

Inclusion on the Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 28-30 Langley Avenue

Date: April 4, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Service, Urban Design, City Planning

Wards: Ward 14 – Toronto-Danforth

SUMMARY

This report recommends that City Council include the property at 28-30 Langley Avenue on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act to protect the exterior of the building and property.

This report was prepared in response to the City Council request to evaluate the property at 28-30 Langley Avenue and report back to the April 24, 2019 meeting of the Toronto and East York Community Council, the April 30, 2019 meeting of the Toronto Preservation Board, and the May 14, 2019 meeting of City Council.

The property at 28-30 Langley Avenue in Riverdale with the William C. Jones Houses (1893) is a rooming house undergoing interior renovations.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council include the property at 28-30 Langley Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 28-30 Langley Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 28-30 Langley Avenue (Reasons for Designation) attached as Attachment 3 to the report (April 4, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of July 4, 2018, the Toronto and East York Community Council adopted TE34.193, "Heritage Listing for 28-30 Langley Avenue":

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.193>

At its meeting of March 27-29, 2019, City Council adopted MM5.16, "Request for Evaluation of Heritage Designation":

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM5.16>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) of the property at 28-30 Langley Avenue are attached. The property at 28-30 Langley Avenue contains a pair of 2½-storey semi-detached house form buildings that were under construction in 1893 on property owned by contractor William C. Jones and first occupied in 1898. The next year (1899), Louis J. Thomas and his family became the tenants at present-day 30 Langley Avenue and, following Thomas's death in 1913, his widow purchased both properties. The Thomas estate retained 28-30 Langley Avenue until the 1950s, when it was converted to a legal rooming house. The property has been a rooming house for nearly 70 years.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the property at 28-30 Langley Avenue and determined that it meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. The William C. Jones Houses are valued as exceptionally well-crafted examples of the Queen Anne Revival style that are associated historically with the practice of Toronto architect, G. M.

Miller (co-designer of the Massey Music Hall and the architect for the Gladstone Hotel and other Toronto landmarks). Contextually, the property at 28-30 Langley Avenue supports, maintains and defines the residential character of the Riverdale neighbourhood adjoining the major cross-roads of Broadview and Gerrard and is historically, visually and physically linked to its setting as part of the streetscape of fine upscale late-19th and early-20th century house form buildings.

The Statement of Significance (Attachment 3) for 28-30 Langley 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 provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

If designated, City Council can review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

CONTACT

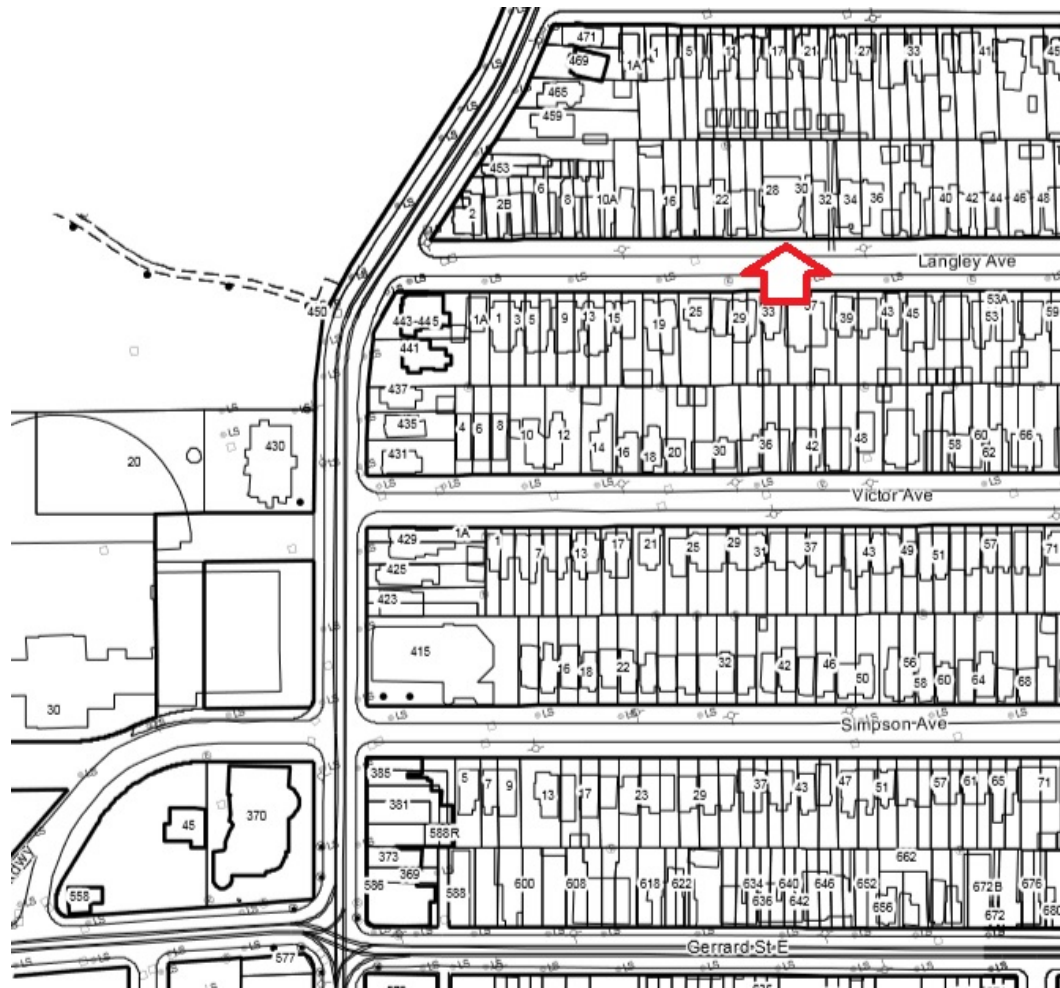
Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; fax: 416-392-1973
E-mail: Tamara.Anson-Cartwright@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 - Statement of Significance (Reasons for Designation)
Attachment 4 - Heritage Property Research and Evaluation Report



