

1 Weatherell Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: September 19, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 4 - Parkdale-High Park

SUMMARY

This report recommends that City Council state its intention to designate the property at 1 Weatherell Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Anchoring the southwest corner of Weatherell Street and Armadale Avenue within the Bloor West Village neighbourhood, the property at 1 Weatherell contains a one-storey house-form building completed in 1923. Designed by the prolific Toronto-born architect Henry Simpson, the Craftsman-style dwelling served as Simpson's private home in the final years of his life.

On April 20, 2022 the owner of the subject property submitted an application to the Committee of Adjustment for variances to allow for the construction of a new three-storey single family home. At its hearing of July 17, 2022, the Committee of Adjustment conditionally approved the application. The existing Henry Simpson house will be demolished as part of the application.

Heritage Planning staff wrote to the Committee of the Adjustment requesting that the application be deferred at its meeting of July 17, 2022 to allow staff to expedite the research and evaluate of the property for cultural heritage value. Despite not being granted the deferral request, staff completed the Research and Evaluation Report for the property at 1 Weatherell 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. As such, the property is a significant built heritage resource.

The Province and the City's planning policies seek the conservation of cultural heritage resources. Designation supports conservation of the property as it will require the owner to obtain permission from City Council under the Ontario Heritage Act prior to altering or demolishing the property.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 1 Weatherell Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 1 Weatherell Street (Reasons for Designation) attached as Attachment 3, to the report, September 19, 2022, from the Chief Planner and Executive Director, City Planning
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting on July 27, 2022, the Committee of Adjustment approved the development application seeking minor variances for the demolition of the existing house-form building and its replacement with a new, three-storey detached dwelling with an integral garage, a front covered porch and a rear terrace.

[file:///C:/Users/bholt/Downloads/PLN-CA%20Decision%20Notice%20-%20AUG%202022%20\(2\).pdf](file:///C:/Users/bholt/Downloads/PLN-CA%20Decision%20Notice%20-%20AUG%202022%20(2).pdf)

At the same meeting, Heritage Planning requested that the application be deferred six months to allow staff the time to research and evaluate the property for possible inclusion on the City's Heritage Register.

[file:///C:/Users/bholt/Downloads/PLN-CA%20Staff%20Report%20-%20JUL%202022%20\(1\).pdf](file:///C:/Users/bholt/Downloads/PLN-CA%20Staff%20Report%20-%20JUL%202022%20(1).pdf)

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

In February 2018, a nomination was submitted by the Etobicoke York Community Preservation Panel seeking the inclusion of 1 Weatherell Street on the City of Toronto's Heritage Register for its cultural heritage value. The property contains a one-storey house-form building completed in 1923 and designed by the prolific Toronto-born architect Henry Simpson. The Craftsman-style dwelling served as Simpson's private home in the final years of his life. Various members of the Wallace family owned the property from the 1950s until it was sold in May 2021.

On April 13, 2022, an application was submitted to the City seeking to demolish the existing house-form building to facilitate construction of a new three-storey detached dwelling with an integral garage, a front covered porch and a rear terrace (22 136372 STE 04 MV). In July 2022, a petition with nearly 300 signatures opposed to the proposed demolition of the existing house-form building on the property was submitted to the Committee of Adjustment.

Despite the Committee's receipt of the community petition and a letter from Heritage Planning staff requesting deferral of the application to allow time to undertake research and evaluation of the nominated property, the Committee conditionally approved the Minor Variance application at its hearing of July 27, 2022.

Should City Council state its intention to designate 1 Weatherell Street, the property owner will require permission under the Ontario Heritage Act to demolish the house.

1 Weatherell Street

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 1 Weatherell Street, it should be noted that public access to the City of Toronto Archives remained limited during the preparation of this report due to the ongoing COVID-19 pandemic e.g. Research Hall is open on an appointment basis only, at a limited capacity, and that new and additional relevant information on the subject properties further expanding on their heritage value may be forthcoming following increased access to these archival records and may provide further information to be incorporated in the final version of a Part IV designation by-law.



Current image showing the north and east elevations of the Henry Simpson House

1. DESCRIPTION

1 Weatherell Street	
ADDRESS	1 Weatherell Street
WARD	Ward 4 – Parkdale-High Park
LEGAL DESCRIPTION	PLAN 1676, Lot 15
NEIGHBOURHOOD/COMMUNITY	Bloor West Village
HISTORICAL NAME	Henry Simpson House
CONSTRUCTION DATE	1923
ORIGINAL OWNER	Henry Simpson
ORIGINAL USE	Residential - Detached Dwelling
CURRENT USE*	Residential - Detached Dwelling
ARCHITECT/BUILDER/DESIGNER	Henry Simpson, Architect
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/physical, historical/associative, contextual
HERITAGE STATUS	NOL
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	September 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 1 Weatherell 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 they merit 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 Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto 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. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1909	West Toronto Junction is annexed to the City of Toronto

1914-1917	Streetcar service is commenced westward along Bloor Street from Dundas Street to Runnymede Road
1921	The streetcar line is extended west to the Jane Street loop
1922	Weatherell Street is laid, west from Armadale to Jane Street
1922	Henry Simpson prepares designs for the property at 1 Weatherell Street, as evidenced in a set of architectural drawings and written specifications ¹
1923	The property at 1 Weatherell Street is completed to Simpson's original design
1924	The City directory indicates for the first time that Simpson resides at 1 Weatherell Street; the residential streets north of Bloor Street West between Jane and Runnymede are completely built out by this date
1926	The final year that Simpson is listed at 1 Weatherell Street; Simpson died on September 16, 1926 and leaves the property to his housekeeper, Olive

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.

Bloor West Village Area:

The property at 1 Weatherell Street is located at the southwest corner of Weatherell Street and Armadale Avenue within the city's Bloor West Village neighbourhood.

