



REPORT FOR ACTION

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

Date: May 22, 2019

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Urban Design/Heritage, City Planning

Wards: Ward 19 – Beaches – East York

SUMMARY

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

Located in Balmy Beach, south of the Kingston Road, between Kingswood Road and Bingham Avenue, the property contains a two-and-a-half storey, Arts and Crafts Movement, Shingle-Style house constructed in 1915-1916 and first owned by Clara and Arthur G. Hill.

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.

In October, 2018 an application for a minor variance was submitted for consideration by the Committee of Adjustment to demolish the house and garage and replace them with a new house and garage. In January, 2019 Heritage staff submitted a report to the Committee of Adjustment (CofA) requesting deferral of the application to give staff time to evaluate the property. The matter will be considered at the CofA hearing on June 25, 2019.

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

RECOMMENDATIONS

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

1. City Council include the property at 28 Bracken Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 28 Bracken Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 28 Bracken Avenue (Reasons for Designation) attached as Attachment 3 to the report (May 22, 2019) from the Senior Manager, Heritage Preservation Services, City Planning.
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

Consideration of the minor variance application to demolish and replace the house and garage was deferred at the January 30, 2019 Committee of Adjustment meeting, Reference A0972/18TEY

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) of the property are attached. The Statement of Significance (Attachment 3) for 28 Bracken 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 website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Staff have completed the Research and Evaluation Report (Attachment 4) for the property at 28 Bracken Avenue and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Located on the north side of Bracken Avenue, between Kingswood Road and Bingham Avenue, the property at 28 Bracken Avenue contains the Clara and Alfred G. Hill house, a two-and-a-half storey house, constructed in 1915-1916, which has design value as an exceptionally finely-crafted example of Arts and Crafts architecture rendered in the Shingle Style which is evident in its complex massing of roofs and dormers integrating a deep veranda, the combination of a brick-clad lower storey with a shingled upper stories and finely crafted wood elements.

The house has associative value as it is part of the early 20th-century development of the Balmy Beach residential neighbourhood and as it has had a number of distinguished residents including the well-known Irish-Canadian poet and novelist and Member of the Order of Canada, Kildare Dobbs and Kathleen Ptolemy, who served as the Secretary of the Canadian Council of Refugees.

Prominently sited on its corner lot and viewed from two streets, the house, with its complex massing of roofs, dormers and deep verandah and its finely crafted details including the complementary garage is a local architectural landmark. As one of the earliest houses completed on the street, 28 Bracken Avenue has contextual value as it maintains and defines the historic architectural character of Balmy Beach which has a collection of well-designed and carefully-crafted residential Arts and Crafts architecture of the early twentieth century on the adjacent Kingswood Road South, Bingham and Scarborough avenues. The Hill house, with its high standard of craftsmanship in form and detail supports this characteristic identity of the neighbourhood.

The property was first identified as having heritage potential in the originally proposed Balmy Beach Heritage Conservation District (HCD) in 2006. However, the houses on Bracken Avenue was excluded when it was determined that the HCD would focus on Kingswood Road South properties alone. The owner is seeking permission to demolish the house and garage. On January 30, 2019, a nomination requesting designation of the house was submitted by a local resident and supported by The Beaches and East Toronto Historical Society.

For more than 100 years, the Clara and Arthur G. Hill house, at 28 Bracken Avenue, has been a local landmark of exceptionally well-crafted, Arts and Crafts Shingle Style architecture, with historical and contextual associations with the Balmy Beach neighbourhood and merits designation under the Ontario Heritage Act as the property meets the criteria under all three categories of design, associative and contextual values.

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

CONTACT

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SIGNATURE

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ATTACHMENTS

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

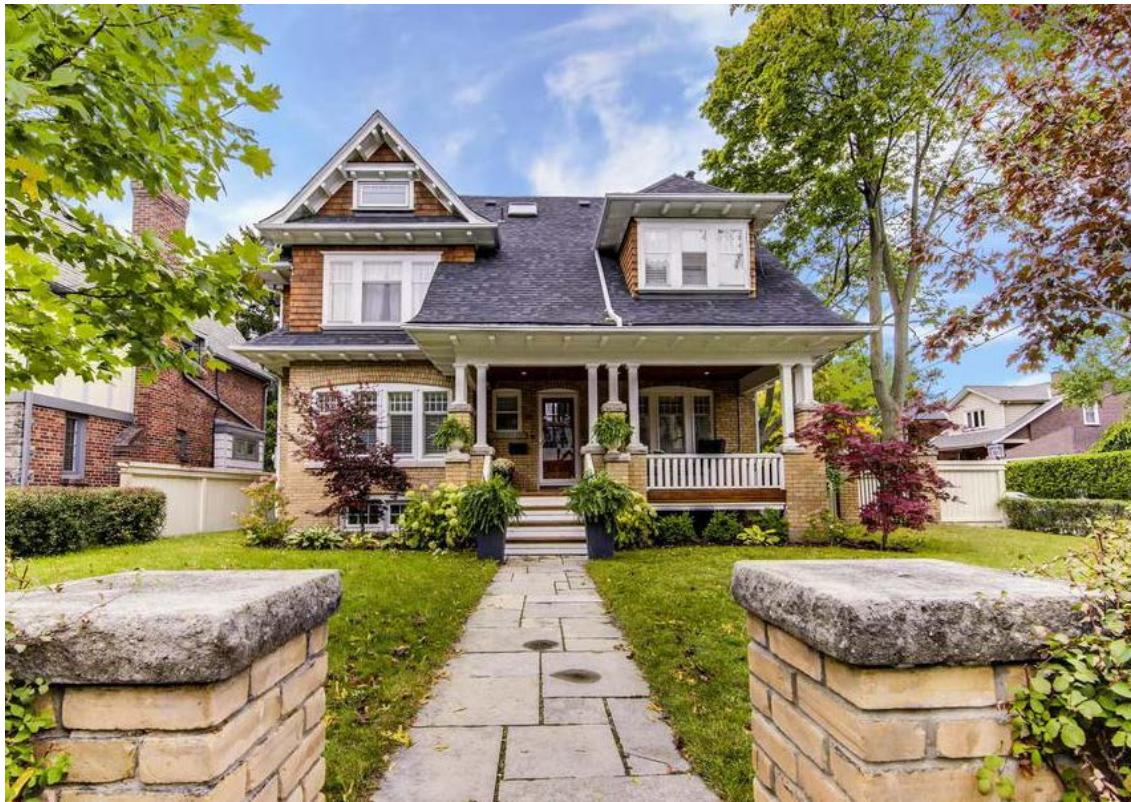
LOCATION MAP: 28 BRACKEN AVENUE

ATTACHMENT 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 28 Bracken Avenue.