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



Aerial photograph showing the location of the property at 28-30 Langley Avenue, east of Broadview Avenue (www.google.ca/maps)



Principal (south) elevations of the William C. Jones Houses (Heritage Preservation Services, March 2019).

STATEMENT OF SIGNIFICANCE: 28-30 LANGLEY AVENUE ATTACHMENT 3 (REASONS FOR DESIGNATION)

The property at 28-30 Langley Avenue is worthy of inclusion on the City of Toronto's Heritage Register and 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:

Located on the north side of the street, east of Broadview Avenue, the property at 28-30 Langley Avenue contains a pair of 2½-storey semi-detached houses that, following the issuance of a building permit to the property owner and contractor William C. Jones in November 1892 that identified George Martel Miller as the architect, were under construction the following year (1893). Standing vacant for five years, the semi-detached house at 28 Langley Avenue was first occupied in 1898 by Reverend Enoch Barker, a Congregational minister. The following year, Louis J. Thomas and his family began a lengthy tenancy of 30 Langley Avenue that lasted until Thomas's death in 1913. Subsequently, his widow, Jennie Rife Thomas, purchased the property at 28-30 Langley Avenue with both houses. Archival records indicate that the Thomas Estate retained the property until the 1950s when it was converted to a legal rooming house.

Statement of Cultural Heritage Value:

The property at 28-30 Langley Avenue is valued for the exceptionally highly-crafted design of the pair of semi-detached houses in the Queen Anne Revival style that was popular at the end of the 19th century and identified by the mixture of materials, intricate rooflines and variety of architectural detailing. The William C. Jones Houses are particularly distinguished by the composition anchored by corner towers with turrets and original stained glass windows, and the sandstone cladding covering most of the principal (south) elevations.

The William C. Jones Houses are historically associated with George Martel Miller (1854-1933), the Toronto architect who is credited with their design. In solo practice in Toronto for nearly half a century where the Gladstone Hotel (1894) on Queen Street West was amongst his early projects, Miller became known for his commissions for the famous Massey family, particularly the iconic Massey Music Hall (1894, in association with Cleveland architect, Sidney R. Badgley). Miller's extensive portfolio included residential buildings in Toronto's up-and-coming neighbourhoods where the property at 28-30 Langley Avenue is a rare documented example of his work in Riverdale.

Contextually, the property at 28-30 Langley Avenue has cultural heritage value for its role in maintaining, supporting and defining the historical character of the street and the adjoining area as it developed as a middle-class enclave in Riverdale with well-crafted detached and semi-detached houses from the late-19th and early-20th century. The William C. Jones Houses are also historically, visually and physically linked to their setting on Langley Avenue on one of the original few lots not subdivided where they

stand prominent in the street with the grandeur of their scale, roofline and distinctive architectural detailing.

