

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 19 Parkcrest Drive – Supplementary Report

Date: June 9, 2021

To: Toronto Preservation Board
Scarborough Community Council

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

Wards: Scarborough Southwest - Ward 20

SUMMARY

The purpose of this report is to recommend that City Council state its intention to designate the property at 19 Parkcrest Drive (Frederick J. Cornell house) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. The report is supplementary to the report, May 25, 2021, from the Senior Manager, Heritage Planning recommending the inclusion of this property on the City of Toronto's Heritage Register. Upon further review and evaluation, staff have determined that the property meets the criteria for designation.

The subject property is situated on the east side of Parkcrest Drive, south and west of Kingston Road and Markham Road in the Scarborough Village neighbourhood. The property contains the Frederick J. Cornell house, a one-and-a-half storey Craftsman Bungalow style, house-form building constructed c.1916-1917 which is distinguished by its rustic cladding of pebbles collected from the Scarborough Bluffs shoreline.

The Frederick J. Cornell house is one of the earliest houses built in the Park Hill subdivision following the 1905-6 construction of the radial, street-car line on the Kingston Road which resulted in the historical transformation of southern Scarborough from a 19th-century settlement of farms with a cluster villages to a series of planned communities along the lakefront and the Scarborough Bluffs. First occupied by descendants of the earliest Scarborough settler families, the Cornell's and Glendinning's, from 1970-75, the property was owned by Stephen Lewis, CC, the Canadian politician, ambassador to the United Nations and broadcaster, and his wife, Michele Landsberg, OC, best-selling author, journalist and activist. Both Mr. Lewis and Ms. Landsberg have been recognized with honours through the Order of Canada.

A nomination to evaluate the property was submitted by the Scarborough Community Preservation Panel in 2012. On April 25, 2021, the Panel contacted Heritage Planning requesting evaluation of the property as a priority as it had been recently sold.

Heritage Planning staff have undertaken further research and evaluation and determined that the heritage property at 19 Parkcrest Drive 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 under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 19 Parkcrest Drive (Reasons for Designation) attached as Attachment 3 to the report, June 9, 2021, from the Senior Manager, Heritage Planning.
2. 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.
3. 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.
4. 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

There is no decision history.

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.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.gov.on.ca)

COMMENTS

19 Parkcrest Drive: Frederick J. Cornell House

Research and Evaluation according to Ontario Regulation 9/06



19 Parkcrest Drive: View of the principal (north-west) facade and side (south-west) facade (Scarborough Community Preservation Panel, 2008)

1. DESCRIPTION

19 PARKCREST DRIVE – FREDERICK J. CORNELL HOUSE	
ADDRESS	19 Parkcrest Drive
WARD	Ward 20 – Scarborough Southwest
LEGAL DESCRIPTION	PLAN 1734 PT LOT 74 TO 76PT
NEIGHBOURHOOD/COMMUNITY	Scarborough Village
HISTORICAL NAME	Frederick J. Cornell house
CONSTRUCTION DATE	c.1916-17
ORIGINAL OWNER	Frederick J. Cornell
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Pebble cladding with concrete and wood
ARCHITECTURAL STYLE	Craftsman Bungalow
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Nominated by Scarborough Community Preservation Panel
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	June 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 19 Parkcrest Drive, 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
1796	With the establishment of the Town of York in 1793, the surrounding region was subdivided into townships with Scarborough Township located east from York Township along the shore of Lake Ontario. Scarborough was surveyed with Concessions and lots, typically of 200 acres in 1796
1799	Construction of the Kingston Road extending from the Town of York to Kingston is begun and the section through Scarborough is completed in the summer
1802	Lot 19, concession C is granted to Submission Gallaway
1832	Scarborough Village, one of the earliest settlements in Scarborough located at the junction of the Kingston Road, the fourth Concession Road (now known as Eglinton Avenue East) and the side road now known as Markham Road acquires its first post office
1818-1890	Lot 19 is subdivided and sold in a series of land transfers. In 1890 Levi E. Annis purchases a large section of the property from the family of Nelson Gates
1905-6	The first electric streetcar line, known as the radial line is extended along Kingston Road
1911	Levi E. Annis and his wife Mary C. Annis sell 113 acres south of the Kingston Road of Lot 19 to Cecil White who subdivides the property, registering it as Plan 1734, with 106 residential lots including the subject property, creating the Park Hill Subdivision (Instrument 9871)
1913	Cecil White sells Lots 74, 75 and 76 to Frederick J. Cornell
1917	The assessment rolls indicate the house is complete
1951	The property is sold on behalf of the estate of Frederick J. Cornell to Arthur and Marguerite Cockshutt
1956	The east half of the property, facing Markham Road is severed
1964	The remaining property is purchased by Ruth E. House
1964-1970	The north half of lot 74 is subdivided
1970	Stephen H. Lewis and Michele Landsberg purchase the property identified as Plan 1734 Pt Lot 74 to Pt Lot 76
1975	The property is sold by Stephen Lewis and Michele Landsberg

2012	The Scarborough Community Preservation Panel nominates the property for heritage evaluation
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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. (See Figures 1-7 in Attachment 1)

Scarborough Village Neighbourhood

The property at 19 Parkcrest Drive is located south-west of the intersection of Kingston Road and Markham Road in the Scarborough Village neighbourhood of the Scarborough Southwest ward on the edge of Lake Ontario. In 1796, Lieutenant Governor John Graves Simcoe had the Scarborough Township surveyed on land that was part of the traditional territories of Indigenous people. The name 'Scarborough' was suggested by his wife, Elizabeth Posthuma Simcoe, who in 1793, recorded in her diary "how in a surveyor's boat, 'we came within sight of what is named in the Map the high lands of Toronto - the shore is extremely bold and has the appearance of Chalky Cliffs... they appeared so well that we talked of building a summer residence there and calling it Scarborough'."¹ Scarborough² was surveyed and subdivided with a series of east-west concessions. North-south boundaries would create the grid that was further subdivided into narrow 200-acre lots. As the Lake Ontario shoreline retreats on a sharp north-east angle, the lots along the lake had irregular configurations. This was the condition of Lot 19 in Concession C which originally stretched from the concession road now known as Eglinton Avenue East to the Lake Ontario shoreline and contains the subject property at 19 Parkcrest Drive. (*Figures 1-5*)

In 1799 the construction of the Kingston Road began with the intention of connecting the Town of York with Presqu'ile. The road extended from the Don River in a straight line along Lot Road, now known as Queen Street, but once into Scarborough, the road proceeded on a north-east angle, parallel to the lake shoreline, cutting across the rectangular grid of lots, and bisecting Lot 19.

