

## **Inclusion on the City of Toronto's Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 501 Vesta Drive**

**Date:** March 6, 2020

**To:** Toronto Preservation Board  
Toronto and East York Community Council

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

**Wards:** Ward 12 – Toronto – St. Paul's

### **SUMMARY**

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This report recommends that City Council include the property at 501 Vesta Drive 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 for its cultural heritage value.

The property, originally owned and occupied by the renowned philanthropist, Lady Edith J. Baillie, is located on the east side of Vesta Drive near the junction with Forest Hill Road in the Forest Hill South neighbourhood. Prominently sited on a double lot, the Baillie house is an excellent representative of an Arts and Crafts movement house with Tudor Revival style details. Completed in 1930, the finely-crafted, two-and-a-half storey house was designed by the highly-regarded architect Douglas. E. Kertland.

In November, 2018, the property was nominated for inclusion on the Heritage Register and designation under the Ontario Heritage Act. Following the sale of the property in June 2019, minor variance applications were submitted in September that involved the demolition of the existing house to allow for the construction of two new houses (one on each of the lots that comprise this property).

City staff have completed research and evaluation of the property at 501 Vesta Drive 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, for its design, associative and contextual value.

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**

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

1. City Council include the property at 501 Vesta Drive on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 501 Vesta Drive under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 501 Vesta Drive (Reasons for Designation) attached as Attachment 3 to the report (March 6, 2020) from the Senior Manager, Heritage Planning, 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**

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

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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Following research and evaluation, staff have determined that the property at 501 Vesta Drive meets Ontario Regulation 9/06 under all three categories of design, associative and contextual values. This report recommends that City Council include the property at 501 Vesta Drive on the City of Toronto's Heritage Register and state its intention to designate the property at property at 501 Vesta Drive under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

A location map (Attachment 1) and photographs (Attachment 2) of the property are attached. The Statement of Significance: 501 Vesta Drive (Attachment 3) 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. The Research and Evaluation Report (Attachment 4) for the property is attached.

The Lady Edith J. Baillie house at 501 Vesta Drive is an excellent representative of the Arts and Crafts movement with Tudor Revival style details designed by the Toronto architect Douglas E. Kertland. Located on the east side of Vesta Drive just north of the junction with Old Forest Hill Road, the property at 501 Vesta Drive forms part of a collection of residential properties constructed in the 1930s which provide a cohesive architectural character through their shared qualities of scale, form and massing, materials and details with landscaped setbacks and mature trees which contribute to a sense of place within this part of Forest Hill. Originally owned by the philanthropist Lady Edith J. Baillie, widow of Sir Frank Wilton Baillie, KBE, the house was later owned for over 60 years by the prominent construction magnate and philanthropist, Morry Wingold and his wife Sarah Wingold.

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

## **ATTACHMENTS**

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Attachment 1 – Location Map  
Attachment 2 – Photographs  
Attachment 3 - Statement of Significance: 501 Vesta Drive (Reasons for Designation)  
Attachment 4 - Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the site of the property at 501 Vesta Drive

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



Photograph of the property at 501 Vesta Drive showing the principal (south) garden-facing elevation on the right and the side (west) elevation facing Vesta Drive on the left with the landscaped setting (Heritage Planning [HP] 2020)



Photograph-illustration of the house at 501 Vesta Drive as it appeared in the Toronto Daily Star, Real Estate Section, on April 11, 1930, announcing the sale of the "splendid Forest Hill home" to Lady Edith J. Baillie and showing the principal (south) elevation just prior to building completion.





Photograph of the property at 501 Vesta Drive showing the side (west) elevation facing Vesta Drive (HP, 2020)



Close-up view of the house showing the side (west) elevation, left and the principal (south) elevation at right (HP, 2020)

The property at 501 Vesta Drive 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-physical, historical-associative and contextual value.

#### Description

Located on the east side of Vesta Drive just north of the junction with Old Forest Hill Road, the property at 501 Vesta Drive is part of a collection of residential properties in the Forest Hill neighbourhood, several of them designed by the same architect, Douglas E. Kertland. By provide a cohesive architectural character through their shared qualities of scale, form and massing, materials and details typical of the 1920s and 1930s, these properties create a sense of place. Built by Wilfred E. Whitten, who commissioned Kertland, the grand Arts and Crafts movement house with Tudor Revival style elements of two-and-a-half storeys features a variety of hipped and gabled roofs with prominent chimneys, bay windows and stone with stucco and half-timbering cladding. Originally owned by the philanthropist Lady Edith J. Baillie, widow of Sir Frank Baillie, the house was subsequently owned for over 60 years by the construction magnate and philanthropist Morry Wingold and his wife Sarah Wingold.

#### Statement of Cultural Heritage Value

The Lady Edith J. Baillie house has design value as an excellent representative of a grand Tudor Revival style house whose design reflects Arts and Crafts movement principles. The Arts and Crafts elements are present in the picturesque composition of the asymmetrical building massing and elevations, the combination of steeply pitched hipped and gabled roofs punctuated by dormers and tall chimneys, the recessed entry porch and projecting bay windows, the variety of window types, arched and flat-headed openings and the cladding which combines rough-cut stone of varying shades with smooth stone around the windows and door openings, and half-timbering on stucco in various patterns. The Tudor Revival style is expressed in the broad Tudor arch of the principal entry opening and panelled door, the wood shields on the west elevation and the half-timbering with carved corner columns on the south-facing, gable-roofed bay.

The Baillie house displays a high degree of artistic merit in the variety evident in the overall building massing, the combination of multiple gable and hipped roofs punctuated with dormers and tall chimneys and in the wealth of detail seen in the materials, including rough and smooth stone, stucco and half timbering, and the range of door and window opening combinations. A high degree of craftsmanship is present in the skilled carpentry required to construct the complex roofscape and in the masonry with its random patterns of various shades and shapes of stone with rough-hewn and smooth surfaces.

The siting of the house on its property with its principal south elevation facing the garden and the narrower, west side elevation facing Vesta Drive is characteristic of the

informal quality of Arts and Crafts architecture which responds to the site's topography and orientation. This unusual arrangement is enhanced by the diagonal stone entry path which creates a north-east route to the principal entrance located at the south-west corner of the house with its stone steps and landscaped terraces.

The property has historic value as it has direct association with its first owner Lady Edith J. Baillie (1877-1965) who was recognized for her lifelong contribution to all forms of "public spirited work" during peace and war-times. Lady Baillie was the widow of Sir Frank Baillie who was knighted in 1918 for his war-time service to the British government and was a successful financier and innovative industrialist. The property is also valued for its association with Morry and Sarah Wingold who occupied the property for 60 years. Morry was the president of Wingold Construction and a well-known philanthropist, recognized for "his outstanding leadership and community service." After his death in 1983, Sarah continued living in the house until 2019.

Constructed in 1930 shortly after the incorporation of Forest Hill Village, the Baillie house contributes to an understanding of the early history of Forest Hill as a residential enclave whose early design by-laws and practises resulted in the carefully crafted, landscaped neighbourhood that exists today.

The Baillie house is representative of the highly-regarded architect Douglas E. Kertland, who won the competition to design the CNE's Automotive Building (1928-9). Kertland's residential architecture was widely published from the mid-1920s to the 1940s and he designed several houses which are adjacent to or in the vicinity of the Baillie House.