Heritage Attributes:

The heritage attributes of the William C. Jones Houses at 28-30 Langley Avenue are:

- The setback, placement and orientation of the buildings on the north side of the street, east of Broadview Avenue
- The scale, form and massing of the 2½-storey plans, with the sandstone bases with the window openings (south)
- Covering the buildings, the hipped roof (south) with the flared eaves, the metal finial and the corner towers (southwest and southeast), the cross-gable roofs (east and west) with the enclosed gables and the wood detailing, the gambrel roof (north), the shed-roof dormers (east and west), and the brick chimneys
- The materials, with the red brick and sandstone cladding, and the brick, stone, wood and metal detailing
- The principal (south) elevations, which are arranged as mirror images with the main entrances placed side-by-side in the first (ground) floor and accessed through round-arched portals with sandstone detailing (beneath the transoms, the doors have been replaced, as well as the steps leading to the entries)
- On the south elevations, in the second storey, the flat-headed openings with transoms that are protected by an open porch with a classical column
- The corner towers (southeast and southwest) with the round-arched openings in the first (ground) floor, some of which contain stained glass windows, the flat-headed window openings in the upper stories, the conical roofs with the extended eaves with brackets, and the metal finials
- The sandstone detailing on the south elevations, with the lintels, continuous sills and band courses
- On the side elevations (east and west) with the brick detailing and the two-storey bay windows with the flat-headed openings, the brick flat arches and the stone sills

ATTACHMENT 4

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WILLIAM C. JONES HOUSES
28-30 Langley Avenue, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2019

DESCRIPTION



Above: current photograph showing the south elevations (Heritage Preservation Services, February 2019); cover: aerial photograph, with north on the top (www.google.ca/maps)

28-30 Langley Avenue: William C. Jones Houses	
ADDRESS	28-30 Langley Avenue (north side, east of Broadview Avenue)
WARD	Ward 14 (Toronto-Danforth)
LEGAL DESCRIPTION	Plan 505, Lot 4
NEIGHBOURHOOD/COMMUNITY	Riverdale
HISTORICAL NAME	William C. Jones Houses
CONSTRUCTION DATE	1893
ORIGINAL OWNER	William C. Jones, contractor
ORIGINAL USE	Residential
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	G. M. Miller, architect
DESIGN/CONSTRUCTION/MATERIALS	Sandstone and brick cladding with brick, stone, wood and metal detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 28-30 Langley Avenue and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1807	Township Lot 14 is patented to John Cox
1815	William Smith acquires Lot 14, part of which is retained by his family for over 60 years
1860	The Smith family's holdings in Lot 14 are illustrated on Tremaine's map (Image 2a)
1881	Hannah Langley (who is related to the Smith family by marriage) acquires part of Lot 14
1884	The same year that Riverdale is annexed by the City of Toronto (and illustrated on the first Goad's Atlas covering the area, as shown in attachment 2b), Langley conveys a parcel of land to Alfretta Macdonald through her solicitor, Ernest A. Macdonald
1885 Feb	Ernest A. Macdonald registers Plan 482, laying out 35 lots and larger blocks of land along "Langley Avenue"
1885 Aug	Macdonald registers Plan 505, amending Plan 482 by extending the subdivision southward along Victor Avenue
1885 Sept	The tax assessment rolls indicate that all of the lots along Langley Avenue remain vacant and in Macdonald's ownership
1887 Sept	While some "unfinished houses" on Langley Avenue are recorded in the tax assessment rolls, most of the allotments remain vacant
1888 Sept	William C. Jones, a contractor whose business and residence are located on Brunswick Avenue, is recorded in the tax assessment rolls as the owner of one lot on the north side of Langley Avenue ¹
1890	Langley Avenue is illustrated on the update to Goad's Atlas with Lot 4 (the subject property) show as vacant (Image 2c); this section of the Atlas is not updated again until 1913
1892 Sept	The tax assessment rolls indicate that Jones owns vacant Lot 4, which has a 60-foot frontage and is valued at \$1560
1892 Nov	Building permit 1172 is issued to Jones for a pair of houses, identifying G. M. Miller as the architect (Image 2e)
1893 Sept	The next tax assessment roll records two "unfinished houses" on Lot 4, with each valued at \$4000
1894 Sept	Jones's houses on Lot 4 remain vacant, with the values updated to \$5500 each on the tax assessment rolls (which record the properties as vacant up to May 1897)

¹ There is an apparent error on the tax rolls, which show William C. Jones and John T. Russell as the owners of adjoining Lots 3 and 4, respectively, until a correction in 1892 identifies Jones as the owner of vacant lot 4