Lot 19, Concession C was originally granted by the Crown to Submission Gallaway in 1802. In 1818 the property was sold by the Gallaway family and a sequence of land transfers and subdivisions ensued over the next 80 years. Nelson Gates acquired a large portion of Lot 19 in 1854 and he is identified as the owner on historic maps of Scarborough Township dating to 1860 and 1878. In 1890, a portion of the property was sold to Levi E. Annis. In 1911, Annis would sell 113 acres on the south side of the Kingston Road to Cecil White.

¹ Bonis, p. 38 'Chalky Cliffs' refers to the dramatic coastline of the town of Scarborough in North Yorkshire England.

² Historic maps and documents also record the spelling as 'Scarboro.'

Park Hill

White registered Plan 1734 on May 2, 1912. The subdivision containing 106 lots, ranging in size from one-half to three acres, was laid out on Garden Suburb planning principles by the surveyor Russell Grant. (*Figure 6*) The survey plan included access from Kingston Road and Markham Road and contained curving streets which followed the contours of the land as it descended down the slope of the bluffs. The bucolic character of the site was captured by the street names: Sylvan Avenue, Hill Crescent and Park Drive (now known as Parkcrest Drive). The name of Annis Road acknowledges the previous owner, Levi E. Annis as well as his family who were among the earliest settlers of Scarborough. Charles Annis emigrated from New England settling in Scarborough in 1808. By the War of 1812, his son, Levi Annis, had established a public house which was used as quarters by British soldiers during the war. With William Cornell, Levi Annis constructed the local section of the Kingston Road, first known as Cornwell Road.

19 Parkcrest Drive: Frederick J. Cornell and Sarah E. (Glendinning) Cornell

In November of 1913, Frederick J. Cornell purchased Lots 74, 75 and 76 in the new Park Hill subdivision. Frederick purchased the property after his marriage in 1910 to Sarah E. Glendinning. The couple traced their family roots back to Scarborough's earliest pioneer families. Frederick James (F.J.) Cornell (1877-1934) was the great grandson of William B. Cornell (b.1766) who emigrated from Rhode Island in 1799 becoming one of Scarborough Township's earliest settlers. His son, Charles Cornell, (F. J.'s uncle) was the builder of the 1858 Cornell House now preserved in the Scarborough Museum. Sarah Elizabeth Cornell, nee Glendinning (1880-1951), was the grand-daughter of James Glendinning (1796-1861) and great niece of Archibald Glendinning (1804-1883). Both men were born in Dumfriesshire, Scotland and settled in Scarborough c.1820. Frederick was a builder and it is therefore likely that he constructed the house at 19 Parkcrest Drive. The assessment rolls for the property indicate that the house was completed between 1916 and 1917.³

Frederick and Sarah Cornell lived together on the property until Frederick died in 1934. Sarah continued to own and occupy the property until her death in 1951. The property was then sold to Arthur and Marguerite Cockshutt. In 1956, the east half of the property facing Markham Road was subdivided. The property passed to Ruth E. House and during her ownership further subdivisions were made so that the north part of Lot 74 and the south half of Lot 76 were also subdivided leaving the remaining parcel as it is known today.

³ While land registry records indicate that the property was purchased by Frederick in 1913 and sold by his estate following the death of Sarah in 1951, the assessment rolls for 1914-1919 indicate W. J. Cornell (1870-1933), (Frederick's brother), as the non-resident owner of the property. As of April 1916, there is no building on the property, but by the following April in 1917, the assessment rolls indicate a building valued at \$300 has been constructed. The property is still owned by W. J. Cornell who is recorded as living at 18 Heyworth Avenue. In 1921, F. J. Cornell, contractor, is recorded as owning and living at the property and the value of the building remains at \$300 indicating it was the one completed between 1916 and 1917. Later assessment rolls taken in 1925 show the property is owned and occupied by F. J. Cornell and, in 1940, by Sarah, who was then a widow.

Later Owners: Stephen H. Lewis, CC and Michele Landsberg, OC

From 1970-1975, the property was owned by Stephen Lewis and his wife Michele Landsberg. At the time of his ownership, Mr. Lewis (b.1937) was a member of Ontario's parliament (1963-1978) and leader of the Ontario New Democratic Party (1970-78). He later served as Canada's Ambassador to the United Nations (1984-1988), as Deputy Director of Unicef (1995-1998), as the U. N. special envoy for HIV/AIDS in Africa (2001-2006) establishing the Stephen Lewis Foundation which is dedicated to fighting HIV-AIDS in Africa, as well as a broadcaster for CBC radio and CityTV for which he received recognition with the Gordon Sinclair Award in 1982. and he is now a Distinguished Visiting Professor at Ryerson University. In 2003, Mr. Lewis was invested as a Companion of the Order of Canada. In 2005 Time Magazine named him one of the "100 Most Influential People." Michele Landsberg (b.1939), an activist, feminist and best-selling author, was a staff journalist with the *Toronto Star*, the *Globe and Mail* and later, editor for *Chatelaine* magazine and chair of the board of directors for Women's College Hospital. In 2005, the Canadian Women's Foundation recognized her contribution to activism and the media by establishing the Michele Landsberg Award in her honour. In 2006, Ms. Landsberg was made an Officer of the Order of Canada.

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. (See Figures 7-15 in Attachment 1)

The Cornell House is a fine example of the Craftsman Bungalow style. The style's name reveals the influence of the popular American monthly publication, "The Craftsman," published by the furniture-maker Gustav Stickley to showcase his 'Mission' furniture between 1901 and 1916. The magazine frequently featured bungalows, known as "Craftsman Bungalows" with a nod to the influential English Arts and Crafts movement and the writings and works of John Ruskin and William Morris. The movement encompassed not only architecture but all of the decorative arts including furniture, furnishings, tapestry and wallpaper. The word "craft" was key as from the 1850s Ruskin, and his former student Morris, were leaders of the movement which reacted against the machine-made objects of industrialization and promoted an aesthetic based on the hand-made craftsmanship of the pre-industrial age. These principles translated into an architecture that was based in an "advocacy of 'truth' in design and materials"⁴ which meant an expression of function, structure and place as well as the craftsmanship of the builders. As a result, Arts and Crafts movement architecture was characterized by irregular picturesque massing with complex rooflines punctuated by dormers, prominent chimneys, bay windows and, in a reflection of the North American climate, verandahs.

The typical Craftsman Bungalow is a one to one-and-a-half storey house distinguished by its low-pitched, gable roofs and verandah. The name bungalow finds its roots in the word "bangala" used to describe a house type in Bengal, which became familiar to the British during their time of colonial occupation and which was characterized by being

⁴ Kalman, p. 619.

single storey with a broad sweeping roof which extended to include a verandah.⁵ The word 'verandah' was derived from the Portuguese 'varanda' used to describe the covered balconies found in Southeast Asia.