Please note: unless otherwise identified plans and maps are always oriented with north at the top. (City of Toronto, Iview Map)



Photograph of the principal (south) elevation of the Hill house at 28 Bracken Avenue
(Richard Koroll, 2015)



Photograph of the principal (south) and side (east) elevation of the Hill house at the north-west corner of Bracken and Bingham avenues (HPS, 2019)



Photograph showing the complementary garage and the side (east) and rear (north) elevations, with the two rear extensions. (Richard Koroll, 2015)

STATEMENT OF SIGNIFICANCE
28 BRACKEN AVENUE
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 28 Bracken Avenue, containing a house-form building 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

Located in the Balmy Beach neighbourhood on the north side of the street between Kingswood and Bingham avenues, the property at 28 Bracken Avenue contains a two-and-a-half storey house-form building constructed in 1915-16 and first owned by Clara and Arthur G. Hill. Located on a corner lot, the house includes garage facing Bingham Avenue and at one time also included a tennis court which was located at 26 Bracken Avenue. The property is within close proximity to the Kingswood Road South Heritage Conservation District which is located south of Bracken Avenue.

Statement of Cultural Heritage Value

The Clara and Arthur G. Hill house, with its complementary garage, has design value as an excellent representative of the Arts and Crafts Movement, rendered in the Shingle Style, evident in the complex massing, sweeping roofs, combination of gable and hip dormers, projecting bay window, deep verandah with buff brick and shingle cladding. A high degree of craftsmanship and artistic merit is shown in the construction of the house which skillfully resolves the complex massing through expert design and carpentry.

Further artistic merit is seen in the detailing of the flaring eaves with the tapered rafters ends and the unusual verandah supports with their combination of tripled brick piers of varying heights. The gate posts at the entrance walkway and the garage structure to the north have been built to be consistent with the materials, forms, craftsmanship and detailing of the house, contributing to the overall design value of the property.

As one of the earliest houses on Bracken Avenue, the Hill house is valued for its historic association with the early 20th-century development of the Balmy Beach neighbourhood. The house has historical and associative value as it was the home of Kildare Dobbs, the well-known Irish-Canadian poet and novelist and Member of the Order of Canada, and Kathleen Ptolemy, who served as the Secretary of the Canadian Council of Refugees.

Located at the corner of Bracken and Bingham Avenues in the heart of the Balmy Beach neighbourhood and the adjacent Kingswood Road South HCD, the Hill House with its Arts and Crafts architecture and Shingle Style details has contextual value as it defines and maintains the Arts and Crafts character of the residential architecture of this neighbourhood including a fine collection of houses on Bingham Avenue and Kingswood and Scarborough roads. Constructed in 1915-1916 and the second house to be completed on Bracken Avenue, Hill house is functionally, historically and visually linked to its surroundings. Prominently sited on its corner lot and viewed from two streets, the house, with its complex massing of roofs, dormers and deep verandah and its finely crafted details is a local architectural landmark.

Heritage Attributes

The heritage attributes of the property at 28 Bracken Avenue are:

- The setback, placement and orientation of the house and garage on the property at the north-west corner of Bracken and Bingham avenues
- The scale, form and massing of the two-and-a-half storey house-form building which includes the sweeping gable roof, with its gable and hipped roof dormers and its extension over the first floor porch, the roof skirt which is featured on parts of all four elevations, including the gable dormer and the projecting double storey bay window on the south elevation, and the brick chimneys on the east and west elevations
- The projecting eaves of the roofs which feature tapered rafter tails
- The supporting piers for the verandah which include brick piers of two heights, with square stone caps, supporting square posts with moulded bases and capitals and the additional brick piers set in front of the verandah piers to either side of the entrance to the verandah which are used to support planters
- The wood handrails on the stairs and verandah
- The wood beams supporting the verandah roof with their decorative dentil course
- The brick cladding of the first storey and shingle cladding of the upper two stories
- The design of the elevations with single window openings which combine single, triple and quadruple lights including the second floor window in the bay which combines lights with a wider central opening
- The window heads which have arched brick headers on the ground floor and flat openings on the second and third floors surrounded by wood frames with a projecting cornice element
- The third floor window opening in the gable dormer which features a small shingled roof, eaves with projecting tapered rafter tails
- The scale form and massing of the garage with its gable roof and roof skirting
- The cladding materials of the garage including the brick and shingles
- The window in the gable of the garage with its three openings, wood cornice and mouldings and projecting shingled roof
- The pair of brick piers with stone caps set on the south edge of the property at the sidewalk, marking the entry path to the main (south) entrance

ATTACHMENT 4

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



28 BRACKEN AVENUE
CLARA AND ARTHUR G. HILL HOUSE

Prepared by:

Heritage Preservation Services
City Planning
City of Toronto

May 2019

1. DESCRIPTION



Above: 28 Bracken Avenue, Clara and Arthur G. Hill House, south (principal) and west (side) elevations (Heritage Preservation Services [HPS] 2019)

Cover: 28 Bracken Avenue, principal (south) elevation, (Richard Koroll, 2015)

28 BRACKEN AVENUE - CLARA AND ARTHUR G. HILL HOUSE	
ADDRESS	28 Bracken Avenue
WARD	19
LEGAL DESCRIPTION	PLAN 1408 LOT 134
NEIGHBOURHOOD/COMMUNITY	Balmy Beach
HISTORICAL NAME	Clara and Arthur G. Hill House
CONSTRUCTION DATE	1915-1916
ORIGINAL OWNER	Arthur G. Hill
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	Harvey B. Jackson, builder
DESIGN/CONSTRUCTION/MATERIALS	Brick and shingle cladding
ARCHITECTURAL STYLE	Arts and Crafts - Shingle Style
ADDITIONS/ALTERATIONS	Numerous additions and alterations
CRITERIA	Design, associative, contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 28 Bracken Avenue, 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
1796	The property at 28 Bracken Avenue is part of the 200-acre Lot I, First Concession East of the Town which was granted to John Baskerville Clegg
1847	George Monro purchases the eastern 60.5 acres of Lot 1 south of the Kingston Road including the broken front land
1908	The portion of Lot 1 south of Kingston Road, known as the Munro estate, is subdivided and registered as Plan 1408 by the heirs of the Munro estate
1913-1916	Assessment rolls indicate that Lot 134, at the north-west corner of Bracken and Bingham avenues, is vacant and owned by Mary Layrock Havill
1916	In May 1916, the assessment rolls record Arthur G. Hill as the owner and Harvey Jackson as a tenant at Lot 134 indicating that the house has been constructed within the last 12 months
1917	The city directory and assessment rolls taken in May 1917 record Albert G. Hill and Clara Hill as living at '134' on Bracken Avenue ¹
1933	Hill acquires the vacant property, Lot 133, to the west of 28 Bracken Avenue to build a tennis court
1938	Following the death of Arthur, Clara Hill sells the property at 28 Bracken Avenue to the National Trust Co. Ltd and the property containing the tennis court now known as 26 Bracken Avenue
1939	A house, replacing the tennis court, is complete at 26 Bracken Avenue
1943	Giovanna DiFalco purchases 28 Bracken Avenue
1972	The DiFalco family sells the property to Clifford Monson
1973	Colleen Dimson purchases the property from Clifford Monson
1976	Colleen Dimson sells the property to David and Kathleen Ptolemy
1994	David Ptolemy sells the property to Dr. Peter A. Reich
1999	Mary Radosevich and Karl Thomson purchase the property from Dr. Reich
2006	The property is identified as having heritage potential in the original proposed Balmy Beach HCD Plan
2016	The property was sold to the current owners

¹ The City Directories continued to use the Lot number, 134, to identify the property until 1924, when the property was listed as 28 Bracken Avenue.