1898 May	The property is occupied for the first time according to the tax assessment rolls, which identify Robert Blong as the owner and Herbert Barker, a bank clerk as his tenant at present-day 28 Langley
1898	The city directory for 1899 (with information dating to the previous year) identifies Herbert Barker's father, Reverend Enoch Barker as the occupant at present-day 28 Langley
1899 May	Archival records indicate that Louis J. Thomas, a foreign buyer for the Murray-Kay store, and his family are tenants in the house at present-day 30 Langley Avenue ²
1899 Aug	Langley Avenue is macadamized (paved) according to the <i>Globe</i> newspaper
1913 Aug	Louis J. Thomas is killed in an automobile accident
1913 Nov	Robert Blong sells the property at 28-30 Langley Avenue to Louis's widow, Jennie Rife Thomas, who continues to reside at 30 Langley while renting the other house to tenants, including the Forster family
1913	Volume 3 of Goad's Atlas is updated to show Langley Avenue, with the subject property identified as "26" Langley (Image 2d)
1950 Nov	The executors of Thomas's estate sell the property at 28-30 Langley to Violet E. Forster, whose family is the long-time tenant
1954 Feb	An application is made to alter the property at 28-30 Langley Avenue as rooming houses, including the addition of a rear (north) fire escape
2012	The subject property is described in the local history book, <i>The Streets of Riverdale</i> as "a remarkable example of semi-detached residences" ³ (Image 2f)
2018	The Toronto and East York Community Council adopts TE.193, requesting that the property at 28-30 Langley Avenue be evaluated for the City's Heritage Register

ii. HISTORICAL BACKGROUND

Riverdale:

The property at 28-30 Langley Avenue is in the Toronto neighbourhood of Riverdale. After Toronto was founded as the Town of York in 1793, the town site was adjoined by "park lots" for the gentry and, between the Don and Humber Rivers, large tracts reserved for the provincial government and military uses. To the northeast, York Township was surveyed into 200-acre farm lots. The allotments on the east side of the Don River were conveyed to John Scadding, secretary to Lieutenant-Governor John Graves Simcoe, and John Cox, a former military officer whose house (ca. 1807) remains in altered form at 469 Broadview Avenue. In 1856, part of Scadding's land was acquired by the City of Toronto as the site of the Don Jail (1858-64) and an industrial farm that were illustrated on Tremaine's Map (1860, with an extract attached as Image

² In some archival records, Louis's name is spelled "Lewis"

³ Whyte,

2a). The remaining municipal land was reserved for Riverdale Park, which officially opened in 1880.⁴

Most of the lands east of the Don River between present-day Queen Street East and Danforth Avenue were slow to be developed given the limited number of bridges until the 1850s when the Grand Trunk Railway extended its tracks through the district. With this new transportation link, a fledging community emerged that was known informally as Riverside and Don Mount. In 1884, the City of Toronto annexed the area bounded by the Don River, Queen Street and Greenwood and Danforth avenues as Riverdale (two years later, the south limit was extended to Eastern Avenue). At the same time, the former mill road connecting the city to the Danforth was renamed Broadview Avenue “because of its spectacular views” overlooking the park and river.⁵ Annexation delivered municipal services, including a streetcar line on Broadview. After the completion of the Prince Edward (Bloor Street) Viaduct in 1918, Riverdale was promoted as “East Rosedale” for the number and quality of upscale residential developments adjoining Broadview Avenue, including Langley Avenue.

28-30 Langley Avenue

The development of the property at 28-30 Langley Avenue is traced on historical maps and atlases, including those reproduced in Section 6 below.⁶ The subject property was part of township lot 14, which was purchased by William Smith, Jr., in 1815 and subsequently subdivided by his heirs, including the conveyance of the John Cox House and the lands south to present-day Gerrard Street East to their relatives, members of the Langley family.⁷ In 1884, when Riverdale was annexed and the area first illustrated on Goad's Atlas (Image 2b), Ernest A. Macdonald acquired a small portion of the Langley lands and, the following year, registered two subdivisions along a new street identified as "Langley Avenue."