The Cornell house, with its one-and-a-half storey massing, large verandahs, low-pitched gable roofs with broad eaves, prominent wood beams and rafters with the decorative corbelled and curved ends, is a fine representative of the Craftsman Bungalow type. The influence of the Arts and Crafts movement is prevalent in the irregular, picturesque massing of the house including two wings with verandahs, a flat-roofed porte-cochere (now enclosed) and an additional gambrel-roofed wing on the rear, south-east elevation as well as the leaded glass casement windows. The prominent chimney, small gable-roofed porch and shed dormer contribute to the variety of form.

The most distinctive and rare feature of the Cornell house, and the one that roots the house to its site adjacent to the Scarborough Bluffs, is the cladding of pebble stones, reported to have been "drawn from the beach 300 feet below."⁶ The pebbles are set in a concrete. Concrete is featured in other elements including the base of the walls as well as in the cast elements of the window sills and lintels, the bases and capitals of the square piers and the sills of the porte-cochere and verandahs. (*Figure 7*)

The Cornell house also bears striking similarities to Sarah's great uncle, Archibald Glendinning's house, constructed in 1830. Both houses are one-and-a-half storeys with a low-pitched, gable roof with dormers, stone-cladding, an adjacent wing with a verandah to the left hand side of the principal façade, and, most distinctively, a small porch with a pediment supported on two columns. (*Figure 15*)

Setting

The Cornell house is located on a large lot with mature trees and shrubs. Set well back from the street, on a slight rise, it is rotated 45 degrees so that both the principle, north-west façade and the side, southwest, façade with the porte-cochere are visible from the street and as the house is approached. The prominence of the porte-cochere is an indication of the novelty and pride associated with car ownership in the first decades of the 20th-century. A circular driveway originally lead to the porte cochere and today provides access to the garage, constructed to the south of the house, after the enclosure of the porte cochere in 1993. At the rear, south-east side of the house, the land slopes away from the house revealing the basement storey and providing the verandah with a raised position from which to view the garden.

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. (See Figures 16-23 in Attachment 1)

⁵ Gowans, p. 76-7.

⁶ An article with a photograph, seen in Figure 6, from the Toronto Evening Telegram dated 2 July 1920 notes that the pebbles were collected from the beach 300 feet below

The Cornell house is located on the east side of Parkcrest Drive, south-west of the intersection of Kingston Road and Markham Road and the centre of Scarborough Village, in the Park Hill subdivision. The advertisement selling Park Hill lots declared: "This most beautiful and sightly tract of land starts from the Kingston Road and rises in a rolling slope to its highest point in about the centre of the property where it tops the bluffs overlooking the board expanse of Lake Ontario... It is the one of the best spots in all outlying Toronto for the man who wants a home in the country."⁷

Surveyed and laid out in 1911-1912, Park Hill's design is characteristic of a Garden Suburb. The words of the 1911 advertisement above catch the ethos of the movement as it references rolling slopes of land, the topography of the bluffs and the view of the lake. The Canadian Garden Suburb movement followed the principles of the English reformer Ebenezer Howard who was appalled by the conditions of slums in industrialized cities. Howard promoted the concept of a Garden City which would promote healthy living conditions by separating residential areas from industries. In its reaction to the problems created by industrialization, the Garden City movement, was parallel to that of the Arts and Crafts movement. In Canada, Garden Suburb planning went hand in hand with Arts and Crafts architecture and can be seen in Toronto's Rosedale, Kingsway, Lawrence Park and Leaside neighbourhoods. In contrast to the gridded street patterns of the city, the Garden Suburb was characterized by its curvilinear street patterns, retention and enhancement of natural topography and the creation of parklike settings through extensive tree planting. The name Park Hill captures the essence of these principles.

Parkcrest Drive was laid out as a winding route from Kingston Road, with a fork in the road leading to Annis Road. Hill Crescent and Sylvan Avenue were aligned with the topography and contours of the Scarborough Bluffs. Along with the winding street layouts, the Park Hill subdivision preserved the undulating terrain, provided large lots on which houses were set well back from the street enabling substantial planting of deciduous and coniferous trees and shrubs. The bucolic character is enhanced by the absence of sidewalks. Parkcrest Drive contains a mix of early 20th-century houses exhibiting period styles of the Craftsman Bungalow, the Arts and Crafts movement and Georgian Revival. Later post-war bungalows and more recent 21st century houses have been added, but the consistency of scale, setbacks and landscape creates a cohesive neighbourhood environment. Park Hill also contains a property listed on the City's Heritage Register, the John Heron House at 27 Hill Crescent originally constructed on Lot 66 of Cecil White's subdivision Plan 1734.

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 Heritage Register. There are three categories for a

⁷ C. White & Co. Advertisement for Park Hill, Toronto Daily Star, September 22, 1911, p. 17.

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	✓
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type

The property at 19 Parkcrest Drive containing the Frederick J. Cornell house, has design value as a fine representative of the Craftsman Bungalow style with a rare cladding of pebbles retrieved from the base of the Scarborough Bluffs. The Craftsman Bungalow style is evident in the characteristic features of the one-and-half-storey massing, low-pitched broad gable roofs encompassing the second floor, shed dormers, deep eaves with prominent decorative rafters and decorative wood beams and large verandahs. The picturesque composition of the house including a porte-cochere, gable, and truncated gable, roofs, prominent chimneys and leaded glass casement windows are characteristic of the period and indicative of the English Arts and Crafts Movement roots of the North American Craftsman Bungalow style.

Displays high degree of craftsmanship or artistic merit

The Cornell house display a high degree of craftsmanship in the rare pebble-stone cladding and in the decorative wood detailing of the rafters and beams of the roofs of the house.

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	✓
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

Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The property has associative value as from 1970-1975 it was owned by Stephen Lewis and Michele Landsberg. An Ontario Member of Parliament from 1963, at the time of his ownership of the property Lewis was the leader of the Ontario New Democratic Party.

He later served as Ambassador to the United Nations, the U. N. special envoy for HIV/AIDS in Africa, as a director for Unicef, as well as a broadcaster for CBC radio and CityTV and is now a Distinguished Visiting Professor at Ryerson University. In 2003 he was invested as a Member of the Order of Canada. Michele Landsberg, is a best-selling author and journalist. In 2005, the Canadian Women's Foundation recognized her contribution to activism and the media by establishing the Michele Landsberg Award in her honour. In 2006, Ms. Landsberg was made an Officer of the Order of Canada.

