9
WARD	3
LEGAL DESCRIPTION	PLAN 1686 PT LOTS 210 & 211
NEIGHBOURHOOD/COMMUNITY	Kingsway Park
HISTORICAL NAME	Richard and Elsie Pearce House
CONSTRUCTION DATE	1929
ORIGINAL OWNER	Richard and Elsie Pearce
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	R. S. Hanks, Home Smith & Co.
DESIGN/CONSTRUCTION/MATERIALS	Stone, half-timber, brick and stucco
ARCHITECTURAL STYLE	Arts and Crafts - Tudor Revival Style
ADDITIONS/ALTERATIONS	Garage 1947, Sunroom 1960
CRITERIA	Design, associative, contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	December 2018

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 35 Kingsway Crescent, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
Pre-Contact	The property at 35 Kingsway Crescent is located on a ridge overlooking the Humber River Valley. The river and the land on either side was part of the Toronto Carrying Place route, a pre-European contact Indigenous People's system of trails following the Humber and other rivers such as the Rouge, from the shore of Lake Ontario northwards to Georgian Bay and the upper Great Lakes via Lake Simcoe.
1793	Lieutenant Governor J. G. Simcoe chooses the location for the town of York. The town and surrounding township of York are surveyed including the property at 35 Kingsway Crescent
1835	The property known as 35 Kingsway Crescent, is part of a large parcel allocated for the Clergy and known as the Kingsmill Clergy Reserves
1911	Robert Home Smith purchases over 3,000 acres of land on either side of the Humber River stretching from the Queensway to north of Eglinton Avenue West
1912	R Home Smith registers Plan 1686 showing a subdivision of the Glebe lands. Lots 210 and 211, the future site of the Pearce House are surveyed as part of the Plan.
1928	Elsie Pearce purchases property including parts of Lot 210 and 211 from R Home Smith
1929	Elsie and Richard Pearce arrange a mortgage of \$20,000 with Prudential Insurance Company of America
1946	Elsie Pearce sells the property to Dorothy P. Boylen
1947	M. James Boylen applies for Building Permit 12868 - this is likely for the garage
1960	M. James Boylen applies for Building Permit 54669 to construct the sunroom
1971	Dorothy P. Boylen sells the property to Elise Karfilis
1996	Sandra and James Reimer purchase the property from Selarch Investments
2018 May	Sandra and James Reimer sell the property
2018 May	The property is nominated for designation by the Etobicoke York Community Preservation Panel
2018 September	The new owners apply to demolish the house
2018 November	The new owners re-apply to alter the house including the removal of the upper level, the bay window and several other features

ii. HISTORICAL BACKGROUND

Kingsway Park Neighbourhood

Indigenous People's History

The property at 35 Kingsway Crescent is located in the Kingsway Park neighbourhood in Etobicoke. (*Image 1*) The property is located on the west ridge overlooking the Humber River Valley. The river and the land on either side was part of the Toronto Carrying Place route, a pre-European contact Indigenous People's system of trails following the Humber and other rivers such as the Rouge, from the shore of Lake Ontario northwards to Georgian Bay and the upper Great Lakes via Lake Simcoe. On the east side of the river across from Kingsway Crescent was the site of the Seneca Village of Teiaiaagon constructed c 1670. (*Image 2*)

British Settlement, the Town of York and York Township

In 1793 following the establishment of the Town of York by Lieutenant Governor John Graves Simcoe as the surrounding land was surveyed as townships to promote settlement by those loyal to the British cause. Patterns of land use shifted and the Toronto Carrying Place rivers became sites of water-powered industry. In 1793, "the King's Saw Mill"¹ was the first mill to be erected on the Humber River in Etobicoke. It was located on the west bank of the Humber, south of the subject property, and was followed by the current Old Mill of 1848.² (*Image 3*) Between 1795 and 1798 Dundas Street (Highway 5), to the north of, was constructed as one of Simcoe's military highways crossing the province and a cluster of buildings which would become Lambton Mills was established following the construction of a bridge across the Humber in 1816. Maps indicate that by the 1850s a grist mill had been established by Thomas Fisher just north of the property now known as 35 Kingsway Crescent. As late as 1924 maps indicate that the northern stretch of Kingsway Crescent was known as Fishers Road. (*Images 4 + 5*)

In 1835, the property currently known as 35 Kingsway Crescent, was part of large portion of land on the west side of the Humber River south of the Dundas Street Highway allocated for the clergy. Initially referred to as the Kingsmill Clergy Reserves it was subsequently known the Glebe Reserve. The Glebe was subdivided into three narrow lots and the land now known as 35 Kingsway Crescent was located on Lot III.

