

64 King Street – Proposed Amendment to Designation By-law Under Part IV, Section 30.1 of the Ontario Heritage Act

Date: November 10, 2021

To: Toronto Preservation Board

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

Wards: York South-Weston- Ward 5

SUMMARY

This report recommends that City Council state its intention to amend the former Borough of York By-Law 2970-78, and in so doing, update the Statement of Significance designating the property at 64 King Street under Part IV of the Ontario Heritage Act, to reflect the 2021 amendments to the Act and Ontario Regulation 9/06 of the Act, the provincial criteria prescribed for municipal designation.

The property was designated in 1978 by the Council of the former Borough of York. The Reasons for Designation does not include a statement of the cultural heritage value or a description of heritage attributes of the property. On October 1, 2021, City Council directed the Chief Planner and Executive Director, City Planning to review the statement of significance for the Tyrrell House at 64 King Street, and to report on the recommendations to amend the designation By-law 2970-78 to update the cultural heritage values and attributes in accordance with the 2021 amendments to the Act, for City Council consideration by December 15, 2021.

The property at 64 King Street is located at the northeast corner of Rosemount Avenue and King Street. Known as the "Tyrrell House," it contains the original main dwelling fronting King Street and the original two-storey rear wing fronting Rosemount Avenue. The property was designed by and built for William Tyrrell, a successful politician in York Township and the Village of Weston and an architect, carpenter, and builder, as his grand estate in 1859. The subject property is amongst one of the first and largest properties constructed in the historic Village of Weston east of the railway tracks. The Tyrrell family continued to own the property until c.1920.

Staff have completed the Research and Evaluation Report for the property at 64 King Street 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 design and physical, historical and associative, and contextual value. As such, the property is a significant built heritage resource. The property at 64 King Street is considered a local landmark as it contributes to a sense of place within the Weston neighbourhood and is valued by the local community as a significant part of the area's history and present-day context.

A Consent Application was submitted by the owner on May 5, 2021 to obtain consent to sever the designated property into two residential lots. Two Minor Variance applications were also submitted on May 5, 2021 to maintain the existing historic detached dwelling and to construct a new detached dwelling with an attached garage. The Committee of Adjustment Etobicoke York has scheduled a public hearing on November 16, 2021.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to propose an amendment to City of Toronto By-Law 2970-78, designating the property at 64 King Street under Part IV, Section 29 of the Ontario Heritage Act, to update and revise the Statement of Significance: 64 King Street (Reasons for Designation) attached as Attachment 3 to the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council provide notice of the proposed amendment to By-Law 2970-78 to the owner of the designated property in accordance with sections 30.1(3) and 30.1(4) of the Ontario Heritage Act.
3. If there are no objections to the amendment of the by-law in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council to amend By-Law 2970-78.

FINANCIAL IMPACT

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

DECISION HISTORY

The designation By-law 2970-78 for the subject property at 64 King Street was passed by Council in 1978. By-law 2970-78 complied with the provisions of the Ontario Heritage Act at the time.

On October 1, 2021, City Council adopted a motion to direct the Chief Planner and Executive Director, City Planning or designate to prepare a statement of significance for designation By-law 2970-78 for the Tyrrell House at 64 King Street, and to report on the recommendations to amend the designation By-law 2970-78, for City Council consideration by December 15, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM36.35>

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 the 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. 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."*

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

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. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

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

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 3.1.5.4 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.

<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>

COMMENTS

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

A Consent Application was submitted by the owner on May 5, 2021 to obtain consent to sever the designated property into two residential lots. As the property was designated under the Ontario Heritage Act in 1978 by the Council of the former Borough of York, the Reasons for Designation does not include a statement of the cultural heritage value or a description of heritage attributes of the property. A revised statement of significance would help to inform Heritage Planning in determining the heritage impact of the proposed severance and construction of a new building adjacent to the Tyrrell House.

Over time, municipal councils may need to update different parts of an existing designation bylaw. Generally, a bylaw may need to be amended because: changes affecting the Statement of Cultural Heritage Value or Interest or the Description of Heritage Attributes have been made to the property or new information has emerged about the property's significance; the Legal Description has changed or must be corrected; or the information provided in the original bylaw does not provide sufficient information to guide and manage alterations to the property.

64 King Street: Tyrrell House

Research and Evaluation according to Ontario Regulation 9/06



View of the principal (south) elevation of 64 King Street (Heritage Planning, 2021)



View looking northwest at 64 King Street (Heritage Planning, 2021)



View of the side (west) elevation of the main dwelling and the principal (west) elevation of the two-storey rear wing at 64 King Street (Heritage Planning, 2021)



Detail of the heritage plaque on King Street. The 1851 date is not correct (Heritage Planning, 2021)



Detail of the deep setback fronting Rosemount Avenue and King Street, the semi-circular driveway that was added after 1978, and the garage that was constructed at the southeast corner of the property sometime from 1965-78 (Google Street View, 2016)

1. DESCRIPTION

64 KING STREET (TYRRELL HOUSE)	
ADDRESS	64 King Street
WARD	York South-Weston, 5
LEGAL DESCRIPTION	PLAN 723 PT LOT 1 RP 64R9957 PART 1
NEIGHBOURHOOD/COMMUNITY	Weston
HISTORICAL NAME	Tyrrell House
CONSTRUCTION DATE	1859
ORIGINAL OWNER	William Tyrrell
ORIGINAL USE	House
CURRENT USE*	Retirement centre
ARCHITECT/BUILDER/DESIGNER	William Tyrrell
DESIGN/CONSTRUCTION/MATERIALS	Brick, stone, wood, and concrete
ARCHITECTURAL STYLE	Georgian
ADDITIONS/ALTERATIONS	See Section II
CRITERIA	Design and physical, historical and associative, and contextual
HERITAGE STATUS	Designated
RECORDERS	Heritage Planning, Loryssa Quattrociocchi, MA, CAHP
REPORT DATE	November 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 64 King Street 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 it merits designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. 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
1793	Quickly following the first signing of Treaty 13 in 1787, the Weston area was first surveyed into lots.
1796	John Graves Simcoe, the Lieutenant-Governor of Upper Canada, deeded himself approximately 1200 acres of land, inclusive of lots 8 to 12, part of which included the north end of what would become the village of Weston. Benjamin Davis, a blacksmith, gained title to lots 6 and 7 (largely containing the future village of

	Weston) by Simcoe at the same time, and became the first permanent resident of the area.
Early-1800s	What would become the Village of Weston began with a cluster of mill sites, and the first saw mills were built on them shortly after.
c.1803	Michael Miller constructed a saw mill at today's Raymore Park.
1819	Joseph Holly built a mill complex on Lot 22 on the west bank. The lease was quickly acquired by James and John Farr.
1828	The lease for the part of that mill complex including a grist mill and store was acquired by Charles and William Wadsworth. Both the Farr and Wadsworth families came from England, one from Weston, Hertfordshire and the other from Weston-super-Mare, so either family may have named the growing mill community "Weston."
Early-1840s	The Weston Plank Road, a toll road, was laid.
1846	The first subdivision plan, Plan No.5, for Weston was registered. The plan illustrates that most of the land was owned by John Porter, Rowland Burr, and William Tyrrell.
1850	A disastrous flood broke over the river flats on the west side of the river, which destroyed most of the buildings there. As a result, residents chose to rebuild on the east side of the river, which was on higher ground and was less vulnerable to flooding.
1856	The first railway train passed through Weston, travelling on the newly constructed Grand Trunk Railway line. The Toronto Grey and Bruce Railway following in the 70s.
1859	The subject property at 64 King Street was constructed for William Tyrrell and designed by him in the Georgian architectural style. It was one of the first properties constructed east of the railway tracks.
1881	The small community reached a large enough population to become an incorporated village with its own municipal government.
1887	William Tyrrell re-subdivided much of the area previously subdivided in 1864 in Plan No. 723
1894	Tyrrell's previously subdivided lots north of King Street were re-subdivided for a third time.
1900	By 1900, Tyrrell's son James, a surveyor from Hamilton, was listed as being the owner of 64 King Street.
1915	Weston was incorporated as a town.
1920	By 1920, Dr R. S. Tyrrell was listed as the owner of the property. He was presumably one of Tyrrell's sons.
1940	The subject property was owned and occupied by Pearl Insurance Co. Ltd.
1960	The subject property was owned by The Sisters Faithful Companions of Jesus and occupied by their convent (St Maria Fidelis), chapel, and school residence.

