

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 103 Heath Street West

Date: April 21, 2021

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Toronto-St. Paul's - Ward 12

SUMMARY

This report recommends that City Council state its intention to designate the listed property at 103 Heath Street West (James Hobbs House) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The subject property at 103 Heath Street West is situated on the south side of Heath Street West, between Yonge Street and Avenue Road. It contains a two and a half storey, late Victorian-era, red brick house constructed in c.1892. The building is amongst the earliest houses built on this section of the south side of Heath Street West in the late 19th century, representing the earliest period in the historical evolution of the street and the Deer Park Neighbourhood.

The James Hobbs House is among the few surviving houses developed as part of Registered Plan 365 in the early 1880s-1890s. Two of the other earliest dwellings located in this section of the south side of Heath Street between Yonge Street and Avenue Road (55 and 59 Heath Street West) are already included on the City of Toronto's Heritage Register, and 59 Heath Street (the only other remaining dwelling on the street designed in Toronto's quintessential Bay-and-Gable style) is further protected with Part IV designation under the Ontario Heritage Act.

Upon Council's decision to include the property on the City's Heritage Register in March 2021, Heritage Planning staff have undertaken further research and evaluation and determined that the heritage property at 103 Heath Street West 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. As such, the property is a significant built heritage resource.

Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 103 Heath Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 103 Heath Street West (Reasons for Designation) attached as Attachment 3 to the report, April 21, 2021, from the Senior Manager, Heritage Planning, Urban Design, 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

At its meeting on March 10, 2021, City Council included the property at 103 Heath Street West on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE23.23>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan

implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports

complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<https://www.ontario.ca/laws/statute/90o18>
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of

cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the Ontario Heritage Act, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

https://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

COMMENTS

A Site Plan Control application (No. 20 152778 STE 12 SA) proposing a 3-storey apartment building was submitted on June 5, 2020 which includes two parcels located at 103 and 101 Heath Street West and is currently under review. Additionally, a minor variance application has been submitted but at the time of writing this report the hearing date of the Committee of Adjustment has not been finalised. As part of the Planning Review Process, and in response to a heritage nomination of the property by the Deer Park Residents' Group, Heritage Planning staff prepared a descriptive listing report

(January 8, 2021). That listing report was adopted by Council at its March 10, 2021 meeting.

The current Site Plan and minor variance applications include a revised Heritage Impact Assessment (HIA) report from Architects Rasch Eckler Associated Limited (March 16, 2021) which proposes to fully dismantle and reconstruct the James Hobbs House to replicate the appearance of the heritage building using salvaged material. City staff have sent comments to the applicant requesting revisions to the proposals to include appropriate conservation because the proposed dismantling and reconstruction represents the demolition of the James Hobbes House.

Reconstruction is not consistent with the City or Provincial planning policy which requires the conservation of significant heritage resources. Designation under Part IV of the Ontario Heritage Act will assist staff in securing appropriate conservation.

103 Heath Street West: James Hobbs House

Research and Evaluation according to Ontario Regulation 9/06



View of the principal (north) elevation and west elevation (Heritage Planning, 2020)

1. DESCRIPTION

103 Heath Street West	
ADDRESS	103 Heath Street West
WARD	Ward 12 – Toronto-St. Paul's
LEGAL DESCRIPTION	Plan 365, Pt Lot 52 and Plan 623, Pt Lot 7
NEIGHBOURHOOD/COMMUNITY	Deer Park
HISTORICAL NAME	James Hobbs House
CONSTRUCTION DATE	c.1892
ORIGINAL OWNER	James Hobbs
ORIGINAL USE	Residential (single family dwelling)
CURRENT USE*	Residential (multi-unit dwelling)
ARCHITECT/BUILDER/DESIGNER	Leo Hunt Stanford (1943 alterations)
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	April 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 103 Heath Street West, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether the property merits designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
Pre-contact	The area is known as <i>Mashquoteh</i> which is Ojibway for meadow or woodland where deer come to feed
1795	Augustus Jones, Deputy Provincial Surveyor is instructed by Lt Governor Simcoe to survey and open a cart road from York Harbour to Lake Simcoe. This (Yonge Street) was completed by February 1796.
1802	Lot 21 of the Third Concession (St. Clair Avenue) and the first lot west of the cart road is granted to Frederick Baron de Hoen
1810	Baron de Hoen sells 40 acres at the south end of the lot to Mary Elmsley, widow of Chief Justice John Elmsley before returning to Baden, Germany