Robert Home Smith and the Humber Valley Surveys

As early as 1911, Robert Home Smith (1877-1935) and his partners in the Home Smith & Company began purchasing land along both sides of the Humber River from today's Queensway Avenue to as far north as Eglinton Avenue. Three thousand acres were acquired and subdivided in plans for a sequence of garden suburb-type neighbourhoods known as the Humber Valley Surveys. Most of the land was outside of the city's limits, "a wilderness punctuated by rough-cast farmhouses and mills along the river bank."³ At that time services in the forms of water, sewage and roads were lacking and Bloor

1 Heyes, p. 12.

2 The Old Mill, 35 Old Mill Road, was designated under Part IV, Section 29 of the Ontario Heritage Act in 1983 (By-Law 83-109) and has been adaptively re-used as a hotel, conference, restaurant venue.

3 Plummer, p. 5.

Street was not extended across the Humber until 1924. The Humber Valley Surveys development received praise for its sensitivity to the preservation of the landscape. Writing in the preface of her book, *The Valley of the Humber 1615-1913*, Kathleen MacFarlane Lizars declared, "The first step has been taken in the saving of some part of the beauty of the Humber Valley. When indiscriminate building was imminent there arose a small band of enthusiasts who mingled their money with their faith and contrived to buy and to plan, and who had strength in sitting still."⁴

Although trained and initially practicing as a lawyer, Robert Home Smith had a love of architecture and design and became a leading member of the Guild of Civic Art, adherents to the City Beautiful Movement.⁵ Deafness in one ear resulted in his leaving law and, in 1902, he joined the National Trust Company where he was the manager of the Estates Department. This led to a career in real estate development, including the Humber Valley Surveys.

The Home Smith & Company plans for the subdivisions were published in a booklet called "Humber Valley Surveys." The cover featured a crest with an illustration of the ruins of the Old Mill, which had burnt down in the 1880s, surrounded by the Latin words "Vallis Humbria, Angliae par Anglia procul" - "a bit of England far from England." (Image 6) The opening paragraph of Humber Valley Surveys sets out their goals:

"Angliae par Anglia procul" – "A bit of England far from England" is the guiding motive in this development of the Humber River. As early as 1795, when it was still known as St. John's Creek,⁶ it was written of as a place of beauty and picturesque charm. If its diversified view of bluff and valley had been left untouched as a park for the Great Toronto of the future, the City would have been rich in a unique possession. That being impossible, it is the earnest desire of the proprietors that, in conjunction with a noble City Park and Boulevard, the whole development of street planning, architecture and construction will combine in a result which will be "A bit of England far from England."⁷ (Image 7)

The allegiance to England is not simply a manifestation of colonial nostalgia, but reflects the values that the English Arts and Crafts movement developed under the influence of Pugin, Ruskin and Morris and which were inherent in the Home Smith & Co.'s approach. Summarized briefly, the Arts and Crafts proponents rejected the negative aspects of the modern industrial city, and espoused an appreciation of nature, particularly the regional characteristics of place, as well as craftsmanship. Their promotion of a pre-industrial architectural style, which consolidated in the Arts and Crafts movement and included references to Tudor and Georgian architecture, was an architectural manifestation of these principals and ideals.

4 Lizars, preface.

5 Plummer, p. 3. The Guild released a plan for the City with City Beautiful ideas expressed in landscaping, park systems, grand boulevards and public squares.

6 This name was given to it for Jean Baptiste Rousseau, who is believed to be the first permanent European settler on the lower Humber River who had a trading post near the mouth of the Humber River as early as 1791.

7 Humber Valley Surveys, p.2

The subdivision plans subscribed to the principles of the English Garden Suburb Movement with curvilinear streets following the contours of the land, creating picturesque streetscapes. (*Image 8*) Illustrations for proposed houses showed the architectural style approved by the Home Smith & Co. which featured the English Arts and Crafts with Tudor and, to a lesser extent, Georgian revival styles. The pre-industrial Arts and Crafts aesthetic was all pervasive, even echoed in the type face of the Humber Valley Surveys cover.