1967	The Town of Weston was amalgamated with York Township to become the Borough of York. 64 King Street continued to be occupied by St Maria Fidelis Convent at this time.
1974	GO Transit started a new service along their route between Union Station and Georgetown and included a stop in Weston.
1998	What was then the City of York was amalgamated into the City of Toronto.
2007	The subject property is occupied by In Touch Retirement Living for Vegetarians Vfgans Inc.
2015	The Union Pearson Express was launched with a stop in Weston.

ii. HISTORICAL BACKGROUND

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

The History of Weston: From a Milling Community to a Post-Industrial Amalgamated Community

Quickly following the first signing of Treaty 13 in 1787, surveyors began to divide the land into legal lots to be granted or sold by the Crown to European settlers. The Weston area was first surveyed into lots in 1793. Those lots were considered attractive for at least two reasons. First, the Humber River in the Weston area hosted a number of excellent sites for water-powered mills, and the surrounding lands were reported to have excellent stands of timber which water-powered saw mills could turn into valuable lumber. Second, access to the area was facilitated by important Indigenous trails, including the Toronto Carrying Place trail, with connections to a trail leading to Fort York.¹

A sign of the area's desirability, in 1796, John Graves Simcoe, the Lieutenant-Governor of Upper Canada, deeded to himself about 1200 acres of land, inclusive of lots 8 to 12, part of which included the north end of what would become the village of Weston.² Benjamin Davis, a blacksmith, gained title to lots 6 and 7 (largely containing the future village of Weston) by Simcoe at the same time, and became the first permanent resident of the area. Notably, Lot 22 in Etobicoke on the west side of the river was reserved by surveyors as a mill site. The milling history of Weston was launched.

In early-19th century Ontario, communities were founded around flowing rivers providing water-power to mills. The Humber River was a significant source of water power, and where its banks were low and its currents strong, water-powered mills were quickly established. What would become the Village of Weston began with a cluster of good mill

¹Archaeological Services Inc., "Technical Report, Appendix B., Humber River Corridor Historical Overview", B4.

²Simcoe left for England before occupying the lots.

sites, and the first saw mills were built on them shortly after 1800.³ In the same years, what would become known as Scarlett Road was built to connect mills on the west side of the Humber, just south of today's Weston, to Dundas Street.⁴ As forests were cleared, and agriculture took root, saw mills were joined by grist mills, which ground grain into flour. Around the mills grew villages that supported them and surrounding agricultural communities, and which benefitted from the commercial activity the mills generated.

In Weston, the first mills took advantage of the river flats on the west side of the river, in what was Etobicoke Township. Michael Miller constructed a saw mill at today's Raymore Park circa 1803. By 1819, Joseph Holley built a mill complex on Lot 22 on the west bank.⁵ The lease to that complex was quickly acquired by James and John Farr. In 1828, the lease for the part of that mill complex including a grist mill and store was acquired by Charles and William Wadsworth, and the skilled brothers turned it into an economic engine that was a key attraction for the first community of Weston. Since the Farr family came from Weston, Hertfordshire and the Wadsworths from Weston-super-Mare, both in England, either family may have named the growing mill community "Weston."⁶ The small community grew as water-powered mills continued to be erected on both sides of the Humber River. Prominent milling families, including the Holleys and Wadsworths, became the social and financial leaders of the community.

The improvements made to transportation networks and the surveying of land into residential lots during the 1840s and 50s fuelled a gradual increase in commercial activity and residential settlement throughout the remainder of the 19th century. In the early 1840s, the rough path of today's Weston Road was changed to the Weston Plank Road, a toll road. The original Weston Plank Road office (c.1845) at 2371 Weston Road still remains today. Shortly after the Plank Road was constructed, the first subdivision plan for Weston, Plan No. 5, was registered, setting out lots parallel to Weston Road.

Plan No. 5 signalled the early development of the community in Weston (Figure 2). Prepared for Woodberry Card,⁷ a tanner, the plan also indicated the importance of millers and their families to the development of the area. The plan was prepared in 1846 by John Stoughton Dennis, Professional Land Surveyor, a descendant of an important local milling family whose prominent career would lead him to become Canada's first surveyor general, and eventually, Deputy Minister of the Interior in the Government of Canada.⁸ The plan revealed a remarkable feature of the community of Weston – that it was primarily laid out as a thin line of lots stretching back from Weston Road. In Plan No. 5, the community's first plan of subdivision, only one street, Church Street, intersected with Weston Road and ran perpendicular from it. Most of the land illustrated

³Sidney Thomson Fisher, *The Merchant-Millers of the Humber Valley: A Study of the Early Economy of Canada* (Toronto: NC Press Limited, 1985), 144.

⁴Fisher, 49.

⁵Fisher, 146.

⁶ Documentation provided by Weston Historical Society.

⁷Fisher, 161.

⁸Colin Frederick Read, "DENNIS, JOHN STOUGHTON (1820-1885)," in *Dictionary of Canadian Biography*, vol. 11, University of Toronto/Université Laval, 2003–, accessed March 6, 2020, http://www.biographi.ca/en/bio/dennis_john_stoughton_1820_85_11E.html

in Plan No. 5 was owned by John Porter, Rowland Burr, and William Tyrrell. Tyrrell was an architect and builder who established his career, in part, by designing and building mills, including for Rowland Burr, his father-in-law. Tyrrell would become one of the most influential persons living in Weston.

Within a few short years, the development of Weston in its current location on the east bank of the river was dramatically spurred forward by two events. First, in 1850, a disastrous flood broke over the river flats on the west side of the river, destroying most of the buildings there. As a result, while Wadsworth's grist mill survived, the villagers chose to rebuild their homes and businesses on the east side of the river, which was higher and less vulnerable to flooding.⁹ Second, shortly after the flood, the railway came to Weston, running parallel to Weston Road on the east bank before crossing the river north of St. Phillips Road. With the railway came the next wave of growth for the community.

The first railway train passed through Weston in 1856, travelling on the newly constructed Grand Trunk Railway line.¹⁰ Another rail line, the Toronto Grey and Bruce Railway, followed in the early 70s.¹¹ At a time when roads were still often poor and dependent on the seasons, making long distance travel difficult, railways were relatively high-speed, year-round transportation systems that promised ease of access to markets, and economic growth. If the railways had bypassed Weston, it may have faded with the decline of water power like many other previous milling villages. With the railway, Weston had new connections to predicted growth.

Growth, however, remained gradual in Weston throughout the mid-to-late-19th century. Several subdivisions plans continued to be registered, marking preparations for residential development, however many of the residential parcels that had been created were not built upon for many years. For example, in Plan 273 in 1864, there appear to have been only 13 properties in the area, excluding Tyrrell's own expansive estate, which had been constructed at 64 King Street in 1859, even though six other subdivision plans had been registered from 1846-1864 (Figure 3). Two schools had also been built by this time – Trinity College School in a house on the northwest corner of North Station Street (now Rosemount Avenue) and King Street in the late 1860s and the County of York's Grammar School on the south side of King Street and Elm Street in 1858.¹² Despite the slow rate of development, by 1881, the small community reached a large enough population to become an incorporated village with its own municipal government. Its population was then reported to be 1,200 people.¹³

Registered subdivision plans in the study area slowed if not stopped from 1864 to 1887, when Tyrrell re-subdivided much of the area previously subdivided in 1864 (Figure 4). That he could do so was a clear indication that he had sold few if any of his lots in the

⁹F.D. Cruickshank and J. Nason, *History of Weston* (Weston: Times & Guide, 1937), 13.

¹⁰This line ran from Queen Street West in Toronto to Guelph

¹¹ The first sod was turned at Weston by Prince Arthur on 3 October 1869, and by 1 May 1871, the track had been laid to Orangeville. The line from Orangeville to Owen Sound was completed in 1873.

¹²Cruikshank, 78.

¹³*County of York Gazetteer and Directory* (Toronto: W.H. Irwin & Co., 1881), p.224.

previous 23 years. Tyrrell would go on to re-subdivide his lots between King, Joseph, and Elm Streets in 1894 (Figure 5, Figure 6). As a result of the plan, Joseph Street, named after Tyrrell's son, was laid out north of King Street, and a laneway was inserted between Joseph and King Street. In 1911, previously subdivided lots north of Joseph Street between North Station Street (now Rosemount Avenue) and Elm Street were again re-subdivided, this time to layout Grattan and Robert Streets (both named after other Tyrrell sons),¹⁴ to run Church Street east from Grattan Street to connect with Beech Street, and to add a short laneway behind Rosemount Avenue, north of Joseph Street. Lots were reconfigured accordingly on those streets (Figure 7).

The 1910 Goad's Fire Insurance Plan for Weston provides the first detailed map showing buildings existing in Weston by that date (Figure 8). It confirms how gradual the residential development of this area was, considering the first subdivision plans dated to the 1850s. Houses were concentrated along Rosemount Avenue (then North Station Road), from Church Street to William Street, and stretched east along King Street and Queen's Drive (then Maria Street) from Rosemount Avenue a little over halfway to Elm Street.

The Village of Weston continued to gradually develop throughout the early-20th century, and by 1915, it was incorporated as a town. As a sign of the impact of the growth on the small community, Weston Town Council installed its first signs indicating the name of streets in 1916.¹⁵ Numbering on houses followed. In 1927, the town installed its first stop signs to manage traffic.¹⁶ In 1916, two years after the Village of Weston became the Town of Weston, the Canada Cycle and Motor Company moved their factory from the Toronto Junction to Weston. Satin Finish Hardwood Flooring Limited began operation in Weston in 1922 in a factory building at the north end of town that had been previously occupied by the K. & K. Rubber Company. That same year, the Massey-Harris Company established a tractor factory also at the north end of town. According to a 1923 article in the local newspaper, *Times & Guide*, building activity was moving full steam ahead in Weston in the 1920s. The increase in development can be seen in the 1924 Goad's Atlas Map, especially in the area east of Rosemount Avenue (previously North Station Road) (Figure 9).