In 1889, William C. Jones (1849-1923), an Irish-born contractor whose business and residence were located on Brunswick Avenue, purchased Lot 4 under Plan 505 on the north side of Langley Avenue. The allotment stood vacant until a building permit was issued in 1892 for a pair of 2½-storey semi-detached houses identifying G. M. Miller as the architect. Construction of the dwellings was underway in September 1893 when the tax assessment rolls described the buildings as "unfinished." Subsequent rolls indicate that the site remained unoccupied until 1899 when the property was acquired by Robert Blong. His original tenant at present-day 28 Langley Avenue (or the westerly unit) was Reverend Enoch Barker (1828-1921), a Congregational minister whose family resided on-site for several years. In 1905, the house now numbered at 30 Langley Avenue was first occupied by Louis J. Thomas (1863-1913) and his family. Thomas was a foreign buyer for Murray-Kay, a Toronto fashion retailer and, following his sudden death in an

⁴ Riverdale Park continued on the west bank of the Don, where part of the City-owned land was reserved as the second location of Toronto General Hospital (1856)

⁵ Myrvold, 11

⁶ Other maps and atlases are available at: <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>

⁷ The members of the Langley family associated with the area included Henry, principal in the notable Toronto architectural firm of Langley, Langley and Burke and his brother, Charles, a builder who resided in and modified the John Cox House, a designated heritage property. According to Whyte, the Smith and Langley families were connected by marriage in two generations

automobile accident in 1913, was described as "a well-known figure in business circles."⁸ His widow, Jennie Rife Thomas (1866-1928) purchased 28-30 Langley Avenue where she continued to reside at 30 Langley. Following her death, trustees of the Thomas Estate retained the subject property until 1950 when it was acquired by a long-time tenant and converted into a legal boarding house.

In his book, *The Streets of Riverdale* (2012), author and local historian Gerald A. Whyte described the property at 28-30 Langley Avenue as a "remarkable example of semi-detached residences."⁹

Architect G. M. Miller

The building permit issued in 1892 to William C. Jones for the semi-detached houses at 28-30 Langley named George Martel Miller (1854-1933) as the architect (Image 2d). Miller was educated in his home town of Port Hope and in Peterborough before relocating to Toronto in 1885. He opened a solo practice, accepting commissions that included the Gladstone Hotel (1894) on Queen Street West, Havergal Ladies College (1898, and now part of the National Ballet School's campus) on Jarvis Street, and the City Dairy Stables (1900 and 1909, and later acquired by the University of Toronto) on Spadina Crescent. The firm was renamed G. M. Miller and Company in 1896, following the completion of the iconic Massey Music Hall (1894, in association with American architect, Sidney R. Badgley) and preceding a series of other projects for Toronto's famous Massey family. As a result, "at the turn of the century his was one of the largest and most productive architectural offices in Toronto, designing many churches, houses, and commercial buildings in various eclectic styles," including the William C. Jones Houses at 28-30 Langley Avenue.¹⁰

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 28-30 Langley Avenue are found on the cover and in Sections 2 and 6 of this report. The William C. Jones Houses are designed with features of the Queen Anne Revival, which became popular for residential buildings at the end of the 19th century and represented the most elaborate of the architectural styles identified with the late Victorian era. The Queen Anne Revival was inspired by 16th and 17th century British architecture and first interpreted by architect Richard Norman Shaw in intricate compositions mixing medieval and classical elements. Department store founder Robert Simpson's Bloor Street East mansion named Haddon Hall (1883, and no longer extant) is considered the first example of the style in Toronto. Queen Anne Revival designs are identified by mixtures of materials, dramatic rooflines and picturesque detailing, elements found on the William C. Jones Houses.

The William C. Jones Houses extend 2½ stories above raised sandstone bases incorporating flat-headed window openings with sandstone lintels. The pair of semi-detached house form buildings are clad with a mixture of red brick and sandstone, with the latter covering most of the principal (south) elevations and used for the detailing on

⁸Toronto Star, Aug 5, 1913

⁹ Whyte, 57

¹⁰ Dendy, 250

the openings. The structures share a steeply-pitched hipped roof (south) with twin towers and a metal finial, a gambrel roof (north), cross-gables (east and west) with closed gables with wood detailing and window openings, shed-roof dormers (east and west), and brick chimneys.

The principal (south) elevations are designed as mirror images with the main entrances placed side-by-side and elevated in the first (ground) floor (the steps leading to the entrances have been replaced). The entrances are inset and accessed through round-arched portals with sandstone detailing (the doors have been replaced). A monumental round-arched window opening with sandstone detailing flanks each entrance and, on the southeast and southwest corners, towers with flat-headed and round-arched window openings extend 2½-stories beneath conical roofs with extended eaves, brackets and finials. The towers have single round-arched openings with stained glass windows in the first floor and, in the upper stories, the flat-headed window openings have stone lintels and continuous sills. Above the entrances, the openings in the second storey are protected by open porches with classical wood detailing.