Home Smith was inspired by this influential English approach to city planning and architecture, but the Humber Valley Survey developments were also informed by the Humber Valley. While street names like the Kingsway, Queen Mary's Drive, Prince Edward Drive and Willingdon reflected the "predilection for all things British,"⁸ the illustration of the Old Mill, the incorporation of historic names such as Brule, Baby and Old Mill, grounded the development not only in the local beauty of the topography of the Humber, but also incorporated the first 300 years of its colonial Canadian history. The importance of maintaining the integrity of the landscape was clearly stated. "Roads follow the natural contours on easy grades and curves, giving variety and charm to the vistas..."⁹ The developers planned to capitalize on the area's natural amenities to enhance opportunities for community and recreation. Noting that the Humber was navigable to the Old Mill, the Old Mill site was planned to become the site of a tea room and club house with adjacent tennis courts, bowling green. Golf clubs were also planned. North of the Old Mill, extending from Bloor Street along the banks of the river would be the Humber Boulevard (now known as Home Smith Park Road). Access to the area was to be improved with new roadways and an electric railway, which followed a route parallel to today's Kingsway and South Kingsway.

The Humber Valley Survey booklet also outlined planning restrictions including the preservation of trees, and building restrictions, which prevented semi-detached houses, specified a minimum size of dwelling, and materials to be used (stone - typically quarried from the Humber River - brick or stucco over block) and required that the building be designed by an architect. All plans and site plans had to be approved by Humber Valley Properties/Home Smith & Co. When Home Smith died in 1935, the development was continued by his partner and life-long friend Godfrey Stanley Pettit (1896-1954).

Kingsway Park

Originally known as the Glebe Subdivision when Plan 1686 was registered in 1912, by 1924 at the time of the Humber Valley Survey undertaken by Speight and Van Nostrand, the area was known as Kingsway Park. The plans for Kingsway Park show how the street layout was designed to follow the existing natural contours of the land subscribing to English Garden suburb principles and those of the picturesque landscape movement. (*Image 9*) The Kingsway provided the major artery for the neighbourhood, while in parallel to it and Strath Avenue, King George's Road and Queen Mary's Drive followed the contours of the land. North of Bloor Street West, the Kingsway hugs the edge of the top ridge of the river ravine before curving north and west. Kingsway Crescent, had been established much earlier and appears on maps as early as 1860. It

⁸ Ingolfsrud and Keeler, p. 7.

⁹ Op cit. p. 7.

continues the curve of the ridge following the course of the river until it terminates near Dundas Street West and the bridge crossing the Humber. The curving roads, with the mature trees and planting provides the perfect setting for the sequence of houses united in form and material but providing variety through endless differences in design details and sizes of dwelling. With views over the Humber River to the Baby Point peninsula on the lots on the east side of Kingsway Crescent were larger and intended for grander residences. Home Smith attracted Kingsway Park's first residents, the "successful Northern Ontario mining executives from the Cobalt area such as the Booths, McCloskeys and Pearces, and the Cousins of the Toronto Harbour Commission to build substantial, well-designed houses that set the tone for the neighbourhood."¹⁰

35 Kingsway Crescent

The property at Kingsway Crescent incorporates the north portion of Lot 210 and the southern portion of Lot 211. Following the subdivision in 1912, the property was purchased by Elsie Pearce in 1928 for \$8,000.¹¹ In 1929, Elsie and Richard Pearce purchased a mortgage for \$20,000. The house was constructed by the Home Smith & Co. contractors and was designed by one of the company's architects, Robert S. Hanks. In 1946 Elsie Pearce sold the house to Dorothy P. Boylen for \$50,000. Her husband Matthew James Boylen applied for a building permit in 1947 and it seems likely that the garage was built at this time.¹² Building permit records indicate that a permit to build the sun room on the south elevation was applied for by Boylen in 1960. In 1970, the property was sold to Elise Karfilis and then in 1996 to Sandra and James Reimer. As with all of the previous residents, the Reimers owned and lived at the property for decades, selling in 2018.

Elsie and Richard Pearce

Elsie Morell married Richard Pearce in 1917. Richard Pearce (1892-1967) was the Editor and President of the Northern Miner which was founded in 1915 and run by Pearce and his brother Norman from 1916 through to the 1960s. The paper continues to be the primary source of news on Canada's mining industry and is globally regarded as the authority on Canadian mining. In 1931, Richard also published *Marooned in the Arctic: Diary of the Dominion Explorers' Expedition to the Arctic, August to December 1929.* Richard and Norman were inducted into the Canadian Mining Hall of Fame in 1991.