In 1967, the Town of Weston was amalgamated with York Township to become the Borough of York. The subject property at 64 King Street was occupied by St Maria Fidelis Convent at this time. By that year, the Town had already experienced significant change with the redevelopment of the west side of Weston Road, north of Church Street, for apartment buildings. Change would continue through the 1970s, as more residential towers were built on consolidated lots in Weston south of the railway tracks. During this time, the CPR Railway station, which stood within the on the northwest corner of Rosemount Avenue and John Street, was demolished and replaced with houses.

¹⁴See Cherri Hurst, "Lost in Weston? A History of Weston Street Names."
<http://www.welcometoweston.ca/Archive-2010-01-01/images/pdfs/guardianstreet.pdf>

¹⁵Town of Weston Council minutes, October 16, 1916.

¹⁶Town of Weston Council minutes, March 14, 1927.

In 1974, GO Transit started a new service along their route between Union Station and Georgetown and included a stop in Weston.¹⁷ In the 1980s, Weston suffered serious decline with the loss of industry, related to larger trends across the Province of Ontario. In 1998, what was then the City of York was amalgamated into the City of Toronto. The Union Pearson Express was launched with a stop in Weston in 2015.

William Tyrrell (1816-1904) and his Estate at 64 King Street

Tyrrell was born in Ireland on March 5, 1816, and immigrated to Canada in 1836 and settled in Toronto where he worked as a building contractor up and down the Humber Valley in western Toronto.¹⁸ He quickly connected to the milling industry upon his arrival, building his first grist mill and sawmill in 1837 on the site of today's Old Mill. In 1846, he married Rowland Burr's daughter, Elizabeth.¹⁹ They went on to have ten children together. In that same year, he was listed as owning six acres in Weston. Tyrrell went on to become a successful politician and was elected to York Township Council, including as Warden (head of government) for York Township in 1864.²⁰ When Weston was incorporated as a village, he was elected its first Reeve (Mayor) (a position he would win in 8 elections) and designed the community's first Town Hall (now demolished). "His foresight and force did much to get Weston off to a good start as a thriving village," wrote Cruikshank in 1937.²¹ In addition to his political aspirations, throughout his lifetime, Tyrrell was recorded as a Justice of the Peace, oil refiner, architect, carpenter, and builder. Although he was entirely self-taught, he maintained a successful career as both a builder and architect for nearly 50-years, designing several buildings in Weston and elsewhere, such as Common School House (1861) and his own grand estate at 64 King Street in Weston, as well as Lambton House Hotel (c.1848) (Figure 10). Tyrrell's sons would also go on to have noteworthy careers, especially Joseph B. Tyrrell, who became a renowned geologist, historian and explorer, the namesake of the Royal Tyrrell Museum of Palaeontology at Drumheller, Alberta.²² Tyrrell died in Weston at the age of 99 on November 8, 1904.

Tyrrell's grand estate at the northeast corner of Rosemount Avenue and King Street was designed by him and completed in 1859 (Figure 11, Figure 12, Figure 13, Figure 14). Although the heritage plaque situated in front of the property on King Street dates the property to 1851, the correct year of completion is identified in Tyrrell's memoranda book, where he describes moving to a new brick house on July 19, 1859.²³ One of the earliest properties constructed east of the railway tracks, the Georgian styled main

¹⁷Daniel Garcia and Sean Marshall, "Go Transit's Kitchener Line," accessed on 24 October 2019, at <https://transit.toronto.on.ca/regional/2102.shtml>

¹⁸"Tyrrell, William," *Biographical Dictionary of Architects in Canada 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/2253>

¹⁹Fisher, n.25, 171

²⁰Cruikshank, 26.

²¹Ibid.

²²Martin K. McNicholl, "Joseph Tyrrell". In *The Canadian Encyclopedia*. Historica Canada. Article published January 10, 2008; Last Edited November March 4, 2015. <https://thecanadianencyclopedia.ca/en/article/joseph-tyrrell>

²³This information was obtained from Tyrrell's memoranda book from July 19, 1859, which was scanned by the Weston Historical Society.

dwelling and two-storey wing set a high standard for design in Weston. Tyrrell's first subdivision plan for his land, registered in 1864, shows his lot extending the full block to today's Joseph Street. According to an unpublished pamphlet produced by his son, Henry Grattan Tyrrell in 1886, the Tyrrell House included: a main dwelling, a two-storey rear wing, a service building, a covered passage, an ash & smoke house, a carriage house and stable, an open wagon shed, a two-storey carpentry shop, cattle sheds, a covered passage driveway, a calf house, several barns, a root cellar, an ice house, various livestock houses and yards, a summer house, and landscaped gardens (Figure 15, Figure 16). In 1900, Tyrrell's son James, a surveyor from Hamilton, was listed as being the owner of the property in assessment rolls. By 1920, Dr. R.S. Tyrrell was listed as the owner of the property. He was presumably one of Tyrrell's sons. The property remained in the Tyrrell family until at least 1920.

By 1940, the Tyrrell family had sold the property at 64 King Street and it was owned and occupied by Pearl Insurance Co. Ltd. This changed by 1960, when it was owned by The Sisters Faithful Companions of Jesus and occupied by their convent (St Maria Fidelis), chapel, and school residence. By 2007, the property was occupied by In Touch Retirement Living for Vegetarians Vfgans Inc., who are still presently the owners. The original lot has since been partially severed at the rear near Joseph Street and to the east.

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.

Located at the northeast corner of Rosemount Avenue and King Street, the subject property at 64 King Street is comprised of the original main dwelling fronting King Street and the original two-storey rear wing fronting Rosemount Avenue. The service building that was originally attached to the side (east) wall of the two-storey rear wing has been demolished, as have the remainder of the outbuildings. The original garden, summer house, and orchard in the eastern portion of the property are also no longer present and a garage was constructed at the southeast corner of the property sometime from 1965-78. The present semi-circular driveway fronting King Street was added after 1978.

The main dwelling contains two-storeys on a raised basement, is clad in red brick with a stone base, and the principal entrance is accessed through an enclosed central porch at the first-storey. Originally, the principal entrance contained a door surround with an entablature, which can be seen in historic photographs and was a common Georgian style feature (see Figure 13). The enclosed central porch and flanking porch appear to have been added as early as 1888 (see Figure 11), removed sometime before 2007 (Figure 17), and added back after 2009. The main dwelling is a representative example of the Georgian style, which was popularized in Ontario during the late-18th and into the mid-19th centuries. The style is evident in the masonry, with red brick throughout, the symmetrical arrangement of the double-hung six-over-six windows and door, the hipped roof, the double-hung windows in the principal (south) and side (east and west)

elevations with cast stone lintels and sills, the shutters in the second-storey windows of the principal (south) elevation, the brackets below the roof cornice, and the presence of multiple chimneys. The central second-storey window in the principal (south) elevation also contains wood panelling below the sill and there is a continuous projecting brick detail below the roof cornice and above the first-storey windows in the principal (south) and side (east and west) elevations.

The two-storey rear wing, which is attached to the rear of the main dwelling at the northwest corner, contains two-storeys, is clad in red brick with a concrete base, and the primary entrances are located in the principal (west) elevation at the north and south ends. A porch was added to the south entrance in c.1954 and the original south entrance was moved one bay to the north. Similar to the main dwelling, the two-storey rear wing is also representative of the Georgian style. The style can be seen in the same red brick masonry, the symmetrical arrangement of the double-hung six-over-six windows and doors in the principal (west) elevation with brick lintels and cast stone sills in the windows, the side-gabled roof, and the presence of multiple chimneys. The side (north) and rear (east) elevations of the attached 2-storey rear wing are not publically accessible and therefore could not be inspected to confirm architectural features.

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 property at 64 King Street is located on a large corner lot at the northeast corner of Rosemount Avenue and King Street in the Weston neighbourhood and is setback from both Rosemount Avenue and King Street. Situated on a portion of the land that was owned by Tyrrell, which totalled 6 acres in 1846, the subject property originally extended the full block to today's Joseph Street at the time of its construction in 1859. While the original estate lot has since been severed and the outbuilding and gardens have been lost, the property continues to reference the original organization of Tyrrell's property, which was amongst one of the largest in Weston throughout much of the 19th and 20th centuries. The property at 64 King Street contributes to a sense of place within the Weston neighbourhood and is valued by the local community as a significant part of the area's history and present-day context.

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's Heritage Register. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29

of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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 a type:

The property at 64 King Street is valued as a representative example of the Georgian architectural style, which was popularized in Ontario during the late-eighteenth and into the mid-nineteenth centuries. Elements of the style are evident in the main dwelling in the two-storey scale on a raised basement, the rectangular form and massing, the masonry, with red brick throughout with a stone base, the symmetrical arrangement of the double-hung six-over-six windows and the door in the principal (south) elevation, the hipped roof, the double-hung windows in the principal (south) and side (east and west) elevations with cast stone lintels and sills, the shutters in the second-storey windows of the principal (south) elevation, the brackets below the roof cornice, and the presence of multiple chimneys. The style can also be seen in the central second-storey window in the principal (south) elevation that contains wood panelling below the sill and in the continuous projecting brick detail below the roof cornice and above the first-storey windows in the principal (south) and side (east and west) elevations.