The significant period of development in the area occurred in the early 20th century, with the majority of structures constructed between the late 1910s and 1929. This period of development was influenced by the growth and expansion of the City of Toronto with the May 1909 annexation of the West Toronto Junction and the north portion of the Bloor West Village between Keele and Jane streets in the City.

During this period, the City's population doubled and was expanding to outside of its boundaries. Immediately following the annexation, the City began improvements to Bloor Street West throughout the Bloor West Village to allow for growth and settlement along the roadway. During the 1910s and 1920s, significant infill and grading was completed along Bloor Street West to turn the dirt trail through a sloping topography with creeks and ravines into an improved and paved roadway.

Along with the roadway improvements, additional transportation options into the Bloor West Village came with the construction of the Bloor Streetcar line. Completed to Jane Street by 1921, the streetcar allowed for easier accessibility into and throughout the Bloor West Village. These improvements were accompanied by a wave of residential

¹ The specifications are erroneously transcribed to read "Harry Simpson" instead of "Henry Simpson" (Building Records)

development directly north of Bloor Street east of Jane Street, with the area having been built out by 1924.² (Image 2)

1 Weatherell Street

Designed at the beginning of this area's planned development wave in 1922 and constructed the following year, the one-storey dwelling located at 1 Weatherell Street was designed by architect Henry Simpson in the Craftsman style and was ultimately realized according to the architect's original architectural drawings. (Images 3-8)

The bungalow-type dwelling was built at the end of Henry Simpson's career as a practicing architect and is believed to have been designed for his personal use in retirement and old age, as supported by the size and accessibility of the house and layout. Simpson is known to have lived here from 1924 until his death in 1926, at which time it was willed to his housekeeper, Olive Simpson, before being sold by his family in 1928. (Images 9 and 10) The Craftsman style was favoured by the architect for personal use as his previous private family residence at 7 Triller Avenue near King Street West (1912) was also designed by Simpson in this architectural style.³ (Image 11)

Architect: Henry Simpson (1865-1926)

Toronto-born Henry Simpson is described as a talented and prolific architect active in Toronto, Ontario for the duration of his career. Trained under E.J. Lennox and having brief partnerships with Charles J. Gibson, James Ellis and Robert M. Young, Simpson was primarily a sole practitioner whose name can be associated with more than 120 architectural projects for institutional, ecclesiastical, commercial, educational, industrial and residential buildings not only in Toronto, but as far north as Port Arthur, Fort William, Parry Sound, Sault Ste. Marie, Midland, Wingham, and even as far west as Prince Albert, Saskatchewan. Simpson was a talented delineator and a capable designer who employed a wide range of fashionable and eclectic architectural styles, was a prominent member of the congregation of Cooke's Church (a building of his own design, 1891), and served on the Toronto Board of Education for five years. Simpson also designed the Metallic Roofing Company factory and showroom (1896) at King and Dufferin where the showroom served as a veritable built encyclopedia of the company's architectural materials until it was relocated to Atlantic Avenue in 1984-85 and recognized as a National Historic Site.⁴ Simpson retired from the profession in 1921 and died in Toronto on 16 December 1926 at the subject property.⁵

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.

2 City of Toronto, Bloor West Village HCD Study Historical Overview, excerpt paraphrased from the area's Period of Significance: Early 20th Century Development (1900-1939), 2021.

3 White, Globe and Mail (March 16, 2018), H8.

4 Parks Canada, Metallic Roofing Company Offices

5 BDAC, Entry on Henry Simpson

The existing property anchoring the southwest corner of Weatherell Street and Armadale Avenue in Bloor West Village contains a one-storey house-form building on a rectangular plan with gable roof. The bungalow is raised on a stone-terraced lot, as designed by Simpson himself to manage the existing lot condition, while also providing the building with a sense of physical prominence despite its diminutive size.

The dwelling is clad with red brick and trimmed with brick, stone and wood. The Craftsman design of the dwelling is well-executed and highlighted by the asymmetrically-placed main entrance and covered porch at the northeast corner of the building, the flared brick buttresses and the half-timbering in the north and south end gables with their exposed wooden rafters below the eaves. The covered porch is accessed from the south elevation beneath a segmental-arched wood bracket spanning the opening, and a similar wood bracket under the roofline on the north elevation of the porch displays a broader, three-centred arch opening. The fenestration openings and window patterns remain as originally designed by Simpson including the three-pane leaded glass living room window on the east elevation with each pane containing 4 x 7 rectangular lights. Original galvanized iron gutters and downspouts designed by Simpson using Crown Brand sheet metal also remain. The flat-roofed, attached single car garage at the rear (south) elevation of the property is also original, including its pair of barn-style wooden doors and brick buttress located at southeast corner. The garage is accessed by an adjacent doorway on the south elevation of the house. (Images 12-16)

The bungalow's interior is economically designed on a single rectangular floor plan with two bedrooms separated by the washroom and a large central hearth in the living room indicative of the Arts & Crafts or Craftsman style. The living room also includes the style's quintessential exposed beams on the ceiling and wood panelling and trim. (Image 17)

Alterations to Simpson's original design as represented in his 1922 drawings and written construction specifications appear minimal and only affect the roof, where asphalt shingles replaced the original slates tiles and metal ridgeline. The original red brick chimney surmounted by three clay caps survives.

iv. CONTEXT

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

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

The subject property is located just outside the northern boundary of the City's Bloor West Village Heritage Conservation District (HCD) Study Area, between Keele Street and the Humber River, and includes many existing and identified heritage properties fronting onto Bloor Street West.

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 type

The property at 1 Weatherell Street is valued as a representative example of the bungalow building type, clad in red brick and designed by the architect-owner, Henry Simpson, in the Craftsman style. It contains defining features of the style including a mid-pitched gable roof with half-timbering, an asymmetrical design with its covered and arched main entrance porch opening onto the south and east elevations, wooden brackets and exposed wooden rafters below the eaves, leaded glass windows and flared, buttress-like corner columns on the south elevation. Simpson's previous private residence designed by the architect himself and located at 7 Triller Avenue (1912) also employs the Craftsman style and has been recognized on the City's Heritage Register since 1980.