On the west side elevation of 28 Langley Avenue and the east side elevation of 30 Langley Avenue, two-storey bay windows feature flat-headed openings with brick and stone detailing.

iv. CONTEXT

The property at 28-30 Langley Avenue is located in the area northeast of Broadview Avenue and Gerrard Street East in the Riverdale neighbourhood. Adjoining this intersection, the Don Jail (1858-64) at 550 Gerrard, the Riverdale Public Library (1910) at 370 Broadview, the Bank of Ottawa (1911) at 363 Broadview and St. John's Presbyterian Church (1907) at 415 Broadview are recognized on the City of Toronto's Heritage Register and, with the exception of the landmark jail complex, represent the development of the area after it was annexed by the City of Toronto. On Broadview Avenue, the heritage houses at 469 (ca. 1807, with later additions), 441 (1884) and 443-445 (1906) reflect the evolution of the street from its origins as the Don and Danforth Road to a major city thoroughfare flanked by the early-20th century subdivisions that followed the arrival of the streetcar line. Within the residential neighbourhood, Simpson Avenue Methodist Church (1907, and now the Metropolitan Community Church of Toronto) at 115 Simpson Avenue is an institutional landmark in the community that is included on the Heritage Register.

The William C. Jones Houses are found on the north side of Langley Avenue on one of the few original lots not subdivided. The property is adjoined on both sides and opposite (south) by fine detached and semi-detached house form buildings dating to the late-19th and early-20th century when Langley Avenue was first developed.

3. EVALUATION

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's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

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

The property at 28-30 Langley Avenue is valued for the exceptionally highly-crafted design of the pair of semi-detached houses in the Queen Anne Revival style that was popular at the end of the 19th century and identified by the mixture of materials, intricate rooflines and variety of architectural detailing. The William C. Jones Houses are particularly distinguished by the composition anchored by corner towers with turrets and original stained glass windows, and the sandstone cladding covering most of the principal (south) elevations.

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

The William C. Jones Houses are historically associated with George Martel Miller (1854-1933), the Toronto architect who is credited with their design. In solo practice in Toronto for nearly half a century where the Gladstone Hotel (1894) on Queen Street West was amongst his early projects, Miller became known for his commissions for the famous Massey family, particularly the iconic Massey Music Hall (1894, in association with Cleveland architect, Sidney R. Badgley). Miller's extensive portfolio included residential buildings in Toronto's up-and-coming neighbourhoods where the property at 28-30 Langley Avenue is a rare documented example of his work in Riverdale.

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

Contextually, the property at 28-30 Langley Avenue has cultural heritage value for its role in maintaining, supporting and defining the historical character of the street and the adjoining area as it developed as a middle-class enclave in Riverdale with well-crafted detached and semi-detached houses from the late-19th and early-20th century. The William C. Jones Houses are also historically, visually and physically linked to their setting on Langley Avenue on one of the original few lots not subdivided where they stand prominent in the street with their grandeur, scale and distinctive architectural detailing.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that property at 28-30 Langley Avenue has cultural heritage value for its design, historical associations and context. The William C. Jones Houses are valued as exceptionally well-crafted examples of the Queen Anne Revival style that are associated historically with the practice of Toronto architect, G. M. Miller (co-designer of the Massey Music Hall and the architect for the Gladstone Hotel and other Toronto landmarks). Contextually, the property at 28-30 Langley Avenue supports, maintains and defines the residential character of the Riverdale neighbourhood adjoining the major cross-roads of Broadview and Gerrard and is historically, visually and physically linked to its setting as part of the streetscape of fine upscale late-19th and early-20th century house form buildings.