Situated on the east side of Vesta Drive just north of the junction with Old Forest Hill Road, the Baillie house maintains and supports the character of the neighbourhood, contributing to its sense of place. It is one in a series of Arts and Crafts houses with Tudor Revival style details sharing a two-and-a-half storey-scale with complex asymmetrical massing, a unified mix of materials featuring stone, stucco, half-timbering and brick and a consistent landscaped and well-treed setback. Constructed in 1930, as one of a number of Kertland-designed houses in the neighborhood, and as a part of the development of the Forest Hill Village, the house is functionally, visually and historically linked to its surroundings

The heritage attributes of the Baillie House property at 501 Vesta Drive are:

- The setback, placement and orientation of the house-form building on the east side of Vesta Drive with its principal elevation facing the garden to the south
- The scale, form and massing of the two-and-a-half-storey house with its asymmetrically composed building massing and roofscape combining hipped and gabled roofs, with flaring bell-cast curved edges, punctuated by dormer windows and two tall chimneys, bay windows and a recessed, south-facing principal entrance
- The stone cladding material which includes rough-hewn, multi-toned stone with dark mortar at the first floor and part of the second floor, smooth ashlar-finished stone around the primary entryway, adjacent windows and the bay-windows on the west elevation
- The stucco and half-timbering featured primarily on the second floor level but also in the stair-case bay on the west elevation, the gable roofed bay on the south elevation



(please note: the original architect's drawings indicate that this bay was to have brick laid in a diagonal pattern which may still exist under the current stucco surface)

- The wood elements including the shields which appear in the centre of two stucco panels on the west elevation, the turned columns on corbel brackets flanking the gabled bay on the south elevation with the drop pendant in the gable roof of this same bay
- The copper material used in the gutters and down spouts which have a rectangular section
- The windows which are typically arranged in banks of vertical openings between wood or stone frames and have leaded or wood glazing bars, with flat or arched openings including the two pairs adjacent to the main entrance which feature flat headed Tudor arches, the single opening next to the main entrance with its semi-circular arched opening and the dormer windows which have segmentally-curved roofs. On the south elevation, the single-storey bay window with its hipped roof extending to provide a recess for the adjacent door
- The main entrance in the south elevation with a Tudor-arched opening with its deep smooth stone recess framing the wood door with its vertical panels beneath a single window
- The diagonal stone path leading to the principal entrance flanked by a terraced landscape

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



501 VESTA DRIVE  
LADY EDITH J. BAILLIE HOUSE

Prepared by:

Heritage Planning  
City Planning  
City of Toronto

February 2020

## 1. DESCRIPTION



Above: Photograph - Illustration of the house at 501 Vesta Drive as it appeared in the Toronto Daily Star, Real Estate Section, on April 11, 1930, announcing Lady Edith J. Baillie's purchase of the property from W. E. Whitten, showing the principal (south) and side (west) elevations  
Cover: 501 Vesta Drive, showing the principal (south) and side (west) elevations (HP, 2020)

501 VESTA DRIVE – LADY EDITH J. BAILLIE HOUSE	
ADDRESS	501 Vesta Drive, Toronto ON M5P 3A7
WARD	Ward 12 – Toronto – St. Paul's
LEGAL DESCRIPTION	PLAN 1560 LOT 38 LOT 39
NEIGHBOURHOOD/COMMUNITY	Forest Hill
HISTORICAL NAME	Lady Edith J. Baillie House
CONSTRUCTION DATE	1930
ORIGINAL OWNER	Lady Edith J. Baillie
ORIGINAL USE	Residential
CURRENT USE*	Residential *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Douglas E. Kertland/Wilfred E. Whitten
DESIGN/CONSTRUCTION/MATERIALS	Stone, stucco and half-timber cladding
ARCHITECTURAL STYLE	Arts and Crafts -Tudor Revival style
ADDITIONS/ALTERATIONS	Garage (1970) Rear Addition (1975)
CRITERIA	Design, associative, contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	2020

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 501 Vesta Drive and applies evaluation criteria to determine whether the property 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).

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

### i. HISTORICAL TIMELINE

Key Date	Historical Event
c. 9,000 BCE	The road now known as Old Forest Hill Road was originally a trail which is part of a system of Indigenous Peoples' trails leading north from the Davenport Trail, an east-west connecting route in the Toronto Passage established approximately 11,000 years ago
1793	Following the establishment of the Town of York, the surrounding land is surveyed and subdivided into lots to encourage settlement
1798	According to Land Registry Office (LRO) records, Lot 24 in Concession 3 is granted to Anne (Murray) Powell. Her granddaughters Emily E. Jarvis and Mary C. Jarvis inherited the property after her death in 1849
1862	Plan 266 is registered and Lot 1B north of Forest Hill Road is owned by Mary Caroline Jarvis according to LRO <sup>1</sup>
1882	Mary Caroline Jarvis sells the property to James Armstrong and his wife.
1890	Armstrong sells a portion of the property to Augustine Foy. Between 1890 and 1911 parcels of Lot 1B are sold to a variety of owners
1911	Plan 1560, which incorporates the land originally known as Lot 1B is registered by a consortium of real estate companies including Colonial Realty Securities Corporation, Forest Hill Land Co. and the Spadina Park Land Co.
1922	Forest Hill Land Co. sells Lots 38 and 39 in Plan 1560 (the subject property) to Minerva Lloyd
1923	Forest Hill is incorporated as a village
1929	In March of this year Minerva Lloyd sells Lots 38 and 39 to James P. Cowrie

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<sup>1</sup> The details of sales of property are based on Land Registry Office Records for Lot 24, Concession 3, Plan 266, Lot 1B and Plan 1560, Lots 1, 38 and 39



1929	In October, Lots 38 and 39 are purchased by Wilfred E. Whitten who commissions the architect Douglas E. Kertland to design a house
1930	In January, building permit No. 1007 is issued to W. Whitten to construct the two-and-a-half storey house
1930	In May 1930, Wilfred E. Whitten and Fannie E. Whitten sell the property comprising Lots 38 and 39, now known as 501 Vesta Drive, to Edith J. Baillie
1931	City Directories record Lady Edith Baillie living at 501 Vesta Drive; this is the first time this address is recorded in the directories
1943	Edith J. Baillie sells the property at 501 Vesta Drive to Edson L. Haines and relocates to Lisonally, her estate in Oakville
1958	Edson L. and Vera L. Haines sell the property to Morry and Sarah Wingold
1970	Building Permit No. 004893 is granted to Morry Wingold for the construction of a new garage at 501 Vesta Drive
1975	Building Permit No. 061699 is granted to Morry Wingold for a rear extension designed by the architects Okun & Walker
2018	A nomination is submitted to have the property at 501 Vesta Drive designated
2019	In June Sarah Wingold sells the property
2019	Between July and September, applications are made to sever the property with the intention of demolishing the Baillie House and replacing it with two separate dwellings

## ii. HISTORICAL BACKGROUND

### Forest Hill Neighbourhood:

The property at 501 Vesta Drive is located in the Forest Hill neighbourhood, south of Eglinton and north-east of Old Forest Hill Road. The house sits among a collection of residential properties constructed approximately 100 years ago coincident with incorporation of the Village of Forest Hill in 1923. (*Images 1-2*)

Old Forest Hill Road, a meandering north-west route circulating through the centre of the Forest Hill neighbourhood, is one of the oldest roads in the city. It follows a trail that ran parallel to the historic Forest Hill stream and was originally part of a network of trails established by Indigenous peoples over millennia. Known as the Toronto Carrying Place, this trail network connected Lake Ontario with Lake Simcoe, along several rivers including the Humber, the Rouge and the Don. Between the Humber and the Don River were a series of east-west trails, including Davenport Road which followed the terrain of the escarpment. As with other local roads which followed the contours of the streams, creeks and ravines, such as Russell Hill Road and Poplar Plains Road, Old Forest Hill Road references the ancient geography and human history of present day Toronto.

Following the signing of Treaty 13 (the Toronto Purchase) with the Mississaugas, the British established the Town of York as the Capital for Upper Canada in 1793. To

encourage settlement around the new capital, the land was surveyed and 100-200 acre lots were granted to those loyal to the British. The survey imposed an orthogonal grid over the terrain and the lots were long and narrow connecting with major concession roads at their narrow ends. The subject property at 501 Vesta was originally part of a 200-acre lot, Lot 24, Concession 3, which stretched from the original third concession (St. Clair Avenue) northwards to the fourth concession (Eglinton Avenue) and was bisected by the trail now known as Old Forest Hill Road which was re-named after John Wickson's estate, 'Forest Hill', established c. 1860 at the north-east corner of Eglinton Avenue, Old Forest Hill Road and Bathurst Street. (*Image 3*)

Lot 24 was first granted by the Crown to Anne (Murray) Powell (1755-1849) who was married to William Dummer Powell (1755-1834), a lawyer and judge who served as Chief Justice of Upper Canada. During Anne's ownership, the lot remained undeveloped and passed after her death to her two grand-daughters, Emily E. and Mary C. Jarvis. In 1862, the lot was subdivided under Plan 266 and Lot 1B, which comprised the section north of the Old Forest Hill Road, was granted to Mary Jarvis. In 1882 Mary Jarvis sold the property to James Armstrong and his wife and in 1890, the Armstrong's sold a portion of the lot to Augustine Foy. During the next two decades smaller portions of Lot 1B were sold off.