The Georgian architectural style can further be seen in the attached rear wing. It contains a two-storey scale, rectangular form and massing, is clad in the same red brick with a concrete base and the primary entrances are located in the principal (west) elevation at the north and south ends, and it contains a similar symmetrical arrangement of the double-hung six-over-six windows and doors in the principal (west) elevation with brick lintels and cast stone sills in the windows. It also contains a side-gabled roof and multiple chimneys.

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	N/A

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓
--	---

Direct association with a person that is significant to a community and Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property at 64 King Street is valued for its association William Tyrrell, who was an early land owner in Weston, was amongst the village's most prominent residents, and was a successful architect and builder. Emigrating from Ireland in 1836, by 1846 he owned 6-acres in Weston. Tyrrell went on to become a successful politician and was elected to York Township Council, including as Warden (head of government) for York Township in 1864. When Weston was incorporated as a village, he was elected its first Reeve (Mayor) (a position he would win in 8 elections) and designed the community's first Town Hall (now demolished). His foresight and force did much to get Weston off to a good start as a thriving village.²⁴ In addition to his political aspirations, throughout his lifetime, Tyrrell was recorded as a Justice of the Peace, oil refiner, architect, carpenter, and builder. Although he was entirely self-taught, he maintained a successful career as both a builder and architect for nearly 50-years, designing several buildings in Weston and elsewhere, such as Common School House (1861) and his own grand estate at 64 King Street in Weston, as well as Lambton House Hotel (c.1848).

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	✓

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

With its placement, deep setback, and orientation at the northeast corner of Rosemount and King Street and expansive front (south) and side (west) lawns that reference the original organization of Tyrrell's property, the Tyrrell House defines, maintains and supports the historic character of the Village of Weston. Though reduced from its original estate size throughout much of the twentieth century after it was built, the property continued to be amongst one of the largest lots in Weston.

Physically, functionally, visually or historically linked to its surroundings

Located on an expansive corner lot at the northeast corner of Rosemount Avenue and King Street, the property at 64 King Street is physically, functionally, visually and historically linked to its surroundings in the historic Village of Weston, where it sits on

²⁴F.D. Cruickshank and J. Nason, *History of Weston* (Weston: Times & Guide, 1937), 26.

the only portion of land that was not subdivided into smaller lots by Tyrrell through his various plans of subdivision.

Landmark

The property at 64 King Street is considered a local landmark as it contributes to a sense of place within the Weston neighbourhood and is valued by the local community as a significant part of the area's history and present-day context.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 64 King Street 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 value and that it is a significant built heritage resource.

The property at 64 King Street is valued as being a representative example of the Georgian architectural style, which was popularized in Ontario during the late-18th and into the mid-19th centuries. Elements of the style can be seen in both the main dwelling and the attached rear wing.

The property is also of value for its association with the owner and architect William Tyrrell, who was one of the early land owners in Weston and amongst the village's most prominent residents. Tyrrell went on to become a successful politician and was elected to York Township Council, including as Warden (head of government) for York Township in 1864. When Weston was incorporated as a village, he was elected its first Reeve (Mayor) (a position he would win in 8 elections). He also maintained a successful career as both a builder and architect for nearly 50-years.

With its placement, deep setback, and orientation at the northeast corner of Rosemount and King Street and expansive front (south) and side (west) lawns that reference the original organization of Tyrrell's property, the Tyrrell House defines, maintains and supports the historic character of the Village of Weston. The property is also physically, functionally, visually and historically linked to its surroundings in the historic Village of Weston, where it sits on the only portion of land that was not subdivided into smaller lots by Tyrrell through his various plans of subdivision. The property at 64 King Street is considered a local landmark that is valued by the community.

The Statement of Significance (Attachment 3) 64 King Street, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation) 64 King Street



Figure 1. This map is for informational purposes only; the exact boundaries of the property is not shown. The arrow marks the locations of the property. City of Toronto Mapping.

MAPS AND PHOTOGRAPHS: 64 KING STREET

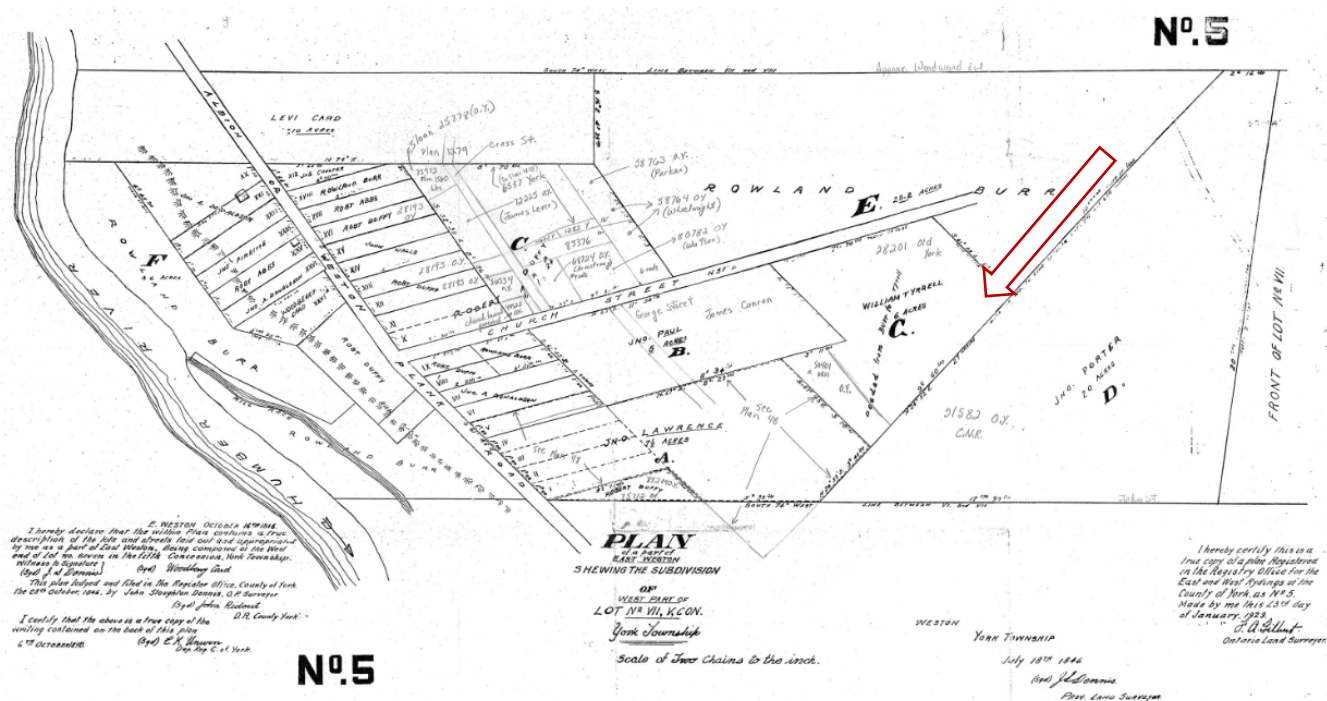


Figure 2. The first subdivision plan, Plan No.5, that was registered in Weston in 1846. The arrow marks the location of the 6 acres of land owned by William Tyrrell south of Church Street (Weston Historical Society)

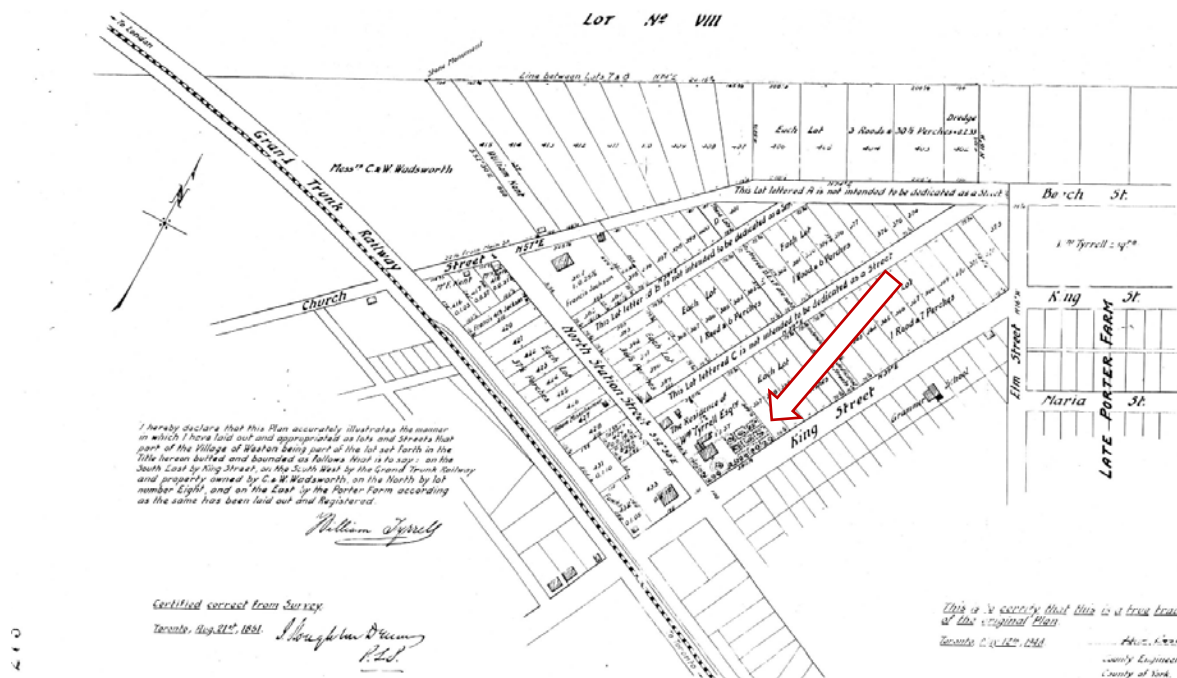
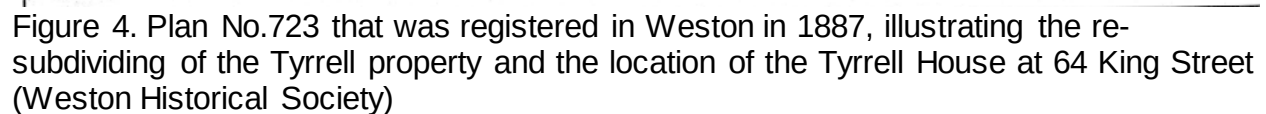