1837	Agnes Heath, widow of Col. Charles Heath purchases the property and names it Deer Park.
1846	Agnes Heath sells the property to her son Charles Wallace Heath who has the property subdivided into 33 lots.
1851	The estate of Deer Park at the south end of Lot 21 is recorded on Browne's Map of York County.
1874	Charles Heath sells the remaining lots south of Lawton Park to Weymouth G Schreiber who further subdivides them and files the Plan of Subdivision 365 including 52 building lots and three streets Delisle Avenue, Heath Street and Marlborough Crescent (renamed Deer Park Crescent in 1909 after Deer Park was annexed to the city in 1908)
1889 June	James Hobbs purchases Lot 52 of Registered Plan 365
1892 Mar	Hobbs assumes a mortgage on Lot 52 in the amount of \$1000
1892 Apr	Hobbs purchases 38ft of the adjacent property directly west of Lot 52 (Plan 623, Pt Lot 7). This is likely the same year that Hobbs has the current building at 103 Heath Street West constructed which straddles part of both lots
1894	James Hobbs passes away; his wife Maria is listed as the occupant/widow at 103 Heath Street in the 1895 City Directory (containing statistics gathered in the previous year)
1902	The last time that Maria Hobbs is listed at 103 Heath Street West, however the family continues to own the property
1943	The Hobbs family sells the property to James Bodie Construction Ltd.
1996	The James Hobbs House is one of only three houses along Heath Street West recognized by a physical stop and written historical background piece in the Toronto Public Library Board's collection of neighbourhood historic walking tours publication, <i>Historical Walking Tour of Deer Park</i> (1996) ¹
2020 June	The property, along with the adjacent dwelling at 101 Heath Street West, is subject to an active site plan control application and intention to demolish both existing houses
2020 Nov	A heritage evaluation report from Heritage Planning staff recommending listing of the house at 103 Heath Street West is adopted by the Toronto Preservation Board
2021 Mar	City Council moves to include the property at 103 Heath Street West on the City's Heritage Register

¹ Kinsella, 48. The TPL series of neighbourhood walking tour booklets was also one of the Board's contributions to the Yonge Street 1796 - 1996 bicentennial celebrations. The entry for the James Hobbs House at 103 Heath Street West describes the building as having "several interesting features" including the round-arched windows on the principal (north) and west elevations and "the verandah above the bay, with its elegant supporting brackets".

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

Deer Park Neighbourhood

The location of the property at 103 Heath Street West is shown on the property data map (Attachment 1, Image 1) where it sits on the south side of Heath Street West between Deer Park Crescent and Oriole Road. The property is located east of Avenue Road, right on the historic western boundary of Toronto's Deer Park neighbourhood.

Originally the property was part of the parcel of land identified as Park Lot 21 above the Third Concession on the west side of Yonge Street, granted to Frederick Baron de Hoen in 1802. Today the original south eastern corner of his property sits at the north-west corner of the intersection of Yonge and St. Clair Avenue. With the development of Yonge Street as the primary connecting route to the north and Lake Simcoe, the intersections of the concession roads crossing Yonge would become popular resting stops creating a series of villages. These included Yorkville and by the mid-nineteenth century the town of Drummondville, laid out by Baron de Hoen, marked the intersection of Yonge and St. Clair with a cluster of hotels which were soon followed by other shops and businesses.