In 1911 a consortium of property companies including, the Colonial Realty Securities Corporation, the Forest Hill Land Co. Ltd. and the Spadina Park Land Co. consolidated the west half of former Lot 1B, located west of Spadina Road, in Plan 1560. Bound by Eglinton Avenue, Old Forest Hill Road, and Spadina Road, Plan 1560 was subdivided into 94 lots with Chadwick Avenue, Vesta Drive and Walmer Road as the internal access roads. (*Image 4*)

The timing of the subdivision of Plan 1560 coincided with a general exodus by upper-middle class Toronto residents from the central city to areas less urban in character. These new residential areas sometimes followed emerging Garden City models which provided residential neighbourhoods with a more picturesque character whose treed winding streets responded in their layouts to the unique contours of the local geography. Neighbourhoods north of the city's downtown, such as Rosedale, Forest Hill, and Bayview along with those to the west, such as the Kingsway, are typical of these new residential enclaves which depart from the characteristic orthogonal street system of the early city with a street layout that retains the features of the local topography of ravines and early trails such as the Old Forest Hill Road.

Plan 1560 was located at the centre of the Forest Hill neighbourhood that would be incorporated as the Village of Forest Hill in 1923. (*Image 5*) Spadina Road and Eglinton Avenue became the major thoroughfares that crossed through the village with a shopping area located to the south where Spadina Road intersected with Lonsdale and Coulson avenues. The Village of Forest Hill adopted a series of by-laws which required that building lots for detached, single-family houses have a minimum 50-foot frontage and specific setbacks. Later by-laws required that street elevations be designed by architects, that at least one tree be planted on the property and, by 1936, that all building plans be approved by a board of architects. These by-laws ensured a high standard in the development of the neighbourhood's architecture and landscaped settings. Prominent residents attracted to the area included Sigmund Samuel, at 104

Old Forest Hill Road, the architect John Pearson (of the prominent firm of Darling and Pearson) at 120 Old Forest Hill Road, Lady Mary Gooderham and Sir J. Ellsworth Flavelle, who both owned properties at the corner of Vesta Drive and Old Forest Hill Road. It is noteworthy that throughout the Depression, as building activity declined in the City of Toronto, it remained steady in the Village of Forest Hill.

In 1922, the subject property, comprising Lots 38 and 39 of Plan 1560, was sold to Minerva Lloyd. The property was still undeveloped when Ms. Lloyd sold the land to James P. Cowrie in March of 1929. Cowrie sold it to the builder Wilfred E. Whitten in October 1929. Whitten commissioned the architect Douglas E. Kertland to produce plans for a house for the property. Kertland was a highly regarded residential architect, with two other commissions on Old Forest Hill Road in 1929, and was riding a new wave of accolades with his Canadian National Exhibition Automotive Building completed that same year. In January 1930, Whitten received Building Permit No. 1007 to construct the house at 501 Vesta Drive. (*Images 6-10*)

On April 11, 1930, the Toronto Daily Star reported under the headline "Forest Hill Home bought for \$60,000: Lady Baillie is Purchaser of a Beautiful Residence on Vesta Drive," that the "sale of a splendid Forest Hill home, designed by W. E. Whitten, builder, in collaboration with D. E. Kertland, architect, is the leading realty news note of the week."<sup>2</sup> The Star further noted that the house was still incomplete and was being finished to Lady Baillie's specifications. (*Image 11*)

Lady Edith Julia Baillie (1877-1965) was born in Bracebridge, the daughter of Aubrey White (1845-1915) the Ontario deputy minister of lands, forests and mines. In 1900, she and Frank Baillie (1875-1921) were married. Baillie began his career as a clerk with the Central Canada Loan & Savings Co. and became the Managing Director of a subsidiary, the Dominion Securities Corp in 1901. In that same year he created Canada Steel which innovated by producing rolling bar products from scrap rail and employed 300. In 1903 he set up the Brokerage Firm Baillie Bros & Co.

Canada Steel merged to form the Dominion Steel Foundry Company in 1913 and in 1914, at the start of World War I, collaborated with the Chadwick Brass Co. to set up the Canadian Cartridge Co. Ltd. to manufacture cartridge cases for the British government. In 1916, Baillie established the Canadian Aeroplanes Ltd. to supply aircraft to the Royal Airforce. Baillie successfully created a tight organization which was highly mechanized, negotiated smoothly to avoid strikes and accepted no remuneration for his aviation work.<sup>3</sup> In recognition of his war service, Baillie was knighted on January 9, 1918. He died just three years later on January 2, 1921 leaving Lady Edith and their five children whose ages ranged from 3 to 20 years. (*Images 12-13*)

The Dictionary of Canadian Biography describes Lady Edith Julia Baillie as renowned for "taking an active part in all forms of public-spirited work."<sup>4</sup> *Who's Who in Canada, 1919-1920 – Women of Canada*, notes that she served as a president of the Women's Auxiliary of the CNIB and was a board member of the Home for Incurable Children in

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<sup>2</sup> Toronto Daily Star, April 11, 1930, Real Estate section, p.1.

<sup>3</sup> Heron.

<sup>4</sup> Heron.

Toronto.<sup>5</sup> In 1945, Lady Baillie was presented with the Oakville Lions Club Annual Award of Merit for her outstanding community and war work. In 1949 she founded the Oakville-Trafalgar Memorial Hospital Auxiliary.

Lady Baillie sold her house at 146 Crescent Drive in 1929 before acquiring the house on Vesta Drive in the spring of 1930. She lived there until 1943 when she moved to Lisonally, the Oakville estate she and Sir Baillie had purchased in 1917.

The property at 501 Vesta Drive was sold to Edson L. and Vera Haines in 1943. In 1958, the Haines' sold the property to Morry and Sarah Wingold. The Wingold's retained ownership until Sarah sold the property in 2019. During their time of occupation the Wingold's extended the house with a new garage in 1970 and a rear addition in 1975.<sup>6</sup>

Morry Wingold (d. 1983) was the president of Wingold Construction and was recognized for his "outstanding leadership and devoted community service."<sup>7</sup> With his brother Louis and Meyer Gasman, they provided half of the funding required to build the new Associated Hebrew School on Bathurst Street in 1959.<sup>8</sup> In 1966 Mr. Wingold, Marvin Gerstein and David Dunkelman contributed to an extension of the Mount Sinai Hospital. Mr. Wingold was the youngest man in North America to be honoured at a Jewish National Fund Negev dinner in 1960, attended by 1,500 people which raised money for a New Town in Israel that was to be named after Mr. Wingold.<sup>9</sup> (*Images 14-15*)

Architect: Douglas Edwin Kertland

Douglas Edwin Kertland (1888-1982) was born in Toronto and later moved to England with his parents where he began training as an architect. During World War I he served as a captain with the Royal Engineers. After the war he worked in the Toronto-based practice of John M. Lyle and appears to have been practising on his own by 1924. In 1928 he achieved prominence with his winning competition design for the Canadian National Exhibition Automotive building. From the mid-1920s through to c.1940, Kertland was recognized for producing a series of residential commissions, which were sufficiently noteworthy to be featured in numerous publications which ranged from the Royal Architectural Institute of Canada Journal to Canadian Homes and Gardens and included Contract Record and Construction Magazine. His residential clients were frequently high-profile and included along with Lady Baillie, Morden Neilson, the ice-cream and chocolate manufacturer, Lawren Harris, the Group of Seven painter, and J. Ellsworth Flavelle. Kertland's other building commissions included the Wellesley Street Hospital, 1945-46, numerous bank branches across the province, factories and churches.<sup>10</sup> Kertland served as president of the Royal Architectural Institute of Canada in 1956 and 1958 and was a honorary member of both the American Association of Architects and the New Zealand Institute of Architects. (*Images 16-21*)

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<sup>5</sup> Heron.

<sup>6</sup> Building Permits #004893, 1970 and #061699, 1975 which indicates that the architects of the extension were Okun & Walker.

<sup>7</sup> TDS, 4 November, 1960, p 36.