Dorothy Boylen and Matthew James Boylen

Dorothy P. Boylen, a stenographer, married Matthew James Boylen, a mining prospector, in 1936. M. James Boylen (1907-1970), as he was known, began prospecting in 1922 and from the 1930s owned numerous mines in New Brunswick and Newfoundland. In the 1950s Boylen discovered and developed deposits of volcanogenic sulphide near Bathurst, New Brunswick which, according to the Canadian Mining Hall of Fame was historically and economically significant as well as being scientifically important for providing new models for mineral exploration that have been

¹⁰ Ingolfsrud and Keeler, p. 8.

¹¹ All information for property ownership up to 1996 comes from Land Registry Office records for Plan 1686, Lots 210 and 211.

¹² Building Permit Records for 35 Kingsway Crescent, Lots 210 and 211 include Permit 12686, (May 12, 1947) and 54669 (March 31, 1960).

adapted internationally. Matthew James Boylen was inducted into the Canadian Mining Hall of Fame in 1992.

Architects: Robert S. Hanks of Home Smith & Co.

Home Smith set up an architectural department to design houses and to monitor submissions by other architects for projects within the Humber Valley Surveys. As early as 1927, the head of the department was Theodore G. Mueller. In 1928, Robert S. Hanks (1898-1999) joined the department and became the chief architect of the department from 1930-1939. Hanks undertook the design for the Pearce house. In 1941 he formed a partnership with his colleague Norman L. Irwin as Hanks & Irwin who continued to undertake residential design for the Home Smith & Co.

iii. ARCHITECTURAL DESCRIPTION

The Pearce House at 35 Kingsway Crescent is an exceptionally fine example of a Kingsway Park "Old English Manor"¹³ type designed in concordance with the principles of the Arts and Crafts movement with Tudor Revival style elements. The characteristics of this type are evident in the grand scale of the house which was designed as two-and-a-half storey building with an elongated cruciform plan. Arts and Crafts movement principles are evident in the informal picturesque character of the house which is achieved through the massing with its steeply pitched roofs combining hipped and gable forms, the tall sculptural chimney, the projecting entrance bay with its gable-roof jetty over a bay window and the recessed door of the principle entrance.

The variety of form is complimented by an equivalent mix of materials which includes Humber Valley River stone which is rough-hewn, the half timbering with stucco cladding of the second storey and the small paned casement wood windows. The informality is extended through the arrangement of the windows in a random pattern with a variety of sizes from one to three sections. The entry bay is given particular emphasis with a greater variety of materials, rough and smooth stone, half timbering with cross patterns as well as red-brick "nogging," and leaded-glass windows with panes of stained glass.

The two-car garage constructed in 1947 to the north of the house features corresponding form and materials with its steeply pitched gable roof, stone and Tudor Revival details evident in the half timbering.

Setting

A line of trees and an iron fence sit along the west edge of the property facing Kingsway Crescent. Two iron gates with stone gate posts provide access to the semi-circular drive which frames a deep lawn. Trees and shrubs flank the south and northern borders of the property and a pair of exceptionally tall fir trees contribute to the picturesque setting. On the east side, the house opens to a stone terrace where a curving stone staircase leads down from the ridge to the river valley.

13 Ingolfsrud and Keefer, p

iv. CONTEXT

Situated on the east side of Kingsway Crescent on the ridge with views to the east overlooking the Humber Valley ravine, the Pearce house has contextual value as it maintains the early 20th century Arts and Crafts Garden Suburb character of Kingsway Park. The character is sustained by the collection of houses designed in either an English cottage-manor house type or symmetrical Georgian style, constructed in a variety of sizes and typically featuring steeply pitched roofs, river stone, stucco, half-timbering or brick cladding with additional elements of craftsmanship evident in decorative details, stained and leaded glass, finely crafted wood door and window frames. The landscaped setting of each house, with landscaped lawns and mature trees contributes to the picturesque quality achieved through the winding street pattern which follows the contours of the land and Humber River valley.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

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

Representative example of a style and type

The Pearce House at 35 Kingsway Crescent has design value as an exceptionally fine example of a Kingsway Park "Old English Manor" house type designed in concordance with the principles of the Arts and Crafts movement with Tudor Revival style elements. The characteristics of this type are evident in the grand scale combined with a contrasting informal picturesque character which is achieved through the massing with its steeply pitched roofs combining hipped and gable forms, the tall sculptural chimney, the projecting entrance bay with its gable roof jetty over a bay window and the recessed door of the principle entrance.