2018	A minor variance application is submitted to Committee of Adjustment which proposes the demolition and replacement of the house and garage at 28 Bracken Avenue
2019	A nomination is submitted to designate the property under Part IV, Section 29 of the Ontario Heritage Act

ii. HISTORICAL BACKGROUND

Balmy Beach Neighbourhood:

The property at 28 Bracken Avenue is located in the neighbourhood known as Balmy Beach, and is situated south of Kingston Road and west of Victoria Park Avenue. It is acknowledged that the property is located on the traditional lands of the Haudenosaunee Confederacy, the Wendat and the Mississaugas of the New Credit First Nation. (*Image 1*)

Following the establishment of the Town of York as the Capital of Upper Canada in 1793, John Graves Simcoe, Lieutenant Governor of Upper Canada, granted 100-acre park lots and 200-acre farm lots to members of the military, loyalists, and clergy to encourage settlement around the town. The property at 28 Bracken Avenue is located on part of the historic, Lot 1, in the "First Concession East of the Town" that was originally granted in 1796 to John Baskerville Clegg (1773-1861). In 1795, Baskerville Clegg was as an Ensign in the 49th Regiment of the British Army, but by 1810 had been appointed the Aide de Camp (ADC) to General Sir Isaac Brock. In October, 1812, he was serving with Brock in the Battle of Queenston Heights when Brock died in battle. Baskerville Clegg was recognized for his service by Brock's successor Major General Roger Sheaffe and subsequently appointed as his ADC. (*Image 2*)

Lot 1, in the First Concession from the Bay East of the Town was a long narrow lot stretching from Queen Street East north to the Danforth Road. As Lot 1 included land south of Queen Street along the Lakeshore it exceeded the nominal 200 acres in area. Its eastern edge was the boundary between York and Scarborough Townships, today marked by Victoria Park Avenue.

George Monro Estate:

In 1847, 60.5 acres of the east half of Lot 1 south of Kingston Road, including land south of Queen Street East identified as the "Broken Front" Concession were purchased by George Monro (1801-1878). Monro (also known as Monroe) was a Scottish immigrant, who started a successful wholesale business importing goods from Britain and India. From 1834-5 and 1837-1845 Monro served as an alderman, was appointed Mayor of Toronto in 1841 and from 1844-5 represented the riding of York, now East York, in the Legislative Assembly. (*Image 3*)

In 1908, Monro's heirs subdivided and registered as Plan 1408, the portion of his estate which extended between the Kingston Road and Queen Street East. Plan 1408 was a subdivision of 205 lots, bound by north-south streets, Maple Avenue on the west (now Scarborough Road) and Victoria Park Avenue on the east and with the parallel Lynwood

Avenue (now Kingswood Road) and Glendale Avenue (now Bingham Road) in between. Bracken Avenue was the sole east-west street connecting the other four. Plan 1408 excluded Monro's land south of Queen Street and the subdivision around Neville Park Boulevard which because of its ravine topography was developed later as Plan 504E. In 1909, the area known as Balmy Beach, largely consisting of the Monro estate, was annexed to the City of Toronto necessitating the changes to street names indicated above. (*Images 4-6*)

The name Balmy Beach comes from the development undertaken on Lot 2, to the west of Lot 1, by Adam Wilson, who registered a subdivision of his property, Plan 406 in 1876. Plan 406 contained 145 lots set in a street grid created by Balsam, Beech, Birch, Pine and Maple (now Queen Street) avenues. On the lake front an open area was created for the "common use and enjoyment of lot owners,"² which was known as Balmy Beach and appears on the 1878 Map. With streetcar and steamer access, Balmy Beach and the adjacent Beach district would become a popular summer destination, with Victoria Park and Kew Gardens to the east and west (respectively) of Balmy Beach.

Lot 134, Plan 1408 - 28 Bracken Avenue:

From 1913 to 1915, Mary Layrock Havill owned the property at 28 Bracken Avenue then a vacant Lot 134 of Plan 1408, located at the north-west corner of today's Bracken and Bingham avenues and measuring 50 x 110'. In May of 1916, according to the assessment rolls, the property was owned by Alfred G. Hill, and occupied by a tenant, Harvey B. Jackson who was a builder, indicating that the house was built within the past 12 months, between May 1915 and May 1916.³ In the City Directories of 1917 (typically published before January of the year stated), Alfred Hill was recorded as living at 134 Bracken and he and his wife Clara are recorded as living at and owning Lot 134 on Bracken Avenue by the assessment rolls in May 1917.⁴

Alfred G. Hill (1871-1938) was born in England where he met and married Clara Roper (1860-1944). In 1906, the couple immigrated to Canada and were living in the Balmy Beach neighbourhood at 125 Bracken Avenue before moving to the house at 28 Bracken Street.⁵ At this time, Hill, an engineer, was working as a manager for Babcock and Wilcox, an engineering firm founded originally in the United States in 1867 which started with the design of boilers and has since expanded into multiple sectors of energy production.⁶ In 1924, Goads Atlas includes a plan of the building on the property but neither the rear wings nor the garage are shown. The brick garage and one of the rear wings, noted as single-storey wood extension at the western corner of the north elevation appear on a 1956 survey. The wood extension was likely the second floor sleeping porch built over an open porch accessed from the kitchen that survives

2 Statutes of the Province of Ontario, 1903, 3 Edw. VII, ch.50. (in ERA)

3 See Assessment Rolls for Ward 1, Division 6, Bracken Avenue, north side, Lot 134.

4 The property is known as 134 Bracken Avenue - referencing the lot number until 1924 when the current address of 28 Bracken Avenue is used in the City Directories.

5 Myrvold, p. 8.

6 <https://www.babcock.com/en/about/history>

today. (*Images 7-10*) In 1933, the Hills purchased the vacant Lot 133 at 26 Bracken Avenue to the west of their property to build a tennis court.⁷

In 1938, following Arthur's death, Clara sold the house and property to the National Trust Company. By 1939, the tennis court was replaced with the two-storey house seen today at 26 Bracken Avenue designed by R. Forrest Telfer.⁸ The Hill house was rented by William J. McMinn, his wife and son.