<sup>8</sup> TDS, June 1959

<sup>9</sup> Globe and Mail, 9 November, 1960, p.4.

<sup>10</sup> Information on Kertland's commissions were found in Hill.



### iii. ARCHITECTURAL DESCRIPTION

The Toronto Star described the Kertland-designed house at the time of its sale to Lady Baillie, as "Embodying the latest features of residential planning." The Star noted that, "the fine Tudor structure contains fourteen rooms and five baths and is of cut-stone construction. Standing on a lot having a 100-foot frontage and a depth of 130 feet, the property adjoins that of Ellsworth Flavelle. Leading from the reception foyer is the fine sweep of the circular staircase. Hallway and library leading off are panelled in Jacobean oak to the ceiling. In the basement is a large billiard room. The dwelling has three storeys. At the rear is a three-car heated garage." <sup>11</sup> With a substantial landscaped setback from the street, the house orientates its longest, principal elevation southwards, towards the garden and the sunlight while a west elevation faces the street. An access driveway passes along the north side to the rear garage and the 1975 extension. (*Images 22-27*)

The house has a rambling, irregular form contained by a variety of hipped and gabled roofs punctuated by two tall chimneys and dormer windows with ground floor bay windows. It is clad in cut, randomly laid and coloured field stone with smooth ashlar door and window frames. The first floor of stone peters out as it ascends the second storey giving way to stucco cladding with half-timbering which occasionally features decorative spindle work and small shield motifs. Long narrow windows are banded together in rows with flat heads, as singles and pairs under arch-headed openings with keystones and adjacent to the Tudor arched opening of the main entrance with its panelled door and window.

All of these architectural elements are expressive of the principles of the Arts and Crafts movement which as a domestic architectural style emerged in parallel with the Garden City movement and became the typical style for new ex-urban neighbourhoods like Forest Hill. Garden City Planning principles, which favoured a picturesque and irregular sensibility that was anti-urban and more responsive to local topography, found their parallel in the architecture of the Arts and Craft movement. The two emerged in England in the 1830s with the theoretical work of Augustus Welby Northmore Pugin and later with John Ruskin and William Morris, and were soon evident in the architecture of Phillip Webb and Richard Norman Shaw.

The Arts and Crafts movement was characterized by an architecture that was functionally expressive, as can be seen at the Baillie house where interior spaces of different sizes and even staircases can be read on the exterior of the building through the massing and windows. Architectural composition departed from classical principles of symmetry, typical of the previously dominant Georgian style houses, and irregular massing was given further variety through complex roofscapes, recessed porches, bay windows and prominent chimneys. The picturesque variety of forms as well as materials included elements from medieval architectural styles including Gothic, Romanesque, and Tudor along with the later Queen Anne style. The Tudor Revival style became especially popular in the early 20<sup>th</sup> century in Toronto. The style demanded a high level of artistic imagination on the part of the architect and an equivalent level of craftsmanship on the part of the contractor to construct the complex

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<sup>11</sup> Toronto Daily Star, 11 April 1930, Real Estate, p.1.

roofs with their variety of types, pitch angles and eaves levels, the masons to build their various stone elements as well as the carpenters and, stained glass window artisans among others. The richness of form and surface detail at the Baillie house is an indication of the high standards that were achieved.

#### iv. CONTEXT

The Baillie house is located on the east side of Vesta Drive, just north of the junction with Old Forest Hill Road and south of Eglinton Avenue West. The neighbourhood is characterised by the legacy of its early by-laws and guidelines as it is well-treed and the houses have deep set-backs providing a consistent landscaped setting. The features of the Baillie house, including its complex two-and-a-half storey form and picturesque silhouette of tall chimneys rising from a varied landscape of gable and hipped roofs dressed in Tudor Revival materials of half-timbering, stucco and stone, are echoed through the neighbourhood, on the adjacent properties such as the J. E. Flavelle House to the south, at 93 Old Forest Hill Road (1932), also designed by Kertland and the house to the north at 503 Vesta Drive. On the west side of Vesta, opposite the Baillie house is the rambling Morden Neilson house (1932), also Kertland-designed and representing an exceptional Arts & Crafts interpretation of Medieval English forms and details.

*(Images 28-33)*

The Baillie house faced south with a view across the vacant lot that is the landscaped setting for 93 Old Forest Hill Road to the Old Forest Hill Road. The curving route of Old Forest Hill Road and the angled junctions with the side streets enhances the irregular and picturesque setting of the houses favoured by the Garden Suburb movement. The Baillie house was also viewed from Forest Hill Road and contributes to the collection of Arts and Crafts movement houses with Tudor Revival style details whose unity of style, scale and material, nonetheless provided endless variety through individual design and detail. Just to the north of the junction with Vesta Drive, the house at 112 Old Forest Hill Road was also designed by Kertland.

### 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 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 Lady Edith J. Baillie house has design value as an excellent representative of a grand Tudor Revival style house whose design reflects Arts and Crafts movement

principles. The Arts and Crafts elements are present in the picturesque composition of the asymmetrical building massing and elevations, the combination of steeply pitched hipped and gabled roofs with dormers and tall chimneys, the recessed entry porch and projecting bay windows, the variety of window types with arched and flat-headed openings and the cladding which combines rough-cut stone of varying shades with smooth stone around the windows and door openings, and half-timbering on stucco in various patterns. The Tudor Revival is seen in the broad Tudor arch of the principal entry opening and panelled door, the wood shields on the west elevation and the half-timbering with carved corner columns on the south-facing, gable-roofed bay. The situation of the house on its property with its principal south elevation facing the garden and the narrower, west side elevation facing Vesta Drive is characteristic of the informal quality of the Arts and Crafts architecture which responds to the site's topography and orientation. This unusual arrangement is enhanced by the diagonal stone entry path which creates a north-east route to the principal entrance located at the south-west corner of the house with its stone steps and landscaped terraces.

The Baillie house displays a high degree of artistic merit in the complexity of the overall building massing, the combination of multiple gable and hipped roofs punctuated with dormers and tall chimneys and in the wealth of detail seen in the materials including; rough and smooth stone, stucco and half timbering and the range of door and window opening combinations. A high level of craftsmanship is present in the skilled carpentry required to construct the complex roofscape and in the masonry with its random patterns of various shades and shapes of stone with rough-hewn and smooth surfaces.

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

The property has historic value as it has direct association with its first owner Lady Edith J. Baillie (1877-1965) who was recognized for her lifelong contribution to all forms of "public spirited work" during peace and war-times. Lady Baillie was the widow of Sir Frank Wilton Baillie, KBE, who was knighted in 1918 for his war time service to the British government and was a successful financier and innovative industrialist. The property is also associated with Morry and Sarah Wingold who occupied the property for 60 years. Morry was the president of Wingold Construction and a well-known philanthropist, recognized for "his outstanding leadership and community service." After his death in 1983, Sarah continued living in the house until 2019.

Constructed in 1930 shortly after the incorporation of Forest Hill Village, the Baillie house contributes to an understanding of the early history of Forest Hill as a residential enclave whose early design by-laws and practises resulted in the carefully crafted, landscaped neighbourhood.

The Baillie house is representative of the important architect Douglas E. Kertland, who won the competition to design the CNE's Automotive Building (1928-9). Kertland's residential architecture was widely published from the mid-1920s to the 1940s and he designed several houses which are adjacent to or in the vicinity of the Baillie House.

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

Situated on the east side of Vesta Drive just north of the junction with Old Forest Hill Road, the Baillie house maintains and supports the character of the neighbourhood. It is one in a series of grand Arts and Crafts houses with Tudor Revival style details sharing a two-and-a-half storey scale, with complex asymmetrical massing and a unified mix of materials featuring stone, stucco, half-timbering and brick in a consistent landscaped and well-treed setback. Constructed in 1930, as one of a number of Kertland-designed houses in the neighborhood, and as a part of the development of the Forest Hill Village, the house is functionally, visually and historically linked to its surroundings.