Displays a high degree of craftsmanship and artistic merit

The house displays a high degree of craftsmanship and artistic merit in the variety of form which is complimented by an equivalent mix of materials including Humber Valley River stone which is rough-hewn, the half timbering with stucco cladding of the second storey and the small paned casement wood windows. The informality of the Arts and Crafts principles is extended through the arrangement of the casement windows in a random pattern with a variety of sizes from one to three sections. The entry bay is given particular emphasis with a greater variety of materials, rough and smooth stone,

half timbering with cross patterns as well as red-brick "nogging," and leaded-glass windows with panes of stained glass. The location of the house on the Humber River Valley ridge, with its landscaped grounds, mature trees and broad lawn surrounded by a circular drive, adds to the characteristic picturesque quality of the property. Artistic merit is also evident in the care with which the two-car garage located to the north was designed with corresponding materials and Tudor Revival details to match the original house.

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

Association with a person significant to a community:

The Pearce house is valued for its historical association with Richard Pearce (1892-1967) and Matthew James Boylen (1907-1970). Both men had significant ties to mining in Canada and are inductees in the Canadian Mining Hall of Fame. Richard Pearce was the Editor and President of the Northern Miner which was founded in 1915 and run by Pearce and his brother Norman from 1916 through to the 1960s. The paper continues to be the primary source of news on Canada's mining industry and is globally regarded as the authority on Canadian mining. Matthew James Boylen began prospecting in 1922, from the 1930s owned numerous mines in New Brunswick and Newfoundland and then in the 1950s discovered and developed deposits of volcanogenic sulphide near Bathurst, New Brunswick which, according to the Canadian Mining Hall of Fame was historically and economically significant as well as being scientifically important for providing new models for mineral exploration that have been adapted internationally.

The Pearce house has historical value as it is associated with the early history and development of Kingsway Park, one of the suburban neighbourhood estates, including Baby Point, which were created through Robert Home Smith's Humber Valley Surveys. The 1914 surveys laid out as a sequence of neighbourhoods intended to preserve the natural landscape, contours and character of the area surrounding the Humber Valley River ravine, from the Queensway to Dundas Street West. Development of the individual lots was regulated by Home Smith & Co., Robert's company of architects, builders and craftsmen, who would bring to life his vision of an arts and crafts community inspired by English garden suburb models and architecture with the motto "a little bit of England away from England." Smith's development was also grounded in the local context of the Humber River and the historic King's Mill, the first to be established on the Humber following the settlement of the Town of York in 1793. The Pearce house was designed and built by Robert S. Hanks, a leading architect at Home Smith & Co.

Yields information that contributes to an understanding of a community

The Pearce house is also valued as it has the potential to yield information that contributes to an understanding of the Kingsway Park community, one of the planned

communities of the Humber Valley Surveys, whose plan dates to 1912. The house and represents the early history and development of Kingsway Park, which was developed through the 1920s-1940s.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The house is valued for its association with Home Smith & Co., architects and contractors and craftsmen. It was designed Robert S. Hanks, an architect at Home Smith & Co. who was the head of their architecture department from 1930-1939, and built by the company's contractors and craftsmen.

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

Important in defining, maintaining or supporting the character of an area

Located on the ridge overlooking the Humber River Valley to the east, the house is one in a series aligned on the ridge that share a similar grand manor house scale and Tudor Revival style elements. These houses on the east side are part of the larger collection of houses found throughout Kingsway Park that were designed in either an English cottage-manor house type or symmetrical Georgian style, constructed in a variety of sizes and typically featuring steeply pitched roofs, river stone, stucco, half-timbering or brick cladding with additional elements of craftsmanship evident in decorative details, stained and leaded glass, finely crafted wood door and window frames. The natural setting of the Kingsway, which is enhanced by the picturesque meandering street layout that follows the contours of the original terrain of the Humber River Valley, supported by the mature trees and landscaping of individual residential properties, is characteristic of the neighbourhood context.

Physically, functionally, visually or historically linked to its surroundings

Constructed in 1929 by Home Smith & Co. in accordance with their design principles for the Humber Valley Survey suburbs and the Kingsway Park neighbourhood in particular, the house is physically, visually and historically linked to its surroundings. Situated on the east side of Kingsway Crescent, the Pearce house has contextual value as it maintains the early 20th century Arts and Crafts Garden Suburb character of Kingsway Park.