In 1943, the house was sold by the National Trust to Giovanna DiFalco. Giovanna DiFalco (1892-1968) and her husband Antonio DiFalco (1888-1977) were born in Italy. Antonio's family moved to Canada in the early 1900s and lived in the Ward.⁹ Following their marriage in 1914, Antonio established a grocery business with a café on Queen Street West between Cameron and Vanauley Streets, eventually expanding their land ownership so that they leased to tenant of a barber shop and beauty parlor. The DiFalco family occupied the Hill house until 1976. It is thought that they added the two-storey rear extension mirroring the sleeping porch and filled in the lower level of the porch during their time of ownership.¹⁰ From 1974-1976 the house was owned by Colleen Dimson, a book editor and author, and shared with Kildare Dobbs (1923-1913) who emigrated from Ireland to Canada in 1953. A noted poet and author, Dobbs was a member of the Order of Canada and a Governor General's Award winner.

David and Kathleen Ptolemy purchased the house in 1976. David was an accountant and Kathleen's concern for refugees lead her to becoming the first Coordinator of the Inter-Church Committee for Refugees, later the Secretary of the Canadian Council of Refugees and finally a consultant on refugees for the Anglican Church of Canada. Kathleen's commitment was cut short when she died in 1991, at the age of 51 of cancer.

In 1995, David Ptolemy sold the house to Dr. Peter A. Reich, a professor at the University of Toronto specializing in psycholinguistics and the language of acquisition. As of 2019, Professor Reich is the Chair of the Department of Linguistics and has published and presented his research widely.

The house was sold by Dr. Reich in 2001 to Mary Radosevich and Karl Thomson who lived in the house until 2016. Apart from the addition of a rear wing which mirrors the sunporch, the house has retained its original form and materials throughout the occupancy and lives of the wide variety of people who have occupied it.

Architect and Builder:

To date, the architect or designer of the house has not been identified. Mary Layrock Havill's brother, James Layrock Havill (1873-1947)¹¹ was an architect and may have undertaken the design, but there is, as yet, no documentation to link him to this project.

7 Myrvold, p. 8

8 Myrvold, p. 9.

9 The transfer and sales of the property has been confirmed in the Land Registry Records, Book 532, Plan 1408, Lot 134 or by the assessment rolls as indicated. Information on the lives of the subsequent owners of the house has been provided by research undertaken by Myrvold.

10 Myrvold, p. 9-10. See more discussion of this matter in the Architectural Description

11 Myrvold, p.13.

A strong case can be made to identify Harvey B. Jackson as the builder of both houses at 28 Bracken and 33 Bracken Avenue. (*Images 11-13*) As outlined above, in May, 2016 Jackson was a tenant and the first known occupant of the house at 28 Bracken Avenue.¹² In the same year, he was also noted in the assessment rolls as being the owner of the unfinished house at Lot 169, now known as 33 Bracken Avenue, opposite to 28 Bracken Avenue, on the south side of the street. Both of the houses have brick cladding on their ground floors, shingles above with deep verandahs, as well as similar window head treatments at the ground and upper floors. The most distinctive element which links the two houses is the very unusual composition of the verandah posts. These feature three brick piers supporting square wood posts with a taller brick pier in the middle. Further, lower brick pedestals to support a planter in front of the tall middle post are also featured at both properties. Touring the neighbourhood of Plan 1408, these are the only two houses where these unusual verandah piers are featured. If Jackson was the builder of 28 Bracken Avenue, perhaps he made a deal with Arthur and Clara Hill to allow him to live in the house while he completed 33 Bracken Avenue.

Jackson was only recorded as owning the property at 33 Bracken Avenue in May of 1916. By May 1917, the assessment rolls indicate a new owner and the house was still unfinished. The circumstances for this change in ownership before the project was complete are not known, however, if he was, at it seems to be the case, the builder of both 28 and 33 Bracken Avenue, Harvey B. Jackson has left a legacy of fine architectural craftsmanship and unusually distinctive details.

iii. ARCHITECTURAL DESCRIPTION

The Hill House at 28 Bracken Avenue is an exemplary example of an Arts and Crafts Movement house rendered in the Shingle Style. Arts and Crafts domestic architecture emerged during the 1860s-1880s, most notably, in the work of the English architects Philip Webb and Richard Norman Shaw. Webb and Shaw designed a series of houses which, rather than being indicative of an architectural style, were innovative in creating a new domestic architecture based on the expression of dwelling by accentuating its various functions; steeply pitched roofs for shelter, bay windows for light and view, dormers for attic spaces and sleeping and tall chimneys for heat and cooking. The houses revealed in their complex form and rich combination of materials and details the artistic skill and craftsmanship of their designers and builders. The new domestic style of architecture was embraced in Europe and in North America where one essential element expressive of domestic activity and climate was added: the verandah.

The Hill house is an excellent example of the style as it is typically asymmetrical in plan and massing as it expresses the internal functions of dwelling and included a verandah, projecting bay window, and a rear projecting sleeping porch with windows on three sides for ventilation. Its complex roofscape combines a steeply-pitched gable roof which encloses the two upper stories punctuated by a hipped-roof and a gable-roof dormer over a projecting bay. The roof swoops down to the first floor level extending forward to encompass a deep verandah. The roof is further elaborated with its flaring deep eaves, decoratively tapered rafter tails and roof skirting located in the gable

12 Ward 1, Division 6 Assessment Rolls, taken May 18, 1916 for the year 1917.

dormer and wrapping around the house and sleeping porch extension between the first and second floors. The complex geometry of the forms and details of the massing, and especially the roof, reveal the sophistication of the designer and the skills of the carpenters and other craftsmen who completed the building. (*Images 14-18*)

The richness of the form is continued in the details. In its combination of a brick first floor with an upper story clad in shingle combined with the verandah and picturesque massing, the house indicates that it is Shingle Style. Yellow brick chimneys project outwards from the brick and shingle cladding on both the east and west elevations and terminate just beyond the roof ridge. The double hung-sash windows continue the variety with the upper sash of multiple panes and their grouping in triplets or quadruples. The ground floor windows have arched openings while the upper windows have flat heads expressive of the brick and wood construction that surrounds them.

One of the most distinctive features of the house is the verandah - again it features a combination of brick and wood in its posts, but here increases the exuberant variety as each support point is composed of three piers with the central one higher than the outer two. Each pier is composed of three brick piers capped with a stone square on which rest square timber columns. A fourth brick base centred on the tall middle one provides a pedestal for planters. A fine wood dentil course decorates the beam supporting the verandah roof.

The house has a pair of two-storey extensions on the north elevation. Goads of 1924 does not show the extensions, nor the garage. But the 1956 Underwriter's survey shows the wood extension at the rear to the west and the brick garage. The extension to the west on the north elevation would appear to be original as it features the same roof skirting and the windows on three sides are typical of the sleeping porches favoured in the pre-air-conditioning years of the early 20th century. Furthermore, the later cladding would be a strong indication that the lower level of the extension was an open verandah accessed from the kitchen which was also typical for houses constructed before 1940. Given the history of the house and occupation as well as the style and especially the details of the garage and sleeping porch, it is likely they were completed with the house or during the Hill's occupation. From an internal photograph showing the exposed brick with the original openings, it is clear that the second extension on the eastern end of the north elevation is a later addition and this was likely done during the occupation of the DiFalco family.¹³ The roof skirting on the east-ward extension has a flatter angle than that of the house also indicating that it was of a later date. Except for the windows on the sleeping porch, both extensions feature a variety of cladding changes which do not seem to be original.