Figure 3. Plan No.273, that was registered in Weston in 1864. The arrow marks the location of William Tyrrell's expansive residence at 64 King Street (Weston Historical Society)

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MAPS AND PHOTOGRAPHS: 64 KING STREET

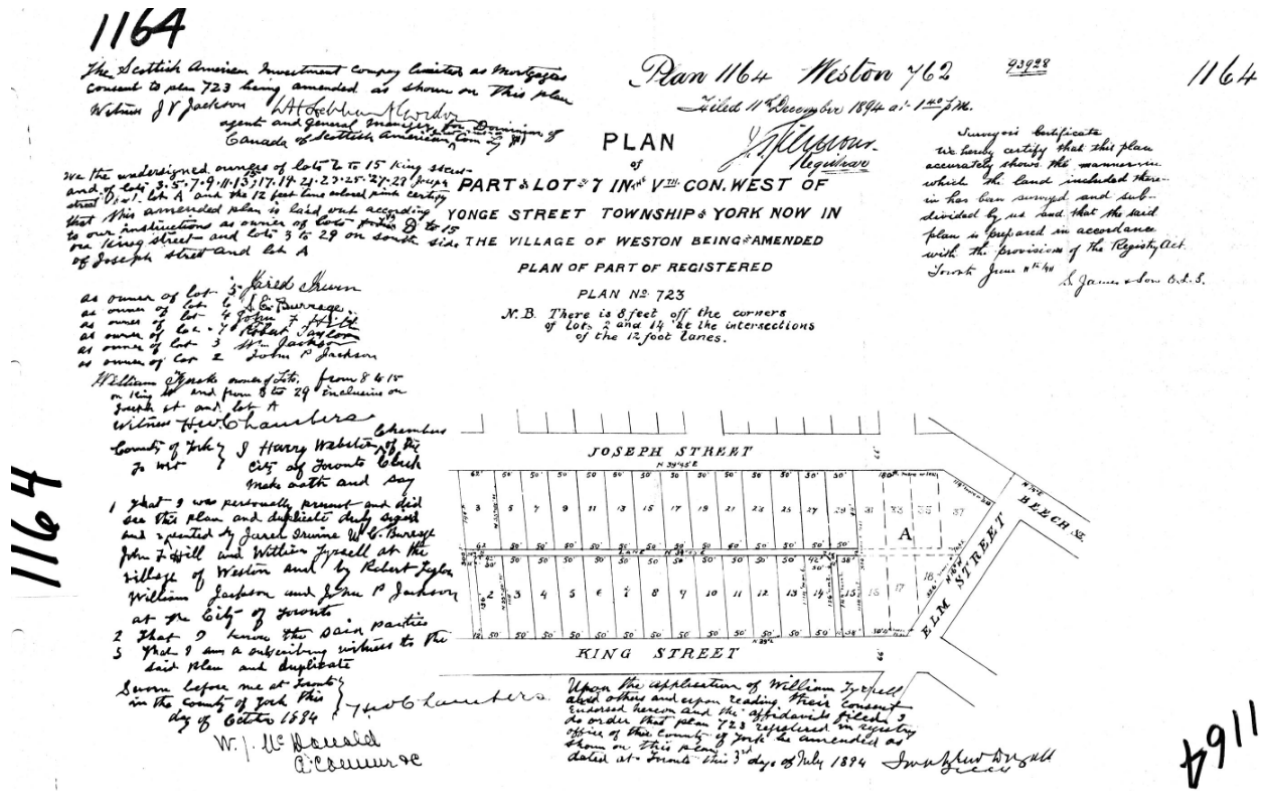


Figure 5. Plan No.1164 that was registered in Weston in 1894, illustrating the re-subdividing of the Tyrrell's lots between King, Joseph, and Elm Streets (Weston Historical Society)

MAPS AND PHOTOGRAPHS: 64 KING STREET

AUCTION SALE

THESE BEAUTIFUL

BUILDING LOTS

IN THE

VILLAGE OF WESTON

WILL BE PUT UP AT PUBLIC AUCTION AT THE CENTRAL HOTEL, WESTON, A

2 P.M. MARCH 19, 1901

JOSEPH STREET

NORTH STATION ST.

KING STREET

HIGH SCHOOL

These Lots are admirably suited for the location of suburban homes, where pure air, pure water, good health, and freedom from city taxes may be enjoyed. They have a choice situation in the prettiest part of the village, and are within three minutes walk of the Toronto Suburban Street Railway cars, which run every half hour during the day, and carry passengers to and from the city at the ordinary street car fares. The C. P. R. and G. T. R. Stations, Public and High Schools, Post Office, Town Hall, Public Library, and four churches, etc., are also in close proximity.

Weston is now possessed of an Electric Light System and Telephone Service. It has good local stores, as well as regular city deliveries, and is in many other ways an ideal residential suburb.

TERMS OF SALE. Only ten per cent. of the purchase money will be required at the time of sale. The balance may be paid in six equal monthly instalments, or as may be otherwise arranged to suit purchasers.

FOR FURTHER INFORMATION APPLY TO

J. K. McEWEN,
Auctioneer.

WM. TYRRELL, Weston.
or **JAS. W. TYRRELL,** Hamilton.

SPECTATOR PRINTING CO.

Figure 6. An advertisement for the sale of Tyrrell's lots between King, Joseph, and Elm Streets in 1901 (Fisher Rare Book Library)