#### 4. SUMMARY

The Lady Edith J. Baillie house at 501 Vesta Drive is an excellent representative of the Arts and Crafts movement with Tudor Revival style details designed by the Toronto architect Douglas E. Kertland. Located on the east side of Vesta Drive just north of the junction with Old Forest Hill Road, the property at 501 Vesta Drive forms part of a collection of residential properties constructed in the 1930s which provide a cohesive architectural character through their shared qualities of scale, form and massing, materials and details with landscaped setbacks and mature trees which contribute to a sense of place within this part of Forest Hill. Originally owned by the philanthropist Lady Edith J. Baillie, widow of Sir Frank Wilton Baillie, KBE, the house was later owned for over 60 years by the prominent construction magnate and philanthropist, Morry Wingold and his wife Sarah Wingold.



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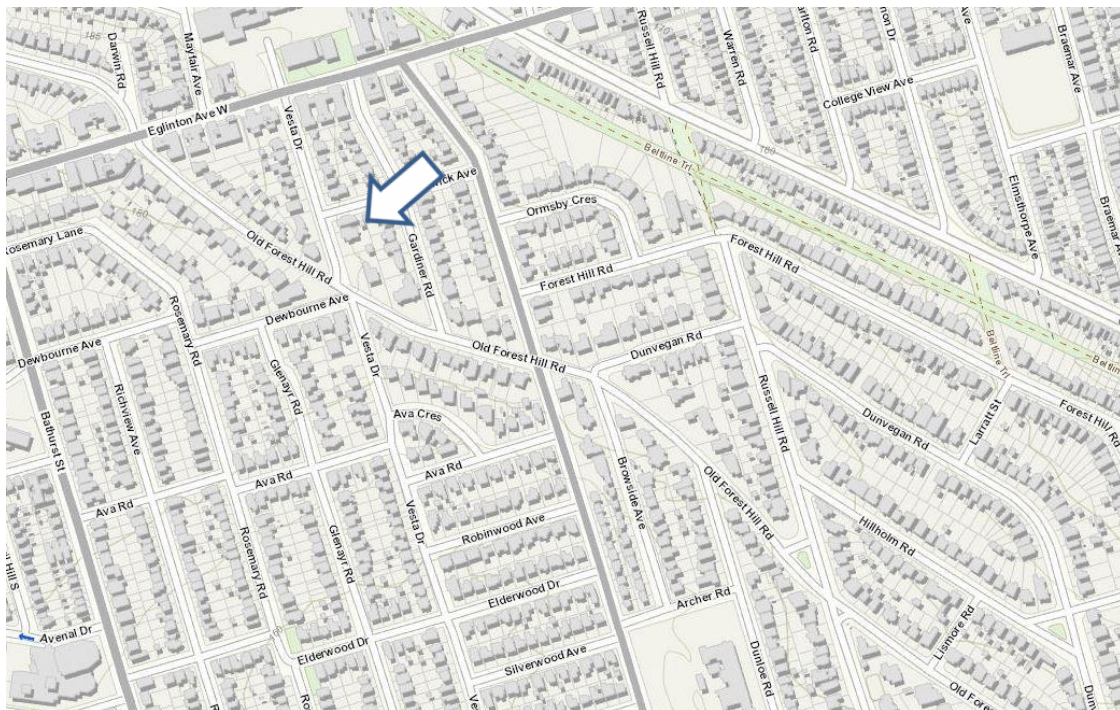
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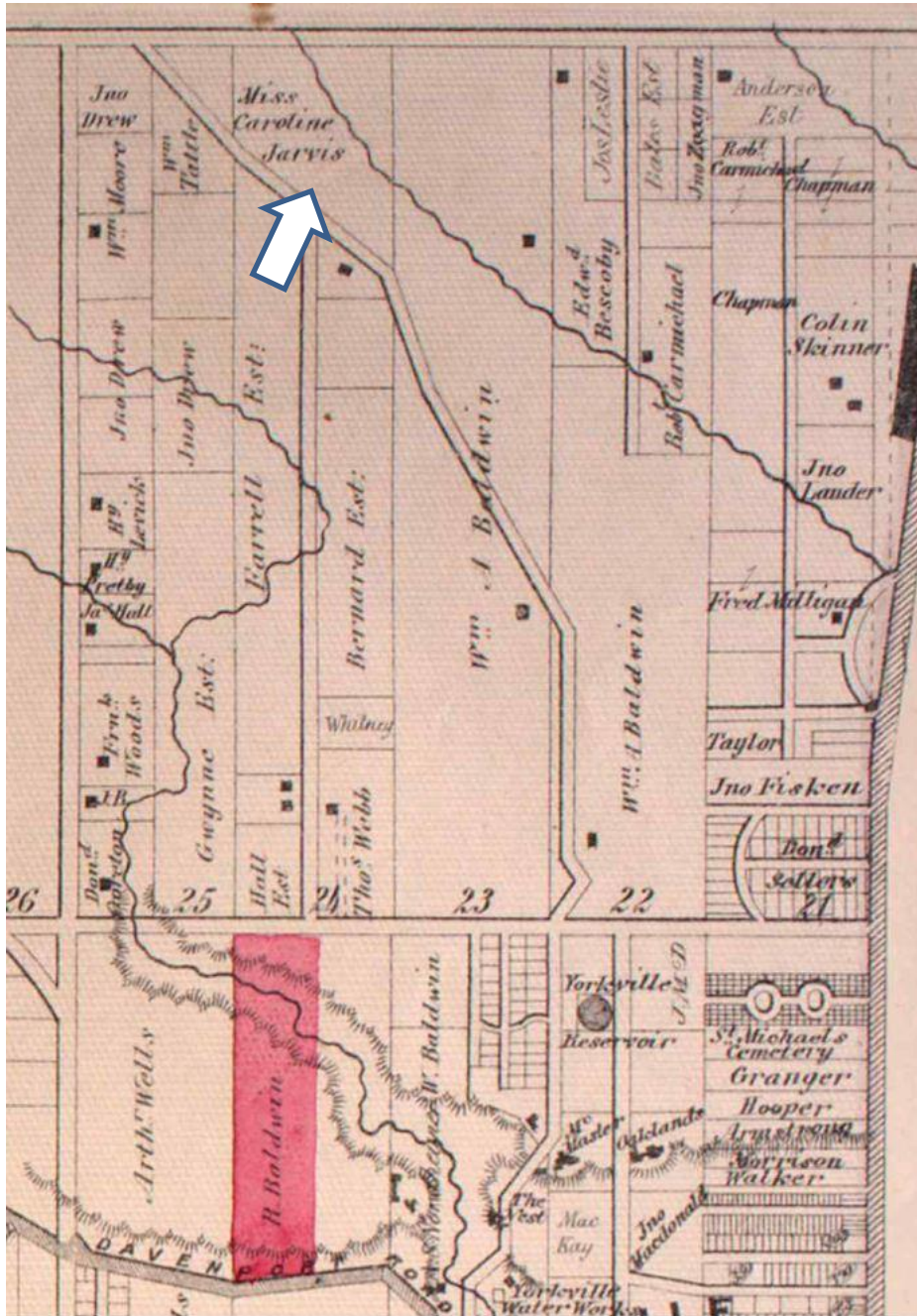
## 6. IMAGES:



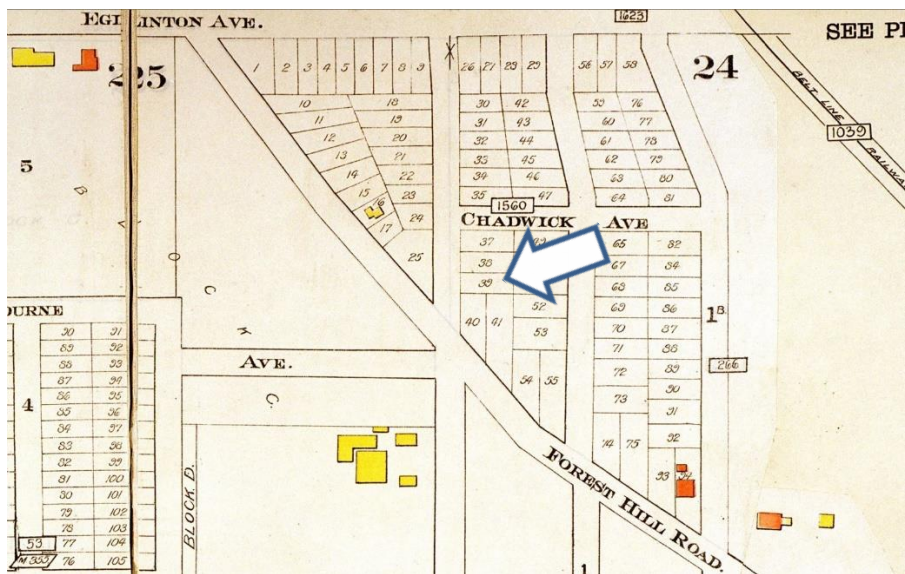
1. & 2. This location map, at two different scales is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the site of the property at 501 Vesta Drive. The top map shows the property and its immediate context and the bottom map show the Forest Hill neighbourhood south of Eglinton. (City of Toronto, I-View Map)