Interior:

Photographs of the interior indicate a large main entry hall with a dog leg stair which has a large open volume to the second floor. As the details of this stair, its handrail, balusters post and panelling situated in a large hall are typical of the Arts and Crafts architecture.

13 This conclusion has been suggested by Myrvold as the DiFalco's had a large extended family and through her numerous interviews with former residents and neighbours

Garage:

Although the garage is not shown on Goads of 1924, the garage has been designed to complement the house consistently using the same elements: the combination of brick and shingles, a gable roof with a roof skirt and tapered rafters and decorative projecting eaves above the tripled windows and as discussed above likely dates to the period of the Hill's occupation.

Setting:

The Hill house is located on the north-west corner of Bracken and Bingham avenues. It is set back from the streets and surrounded by a garden on both the south and east sides. It sits close to its western boundary and has a deep yard on the north side which is occupied by a single garage with a driveway and adjacent paved area. A hedge wraps around the front garden and meets a solid wood fence which continues on the eastern side. Two brick piers with stone caps like the verandah piers mark the entrance to a stone walkway leading to the verandah and the front door. There are several large deciduous and one coniferous tree on the south, east and north sides of the property.

iv. CONTEXT

The Hill house is located in the Balmy Beach residential neighbourhood. The historic and architectural character of the neighbourhood was recognized with the proposal to create a Balmy Beach Heritage Conservation District (HCD) in 2003 by the Balmy Beach Residents Association which would have included properties on Bracken Avenue including the Hill House. Although this initial proposal was eventually focused on an HCD for Kingswood Road South HCD which was adopted by City Council in 2010,¹⁴ it is understood that the Balmy Beach neighbourhood is of significant architectural, historical and contextual character within the Beaches. Kingswood Road runs south to the Lake and is the next intersection with Bracken Avenue to the west of the Hill house. Many of these properties are distinguished by houses which feature variations on Arts and Crafts movement architecture including the Shingle Style, Craftsman/bungalow style houses and Tudor Revival (*Images 19-25*)

The properties adjacent to the Hill House on Bracken and Bingham avenues contain house-form buildings, completed after the Hill house but according to Goads within 10 years so that there is a unity of form which is chiefly characterized by Arts and Crafts architecture with its complex roof forms and massing, mix of materials including stone, brick, shingle and stucco and deep verandahs or porches. These Arts and Crafts houses distinguish themselves from the other houses which represent familiar early 20th century patterns of residential architecture seen within the neighbourhood and across the city. Two properties stand out: 33 Bracken Avenue with its complex massing including a polygonal corner tower, prominent roof dormer and large verandah and 28 Bracken Avenue which displays a complex but elegantly contrived composition of various roofs, deep corner porch and finely crafted junctions and details. Together with

14 For information on the Kingswood Road HCD see:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.TE36.27>

their matching verandah post details, these two houses are architectural landmarks within the neighbourhood.

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 Clara and Arthur G. Hill house, with its complementary garage, has design value as an excellent representative of the Arts and Crafts Movement, rendered in the Shingle Style, evident in the complex massing, sweeping roofs, combination of gable and hip dormers, projecting bay window, deep verandah with buff brick and shingle cladding. A high degree of craftsmanship and artistic merit is shown in the construction of the house which skillfully resolves the complex massing through expert design and carpentry. Further artistic merit is seen in the detailing of the flaring eaves with the tapered rafters ends and the unusual verandah supports with their combination of tripled brick piers of varying heights. The gate posts at the entrance walkway and the garage structure to the north have been built to be consistent with the materials, forms, craftsmanship and detailing of the house, contributing to the overall design value of the property.

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 property has historical and associative value as it was the home of Kildare Dobbs, the well-known Irish-Canadian poet and novelist and Member of the Order of Canada, and Kathleen Ptolemy, who served as the Secretary of the Canadian Council of Refugees. The century-old Hill house, the second house built on Bracken Avenue, is valued for its historic association with the early 20th-century development of the Balmy Beach neighbourhood.

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

Located at the corner of Bracken and Bingham Avenues in the heart of the Balmy Beach neighbourhood and the adjacent Kingswood Road South HCD, the Hill House with its Arts and Crafts architecture and Shingle Style details has contextual value as it defines and maintains the Arts and Crafts character of the residential architecture of this neighbourhood including a fine collection of houses on Bingham Avenue and Kingswood and Scarborough roads. Constructed in 1915-1916 and the second house to be completed on Bracken Avenue, Hill house is functionally, historically and visually linked to its surroundings. Prominently sited on its corner lot and viewed from two streets, the house, with its complex massing of roofs, dormers and deep verandah and its finely crafted details is a local architectural landmark.

4. SUMMARY

Located on the north side of Bracken Avenue, between Kingswood Road and Bingham Avenue, the property at 28 Bracken Avenue contains the Clara and Alfred G. Hill house, a two-and-a-half storey house, constructed in 1915-1916, which has design value as an exceptionally finely-crafted example of Arts and Crafts architecture rendered in the Shingle Style which is evident in its complex massing of roofs and dormers integrating a deep veranda, the combination of a brick-clad lower storey with a shingled upper stories and finely crafted wood elements.

The house has associative value as it is part of the early 20th-century development of the Balmy Beach residential neighbourhood and as it has had a number of distinguished residents including the well-known Irish-Canadian poet and novelist and Member of the Order of Canada, Kildare Dobbs and Kathleen Ptolemy, who served as the Secretary of the Canadian Council of Refugees.

Prominently sited on its corner lot and viewed from two streets, the house, with its complex massing of roofs, dormers and deep verandah and its finely crafted details including the complementary garage is a local architectural landmark. As one of the earliest houses completed on the street, 28 Bracken Avenue has contextual value as it maintains and defines the historic architectural character of Balmy Beach which has a collection of well-designed and carefully-crafted residential Arts and Crafts architecture of the early twentieth century on the adjacent Kingswood Road South, Bingham and Scarborough avenues. The Hill house, with its high standard of craftsmanship in form and detail supports this characteristic identity of the neighbourhood.

The property was first identified as having heritage potential in the originally proposed Balmy Beach Heritage Conservation District (HCD) in 2006. However, the houses on Bracken Avenue was excluded when it was determined that the HCD would focus on

Kingswood Road South properties alone. The owner is seeking permission to demolish the house and garage. On January 30, 2019, a nomination requesting designation of

the house was submitted by a local resident and supported by The Beaches and East Toronto Historical Society.