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

The property has historical value through its potential to yield information about the growth and development of Scarborough and Scarborough Village in the early 20th century. Constructed c.1916-1917, it is valued as one of the earliest houses to be constructed in the Parkhill neighbourhood which was created in 1911-12 by Cecil White through Subdivision Plan 1734 following the 1905-6 construction of the Kingston Road radial car line. These two events were part of the historic transition of southern Scarborough from a 19th-century township characterized by large farm holdings clustered around small villages to a 20th-century municipality with planned suburbs stretched along the Lake Ontario shoreline and picturesque terrain of the Scarborough Bluffs.

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

Set well back from Parkcrest Drive, the architecture and landscape of the F. J. Cornell house with its extensive lawns, mature trees and plantings, contributes to the parklike setting of the Park Hill subdivision which features rustic winding streets with no sidewalks, a variety of mature deciduous and coniferous trees in an undulating terrain characteristic of the principles of the late 19th and early 20th-century Garden Suburb movement. The Cornell house contributes to the early 20th-century character of the street with other houses which feature Craftsman Bungalow, Arts and Crafts and Georgian Revival styles, maintaining the scale, setback, landscaped setting and materials, forms and details which are characteristic of the period.

Physically, functionally, visually or historically linked to its surroundings

Constructed in 1916-17 as one of the first houses in the Park Hill subdivision and clad in pebbles gathered from the base of the nearby Scarborough bluffs the house is visually, physically and historically linked to its surroundings.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 19 Parkcrest Drive (the Frederick J. Cornell 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 19 Parkcrest Drive under Part IV, Section 29 of the Ontario Heritage Act.

The property at 19 Parkcrest Drive, was constructed in 1916-1917 and has value as a fine and representative example of the Craftsman Bungalow style with rare cladding of pebble stones retrieved from the base of the Scarborough Bluffs. From 1970-1975 it was the home of Stephen H. Lewis, CC, politician, Canadian ambassador and award-winning broadcaster, and Michele Landsberg, OC, best-selling author, journalist and activist. As one of the earliest houses constructed in the Park Hill suburb, it is a significant property which contributes to the Garden Suburb character of this Scarborough Village neighbourhood.

The Statement of Significance (Attachment 3) for 19 Parkcrest Drive comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

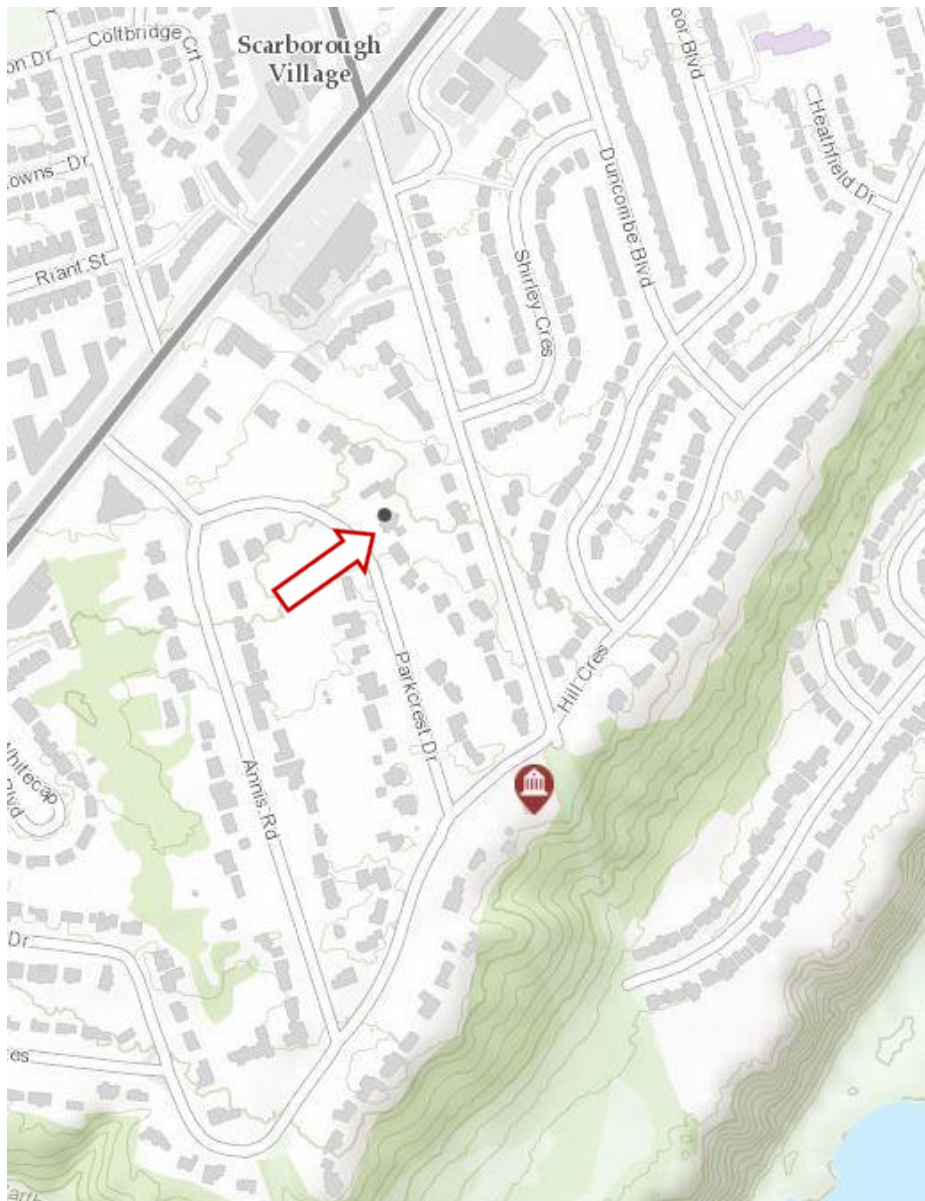
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