HISTORICAL OR ASSOCIATIVE VALUE

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

Yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property yields information that contributes to the understanding of the historical development and suburban expansion of Toronto and the residential and commercial growth along Bloor Street West in the early 20th century, as part of the wave of development that occurred following the annexation of The Junction to the City of Toronto in 1909. The inclusion of an attached garage in the design of the subject property signals the suburban context and emerging automobile culture that would come to define the Bloor West Village area by the mid-20th century.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property is also valued for its association with Toronto-born architect, Henry Simpson, who was a significant designer in Toronto through the late-19th and early-20th century, designing countless buildings for institutional, corporate and private clients. Trained under E.J. Lennox and having brief partnerships with Charles J. Gibson, James Ellis and Robert M. Young, he was primarily a sole practitioner. Notable works by Simpson during his career include Cooke's Church (1891, demolished) where he was an avid member and the Metallic Roofing Company factory and Beaux-Arts style showroom (1896), the latter having been designated a National Historic Site in 1985 and moved from its original location at King and Dufferin Streets to Atlantic Avenue the following year.

The property at 1 Weatherell was built at the end of Simpson's career as a practicing architect and is believed to have been designed for his personal use in retirement and old age, likely reflected in the size and accessibility of the house and layout.

CONTEXTUAL VALUE

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

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

The Henry Simpson House stands as a defining property along Weatherell Street between Armadale Avenue and Jane Street, being a unique, architect-owned and designed dwelling situated on a corner lot amongst more typical and uniformly-designed subdivision houses.

The property also maintains and supports the early-20th century residential character in the western portion of Bloor West Village, north of Bloor Street West. Its Craftsman-style architectural design and detailing set it apart from houses, townhouses and institutional buildings of later periods on the street. Representing the earliest period of the subdivision of Registered Plan 1676, its built form is an important component in the history and evolution of its immediate neighbourhood.

Physically, functionally, visually or historically linked to its surroundings

The property is physically, functionally, visually and historically linked to its surroundings in the residential area of Bloor West Village just northeast of the Jane and Bloor intersection where its Craftsman-style design and detailing at once references and sets it apart from the other 1920s houses, as well as townhouses and institutional buildings of later periods on the street. Representing the earliest period of the subdivision of Registered Plan 1676, its elevated design is an important component in the built form history and evolution of its immediate neighbourhood.

CONCLUSION

The property at 1 Weatherell Street contains the Henry Simpson House, which is valued for its well-executed Craftsman style architectural design and association with the owner/architect, Henry Simpson, who built the bungalow as his private residence for the latter years of his life. The dwelling stands as both a representative example of the initial wave of planned suburban development (1900-1939) in the Bloor West Village and as a unique architect-owned and designed house-form building of superior craftsmanship in comparison to its surrounding residential fabric of the same era.

Staff have completed the Research and Evaluation Report for the property at 1 Weatherell 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. As such, the property is a significant built heritage resource.

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

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs

Attachment 2 – List of Research Sources

Attachment 3 – Statement of Significance (Reasons for Designation) - 1 Weatherell Street

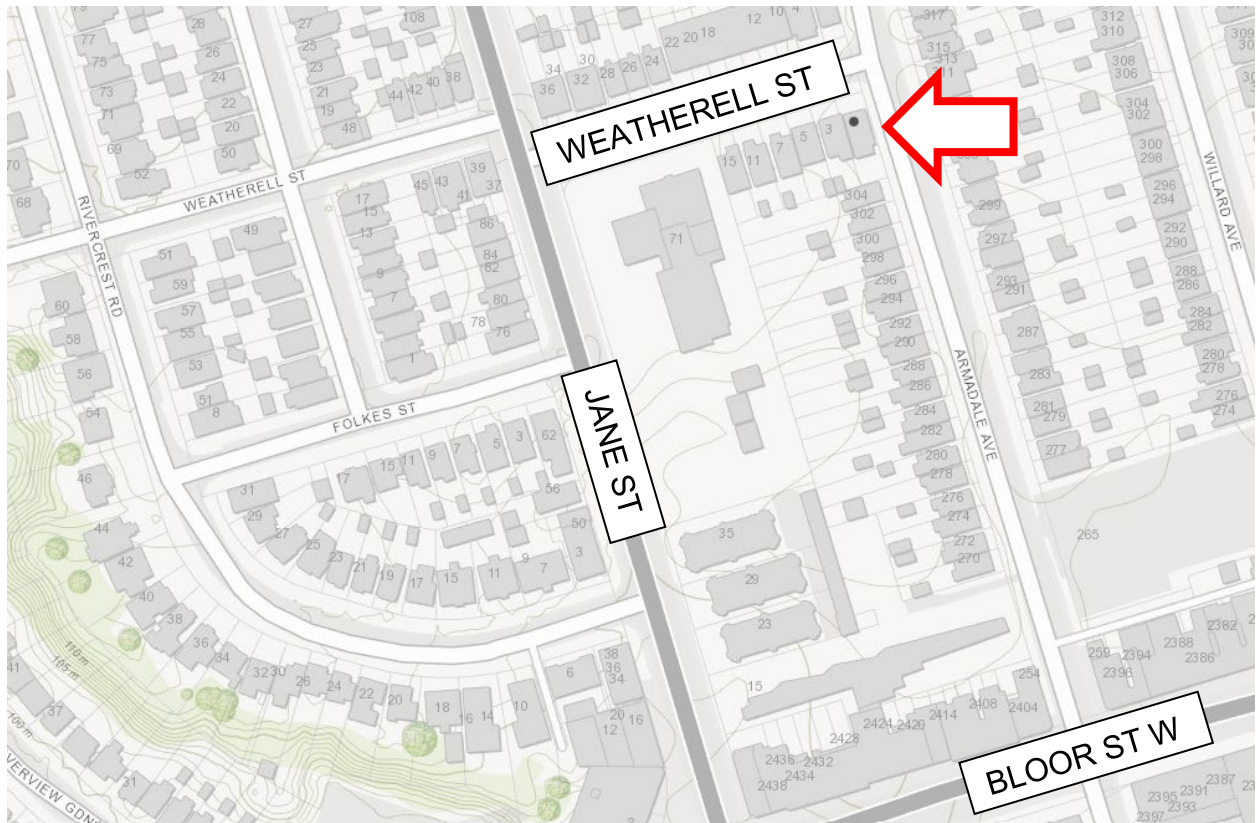


Image 1. This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site. (City of Toronto iView mapping)