The name Deer Park was first used by the Heath family when they purchased a portion of the estate in 1837 but in fact traces its origins to pre-contact times and the Ojibway word "Mashquoteh" meaning meadow or woodland where deer come to feed. An 1851 map shows the Heath's Deer Park estate and that to the west on Park Lot 22 where the Baldwin family named their property "Mashquoteh" (Image 2) By 1878 Deer Park was the name for the neighbourhood and local post office. (Image 3) In 1908 the village was annexed to the City of Toronto. Today with Yonge Street and St. Clair Avenue as its primary intersection, the Deer Park neighbourhood extends as far south as Farnham Avenue and is bound by Avenue Road and Oriole Parkway to the west and north and David Balfour Park to the east. The name of the neighbourhood and that of Heath Street are links to important pre-contact and 19th century historical associations.²

In 1810, prior to his return to Baden Germany, Baron de Hoen sold his property to Mary Elmsley, then widow of Chief Justice John Elmsley. In 1837 the Elmsley family sold the southern 40 acres of Lot 21 to Agnes Heath, a widow, shortly after she and her children immigrated to Canada. Her husband Colonel Charles Heath of the Honourable East India Company Service had died during the Deccan War in 1818. Following his death she relocated her children from India to Switzerland where they were educated before moving to Italy and finally to Canada. On purchasing the 40 acres she named the property Deer Park, lived there until 1846 when she sold the property to her son Charles Wallace Heath. In 1874 Charles Heath sold the property to Weymouth G. Schreiber. Schreiber subdivided it into 52 lots with three streets (one of which he named Heath Street) and registered it as Plan 365.

Land registry records confirm that Lot 52 of Plan 365 was owned by James Hobbs by

² Kinsella, 46-48.

March 1889. In 1892, he took out a mortgage for \$1000 and also purchased part of the adjacent property to the west that comprised the western boundary of the old Baldwin Estate (Plan 623, Pt Lot 7). Considering that the current house at 103 Heath Street straddles the lot line for both of these properties, it is likely that it was built in 1892 when Hobbs purchased the western portion of the current house lot.³ Little is known about James Hobbs beyond notice of his death "at his residence on Heath" on March 20, 1894.⁴

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

Typically the "Bay-n-Gable" style is defined by having a steeply-pitched gable roof, with its end facing the street, centered above a projecting bay window of one or two storeys. To one side of these dominant features was an entry bay at ground level with a secondary window above. 103 Heath Street is a variation because it includes an additional, third bay on the principal (north) elevation that situates the 2-storey projecting bay and its surmounting gable at the centre of the composition rather than off-set. Apart from this variation of massing, the house incorporates design features typical of the style with its steeply pitched gable roof with decorative wood detailing in the gable apex. A large, attic-storey sleeping porch completes the gable on the principal elevation and is supported by ornate scrolled brackets. Wood detailing can also be found in the gable roofs of the roof dormers on the east and west elevations. The majority of the window openings on the east, west and principal (north) elevations are flat-headed except for a round-arched window in the centre of the projecting bay at the second storey-level and another at the first floor level on the west elevation containing an arched, brick drip mould and decorative brick motif directly above. The architect or builder of the original house is not known. 1943 alterations to the property, mainly to the interior to accommodate multiple dwelling units, were carried out by Toronto architect, Leo Hunt Stanford. The rear (south) elevation of the house contains later additions and alterations that are not considered of cultural heritage value. (Images 4-8)

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached as Image 1 (Attachment 1) shows the site of the property at 103 Heath Street West.

From the laying out of Heath Street in 1874 until the present day, a variety of residential

³ The City of Toronto legal description for the house-form building at 103 Heath Street West is Plan 365, Pt Lot 52 and Plan 623, Pt Lot 7. During this period Deer Park had not yet been annexed to the City of Toronto and therefore City Directories and Goad's Atlases of the period from 1884 -1903 do not accurately represent the properties built in this interval.