5. SOURCES

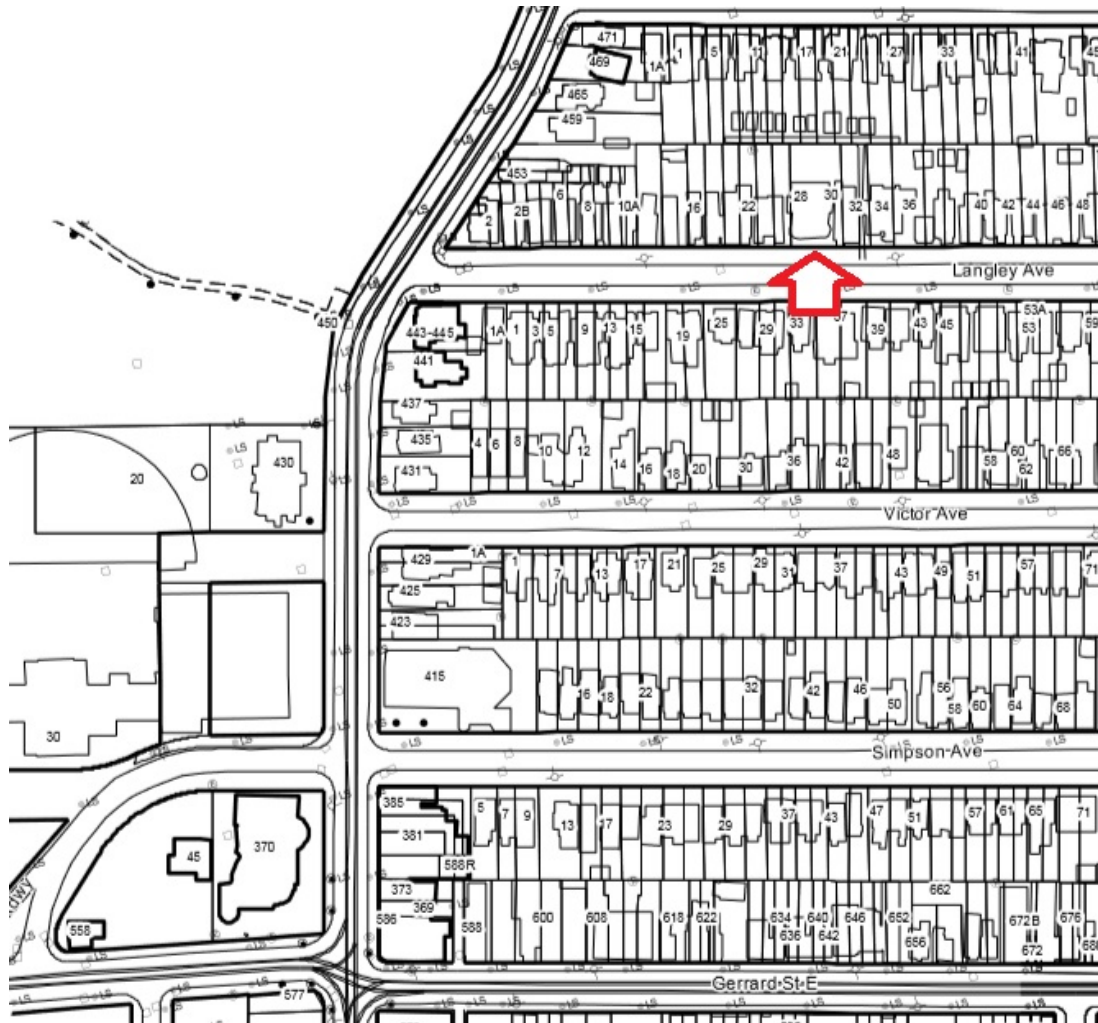
Archival Sources:

- Abstract Index of Deeds, Plan 505, Lot 4
- Archival Maps and Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Assessment Rolls, St. Matthew's Ward, 1886-1892, Ward 1, Division 2, 1893-1899, and Ward 1, Division 3, 1900 ff..
- Building Permit 1172 (November 28, 1892), City of Toronto Archives
- Building Records, Toronto and East York, 1954-1976
- City of Toronto Directories, 1885 ff.

Secondary Sources:

- Arthur, Eric, *Toronto: No Mean City*, 3rd ed., revised by Stephen A. Otto, 1986
- "Auto Overturned While Avoiding Farmer's Wagon," *Toronto Star*, August 5, 1913
- Blumenson, John, *Ontario Houses*, 1990
- "Contracts Let for Residence," *Globe*, July 27, 1922
- Cruikshank, Tom, and John Visser, *Old Toronto Houses*, 2008
- Dendy, William, *Lost Toronto*, 1st ed., 1978
- Fletcher, Ron, *Over the Don*, 2002
- "George M. Miller," *Construction*, April-May 1933
- "George Martel Miller," Obituary, *Globe*, April 18, 1933
- "George Martel Miller," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/1484>
- Jones and Thomas Family Records, www.ancestry.ca
- "L. J. Thomas Killed," *Globe*, August 5, 1913
- McHugh, Patricia, and Alex Bozickovic, *Toronto Architecture: A City Guide*, 3rd ed., 2017
- Muir, Elizabeth Gillian, *Riverdale: East of the Don*, 2014
- Myrvold, Barbara, *The Danforth in Pictures*, 1979
- Myrvold, Barbara, *Historical Walking Tour of the Danforth*, 1992
- Whyte, Gerald A., *The Streets of Riverdale*, 2012