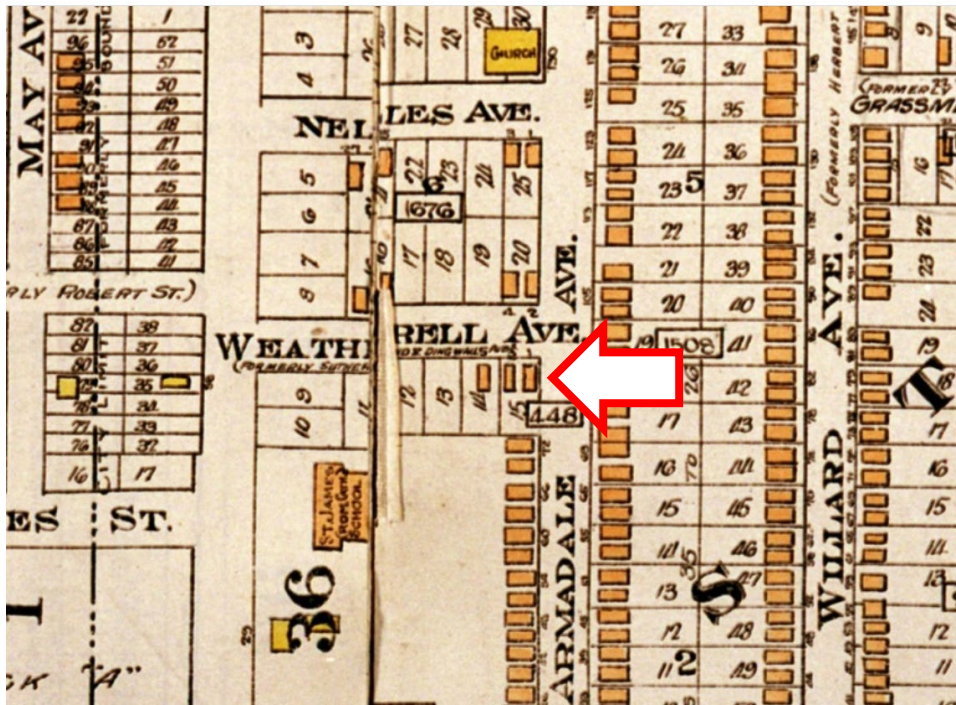


Image 2. Goads Atlas, 1924 showing the location of the recently completed subject property at 1 Weatherell Street. (Ng)

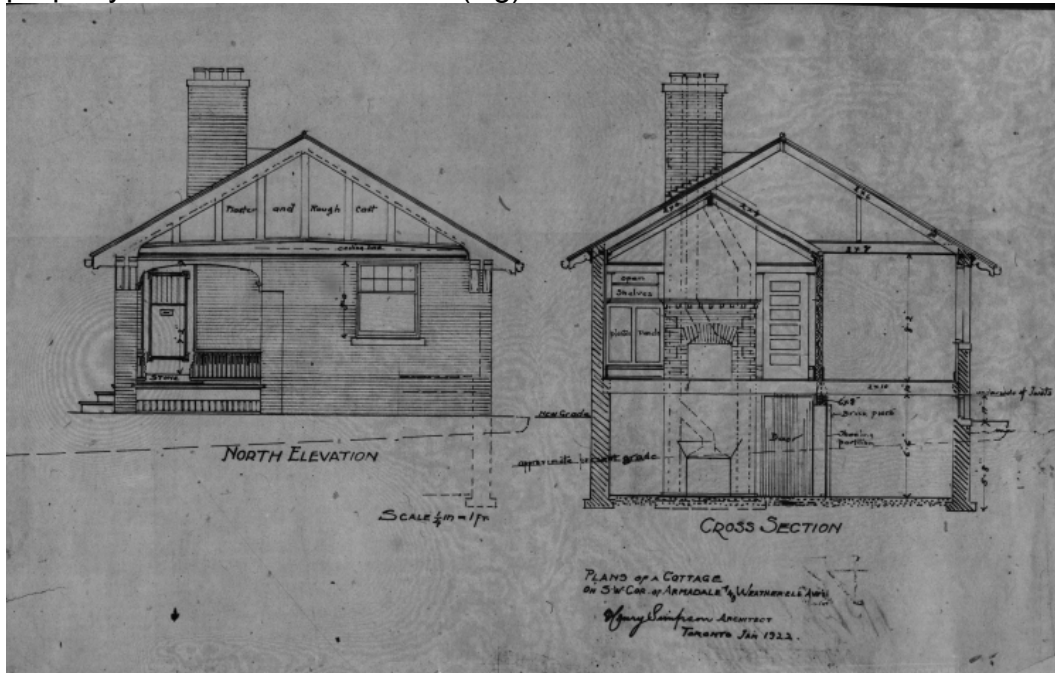


Image 3. Original architectural drawing by Henry Simpson showing the north elevation (left) and section (right) of the property at 1 Weatherell Street. (Building Records)