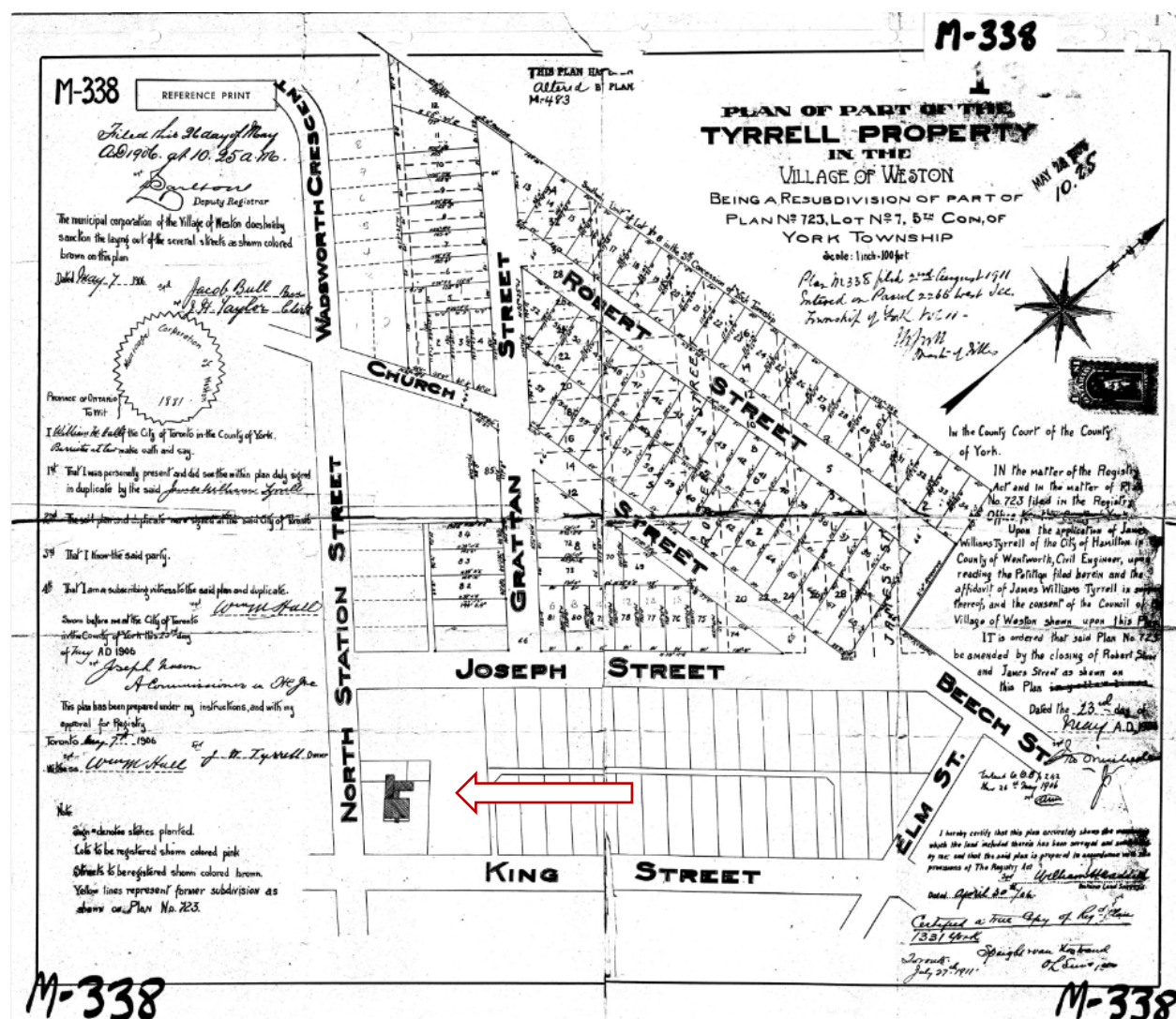


Figure 7. Plan No.M338 that was registered in Weston in 1911, illustrating the plan of part of the Tyrrell property and the location of the Tyrrell House at 64 King Street (Weston Historical Society)

MAPS AND PHOTOGRAPHS: 64 KING STREET

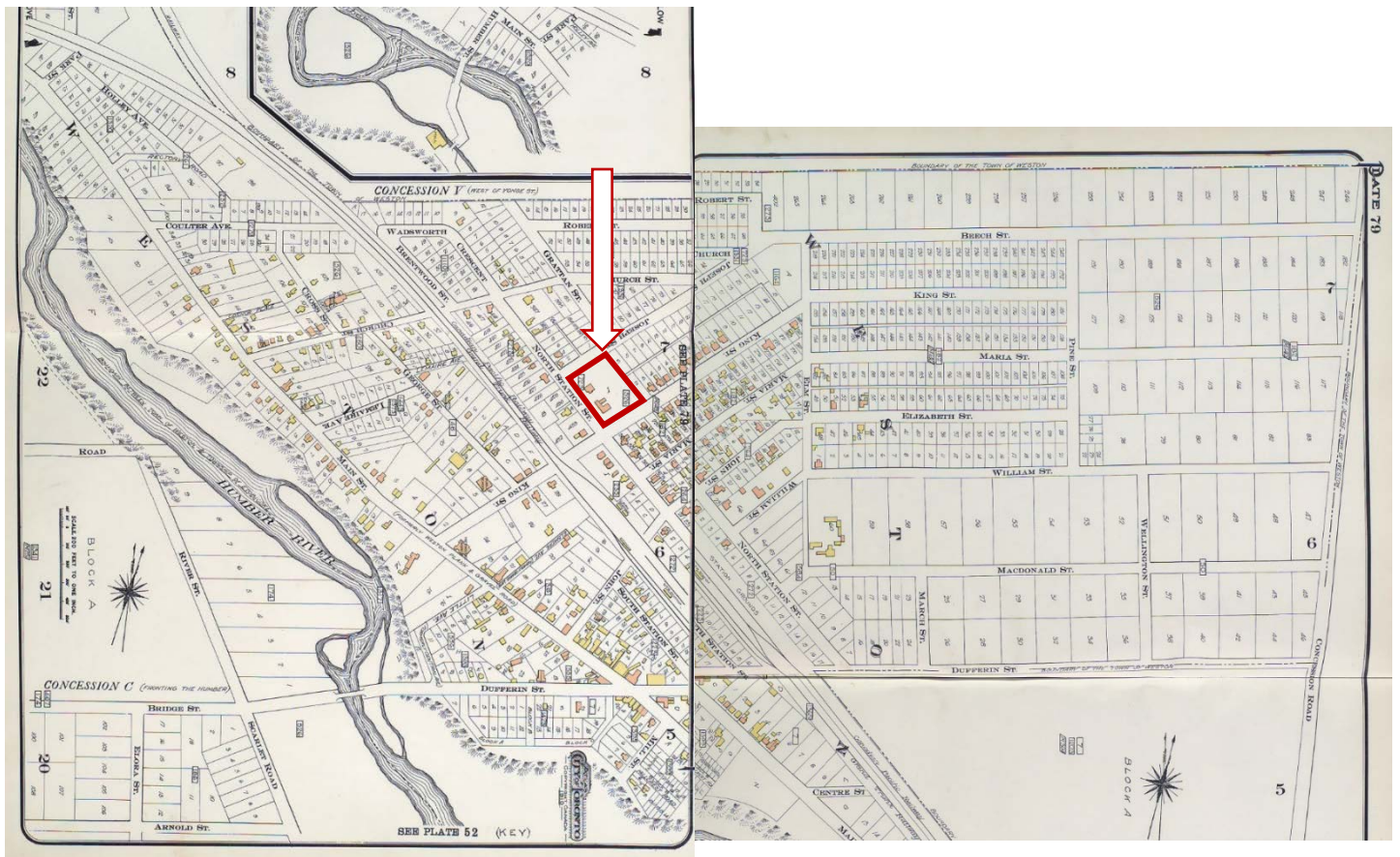


Figure 8. 1910 Goad's Atlas Map illustrating the location of the Tyrrell House at 64 King Street

MAPS AND PHOTOGRAPHS: 64 KING STREET

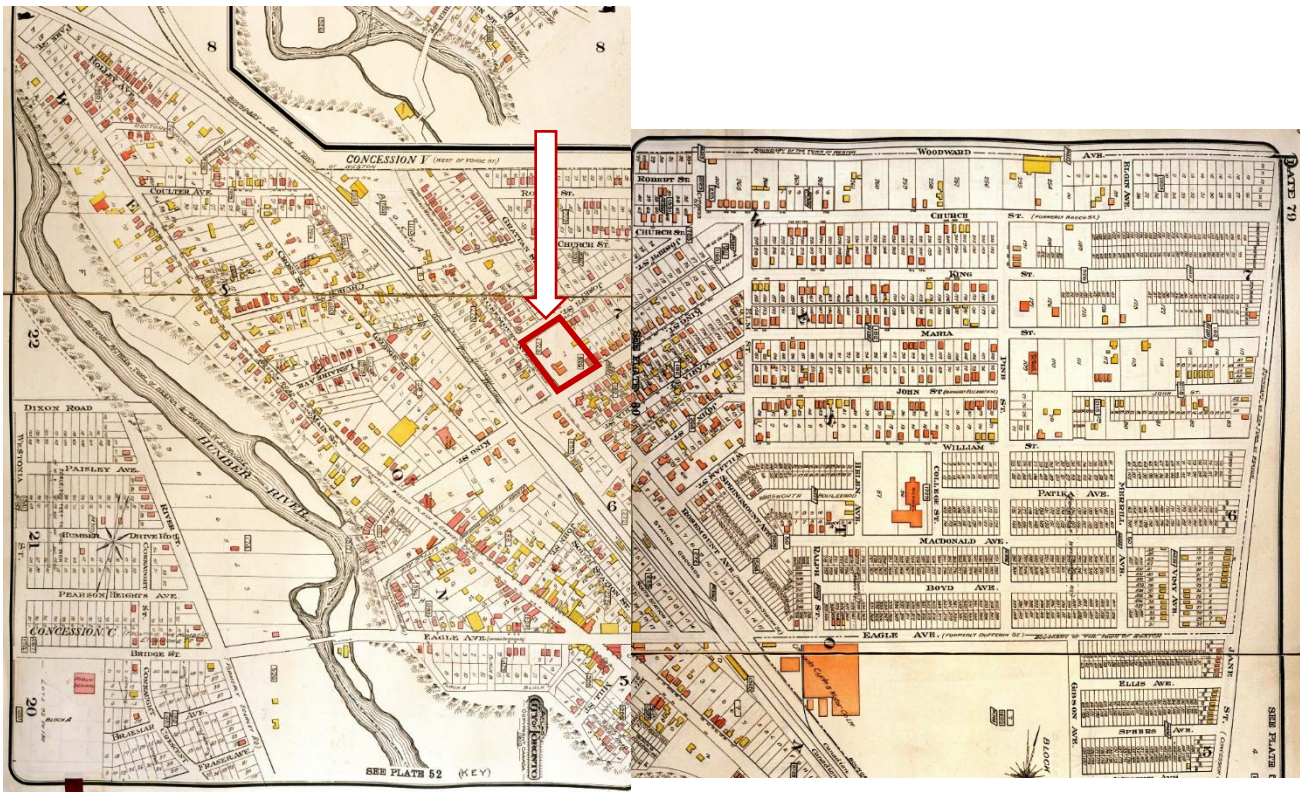


Figure 9. 1924 Goad's Atlas Map illustrating the increased development in Weston, east of Rosemount Avenue (previously North Station Road) and the location of the Tyrrell House at 64 King Street