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





3. Miles + Co. *Illustrated Historical Atlas of the County of York*, 1878 (detail) showing Lot 24 as it spans from the Third Concession (now St. Clair Avenue) to the Fourth Concession (now Eglinton Avenue). Lot 24 is bisected by Spadina Road, which terminates at the Old Forest Hill Road as it cuts across on a meandering diagonal. Lot 1B is not identified but Mary Caroline Jarvis' ownership is. The landscape of the ravines and creeks are indicated. (Ng)

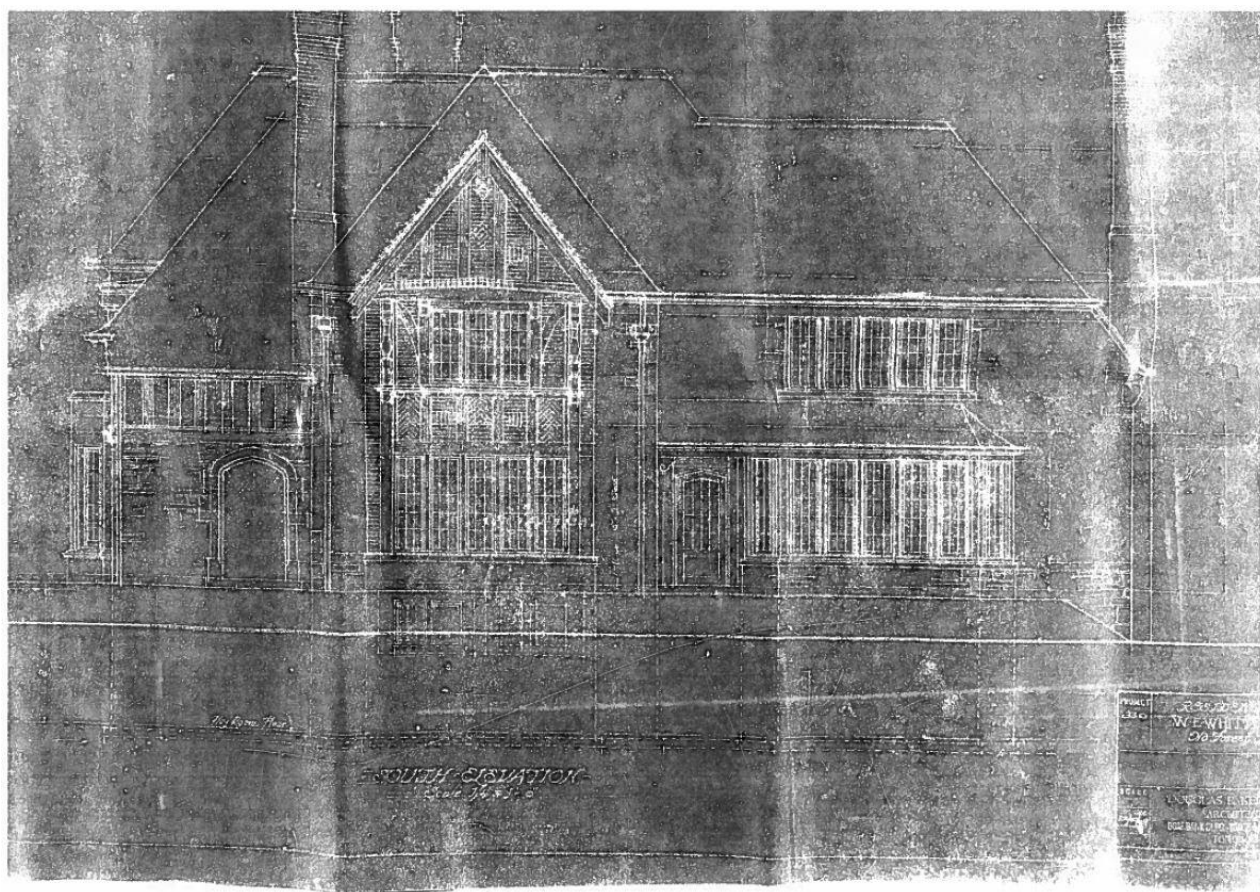


4. 1913 Goads Atlas (detail) showing Lot 24 with Plan 1560 bound within a triangle by Forest Hill Road (now Old Forest Hill Road), Eglinton Avenue and Spadina Road. Lots 38 and 39, the subject property at 501 Vesta Drive are marked by the arrow. (CTA)

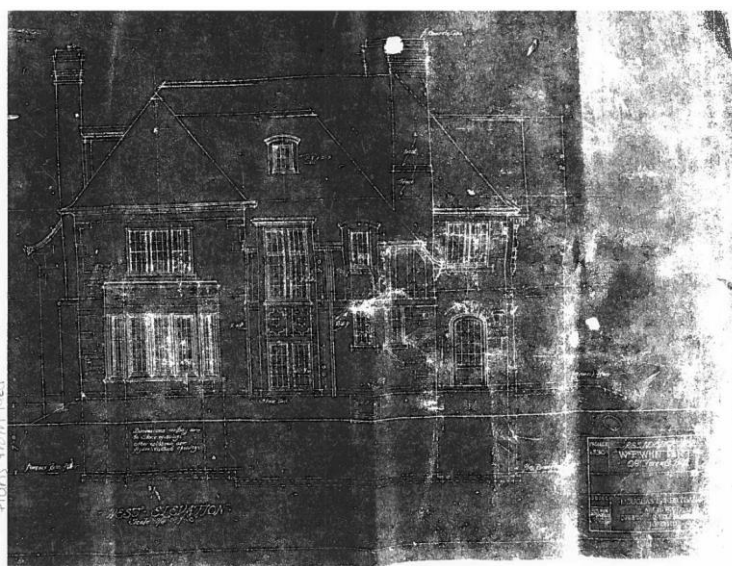


5. Map of Forest Hill Village, (detail) 1939 (CTA)





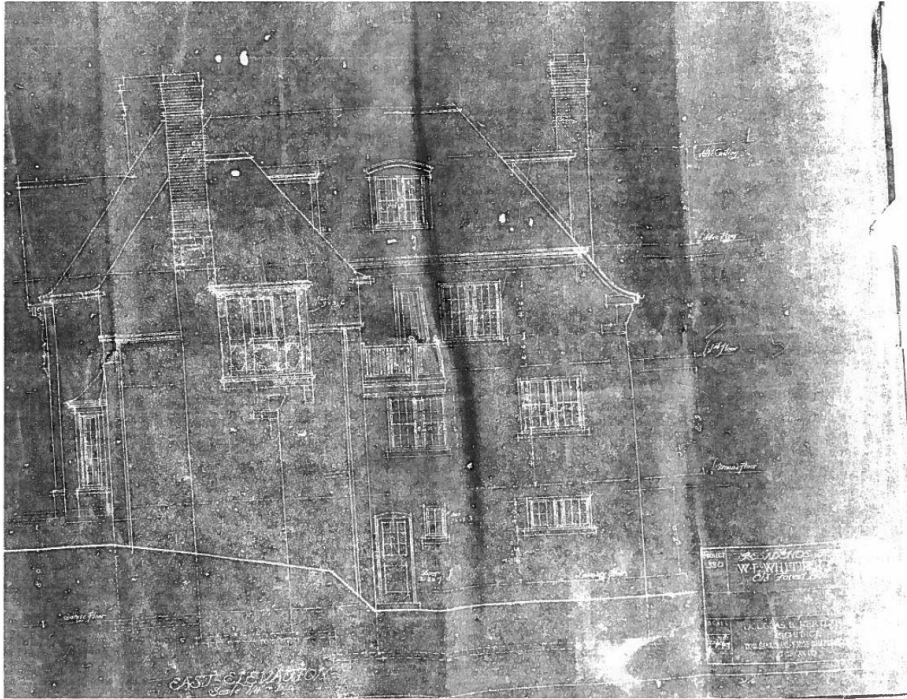
6. D. E. Kertland, principal, south elevation of the house at 501 Vesta Drive, 1929 The drawing indicates that the central bay with gable was intended to have brick set in a diagonal pattern instead of stucco on the panels between the half timbering (Building Permit No. 1007, 20 January 1930, City of Toronto Building Records)