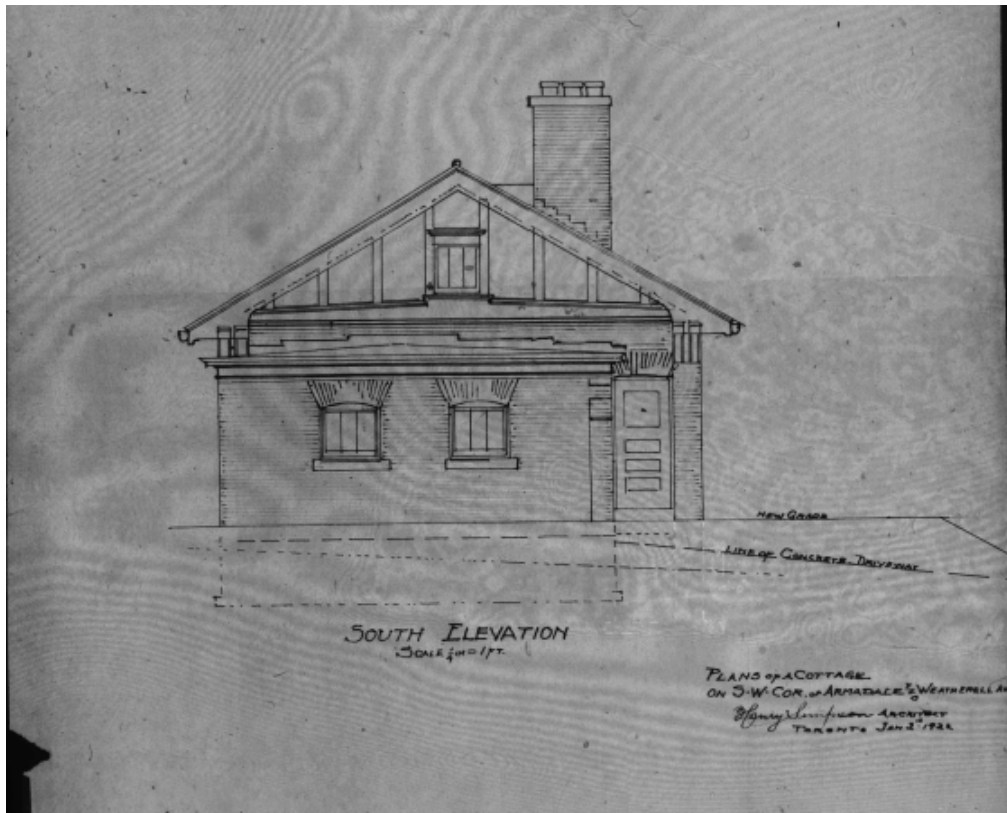


Image 4. Original drawing showing the south elevation (Building Records)

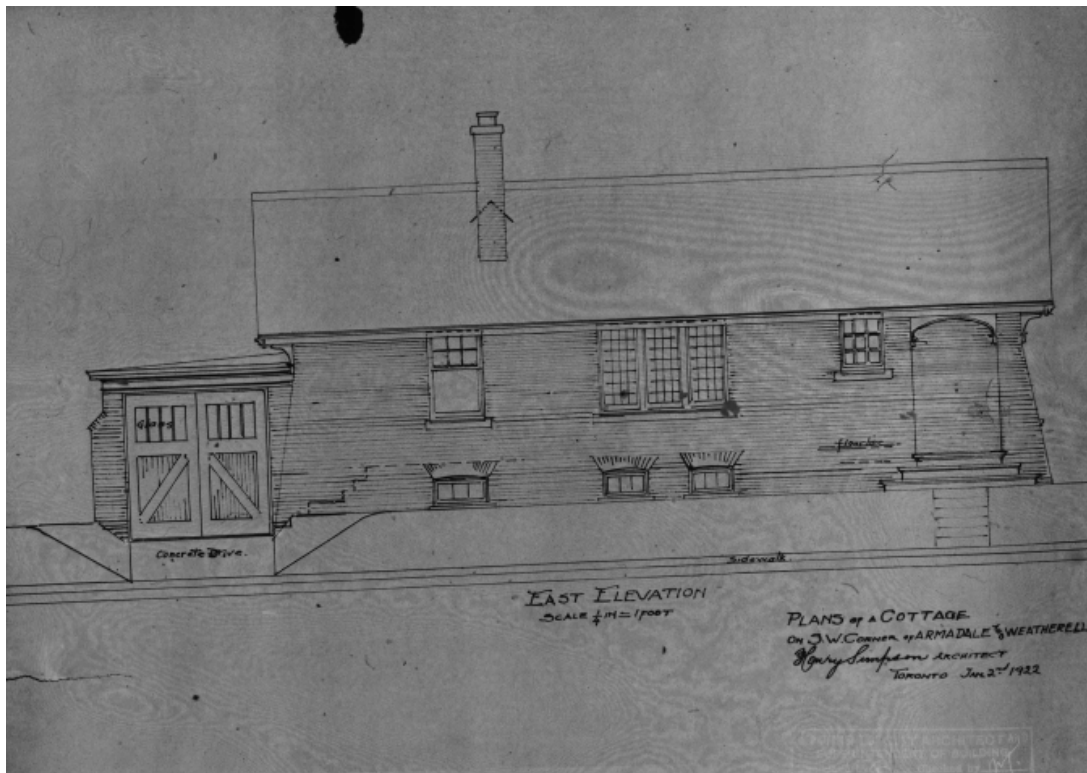


Image 5. Original drawing showing the south elevation (Building Records)