4. SUMMARY

The property at 35 Kingsway Crescent is located on the east side of Kingsway Crescent north of Bloor Street West. Designed and constructed in 1929, the Pearce house is an exceptionally fine example of the Arts and Crafts Style as interpreted by Home Smith & Company's architects (Robert S. Hanks), builders and craftsmen. The company's founder, Robert Home Smith, a visionary developer with a passion for the Humber Valley landscape created the Humber Valley Surveys whose legacy today is a fine collection of west Toronto neighbourhoods laid out on picturesque Garden Suburb

principles, stretching along the Humber River Valley from the Queensway to as far north as Eglinton Avenue. The house was first occupied by Elsie and Richard Pearce, Editor of the Northern Miner and then by Dorothy and Matthew James Boylen, "the king of mine makers," a mining prospector and entrepreneur. Situated on Kingsway Crescent, a meandering road which follows the course of the Humber River, the house, with its romantic design of steeply pitched roofs and combination of a variety of materials including Humber River stone, stucco and half-timbering, contributes to the neighbourhood character maintaining a consistent language of architectural form and lush landscape shared by the original neighbours which is now at risk of being steadily lost by poorly informed and insensitive new development.

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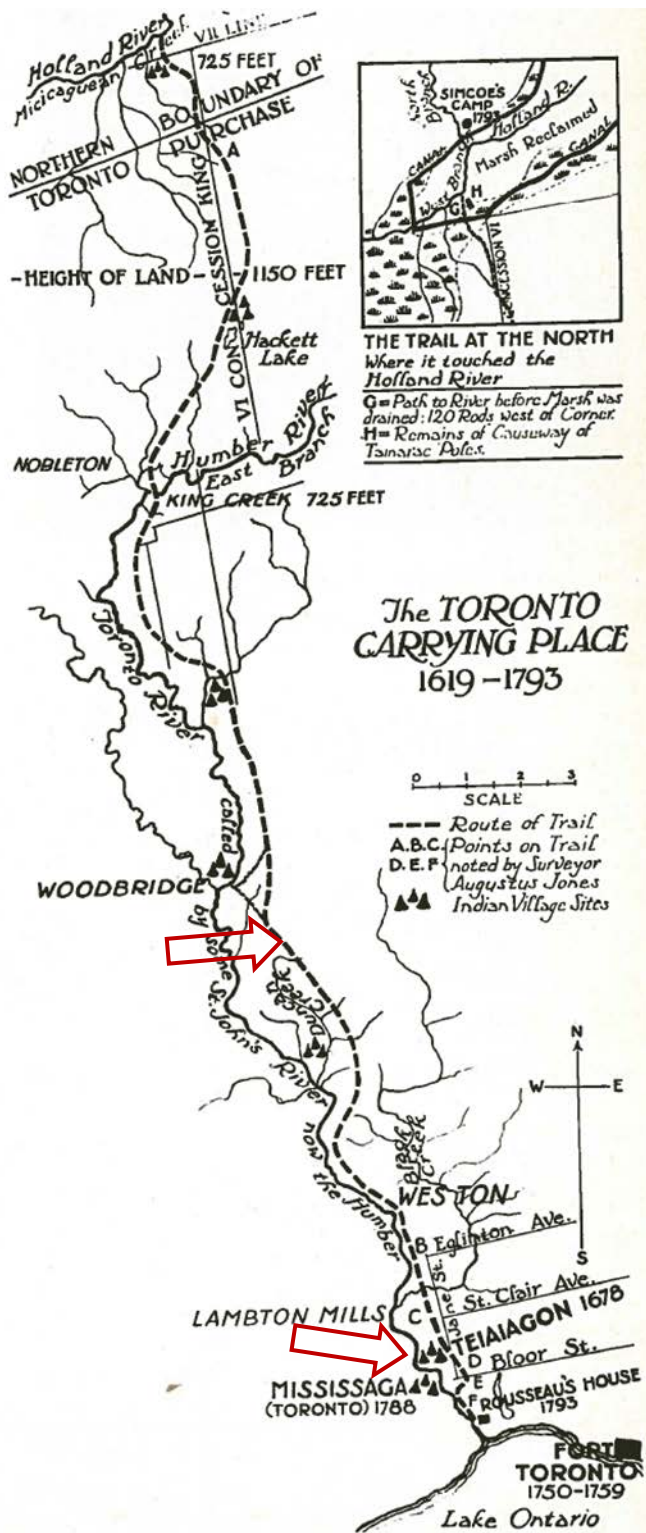
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6. IMAGES:



1. These location maps are for information purposes only; the exact boundaries of the property are not shown. The arrow marks the site of the property at 35 Kingsway Crescent, north of Bloor Street West on the east side of Kingsway Crescent. (City of Toronto, INview Map)

Please note: all maps are oriented with north at the top, unless otherwise indicated



2. Toronto Carrying Place Trail: showing the main route of the Trail along the Humber River Valley with the Village of Teiaiagon. The red arrow marks the current location of 35 Kingsway Crescent. (Arthur, p. 3)



THE LAND THAT WAS CALLED THE GARDEN OF EDEN.