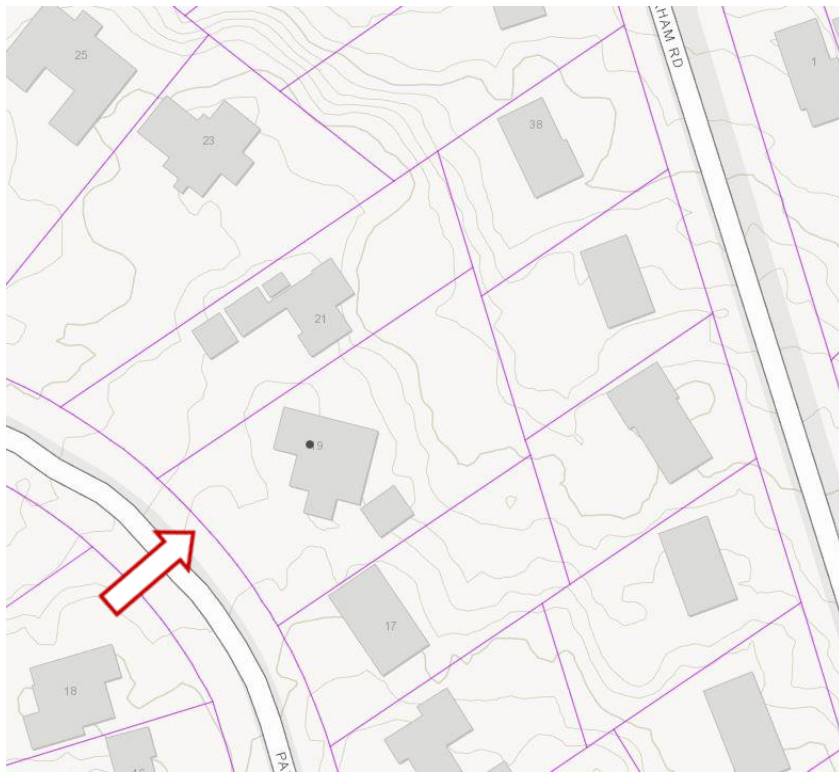
Attachment 1 – Maps and Photographs

Attachment 2 – List of Research Sources

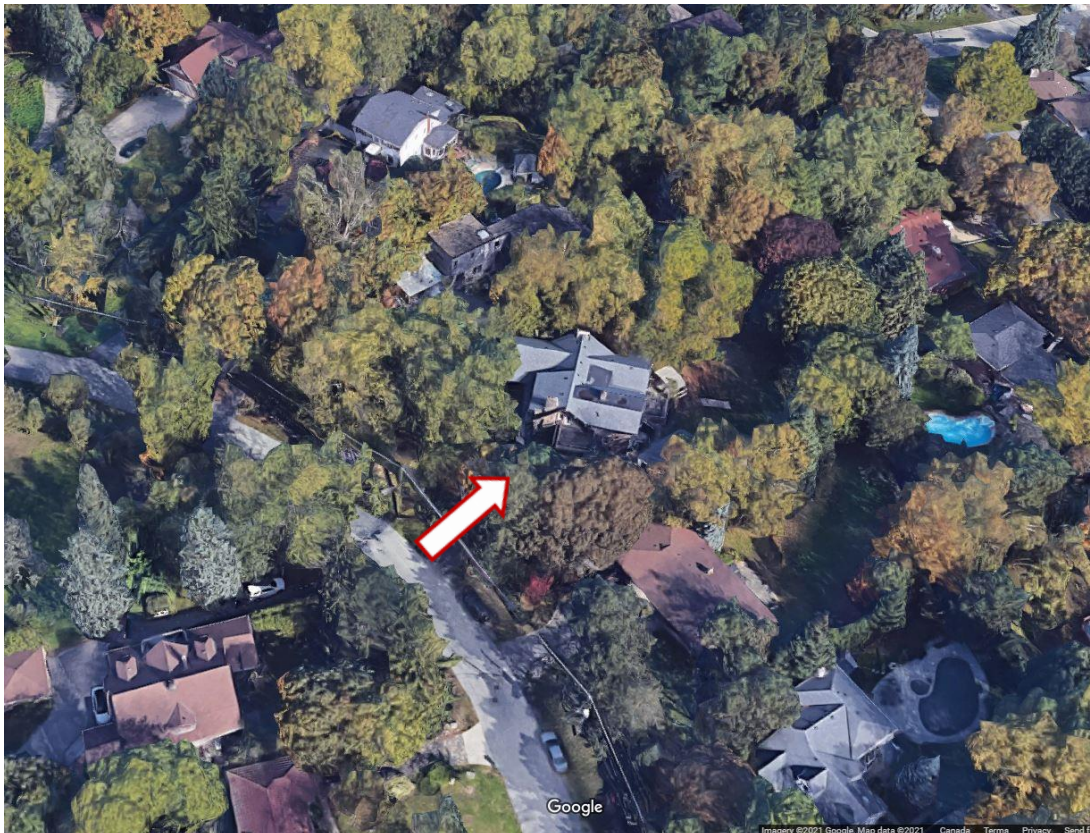
Attachment 3 – Statement of Significance (Reasons for Designation):
19 Parkcrest Drive



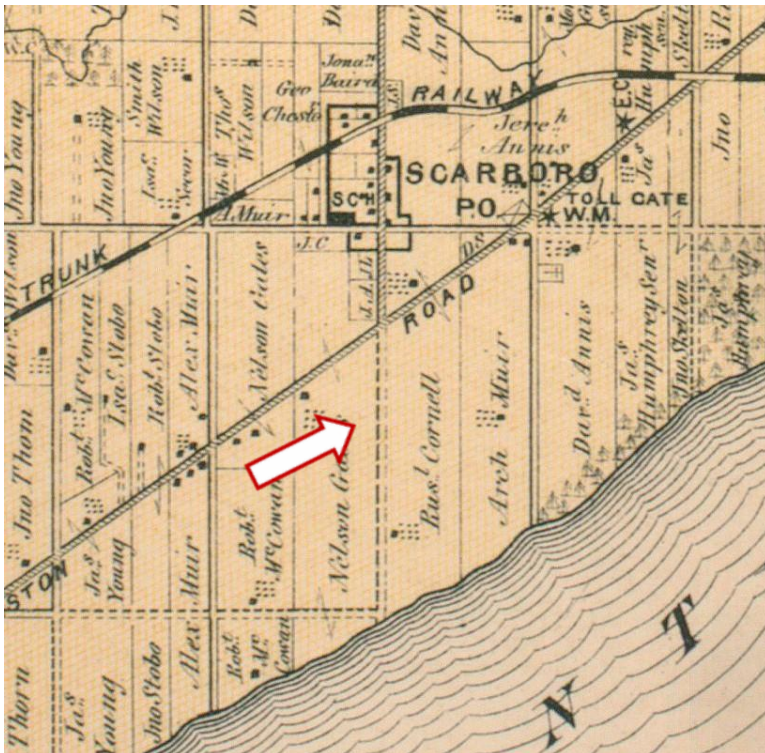
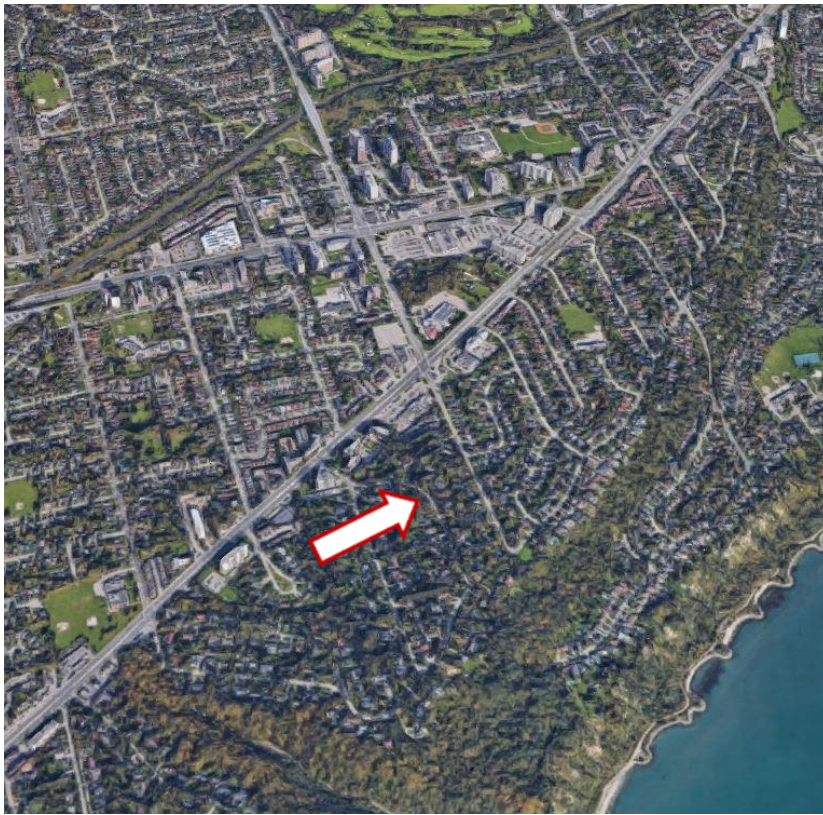
1. Location map showing the property at 19 Parkcrest Drive, on the east side of Parkcrest Drive, south of Kingston Road and west of Markham Road in the Park Hill subdivision of the Scarborough Village neighbourhood. The heritage symbol indicates the location of the listed heritage property, the John Heron House, at 27 Hill Crescent. This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the property. (Map, City of Toronto)