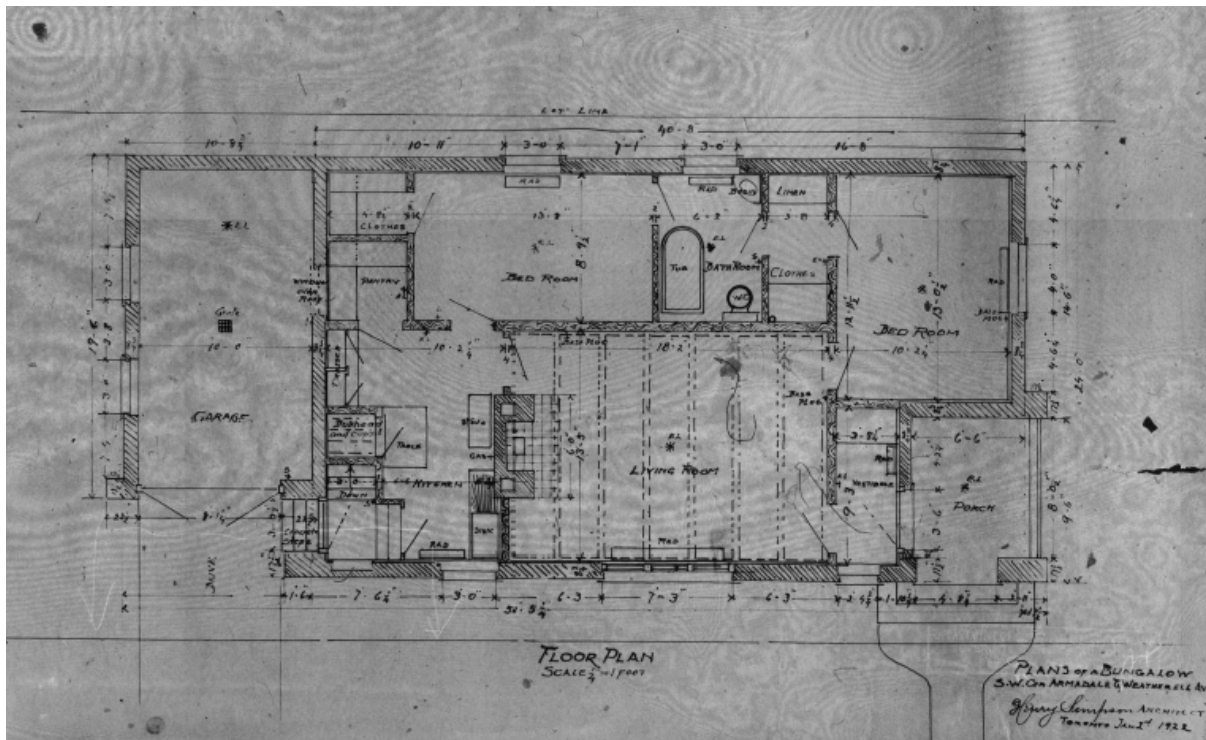


Image 6. Original drawing showing the main floor plan (Building Records)

SPECIFICATION of sheet metal and Roofing
for a cottage on S.W. corner of Armadale
and Weatherall avenues.

Harry Simpson, Architect,
Toronto, Jan. 2nd 1922.

Sheet Metal.

All sheet metal to be 28 gauge Crown brand galvanized iron well soldered and shaped as directed by Architect.

GUTTERS

The gutters will be 5" x 5" run up well under slates. Put heavy Gald. iron supporting bands to same every 2'-0" all made to detail. Gutter over Garage cornice will be sunk and lined with gald. iron run well under felt roof.

CONDUCTORS

Put 4" octagonal conductors to gutters where indicated on basement plan. Conductors to have goose-neck bands at top and connected into drains with flange and cement. Fasten conductors to walls with metal straps shaped to detail. The two conductors on east elevation will have each an ornamental head.

GLAZING

Glaze all basement windows with rough rolled glass well sprigged and puttied. Lower lights of bed room and kitchen windows also lights in front and rear entrance doors to be double diamond star glass, free from defects. The glass in living room windows will be double diamond set in led work well cemented and left perfectly tight. Glass in doors of dresser and bath room window will be tinted pebbled glass.

Images 7 and 8. Excerpts from written specifications by Henry Simpson directing construction of the property at 1 Weatherell Street (Building Records)

WELL-KNOWN ARCHITECT IS SUMMONED BY DEATH

Henry Simpson Had Also Been Member of Board of Education

Henry Simpson, a well-known architect of this city, passed away at 1 Weatherall Street yesterday in his sixty-second year. Mr. Simpson was a native of Toronto, and retired from business some four years ago. He was articled to E. J. Lennox, and finished his training in New York. Mr. Simpson first practiced at 9½ Adelaide Street, and later on Toronto Street in partnership with R. M. Young. He served as a member of the Board of Education for five years. During his professional career he drew the plans for Cooke's Church and other important structures. In his younger days he was a ventriloquist of some repute, and frequently appeared in public. He is survived by his widow, Mrs. Alice Simpson; a daughter, Mrs. Florence Griffith, and two sons, Ernest G. and Edgar, all of Toronto.

Image 9. Obituary for Henry Simpson, The Globe and Mail, December 17, 1926

HOUSEKEEPER AND FAMILY SHARE SIMPSON ESTATE

Testator Provided For His Wife During Lifetime, He States

Henry Simpson	\$22,575
Robert Covey	4,009
Ernest Lorne Ferguson....	3,200
Sophia Daughton	2,517

Henry Simpson, architect, who died on December 16, left to his housekeeper, Olive Simpson, his automobile, worth \$400, and one-third of the net rents from the Williard Apartments, amounting to about \$600 annually. After the sale of these apartments the legatee is to receive \$5,000 and is devised a life interest in the premises at No. 1 Weatherell avenue.

To Thelma Simpson, daughter of Olive Simpson, he bequeathed his diamond ring, valued at \$300. Ernest G. Simpson, a son, on the sale of the apartments, is to receive two-thirds of the proceeds, approximating about \$2,000. A grandson, Ernest T. Griffith, is devised 1 Weatherell avenue on the death of the life tenant, Olive Simpson.

No provision is made for the widow, Alice Simpson, in the will, as the testator stated he had made full and sufficient provision for her in consideration of which she has agreed to relinquish her claim to dower.