MAPS AND PHOTOGRAPHS: 64 KING STREET

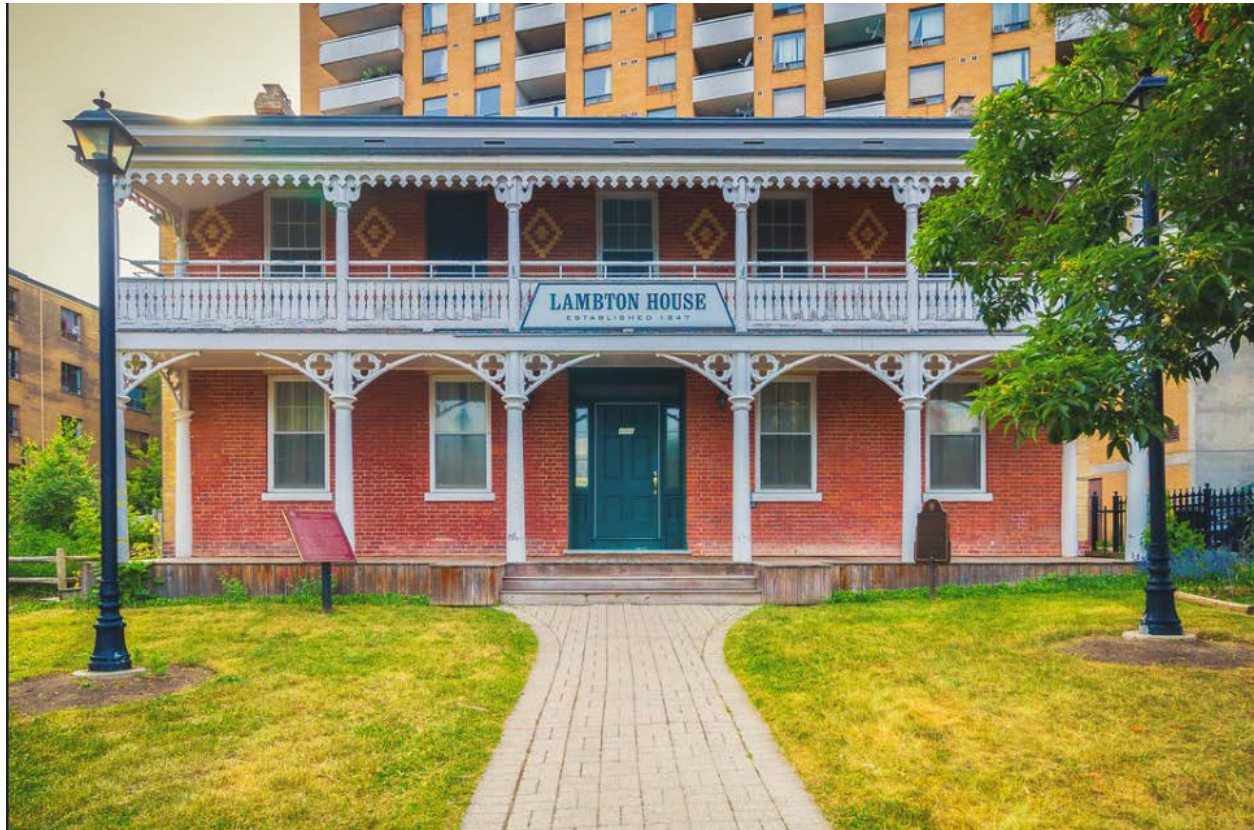


Figure 10. Detail of Lambton House (c.1848), which was designed by William Tyrrell (*A Great Capture*, flickr)

MAPS AND PHOTOGRAPHS: 64 KING STREET

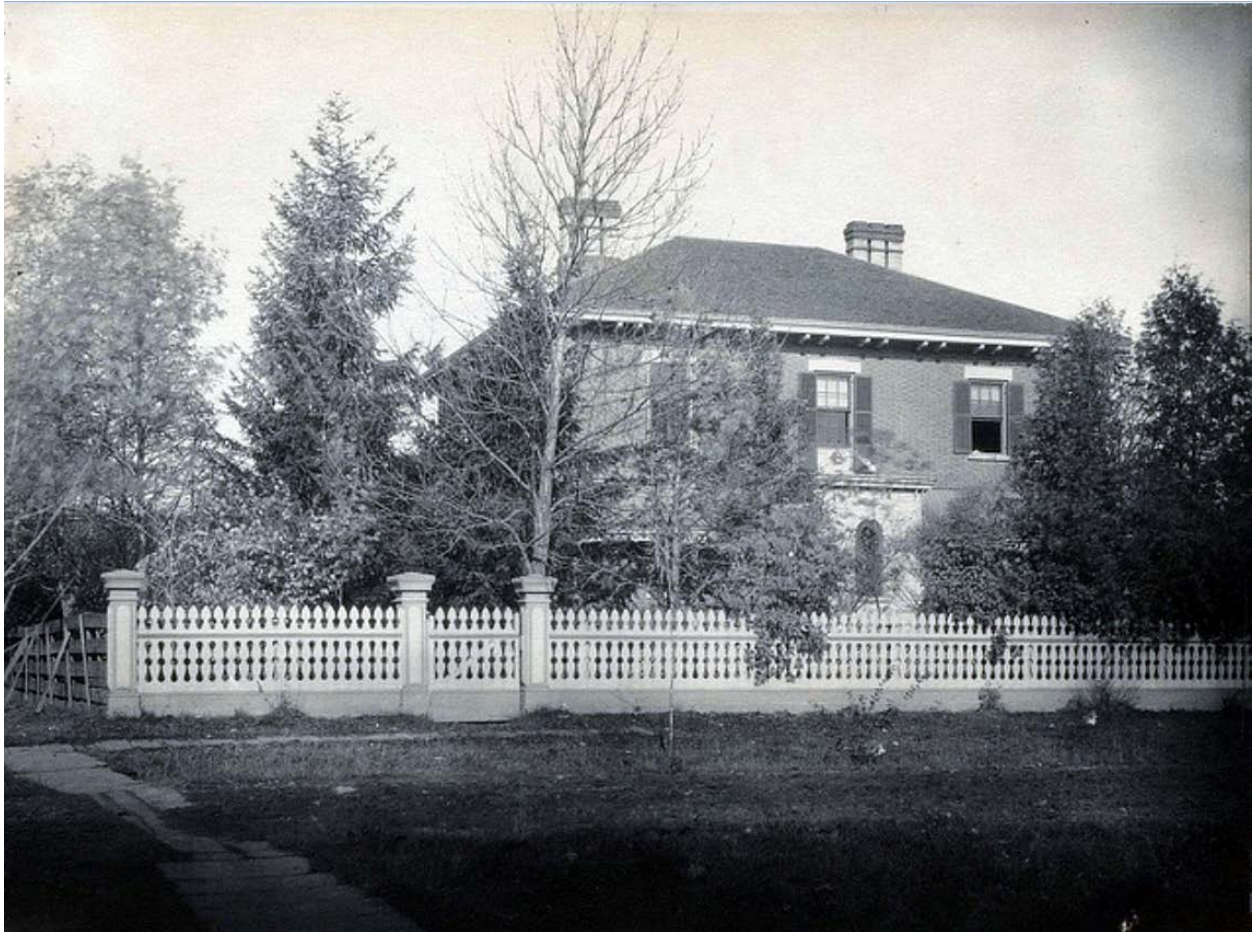


Figure 11. Archival photograph from 1888 showing the principal (south) elevation of the main dwelling 64 King Street (Weston Historical Society)

MAPS AND PHOTOGRAPHS: 64 KING STREET



Figure 12. Drawing of the Tyrrell House at 64 King Street (*A Pictorial History of Weston*, 1981)

MAPS AND PHOTOGRAPHS: 64 KING STREET



Figure 13. Children sitting on the front steps of the main dwelling (date unknown; Weston Historical Society)

MAPS AND PHOTOGRAPHS: 64 KING STREET



Figure 14. Archival photograph showing the side (west) elevation of the main dwelling (right) and the two-storey rear wing (left) of 64 King Street (date unknown; Weston Historical Society)