For more than 100 years, the Clara and Arthur G. Hill house, at 28 Bracken Avenue, has been a local landmark of exceptionally well-crafted, Arts and Crafts Shingle Style architecture, with historical and contextual associations with the Balmy Beach neighbourhood and merits designation under the Ontario Heritage Act as the property meets the criteria under all three categories of design, associative and contextual values.

5. SOURCES

Archival Sources

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<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

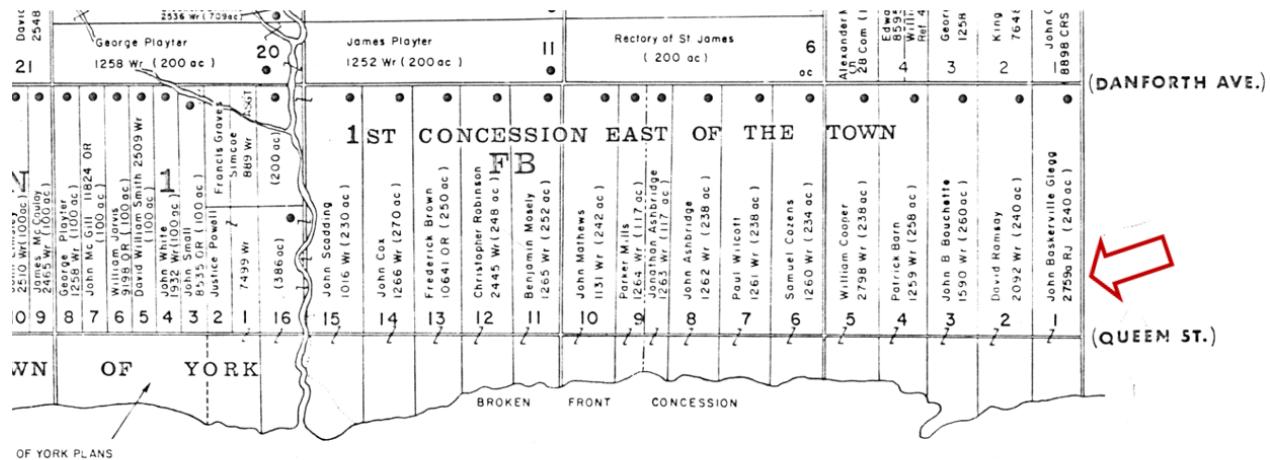
6. IMAGES:



1. 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 28 Bracken Avenue between Kingswood Road and Bingham Avenue

(City of Toronto, I-View Map)

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

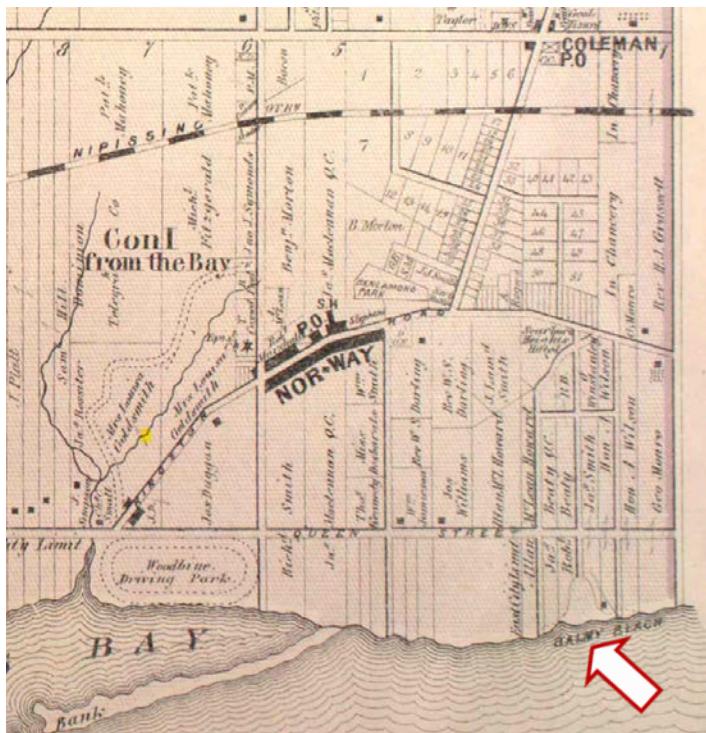


ONTARIO

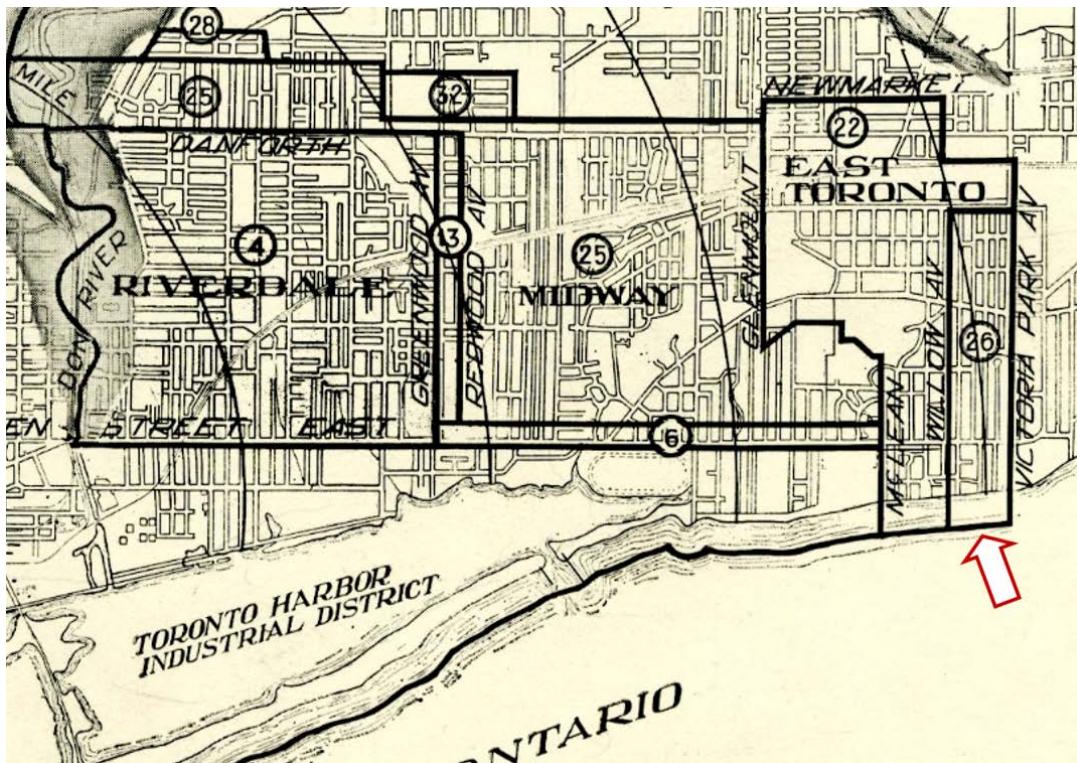
2. Map of the Disposition of Crown Lands 1793-1796, Township of York showing the location of Lot 1 in the First Concession East of the Town of York, granted to John Baskerville Glegg in 1796. Plan T-2539, Ontario Ministry of Natural Resources, 1976, (Ng)