⁴ Globe and Mail Obituary for James Hobbs.

types have been constructed. The James Hobbs house represents one of the earliest contributions on the south side of Heath Street West being single family dwellings of the Victorian era, aside from the Hoskins House at 37-41 Heath Street West (Image 9) and Duke House at 59 Heath Street West. Immediately east of the Duke House, 55 Heath Street was likely completed in 1890. (Image 10) This house shows the fanciful influences of the Queen Anne style in its dramatic roof forms, eyebrow window and decorative tracery. New types such as the unique 50 Heath Street (Image 11) of 1923 represented the American influence of Frank Lloyd Wright's Chicago-based Prairie Houses.⁵ The subject property at 103 Heath Street (the James Hobbs House) was completed in c.1892 and draws upon both the Queen Anne and slightly earlier Bay-and-Gable styles.

The apparent socio-economic changes in the street after World War II are evident in the inclusion of the low-rise multiple residential dwellings of the elegant Modernist blocks at 70-90 Heath Street (Image 12) while the townhouses at 27-33 Heath Street (Image 13) represent a late 20th century urge for a return to traditional architectural styles with European connections. From single to multi-dwelling residential types, constructed in a variety of styles over 130 years this section of Heath Street West from Yonge Street to Avenue Road tells a remarkable story of social and architectural evolution while creating an architecturally diverse neighbourhood in which the James Hobbs House is an essential component.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one criteria to warrant designation.

The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or ✓ if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

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

Representative example of a style and type

⁵ Both 55 Heath and 50 Heath Street are included on the City's Heritage Register. The Bay-and-Gable style Henry R. Duke House at 59 Heath Street West was designated under the Ontario Heritage Act in 2013.

The property at 103 Heath Street West has design value as this Late Victorian-era dwelling incorporates both Bay-and-Gable and Queen Anne Style architectural features with the combination of a two and a half storey bay centred rather than offset on the principal (north) elevation, and decorative wooden bargeboards and brackets framing an attic-storey sleeping porch, its heavy stone lintels and a complicated roofline of hips, gables and window dormers.

HISTORICAL OR ASSOCIATIVE VALUE

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

Yields information that contributes to an understanding of a community or culture

The property is significant as one of the earliest surviving houses built on the portion of the street belonging to Plan 365 and dating from the 1880s-1890s. Over the past 130 years Heath Street has been developed with an unusual variety of residential dwelling types from a wide range of time periods that is atypical in Toronto. 103 Heath is important because it is representative of an early period in the planned land development of the street and the Deer Park community.

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

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

The James Hobbs House stands as a defining property within a group of varied architectural types and styles on Heath Street. Its combination of Bay-and-Gable and Queen Anne architectural design and detailing set it apart from houses, townhouses and low-rise apartment blocks of later periods on the street. Representing the earliest period of the subdivision of Registered Plan 365, its built form is an important component in the history and evolution of Heath Street and the Deer Park neighbourhood.

Physically, functionally, visually or historically linked to its surroundings

The property is amongst the earliest houses built on this section of the south side of Heath Street West in the late 19th century, representing a period from the earliest point in the historical evolution of planned development on Heath Street and in the Deer Park community.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 103 Heath Street West (James Hobbs House) 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. As such, the property is a significant built heritage resource and staff recommend that City Council state its intention to designate the individual property at 103 Heath Street West under Part IV, Section 29 of the Ontario Heritage Act.

The property at 103 Heath Street West is valued as a significant example of a late Victorian-era dwelling on Heath Street West combining stylistic features indicative of both the Bay-and-Gable and Queen Anne architectural styles and is one of the earliest surviving houses dating from the early 1890s. The James Hobbs House (c.1892) is important because it is representative of an early period in the planned land development of Heath Street and the Deer Park community.