2. Map showing the property at 19 Parkcrest Drive with the footprint of the house and garage. (Map: City of Toronto)



3. Aerial view of the subject property at 19 Parkcrest Drive. (Google Maps, 2021)



4. and 5. Aerial view of the neighbourhood (above) and 1878 map below showing the approximate future location of the subject property which was originally part of land owned by Nelson Gates and the development of Scarborough Village, which by this date contained a post office, school and transportation via the Kingston Road and Grand Trunk Railway. (Google, 2021 and Miles & Co. 1878 [Ng])

PARK HILL, SCARBORO, LAKESIDE HOMES FOR PARTICULAR PEOPLE



This most beautiful and sightly tract of land starts from the Kingston Road and rises in a rolling slope to its highest point in about the centre of the property, where it tops the bluffs overlooking the broad expanse of Lake Ontario, and the generous and level lots at its base on the lake shore. In all the sections that have been offered to the public of Toronto for rural or summer homes in the last decade, there are none that have even approached this block of and in scenic advantages. It is the one best spot in all outlying Toronto for the man who wants an ideal home in the country. SEE IT.

Shoppers see the property, just East of Stop 34 on the Kingston Rd. all day "any day, & we will make you out any day next week. Phone M. 3488 for appointments.

Located in Scarborough between Kingston Rd. and Lake Ontario, just East of Stop 34.

Lots contain from One-Half to Three Acres Each

C. WHITE & CO.

58 Victoria Street

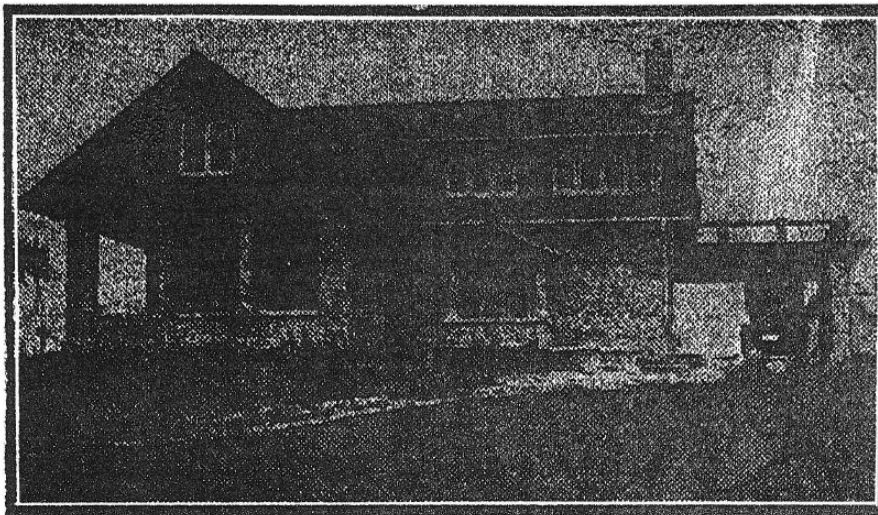
TORONTO'S SUBURBS

The city is growing rapidly. The wilderness of to-day is the metropolis of tomorrow. Modern means of transportation and progress eliminate both time and distance—so that living in the outlying districts is not so much of a hardship to-day as living north of Bloor Street was a few years ago. With the change in methods has come a change in living conditions. The city now looks from crowded quarters with longing eyes at the broad expanse made possible, and expandable. If you are giving serious thought to the city's future, the lake is your friend. The temperature is more even—warmer in the winter and cooler in the summer, because of the well-known appealing virtue of a big body of water. The outlook is better—for not bit of scenery or landscape is ever complete without its fair proportions of land, water, hills, and sky.

6. 1911 Advertisement in the *Toronto Daily Star* for lots for sale by C. White & Co. in the Park Hill subdivision. Lots 74, 75, 76 purchased by Frederick J. Cornell in 1913 are highlighted in red. In 1956, the east half of the lots, facing Markham Road was severed by Arthur Cockshutt. (*Toronto Daily Star*, September 22, 1911, p.17, Scarborough Archives)

THE EVENING TELEGRAM, TORONTO, FRIDAY, JULY 2, 1920

Six Years in Building; an Asset to Kingston Road



This house at Stop 34, Kingston road, owned by J. C. Cornell, was built from stones drawn from the beach 300 feet below. He values it at \$25,000

7. 1920 Photograph of the Cornell House, featured in the *Evening Telegram, Toronto*, (July 2, 1920) and stating that the house was built with "stones drawn from the beach 300 feet below". The importance of the radial streetcar line is indicated by the identification of the house as being located at Stop 34 on the Kingston Road. At the right of the photograph is the porte cochere, with a car parked under it, which was enclosed as a living space in 1993. (Scarborough Archives)