MAPS AND PHOTOGRAPHS: 64 KING STREET

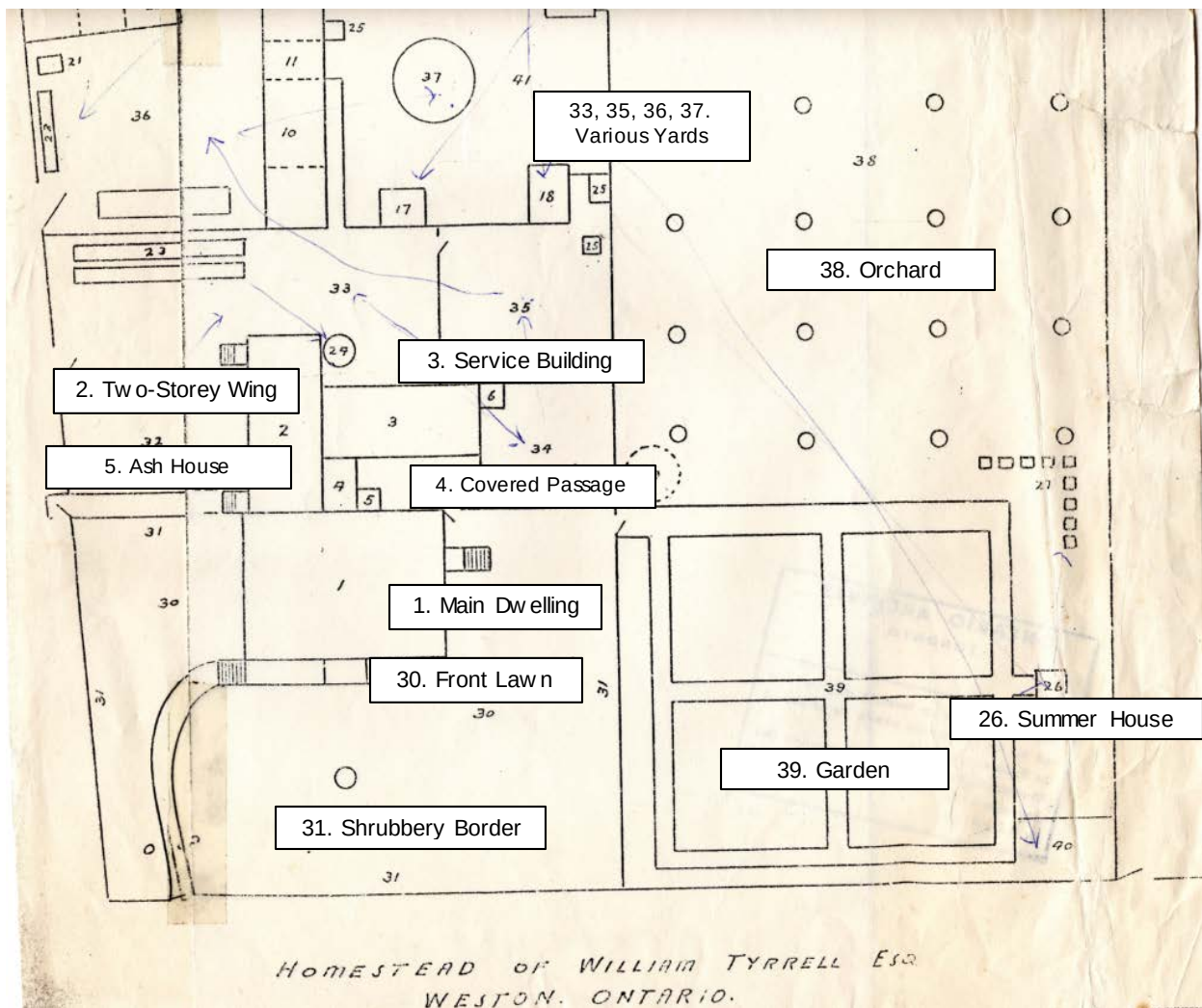


Figure 15. Drawing prepared by Henry Grattan Tyrrell in unpublished booklet from 1886 of the Tyrrell property (Weston Historical Society)

MAPS AND PHOTOGRAPHS: 64 KING STREET



Figure 16. Detail of some of the outbuildings at 64 King Street in 1887 (Weston Historical Society)



Figure 17. Google Street View photo from 2007 illustrating that the enclosed entry porch was not present (Google Street View)

ARCHIVAL SOURCES

Assessment Rolls for the Municipality of York and the Town of Weston, 1883, 1900, 1920, 1940, 1960

City of Toronto Aerial Photographs, iView

County of York Gazetteer and Directory (Toronto: W.H. Irwin & Co., 1881)

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Weston Council Minutes, 1881-1930

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"William Tyrrell," *Find a Grave*

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"William Tyrrell - Applewood's Architect," *Etobicoke Historical Society*,

<http://www.etobicokehistorical.com/william-tyrrell.html>

**64 KING STREET: TYRRELL HOUSE
STATEMENT OF SIGNIFICANCE
(REVISED REASONS FOR DESIGNATION)**

ATTACHMENT 3

Borough of York By-Law 2970-78 designating the property at 64 King Street under Part IV, Section 29 of the Ontario Heritage Act is revised to update the cultural heritage values and attributes according to the 2021 amendments to the Ontario Heritage Act. The property containing the building known historically as the Tyrrell House meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

Description

The property at 64 King Street is located at the northeast corner of Rosemount Avenue and King Street. Known as the "Tyrrell House," it contains the original main dwelling fronting King Street and the original two-storey rear wing fronting Rosemount Avenue. The property was designed by and built for William Tyrrell, a successful politician in York Township and the Village of Weston and architect, carpenter, and builder, as his grand estate in 1859. The Tyrrell family continued to own the property until c.1920. The garage at the southeast corner of the property was added sometime from 1965-78. The side (north) and rear (east) elevations of the attached 2-storey rear wing are not publically accessible and therefore could not be inspected to confirm architectural features. The property was designated under the Ontario Heritage Act in 1978.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 64 King Street is valued as a representative example of the Georgian architectural style, which was popularized in Ontario during the late-eighteenth and into the mid-nineteenth centuries. Elements of the style are evident in the main dwelling in the two-storey scale on a raised basement, the rectangular form and massing, the masonry, with red brick throughout with a stone base, the symmetrical arrangement of the double-hung six-over-six windows and the door in the principal (south) elevation, the hipped roof, the double-hung windows in the principal (south) and side (east and west) elevations with cast stone lintels and sills, the shutters in the second-storey windows of the principal (south) elevation, the brackets below the roof cornice, and the presence of multiple chimneys. The style can also be seen in the central second-storey window in the principal (south) elevation that contains wood panelling bellow the sill and in the continuous projecting brick detail below the roof cornice and above the first-storey windows in the principal (south) and side (east and west) elevations.

The Georgian architectural style can further be seen in the attached rear wing. It contains a two-storey scale, rectangular form and massing, is clad in the same red brick with a concrete base and the primary entrances are located in the principal (west) elevation at the north and south ends, and it contains a similar symmetrical

arrangement of the double-hung six-over-six windows and doors in the principal (west) elevation with brick lintels and cast stone sills in the windows. It also contains a side-gabled roof and multiple chimneys.

Historical or Associative Value

The property at 64 King Street is valued for its association William Tyrrell, who was an early land owner in Weston, was amongst the village's most prominent residents, and was a successful architect and builder. Emigrating from Ireland in 1836, by 1846 he owned 6-acres in Weston. Tyrrell went on to become a successful politician and was elected to York Township Council, including as Warden (head of government) for York Township in 1864. When Weston was incorporated as a village, he was elected its first Reeve (Mayor) (a position he would win in 8 elections) and designed the community's first Town Hall (now demolished). His foresight and force did much to get Weston off to a good start as a thriving village.²⁵ In addition to his political aspirations, throughout his lifetime, Tyrrell was recorded as a Justice of the Peace, oil refiner, architect, carpenter, and builder. Although he was entirely self-taught, he maintained a successful career as both a builder and architect for nearly 50-years, designing several buildings in Weston and elsewhere, such as Common School House (1861) and his own grand estate at 64 King Street in Weston, as well as Lambton House Hotel (c.1848).

Contextual Value

Located on an expansive corner lot at the northeast corner of Rosemount Avenue and King Street, the property at 64 King Street is physically, functionally, visually and historically linked to its surroundings in the historic Village of Weston, where it sits on the only portion of land that was not subdivided into smaller lots by Tyrrell through his various plans of subdivision.

With its placement, deep setback, and orientation at the northeast corner of Rosemount and King Street and expansive front (south) and side (west) lawns that reference the original organization of Tyrrell's property, the Tyrrell House defines, maintains and supports the historic character of the Village of Weston. Though reduced from its original estate size throughout much of the twentieth century after it was built, the property continued to be amongst one of the largest lots in Weston.

The property at 64 King Street is considered a local landmark as it contributes to a sense of place within the Weston neighbourhood and is valued by the local community as a significant part of the area's history and present-day context.

²⁵F.D. Cruickshank and J. Nason, *History of Weston* (Weston: Times & Guide, 1937), 26.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 64 King Street being a representative example of the Georgian architectural style:

Main dwelling

- the two-storey scale on a raised base, and the rectangular form and massing
- the red brick masonry with a stone base
- the symmetrical arrangement of the windows and door in the principal (south) elevation
- the hipped roof
- the double-hung six-over-six windows in the principal (south) and side (east and west) elevations with cast stone lintels and sills
- the shutters in the second-storey windows of the principal (south) elevation
- the wood panelling below the sill in the central window at the second-storey of the principal (south) elevation
- the brackets below the roof cornice
- the multiple chimneys

Attached rear wing

- the two-storey scale and rectangular form and massing
- the red brick masonry with a concrete base
- the double-hung six-over-six windows and doors in the principal (west) elevation with the original south entrance being moved one bay to the north
- the brick lintels and cast stone sills in the windows in the principal (west) elevation
- the side-gabled roof
- the multiple chimneys

Contextual Value

Attributes that contribute to the value of the property at 64 King Street defining, maintaining and supporting the historic character of the Village of Weston:

- The placement, deep setback, and orientation of the property at the northeast corner of Rosemount Avenue and King Street that reference the original organization of Tyrrell's property
- The setting of the property with the expansive front (south) and side (west) lawns