The Statement of Significance (Attachment 3) for 103 Heath Street West comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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ATTACHMENTS

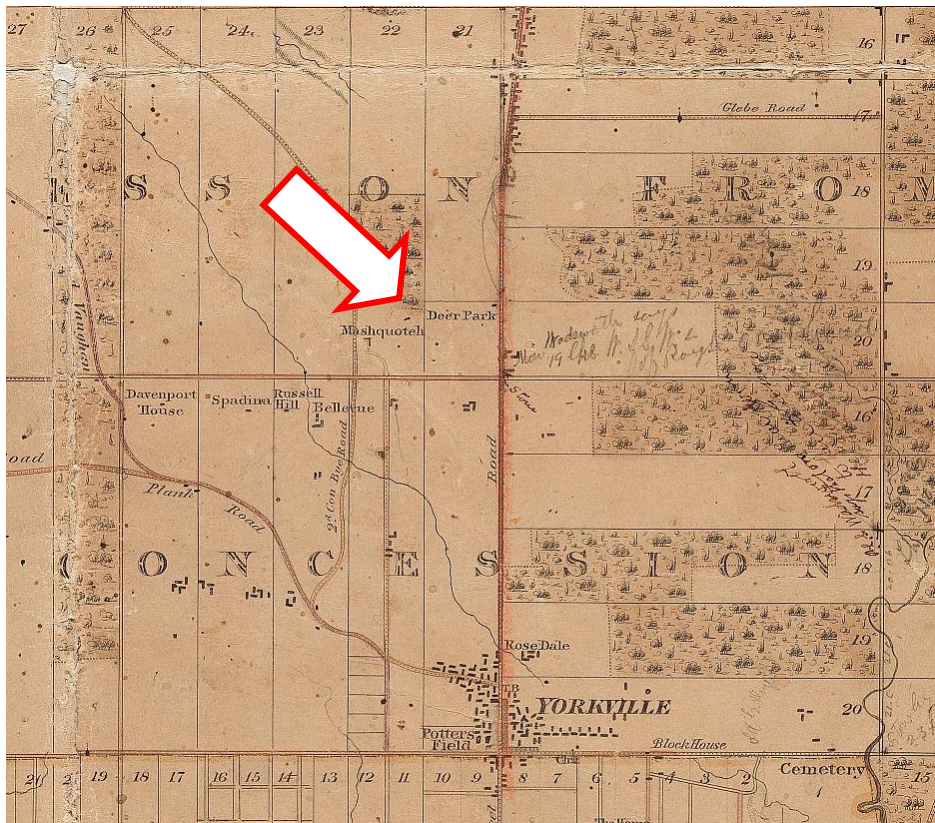
Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 103 Heath Street West