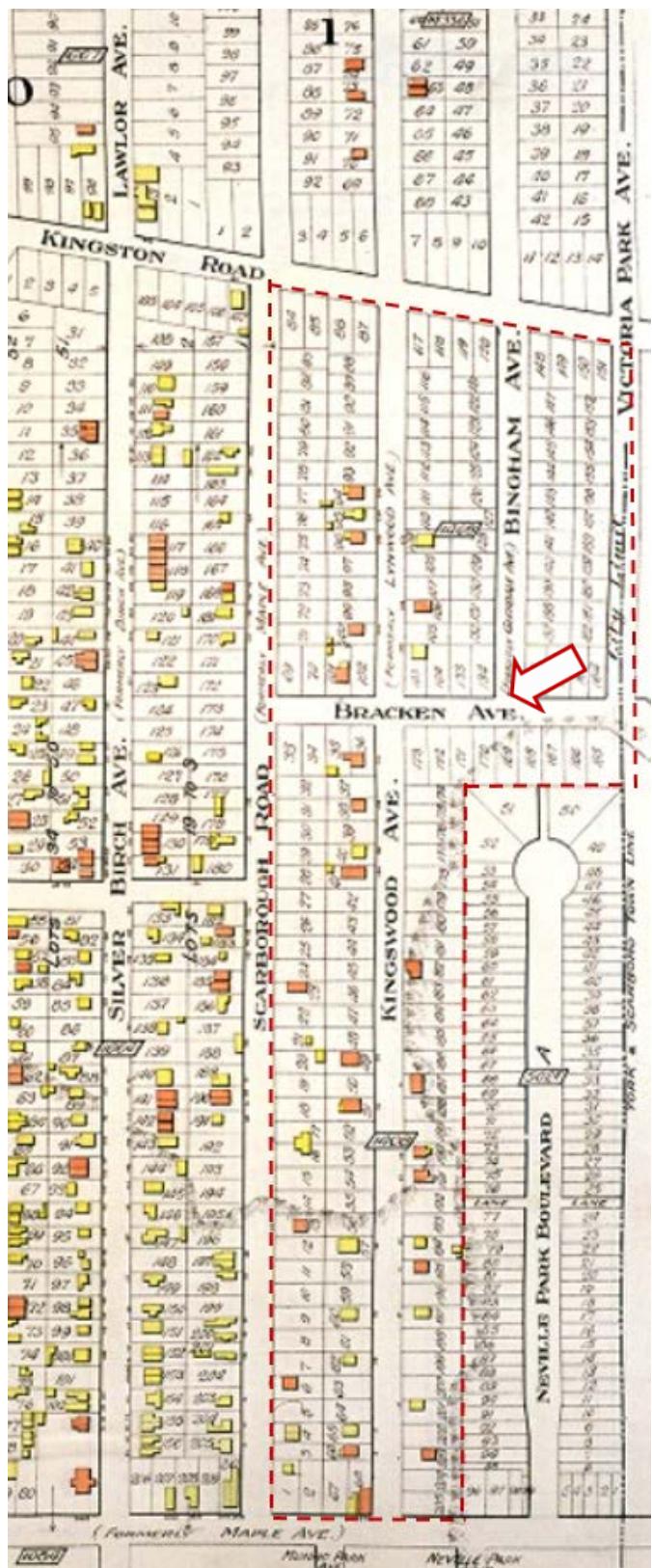
3. George Tremaine, Map of the County of York, Canada West, 1860 (detail) showing George Monroe's land holdings south of the Kingston Road, extending south across Queen Street to the lake and stretching on its eastern limit along the border of the York and Scarborough Townships (the latter indicated by the adjacent green colour). The arrow points to the approximate location of 28 Bracken Avenue. (Ng)



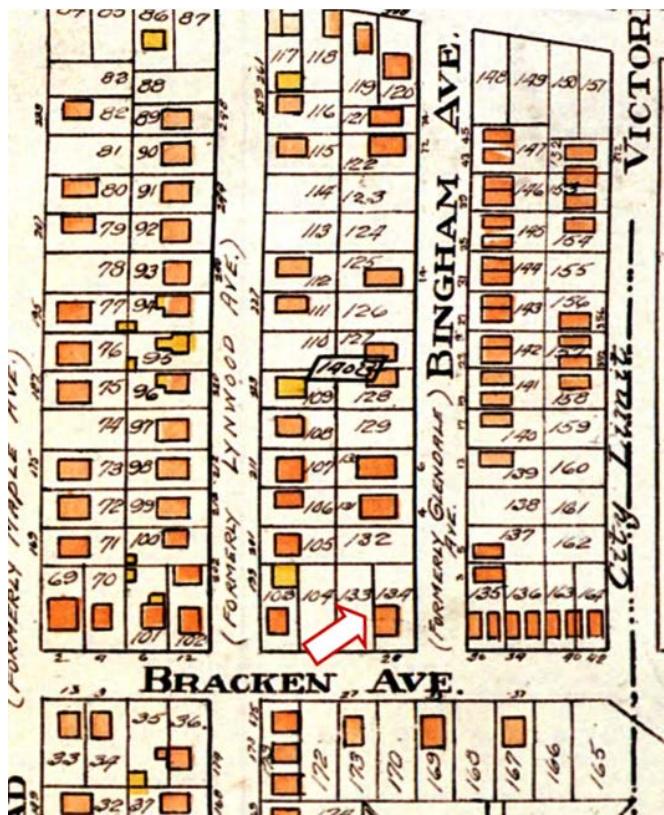
4. Miles & Co. *Illustrated Historical Atlas of the County of York*, 1878, showing the area allocated for Balmy Beach on the lakefront. (Ng)



5. Area 26, identified as Balmy Beach, annexed to the City of Toronto, 15th December, 1909. The number 26 sits at the location of Bracken Avenue (detail from *Annexation Map, 1915, from the Report to the Civic Transportation Committee on Radial Railway Entrances and Rapid Transit for the City of Toronto* (Ng)