Administration with will annexed

Image 10. Toronto Daily Star article, Jan 4 1927

Old Parkdale, with Arts and Crafts frill

West-end Toronto home swept off the market by heritage-loving architect

MADELEINE WHITE

7 TRILLER AVE.
TORONTO

Asking price: \$1,999,999
Sale price: \$2-million
Lot size: 25.1 feet by 160 feet
Taxes: \$7,031.65 (2017)
Listing agents: Kathy Essery and Pavlena Brown, sales representatives, Nestlé Real Estate & Sage Real Estate Brokerage

Monica Maggiasomo remembers the day she moved in the "haunted house" down the alleyway.

It was 1971, she was to be turning 11 — and she was living in a duplex on Wilson Park Avenue in Toronto's west end with her parents and four siblings. Across the alley stood 7 Triller Ave., an old Arts and Crafts house that sat on an overgrown lot. But on moving day, Ms. Maggiasomo loaded up a wagon and wheeled it down the alley.

"We used to call this the haunted house," Ms. Maggiasomo said. "It was very unkempt."

Today, she credits her mother, Krystyna Klemensowicz, with giving her the gift of getting to live in that house during her childhood.

"Mom was the one who saw the vision in this house," Ms. Maggiasomo said. "She saw it was a good space to raise a family."

THE BACKSTORY

The Klemensowicz family moved into the Parkdale home because they desperately needed more space. Once in, the kids spread out over the house's three floors and 3,060 feet of living space.

"The children were very happy to be here," Ms. Klemensowicz said.

Originally built in 1912 by Toronto architect Henry Simpson, the house was designed as his private residence. Starting his career in 1889, Mr. Simpson was a prolific architect in the city, designing dozens of homes — many of which are still standing today — over his 27-year career. Known for his ability to emulate many different architectural styles, Mr. Simpson chose to build his own house in an Arts and Crafts fashion, with exposed beams, big rooms and intricate details.

Much of the house remains unchanged today. On the main floor is the living room, a separate dining room, an office space and a kitchen large enough for a separate cat-in-area. On the staircase to the second floor, there is the "phone booth" — an alcove with a bench and a phone. The second floor features three bedrooms, a shared full bathroom and a master bedroom, with an ensuite bathroom. The top floor has another bedroom. The basement is largely finished, adding another 1,236 square feet of living space, and has a full bathroom.

The craftsmanship is evident



This house in Toronto's Parkdale neighbourhood was originally built in 1912 by architect Henry Simpson. PHOTOS BY BIDHOUSE MEDIA.



throughout the home, such as in the carving of oak leaves along the wainscoting on the second-floor hallway or in the built-in benches with storage in the basement.

But nowhere is the stamp of Mr. Simpson's Arts and Crafts vision more prominent than in the inglenook, an offshoot of the living room where the home's fireplace resides.

The long fireplace has a brass mantel and is flanked by two built-in benches (also with storage compartments). Above them

sits three built-in mahogany cabinets with stained-glass doors. Mr. Simpson's signature can still be seen on the benches; each pew-like bench features an ornate carving of his initials.

Once, Ms. Klemensowicz was visited by Mr. Simpson's granddaughter who told her about their time visiting granddad at his home.

"She talked about how he smoked a pipe and had a beard like this," she said, gesturing with her hand. "He would smoke while the fire was going. She

remembered all of that."

Over their 47 years of ownership, the Klemensowicz family — who are the longest owners of the property — maintained the beauty of the old home and left it largely intact. The home still has knob-and-tube wiring and the original stand-alone sinks remain in many of the bathrooms.

A few of their big changes included adding carpeting shortly after they moved in to make it more cozy.

"I still remember the price! It was \$2,222," Ms. Klemensowicz said of that renovation. "It was very expensive for the time."

Another renovation she oversaw was the restoration of the veranda, which is one of her favourite spots and was the site of many summertime dinners. It was redone with the original clay tiles to retain its look.

The family also transformed the backyard, turning it into a social spot that has hosted many parties — and even a wedding — over the years. One of the biggest changes was the addition of the patio stones in the backyard.

"They are from King Street," Ms. Maggiasomo said. "When the city redid the streetcar tracks, Dad just approached them and asked, 'What are you doing with those old stones?'"

One by one, Mr. Klemensowicz moved them — a dozens and dozens in total — into their backyard to make the patio area and parking spots.

"Like Henry Simpson, Dad had a little foresight in terms of making things last," Ms. Maggiasomo said.

Like the home, the neighbourhood it sits in has also seen a major transformation.

"The neighbourhood wasn't very good at the beginning, when we moved into the area," Ms. Klemensowicz said.

The same year they moved

into 7 Triller Ave., the Sunnyside train station, which was at the foot of where King Street meets Roncesvalles Avenue, had just shut down.

The residents in the area were working-class people, but things such as sex work was out in the open.

"It was shocking, looking back at it," Ms. Maggiasomo said. "But it never fazed us at the time."

Now, the area has become one of Toronto's outposts for the creative class, with many antique shops and restaurants along Queen Street West.

THE SALE

Agent Kathy Essery said more than 170 people visited the home through open houses and showings.

"Every time Pavlena [Brown] and I walked into the house, it felt like a journey back in time," Ms. Essery said.

"We've sold many 100-year-old homes, but never one with so much history."

Many of the potential buyers were drawn in by the architecture of the home — including its new owner. The property sold after a week on the market to a woman who is an architect who specializes in restoring old homes.

"She instantly fell in love with it for that reason," Ms. Essery said.

Ms. Klemensowicz and Ms. Maggiasomo are thrilled that the next owner is someone who will appreciate the history of the home. But their happiness is tinged by the sadness of moving on from a space that was a lively, loving gathering spot for nearly half a century.

"I've always said a good spirit lives in this house," Ms. Klemensowicz said. "Our family was always very close and happy. I wish the next owners the same future."

Image 11. 2018 article about Simpson's 1912 residence at 7 Triller Avenue. (Globe and Mail)



Image 12. Current image of the north elevation



Image 13. Current image looking southwest at the covered front porch and main entrance



Image 14. Current image showing the east elevation including the attached single-car garage at the rear (south) end of the property.