MAPS AND PHOTOGRAPHS:
103 HEATH STREET WEST

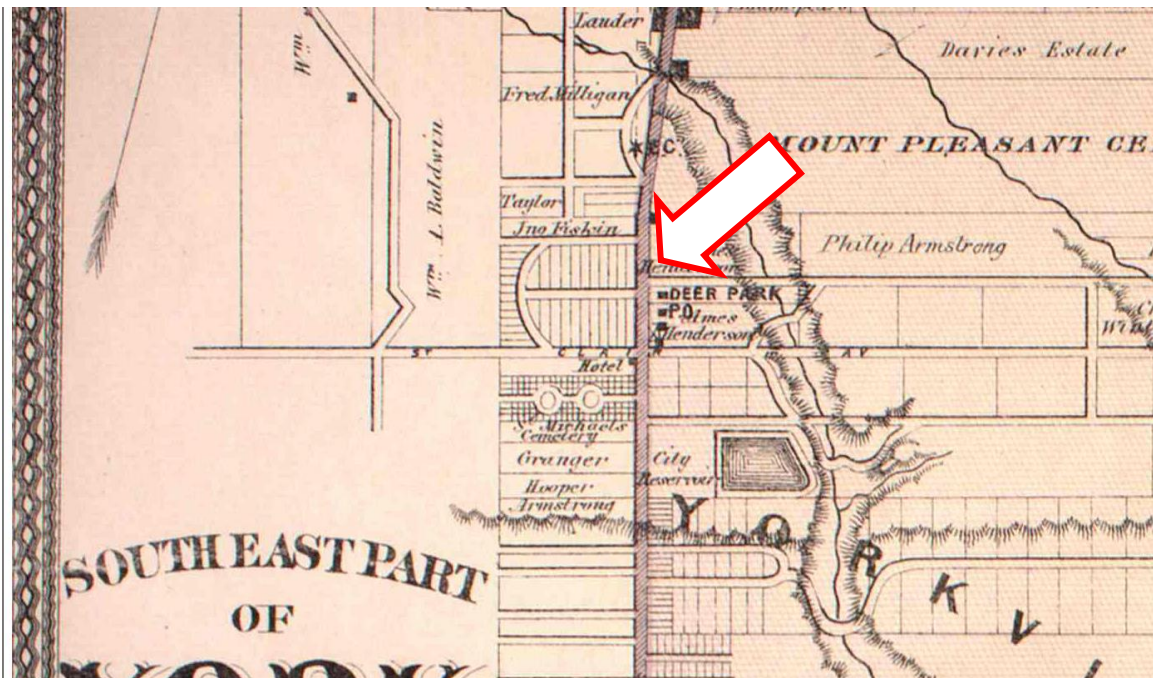
ATTACHMENT 1



1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the sites. (City of Toronto iView Mapping)



2. Detail, *Plan of the Township of York*, J.O. Browne, 1851 showing the Heath family's Deer Park Estate and the Baldwin Family's adjacent Mashquoteh estate. (Ng)



3. Map of the South East Part of York County, 1878: showing W. G. Schreiber's 1874 subdivision of Deer Park and the Deer Park Post Office on Yonge Street indicating the community's official identity. (City of Toronto Archives)



4. Current photograph looking southwest and showing the principal (north) and west elevations of the James Hobbs House (c. 1892). (Heritage Planning, 2021)



5. Detail of the attic-storey sleeping porch above the two-storey bay on the principal (north) elevation with its decorative wooden detailing and trim. Also visible is the top of the single round arched window opening on this elevation which is centred directly below the attic porch (AREA, 2020)



6. View of the chimney on the east elevation and gable with its deep brow, decorative wooden bargeboard and curved brackets (AREA, 2020)



7. Contextual view of the properties at 101 and 103 Heath Street West, both of which are subject to an active development application. The existing dwelling at 101 Heath Street is not determined to be of cultural heritage value. (Heritage Planning, 2020)



8. Detail of the single round arched opening on the west elevation including the decorative raised brick detailing. The existing wooden front porch may be a 1943 alteration. (Heritage Planning, 2021)



9. 37-41 Heath Street: Alfred Hoskins house (1880) 39 Heath Street, was originally composed of the two gables and central entrance shown at the left of the photograph which is now 37-39 Heath St. 41 Heath Street (3rd gable at the right) is an addition undertaken in 1981 by Gabor and Popper Architects. (Google, November 2020)



10. 55 Heath Street c 1890-1 (at left) and Henry R Duke House (1887) 59 Heath Street West (Google, November 2020)



11. 50 Heath Street (1923), showing the design influence of Frank Lloyd Wright's Prairie Style. (Google, November 2020)



12. 70-90 Heath Street, c.1950 (Google, May 2019)



13. 27-33 Heath Street West, late 20th century (Google, May 2019)

**LIST OF RESEARCH SOURCES:
103 HEATH STREET WEST**

ATTACHMENT 2

Archival Sources

- City of Toronto Assessment Rolls, Ward 3, Division 3
- City of Toronto Building Records - Toronto and East York District
- City of Toronto Directories, 1894ff.
- Ontario Land Registry Records, Plan 623, Pt Lot 7 and Plan 365, Pt Lot 52
- Globe and Mail Newspaper Archives, March 21, 1894
- Historical Maps of Toronto <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>