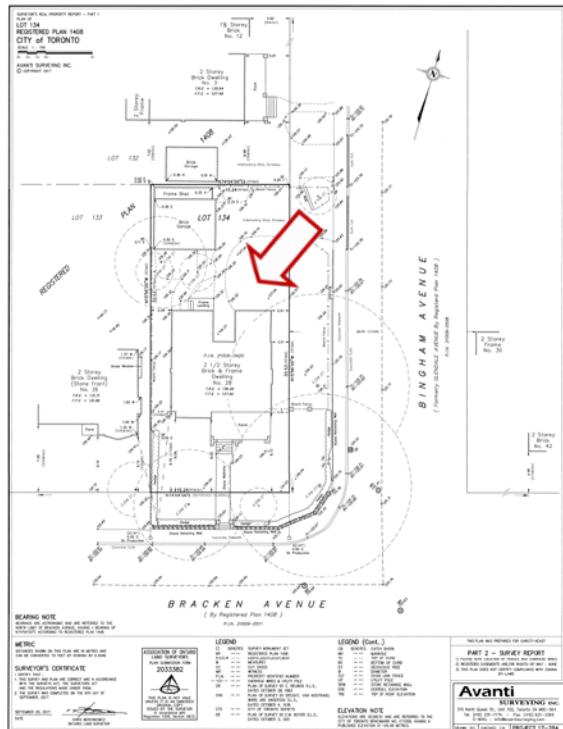
6. Goads Atlas, 1913 showing the boundaries of Plan 1408, with 205 lots, (marked in red dashed line) registered in 1908. Lot 134, at 28 Bracken Avenue is marked with the arrow. (City of Toronto Archive's [CTA])



7. Goad's Atlas, 1924 showing the completion of the Hill house at 28 Bracken on Lot 134. Note the number 28 indicated below the lot above. 33 Bracken Avenue on Lot 169, on the south side of Bracken across from Lot 134, by the same builder Harvey B. Jackson, is also shown as constructed. (CTA)



8. Underwriter's Survey Bureau of Canada, 1956, detail of Sheet 928-1 showing the property at 28 Bracken Avenue with a rear porch, 1 storey and constructed of wood and a garage marked "Auto." (Myrvold, p. 29)



9. Hill House, Property Survey of Lot 134, Avanti Surveying Inc., September 2017, showing the footprint of the house with the two rear extensions to the north elevation (indicated by the arrow).



10. Photograph showing the garage and the side (east) and rear (north) elevations, with the two rear additions. The one to the right, towards the western edge of the north elevation is likely an original element of the Hill House as it includes the distinctive roof skirt and would typically have been built over an open verandah accessed from the kitchen. See also Images 15 and 16. (Richard Koroll, 2015)



11. 33 Bracken Avenue, south side of Bracken Avenue opposite 28 Bracken Avenue. Note the identical pattern of the verandah posts (HPS, 2019)



12. 33 Bracken Avenue, detail showing the verandah posts and pedestals for planters (HPS, 2019)



13. 28 Bracken Avenue, detail showing the verandah posts and pedestals for planters which resemble those at 33 Bracken Avenue above (HPS, 2019)



14. 28 Bracken Avenue, side (west) and principal (south) elevations (HPS, 2019)



15. 28 Bracken Avenue, side (east) elevation facing Bingham Avenue (HPS, 2019)



16. 28 Bracken Avenue, rear (north) elevation (HPS, 2019)



17. Garage at 28 Bracken Avenue (HPS, 2019)



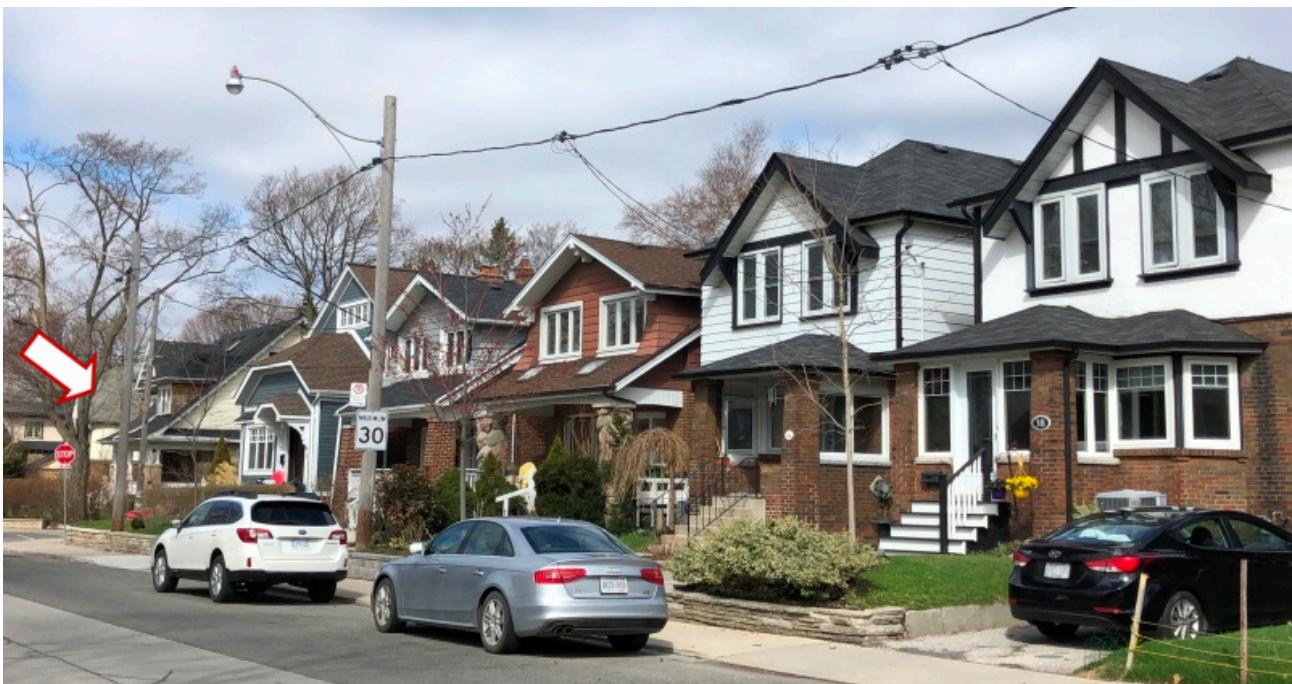
18. Main Staircase leading from first to second floor and showing at the rear the original wall with its openings to the later extension at the east side of the north elevation (Richard Koroll, 2015)



19. Kingswood Road South Heritage Conservation District adjacent to 28 Bracken Avenue. (Heritage Property Search map <http://cot-planning.maps.arcgis.com/apps/PanelsLegend/index.html?appid=a90bf1e72b694db5a4892dc6b170688d>)



20. Bracken Avenue looking east towards 26 and 28 Bracken Avenue (at one time 26 Bracken Avenue was owned by the Clara and Arthur Hill where they had built a tennis court) (HPS, 2019)



21. Bracken Avenue looking west towards the Hill House (indicated with the arrow) (HPS, 2019)



22. Bingham Road, east side, north of Bracken Avenue showing more modest houses of the same period and character in the neighbourhood (HPS, 2019)



23. Neighbourhood Context: Kingswood Road South HCD, west side of Kingswood Road South showing fine representatives of Arts and Crafts houses (HPS, 2019)



24-25. Neighbourhood Context: Scarborough Rd, west side, an unusual Arts and Crafts house (left) and examples more typical of the period across Toronto (right) (HPS, 2019)