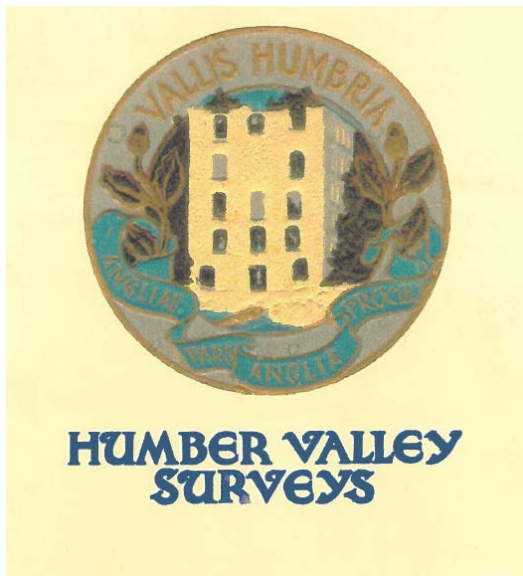
3. "The Land that was Called the Garden of Eden," Photograph of the Humber River, c. 1913: looking south and west from the Baby Point Peninsula, showing the Old Mill as it was reconstructed in 1848 and the bridge. (Macfarlane Lizars, p. 76)



4. George R. Tremaine, Tremaine's Map of the County of York Canada West, 1860, (detail): showing the location of the Glebe Lands with Range I, II, III and Thomas Fisher's mill. The map also shows the route along the Humber River, which corresponds to the current Kingsway Crescent. (Ng)



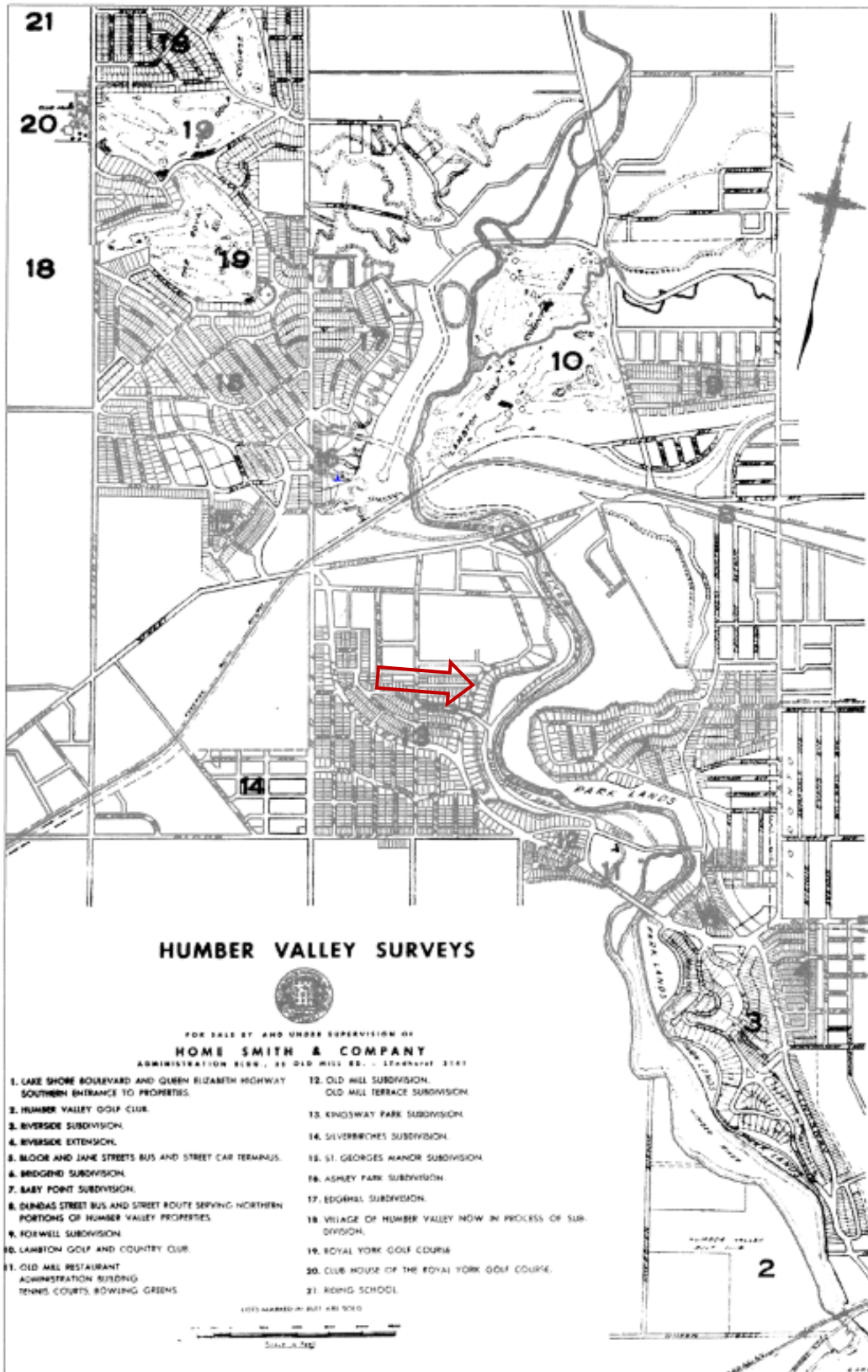
5. Miles & Co. *Illustrated Historical Atlas of the County of York*. 1878. (detail): showing the location of Thomas Fisher's mill, GM, just north of the arrow indicating the location of 35 Kingsway Crescent and the three lots of the Glebe Lands, identified with as "I, II, III at the bottom of the map. (Ng)