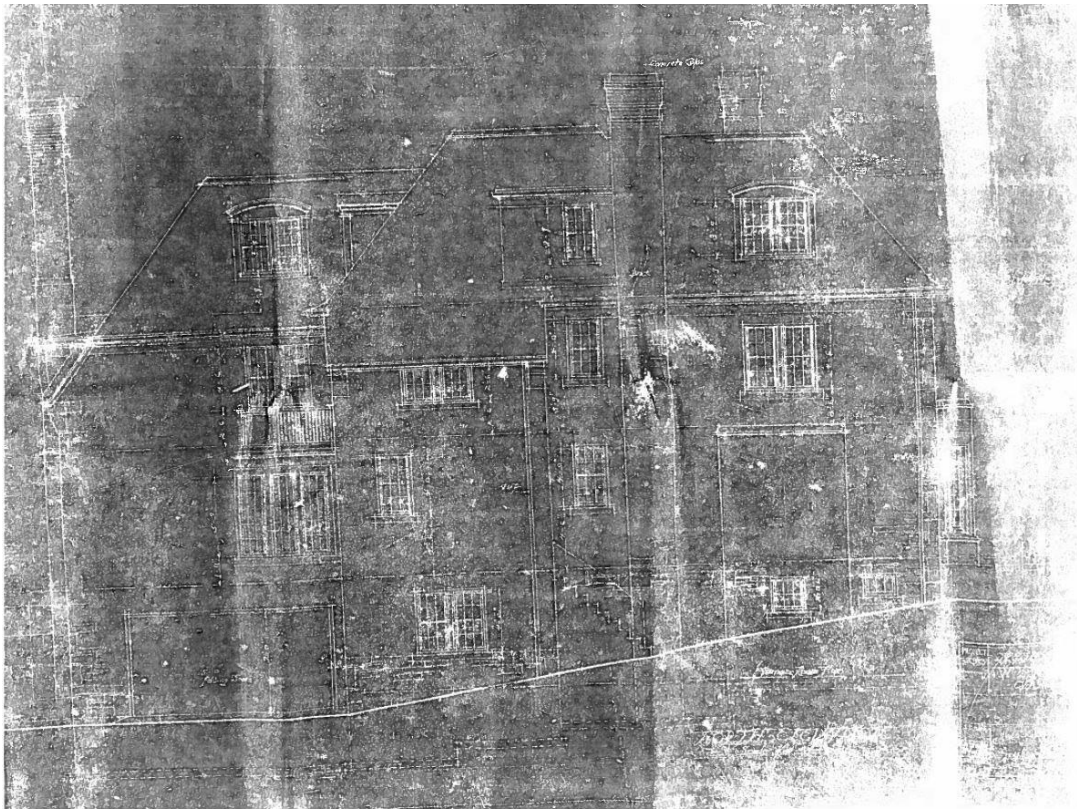
7. Detail of the above drawing showing the brick panels and the colonettes at the edge of the principal bay.

8. D. E. Kertland, street-facing and side, west elevation, 501 Vesta Drive, 1929 (Building Permit No. 1007, 20 January 1930, City of Toronto Building Records)





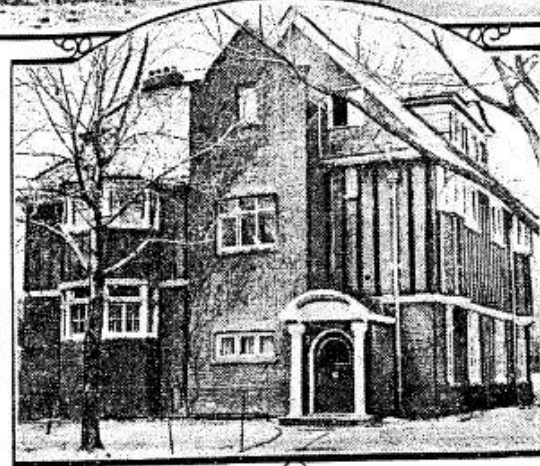
9. D. E. Kertland, side, east elevation, 501 Vesta Drive, 1929 (Building Permit No. 1007, 20 January 1930, City of Toronto Building Records)



10. D. E. Kertland, rear, north elevation, 501 Vesta Drive, 1929 (Building Permit No. 1007, 20 January 1930, City of Toronto Building Records)

# Real Estate

Week's Features in Residential Realty News



## APARTMENTS RELIEVE DWELLING SHORTAGE

Operations Begin on 36-Family Buildings in the Bathurst-Vaughan Rd. Area

With builders holding vacant houses for sale only, and with little hope of a drop in building material or labor costs, the acute rentable housing situation throughout the city may be mitigated to some extent by the contemplated erection of several apartment buildings.

The Bathurst St.-Vaughan Rd. area north of St. Clair Ave. is presenting the liveliest scene of building activity. Seventeen apartment houses will be erected on sites recently purchased from Edward Tjoo and Co., North York realty firm. The sites have a combined frontage of 1,037 feet and sold at prices ranging between \$100 and \$200 a foot, with a total realization of \$175,835.

The land purchasers include Grimshaw Bros., who paid \$65,000 for 350 feet on Tishester St., and have already commenced excavating operations for three of the eight apartment houses they plan to build; L. Durbin will erect an apartment house at the corner of Claxton Blvd. and Bathurst St., where he has purchased 100 feet on Bathurst St. at \$175 a foot; William

**LADY BAILLIE PURCHASES \$60,000 HOME**  
Sale of a splendid Forest Hill home, designed by W. E. Whitten, builder, in collaboration with D. E. Kertland, architect, is the leading realty news note of the week. Sold by H. L. Rogers, realtor, he refused to disclose purchaser's name or price paid but it is learned that the new owner is Lady Baillie, widow of the late Sir Frank Baillie, Canadian financier, and that the purchase price was in the neighborhood of \$60,000. (1) shows the splendid Tudor home which comprises fourteen rooms and five baths and is located on Vesta Dr., north of Old Forest Hill Rd.; (2) shows the fine property at 281 Oriole Parkway, purchased by Dr. R. M. Wansborough through H. L. Rogers. Price was not disclosed but is thought to be around \$25,000. The Cliff Construction Co. was the vendor; (3) shows the Kappa Alpha fraternity house at 14 Hoskin Ave., which is now being negotiated for by the University of Toronto in house a women's activity until the erection of the residences at St-S5 St. George St.

## FOREST HILL HOME BOUGHT FOR \$60,000

Lady Baillie Is Purchaser of a Beautiful Residence on Vesta Drive

Designed by Wilfred E. Whitten, builder, in collaboration with Douglas E. Kertland, architect, the splendid residence on the east side of Vesta Drive, just north of Old Forest Hill Rd., has been sold by H. L. Rogers, realtor, who refused to disclose the identity of the purchaser or the consideration. It is learned, however, that the price was in the neighborhood of \$60,000 and the purchaser Lady Baillie, widow of Sir Frank Baillie, noted Canadian financier. The residence is now being finished to the order of the new owner.

Embodying the latest features of residential planning, the fine Tudor structure contains fourteen rooms and five baths and is of cut-stone construction. Standing on a lot having a 100-foot frontage and a depth of 130 feet, the property adjoins that of Ellsworth Finlay, which he purchased through H. L. Rogers. Leading from the reception foyer is a fine sweep of circular staircase. Hallway and library leading off are panelled in Jacobean oak to the ceiling. In the basement is a large billiard room. The dwelling has three stories. At the rear is a three-car heated garage.