8. View of the setting of the Frederick J. Cornell house on the property at 19 Parkcrest Drive, looking towards the principal (north-west) and side (south-west) elevations (Heritage Planning [HP], 2021)



9. View of the principal (north-west) and side (south-west) elevations of 19 Parkcrest Drive, showing the Craftsman Bungalow features and particularly the pebble cladding and decorative rafters under the deep eaves of the gable ends (Scarborough Community Preservation Panel [SCPP], 2008)



10. South-west façade showing the original porte-cochere which was enclosed in 1993 as a living space (HP 2021)



11. South-east façade at the rear garden with the sloping terrain, the contrasting gable roof and truncated gable roof, with their deep eaves and decorative beams and rafters and the bands of leaded glass casement windows (Scarborough Archives, 2021)



12. 19 Parkcrest Drive, 2021 photograph, looking towards north-east elevations showing the two identical verandahs which extend on both the front and rear sides of the house <https://www.rezfin.ca/on/toronto/19-Parkcrest-Dr-M1M-2Y9/home/152188398>



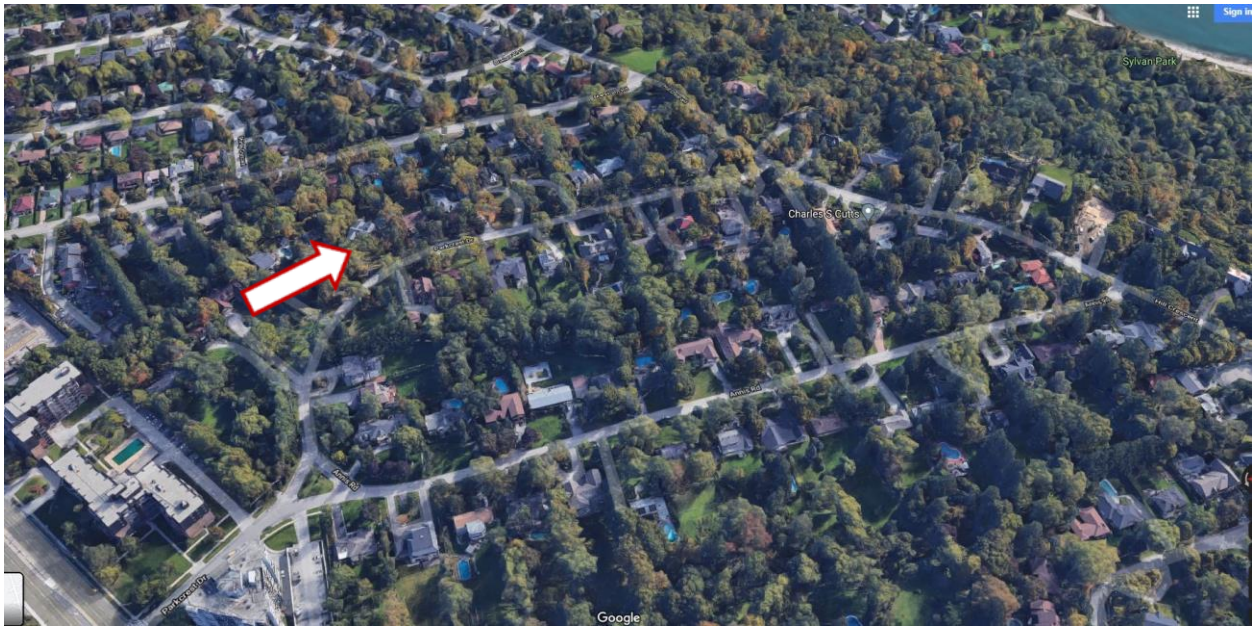
13. Photograph showing the details of the front verandah and the adjacent porch with their elaborate projecting beams with elaborate corbelled and ends and similarly decorative rafters projecting from below the deep eaves. Note the use of cast concrete at the base of the verandah, as ledges, bases and capitals of the square piers (Scarborough Archives, 2008)



14. Photograph showing the cladding of the walls with pebbles collected from the beach at the base of the Scarborough Bluffs set in concrete and combined with the concrete base, window sills and headers (Heritage Planning, 2021)



15. Photograph of the Archibald Glendinning house, 1830, which belonged to Sarah Cornell's great uncle. The house is similar to the F. J. Cornell house as it is one-and-a-half storey with a dormered, gable roof, stone-clad with a small porch with a pediment supported with two columns and an adjacent projecting wing to the left hand side. (Bonis, p. 61)



16. Aerial View of Park Hill looking east with Kingston Road at the bottom left corner and Lake Ontario at the upper right, showing the street layout, terrain and landscaping. The arrow indicates 19 Parkcrest Drive. (Google Maps, 2021)



17. Looking south on Parkcrest Drive (HP, 2021)



18. Looking north on Parkcrest Drive (HP, 2021)



19. and 20. Examples of adjacent Craftsman Bungalow style houses at 4 Parkcrest Drive (centre) and 12 Parkcrest Drive (bottom) (HP, 2021)



21. and 22. Examples of Arts and Crafts Movement houses at 9 and 11 Parkcrest Drive (HP, 2021)



23. 27 Hill Crescent, the John Heron House, c.1933, included on the City's Heritage Register (HP, 2021)

LIST OF RESEARCH SOURCES: 19 PARKCREST DRIVE

ATTACHMENT 2

Archival Sources

- City of Toronto Archives, Scarborough Township Assessment Rolls, 1914-1919, 1920, 1925 and 1940
- Ontario Land Registry Records, Concession C, Lot 19
<https://www.onland.ca/ui/80/books/9751/viewer/135928073?page=1>
- Ontario Land Registry Records, Plan 1734, Lots 74, 75, 76
<https://www.onland.ca/ui/80/books/10081/viewer/152574729?page=1>
- *The Evening Telegram, Toronto*, "Six Years in Building: an Asset to Kingston Road," July 2, 1920.
- *The Globe and Mail*. "Notice to Creditors and Covenantees" re: estate of Frederick James Cornell, February 9, 1935, p.12.
- *The Toronto Daily Star*, "Park Hill Scarboro (sic), Lakeside Homes for Particular People," September 22, 1911, p.17
- *The Toronto Daily Star*, "Toronto's Present Prosperity Here to Stay is the Real Estate Men's Chorus," with an illustration of White & Co. landholdings, May 1, 1912, n.p.
- *The Toronto Daily Star*, "Decide to Invest in Kingston Road Properties," June 29, 1914, p.16.
- *The Toronto Daily Star*, November 28, 1930, p. 37 reference to building permits granted to F. J. Cornell to construct three houses at 60-64 Kingswood Road.