6. Cover Illustration for *Humber Valley Surveys*, 1911: showing an illustration of the Old Mill ruin and the Latin words "Vallis Humbria, Angliae par Anglia procul" - "Humber Valley, a bit of England far from England" (Swansea Historical Society Reprint, 1999)



7. Photograph of the ridge where 35 Kingsway Crescent is located and showing the Humber river and the grand riverside boulevard planned by R. Home Smith and now known as Home Smith Park Road. (City of Toronto Archives [CTA] Fonds 1231, Item 1650, James Salmon Fonds)



8. Home Smith & Co., Humber Valley Surveys, 1914: showing the extent of the plans for the 3,000 acres stretching from north of the Queensway to north of Eglinton Avenue. (Ingolfsrud and Keefer, p. iii.)



9. Plan of the Glebe Subdivision as Kingsway Park was known before the name was changed in 1924. The plan indicates how King George's Road and Queen Mary's Drive and Kingsway Place (as Kingsway Crescent was initially known) followed the contours of the landscape. Williams Drive is now known as Kingsgarden Road. (Ingolfsrud and Keefer, p 6.)



10. Pearce House shortly after completion in 1929 showing the principal, west, elevation (Metro Toronto Reference Library [MTRL] T34713)



11. Pearce House in 1998 with the garage completed at the north end of the house (left hand side of the photograph) (Kingsway Park Survey, Heritage Preservation Services, 1998)



12. Pearce house, west elevation, 2018 showing the gate posts and sunroom extension at the south end of the house (right hand side of photograph) (Neil Park, Etobicoke History Society, 2018)



13. Pearce House, view from Kingsway Crescent of the west elevation with the iron fence and substantial planting along the edge of the property. (Heritage Preservation Services [HPS], 2018)



14. Photograph showing the bay window with its leaded and stained glass, the red brick nogging and the brackets support the jettied gable (Birdhouse Media, 2017)



15. View of the south and east elevations showing the 1960 sun room extension. (Birdhouse Media, 2017)



16. View of the east and north elevations with terraces (Birdhouse Media, 2017)



17. View of the stone stair case leading down from the ridge into the Humber Valley Ravine (Birdhouse Media, 2017)



18. 31 Kingsway Crescent, an example of other houses on the ridge on the east side of Kingsway Crescent which share the a continuity of architectural form and landscaped setting (HPS, 2018)



19. 25 Kingsway Crescent, an example of other houses on the ridge on the east side of Kingsway Crescent which share the a continuity of architectural form, materials and landscaped setting (HPS, 2018)



20. 17 Kingsway Crescent, an example of other houses on the ridge on the east side of Kingsway Crescent which share the a continuity of architectural form and landscaped setting (HPS, 2018)



21. Examples of smaller properties on the west side of Kingsway Crescent (HPS, 2018)



22. Property at 22 Kingsway Crescent, west side, showing the continuity of architectural form, materials and landscaped setting. (HPS, 2018)