6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrow marks the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



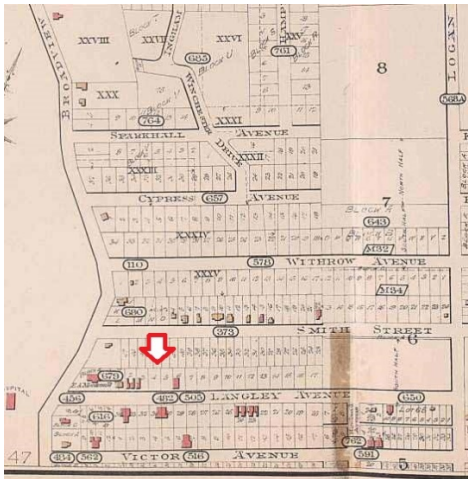
1. Location Map, 28-30 Langley Avenue: showing the location of the property on the north side of the street, east of Broadview Avenue, its proximity to Riverdale Park (left or west) and other landmark buildings along Broadview Avenue and Gerrard Street East (which are outlined in **bold**) (City of Toronto Property Data Map).



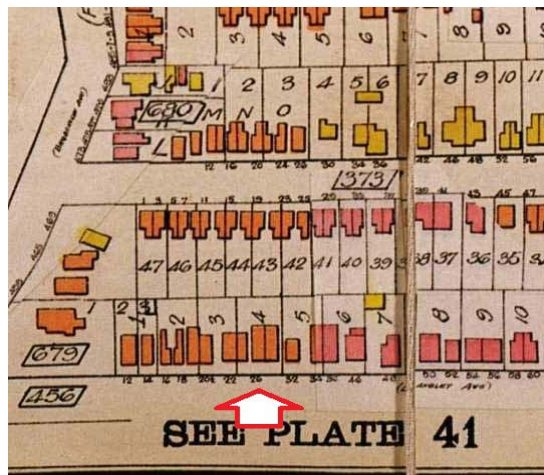
2a. Tremaine's Map, 1860



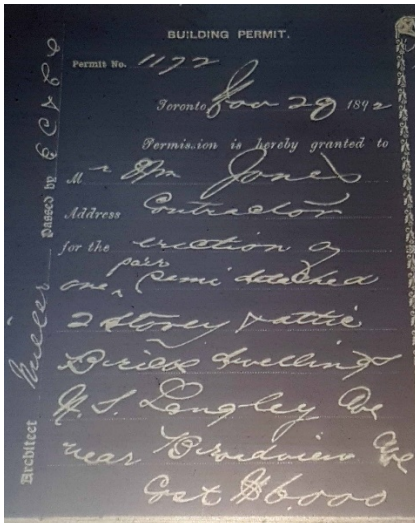
2b. Goad's Atlas, 1884



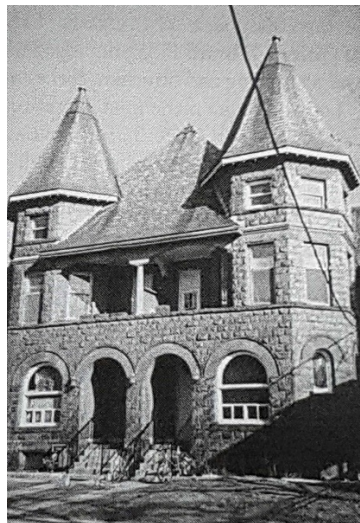
2c. Goad's Atlas, 1890



2d. Goad's Atlas, Volume 3, 1913



2e. Building Permit, 1892



2f. Photograph, Whyte, 2012

2. Archival Images, 28-30 Langley Avenue: archival maps, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>; Building Permit 1172, City of Toronto Archives; and photograph, Whyte, 57



3a. and 3b. Principal (south) elevation showing the west elevation (left) and the east elevation (right)



3c. Contextual view, looking west on Langley Avenue from 28-30 Langley (right) to Broadview Avenue where the St. Matthew's Lawn Bowling Clubhouse (a designated heritage building relocated from Gerrard Street East) terminates the vista

3. Current Photographs, 28-30 Langley Avenue: Heritage Preservation Services, March 2019.