Secondary Sources

- Blumenson, John, *Ontario Architecture*, 1990.
- Bonis, Robert R. *A History of Scarborough*. 1965.
- Brown, Ron, *Toronto's Lost Villages*, 1997.
- City of Toronto Map <https://insideto-map.toronto.ca/iview/>
- Cruikshank, Tom and John de Visser, *Old Toronto Houses*, 2003.
- Denhez, Marc. *The Canadian Home: from Cave to Electronic Cocoon*. 1994.
- Gowans, Alan. *The Comfortable House; North American Suburban Architecture 1890-1930*. 1985.
- Kalman, Harold. *A History of Canadian Architecture, vol. 2*. 1994.
- Lewis, Stephen H.
https://prabook.com/web/stephen_h.lewis/327672.
- Scarborough Archives – Cornell genealogical records, newspapers, photographs
- Scarborough Community Preservation Panel, Jeremy Hopkins, member, Nomination of the Property at 19 Parkcrest Drive
- Sullivan Burgess Family Tree re: Glendinning
<http://www.glendinning.name/ancestry/beatfam/pafg19.htm>
- Toronto History Museums: (Charles) Cornell House
<https://www.toronto.ca/explore-enjoy/history-art-culture/museums/scarborough-museum/>
- Wikitree re: Archibald Glendinning
<https://www.wikitree.com/wiki/Glendinning-73>

**STATEMENT OF SIGNIFICANCE
19 PARKCREST DRIVE – FREDERICK J. CORNELL HOUSE
(REASONS FOR DESIGNATION)**

ATTACHMENT 3

The property at 19 Parkcrest 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, associative and contextual value.

Description

The property at 19 Parkcrest Drive is situated on the east side of Parkcrest Drive, south and west of the intersection of Kingston Road and Markham Road in the Park Hill subdivision of the Scarborough Village neighbourhood. The property contains a one-and-a-half storey, Craftsman Bungalow style, house-form building constructed by Frederick J. Cornell c.1916-1917.

The property was nominated for evaluation by the Scarborough Community Preservation Panel in 2012.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 19 Parkcrest Drive containing the Frederick J. Cornell house, has design value as a fine and representative example of the Craftsman Bungalow style with a rare cladding of pebbles retrieved from the base of the Scarborough Bluffs. The Craftsman Bungalow style is evident in the characteristic features of the one-and-a-half-storey massing, low-pitched broad gable roofs encompassing the second floor, shed dormers, deep eaves with prominent decorative rafters and decorative wood beams and large verandahs. The picturesque composition of the house including a porte-cochere, gable, and truncated gable, roofs, prominent chimneys and leaded glass casement windows are characteristic of the period and indicative of the English Arts and Crafts Movement roots of the North American Craftsman Bungalow style. The Cornell house display a high degree of craftsmanship in the rare pebble-stone cladding and in the decorative wood detailing of the rafters and beams of the roofs of the house.

Historical and Associative Value

The property has associative value as from 1970-1975 it was owned by Stephen Lewis and Michele Landsberg. An Ontario Member of Parliament from 1963, at the time of his ownership of the property Lewis was the leader of the Ontario New Democratic Party. He later served as Ambassador to the United Nations, the U. N. special envoy for HIV/AIDS in Africa, as a director for Unicef, as well as a broadcaster for CBC radio and CityTV and is now a Distinguished Visiting Professor at Ryerson University. In 2003 he was invested as a Member of the Order of Canada. Michele Landsberg, is a best-selling author and journalist. In 2005, the Canadian Women's Foundation recognized her contribution to activism and the media by establishing the Michele Landsberg Award in her honour. In 2006, Ms. Landsberg was made an Officer of the Order of Canada.

The property has historical value through its potential to yield information about the growth and development of Scarborough and Scarborough Village in the early 20th century. Constructed c.1916-1917, it is valued as one of the earliest houses to be constructed in the Parkhill neighbourhood which was created in 1911-12 by Cecil White through Subdivision Plan 1734 following the 1905-6 construction of the Kingston Road radial car line. These two events were part of the historic transition of southern Scarborough from a 19th-century township characterized by large farm holdings clustered around small villages to a 20th-century municipality with planned suburbs stretched along the Lake Ontario shoreline and picturesque terrain of the Scarborough Bluffs.

Contextual Value

Set well back from Parkcrest Drive, the architecture and landscape of the F. J. Cornell house with its extensive lawns, mature trees and plantings, has contextual value as it contributes to the parklike setting of the Park Hill subdivision which features rustic winding streets with no sidewalks, a variety of mature deciduous and coniferous trees in an undulating terrain characteristic of the principles of the late 19th and early 20th-century Garden Suburb movement. The Cornell house contributes to the early 20th-century character of the street with other houses which feature Craftsman Bungalow, Arts and Crafts and Georgian Revival styles, maintaining the scale, setback, landscaped setting and materials, forms and details which are characteristic of the period.

Constructed in 1916-17 as one of the first houses in the Park Hill subdivision and clad in pebbles gathered from the base of the nearby Scarborough bluffs the house is visually, physically and historically linked to its surroundings.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the Cornell house at 19 Parkcrest Drive as a representative of the Craftsman Bungalow type:

- The scale, form and massing of the of the one-and-a-half-storey, house-form building with its projecting wings with two verandahs, the double-storey wing on the rear, south-east elevation and the single-storey, enclosed porte-cochere and chimney on the south-west elevation, the single-storey porch on the north-west elevation and the chimney on the north-east elevation
- The design of the roofs as low-pitched, gable roofs with shed dormers and a truncated gable roof, all with wide, overhanging eaves with prominent and decoratively detailed rafters
- The materials, including:
 - the pebble cladding
 - the cast concrete sills, lintels, capitals and bases and

- the concrete base of the walls
- the wood in the beams and roof details including the rafters and the eaves
- The windows including leaded glass casement windows and double-hung sash
- The decorative detailing of the beams on the two verandahs with their panelling and corbelled end details, the projecting beams on the porch and of the rafters
- The square-section stone piers of the two verandahs and the porte-cochere

The following heritage attributes contribute to the contextual value of the property at 19 Parkcrest Drive as it supports the early 20th-century Garden Suburb character of the Park Hill subdivision:

- The setback, placement and orientation of the one-and-a-half-storey house-form building on its lot, set well back from the street with a circular driveway, lawns, mature trees and shrubs
- The orientation of the house as it is rotated so that the principal north-west elevation and the south-west elevation with the porte-cochere are both visible
- The form and massing of the house of the house as an expression of the Craftsman Bungalow style and the Arts and Crafts movement architecture which is characteristic of the Garden Suburb architecture of this period
- The pebble cladding which is expressive of the proximity of the Scarborough Bluffs and the lakeshore