Image 15. Current image looking northwest



Image 16. Current image showing the attached single-car garage with original doors



Image 17. Current image looking south from the vestibule and showing the interior of the living room with entrance to kitchen in the background

RESEARCH SOURCES

1 WEATHERELL STREET

ATTACHMENT 2

Archival Sources

- Abstract Index of Deeds, Plan 1676, Lot 15
- Archival maps and atlases
- Archival Photographs, City of Toronto Archives
- City of Toronto Building Records
- City of Toronto Directories

Secondary Sources

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- Brown, Ron. Toronto's Lost Villages. 1997
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- "Committee of Adjustment: Stop the development proposal and Save 1 Weatherell Street" Change.org [Petition · Committee of Adjustment: Stop the development proposal and Save 1 Weatherell Street · Change.org](https://www.change.org/p/committee-of-adjustment-stop-the-development-proposal-and-save-1-weatherell-street)
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- Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
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- White, Madeleine. "Old Parkdale, with Arts and Crafts frill: West-end Toronto home swept off the market by heritage-loving architect" The Globe and Mail (16 Mar 2018): E8
<https://ezproxy.torontopubliclibrary.ca/login?url=https://www.proquest.com/historical-newspapers/old-parkdale-with-arts-crafts-frill/docview/2610211906/se-2?accountid=14369>

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 1 Weatherell Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design/physical, historical/associative and contextual value.

Description

Anchoring the southwest corner of Weatherell Street and Armadale Avenue within the Bloor West Village neighbourhood, the property at 1 Weatherell contains a one-storey bungalow completed in 1923. Designed by the prolific Toronto-born architect, Henry Simpson (1865-1926), the Craftsman-style dwelling served as Simpson's private home in the final years of his life. Simpson's previous private residence designed by the architect himself and located at 7 Triller Avenue (1912) also employs the Craftsman style and has been recognized on the City's Heritage Register since 1980.

Statement of Cultural Heritage Value

Physical and Design Value

The property at 1 Weatherell Street is valued as a representative example of the bungalow building type, clad in red brick and designed by the architect-owner, Henry Simpson, in the Craftsman style. It contains defining features of the style including a mid-pitched gable roof with half-timbering, an asymmetrical design with its covered and arched main entrance porch opening onto the south and east elevations, wooden brackets and exposed wooden rafters below the eaves, leaded glass windows and flared, buttress-like corner columns on the south elevation.

Historical and Associative Value

The property is valued for its association with Toronto-born architect, Henry Simpson (1865-1926), who was a significant designer in Toronto through the late 19th and early 20th century, designing countless buildings for institutional, corporate and private clients. Trained under E.J. Lennox and having brief partnerships with Charles J. Gibson, James Ellis and Robert M. Young, he was primarily a sole practitioner. Notable works by Simpson during his career include Cooke's Church (1891, demolished) where he was an avid member and the Metallic Roofing Company factory and Beaux-Arts style showroom (1896), the latter having been designated a National Historic Site in 1985 and moved from its original location at King and Dufferin Streets to Atlantic Avenue the following year.

The property at 1 Weatherell was built at the end of Simpson's career as a practicing architect and is believed to have been designed for his personal use in retirement, likely

reflected in the size and accessibility of the house and layout. His enjoyment of the house was short lived as he died at 62 years, three years after the house was built.

The property also yields information that contributes to the understanding of the historical development and suburban expansion of Toronto and the residential and commercial growth along Bloor Street West in the early 20th century, as part of the wave of development that occurred following the annexation of The Junction to the City of Toronto in 1909. The inclusion of an attached garage in the design of the subject property signals the suburban context and emerging automobile culture that would come to define the Bloor West Village area by the mid-20th century.

Contextual Value

The Henry Simpson House defines, maintains, and supports the early-20th century residential character in the western portion of Bloor West Village, north of Bloor Street West. The property's early-20th century date of construction is consistent with the neighbourhood while also defining itself as a unique, architect-owned and designed dwelling situated on a corner lot amongst more typical and uniformly-designed subdivision houses.

The property is physically, functionally, visually and historically linked to its surroundings in the residential area of Bloor West Village just northwest of the Jane and Bloor intersection where its Craftsman-style design and detailing at once references and sets it apart from the other 1920s houses, as well as townhouses and institutional buildings of later periods on the street. Representing the earliest period of the subdivision of Registered Plan 1676, its elevated design is an important component in the built form history and evolution of its immediate neighbourhood.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the house-form building located at 1 Weatherell Street as being a representative of the bungalow type in the Craftsman style:

- The setback, placement and orientation of the building on its terraced corner lot at the southwest corner of Weatherell Street and Armadale Avenue
- The one-storey scale, form and massing on a rectangular plan with gable roof
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The corbelled brick chimney surmounted by three clay caps/pots
- The exposed wooden rafters below the roof eaves
- In the north and south gables, the original half timbering and decorative wooden double brackets supporting the gable corners
- The two, flared, brick buttresses at the north and south ends of the east elevation
- The arrangement of the openings with their brick headers and stone sills (flat-headed on the main floor and segmental-arched at the basement level)
- The original leaded glass window pane designs, including the pattern and number of lights per pane

- The covered, corner front porch containing the main entrance with its centred arch (north) and segmental arch opening and stairs (east)
- The galvanized iron sheet metal gutters and downspouts, designed by the architect
- The attached single-car garage at the south end of the property, with its wooden barn doors and detailing, each door containing four rectangular window panes
- The single brick buttress at the south-east corner of the garage and the adjacent rear house entrance opening onto the paved driveway

Contextual Value

Attributes that contribute to the value of the house-form building located at 1 Weatherell Street as defining, supporting and maintain the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The setback, placement and orientation of the building on its corner lot at the southwest corner of Weatherell Street and Armadale Avenue