Purchased by Doctor

## BUILDING REVIVING PERMITS INDICATE

### ROMN HAS PECULIAR HEAD

The Other Robins Do Not Know What To Make Of It

Orillia, April 11.—Abnormally large for its species, a grey-headed robin is puzzling nature students here, and is unconsciously causing some concern.

11. *Toronto Daily Star*, Real Estate section article on the purchase of the house at 501 Vesta Drive: "Forest Hill Home Bought for \$60,000: Lady Baillie is purchaser of a Beautiful Residence on Vesta Drive," April 11, 1930. The photograph, labelled '1' at the upper left shows the principal south elevation of the house, nearing completion. (TPL)



12. Sir Frank Wilton Baillie, KBE (left) (Dictionary of Canadian Biography)

13. Lions Club Presentation to Lady Baillie, 1945 with the caption: PJ Cowan presents tray to Lady Baillie, Oakville, May 19, 1945. The Oakville Lions Club presents its annual award of merit to Lady Baillie for outstanding community work and war work. P J Cowan, Chairman of the Civic Committee, presented the handsome silver tray on behalf of the club." (right) (Toronto Public Library)

**Israel Honors Wingolds**



—Photo by Anthony Palmer

**MORRY WINGOLD AND DAUGHTER MIRIAM**  
Israeli Farming Town Will Be Named After Him

Toronto builder Morry Wingold will have a new town in Israel named after him.

Funds for the desert land on which the town will lie will be raised at the Morry Wingold Negev dinner in the Royal York hotel Nov. 28.

Mr. Wingold, youngest man in North America ever to be honored at a Jewish National Fund Negev dinner, was selected for his outstanding leadership and devoted community service.

It is expected \$100,000 will be raised at the dinner, enough to reclaim 250 acres. One acre will support four agricultural workers.

Meyer Gasman will be chairman at the dinner, which will be the first authentic kasher meal to be served at the hotel.

**NO VISIBLE MEANS**

14. "Israel Honors Wingolds," article and photograph about the dinner held in honour of Morry Wingold by Jewish National Fund Negev. Wingold was the youngest man in North America to be honoured with 1,500 people attending and over \$100,000 was raised to support the creation of a new town in Israel to be named after Wingold (Toronto Daily Star, 4 November 1960, p.36)

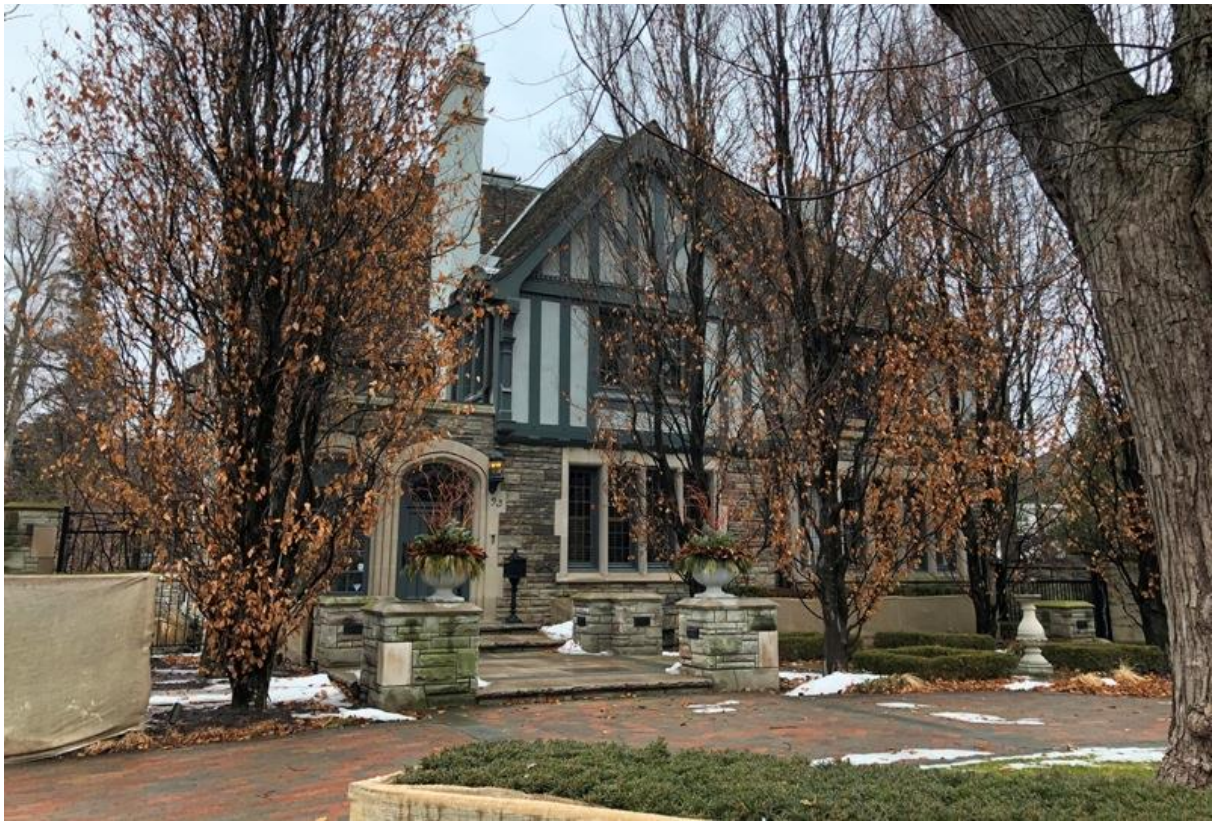




15. 1966 Photograph of the ground breaking ceremony for the Mount Sinai extension, with Morry Wingold, centre (Brampton Guardian, 4 April 2019)



16. D. E. Kertland, Automotive Building, Canadian National Exhibition, 1929 (Kalman, p. 29)



17. D. E. Kertland, 93 Old Forest Hill Road designed for Baronet J. Ellsworth Flavelle, 1932. (HP, 2020)



18. 93 Old Forest Hill Road: one of two colonettes at the side of the principle gable which are similar to those at the Baillie House at 501 Vesta Drive. (HP, 2020)





19. 101 Old Forest Hill Road, D. E. Kertland with bricks laid in diagonal motifs in the half-timbering panels as shown on the drawings for the Baillie House (HP, 2020)



20. 99 Old Forest Hill Road, D. E. Kertland-designed house for Morden Neilson, 1932. (HP, 2020)





21. D. E. Kertland, 112 Old Forest Hill Road example of variations on a theme, two-and-a-half storey house with a stone base, combination of hipped and gabled roofs with a main gable roofed bay, rough and random laid stone is combined with smooth stone around the windows and recessed arched doorway with half-timbering, stucco and dormers. Window are tall slender, glazed panels combined in wide horizontal bands of varying lengths (HP, 2020)



22. Baillie House, 501 Vesta Drive: Kertland took advantage of the double-width lot to provide a more dramatic composition than some of the neighbouring houses as he designed a long garden facing principal south elevation and a shorter west elevation facing the street which showed off his skills at developing picturesque massing with a variety of roof shapes, heights and eaves lines, as well as sustaining variety in the arrangement of windows and their numbers of panels in the many bays of the elevations (HP, 2020)





23. West (side) and south (principal) elevation showing one of two colonettes (HP, 2020)



24. Detail showing the colonettes and in the gable a suggestion that brick is beneath the stucco (HP, 2020)



25. Detail of the west elevation showing panels with shield motifs and the wood dentil course between the stone cladding of the first floor and half-timbering and stucco of the second floor (HP, 2020)



25. West elevation facing Vesta Drive with a view of the stuccoed north elevation (HP, 2020)



26. Interior photograph of the Baillie house showing the panelled winding staircase with the turned spindles in the balustrade (<https://cherylsniderman.com/501vestadr>)





27. Interior photograph of the wood panelled library with fireplace  
(<https://cherylsniderman.com/501vestadr>)



28. The Baillie house viewed from Old Forest Hill Road (HP, 2020)



29. 92 Old Forest Hill Road





30. 106 Old Forest Hill Road (HP, 2020)



31. 116 Old Forest Hill Road (HP, 2020)





32. 120 Old Forest Hill Road, the Pearson House (HP, 2020)



33. 503 Vesta Drive, north of the Baillie House at 501 Vesta Drive, seen to the right of the photograph (HP, 2020)