Secondary Sources

- Blumenson, John, *Ontario Architecture*, 1990
- Brown, Ron, *Toronto's Lost Villages*, 1997
- Cruikshank, Tom and John de Visser, *Old Toronto Houses*, 2003
- Eckler, David of Architects Rasch Eckler Associates Ltd., *101 & 103 Heath Street West: Cultural Heritage Impact Assessment*, 1st revision (May 2020) and 2nd revision (March 2021)
- Hill, Robert. *Biographical Dictionary of Architects in Canada, 1800-1905*
<http://www.dictionarofarchitectsincanada.org/>
- Kinsella, Joan C. *Historical Walking Tour of Deer Park*, 1996
- Lundell, Liz. *The Estates of Old Toronto*, Toronto, 1997
- Robertson, J. R. *Landmarks of Toronto*, Vol. 4, 1904
- Scadding, Henry, *Toronto of Old*, 1873

STATEMENT OF SIGNIFICANCE 103 HEATH STREET WEST

ATTACHMENT 3

JAMES HOBBS HOUSE (REASONS FOR DESIGNATION)

The property at 103 Heath Street West 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 on the south side of Heath Street, between Yonge Street and Avenue Road, the property at 103 Heath Street West contains a detached, red brick house-form building constructed c.1892-1893 that was first occupied by James Hobbs, whose family maintained ownership of the property for 50 years. Alterations largely executed on the interior of the original property in the 1940s were prepared by Toronto architect, Leo Hunt Stanford (1898-1970).

The property was included on the City's Heritage Register on March 10, 2021.

Statement of Cultural Heritage Value

Physical and Design Value

The property at 103 Heath Street West has design value as this Late Victorian-era dwelling incorporates both Bay-and-Gable and Queen Anne Style architectural features with the combination of a two and a half storey bay centred rather than offset on the principal (north) elevation, decorative wooden bargeboards and brackets framing an attic-storey sleeping porch, its heavy stone lintels and a complicated roofline of hips, gables and window dormers.

Historical and Associative Value

The property is significant as one of the earliest surviving houses built on the portion of the street belonging to Plan 365 and dating from the 1880s-1890s. Over the past 130 years Heath Street has been developed with an unusual variety of residential dwelling types from a wide range of time periods that is atypical in Toronto. 103 Heath is important because it is representative of an early period in the planned land development of the street and the Deer Park community.

Contextual Value

The James Hobbs House stands as a defining property within a group of varied architectural types and styles on Heath Street. Its combination of Bay-and-Gable and Queen Anne architectural design and detailing set it apart from houses, townhouses and low-rise apartment blocks of later periods on the street. Representing the earliest period of the subdivision of Registered Plan 365, its built form is an important component in the history and evolution of Heath Street and the Deer Park neighbourhood.

The property is amongst the earliest houses built on this section of the south side of Heath Street West in the late 19th century, representing a period from the earliest point in the historical evolution of planned development on Heath Street and in the Deer Park community.

Heritage Attributes of 103 Heath Street West

- The setback, placement and orientation of the building on its lot on the south side of Heath Street West between Deer Park Crescent and Oriole Road
- The scale, form and massing of the two and a half storey plan on a raised foundation
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The complicated roofline with hips, gables and window dormers, and the two red brick chimneys
- The principal (north) elevation of the building, which is organized into three bays with stringcourse between the first and second storeys
- On the principal (north) elevation, the centred two storey bay surmounted by an attic-storey porch with its decorative wood framing, detailing and shingling in the gable
- On the east and west elevations, the decorative wood detailing in the roof dormer gables
- The arrangement of the door and window openings on the principal (north), west and east elevations, their type (flat-headed or round-arched) and the stone lintels and sills
- The decorative red brick drip moulds and voussoired headers above the round-arched window openings on the west and principal (north) elevations