

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

Date: January 20, 2022

To: Toronto Preservation Board

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

Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends that City Council state its intention to designate the property at 906 Yonge Street (including the entrance address at 908 Yonge Street) for its design and associative values under Part IV, Section 29 of the Ontario Heritage Act.

Constructed in 1928 to the designs of architect Mackenzie Waters as the furniture maker John I. Ridpath's company showroom and workshop, the property at 906 Yonge Street is located on the west side of Yonge Street, north of Davenport Road. The rear portion of the property, which contains a warehouse originally used to manufacture, store and ship furniture, is also visible from McMurrich Street to the west. The property is a representative example of the Tudor Revival architectural style, but is a rare application of this style to a commercial building in Toronto. The property also has important associations to the significant Toronto furniture manufacturer and retailer, Ridpath's Ltd., and its founder John I. Ridpath, as well as to architect Mackenzie Waters. Waters was a significant and influential Canadian architect in the early-20th century, whose early work in the 1920s and 1930s was firmly rooted in a knowledge of period architectural styles, including Tudor Revival.

The property at 906 Yonge Street was listed on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) by City Council on March 15, 1974.

Staff have completed the Research and Evaluation Report for the property at 906 Yonge 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 the categories of design/physical and historical/associative value. As such, the property is a significant built heritage resource.

On November 3, 2021, a Zoning By-Law Amendment application was submitted to the City for 906 Yonge Street and 25 McMurrich Street to permit two 33-storey and

19-storey towers containing 401 residential dwelling units and 74.9 square metres of non-residential floor area. The proposal involves retention and alteration of a portion of the three-storey listed heritage building at 906 Yonge Street.

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 a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

The City Clerk issued a complete application notice for the aforementioned Zoning By-Law Amendment application for 906 Yonge Street and 25 McMurrich Street on December 10, 2021. Council has until March 10, 2022 to issue a Notice of Intention to Designate the property. As such, this is an urgent matter for the Chief Planner and Executive Director, City Planning to bring forward for consideration by City Council on February 2, 2022.

Designation 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 designate the property at 906 Yonge Street (including the entrance address at 908 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 906 Yonge Street (Reasons for Designation) attached as Attachment 3 to the report (January 20, 2022) from the Senior Manager, Heritage Planning, Urban Design, 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 at 906 Yonge Street (including the entrance address at 908 Yonge Street) 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

The property at 906 Yonge Street was listed on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) by City Council on March 15, 1974.

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/ont/heritage/toolkit/)

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

Following City staff's additional research and evaluation of the listed property at 906 Yonge Street, it has been 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 the categories of design/physical and historical/associative value. As such, the property is a significant built heritage resource.

Under the Ontario Heritage Act, the 90 day timeline for issuing the Notice of Intention to Designate can be waived by the owner. In this circumstance, City staff requested the property owner via email on December 7, 2021 to consider a waiver to extend the mandatory timeline and the owner declined a waiver via email on December 12, 2021.

City Council must make a decision on the designation of the property so that City Clerk's may issue a Notice of Intention to Designate the property to the owner by the March 10, 2022 deadline. As such, this is an urgent matter for the Chief Planner and Executive Director, City Planning to bring forward for consideration by City Council on February 2, 2022.

906 YONGE STREET

Research and Evaluation according to Ontario Regulation 9/06



East (principal) elevation of 906 Yonge Street (Heritage Planning, 2021)

1. DESCRIPTION

906 YONGE STREET	
ADDRESS	906 Yonge Street 908 Yonge Street (entrance address)
WARD	11 - University-Rosedale
LEGAL DESCRIPTION	PLAN 270 LOT 13 PT LOT 6 PT LOT 12
NEIGHBOURHOOD/COMMUNITY	Yorkville
HISTORICAL NAME	Ridpath's, Ridpath's Ltd.
CONSTRUCTION DATE	1928
ORIGINAL OWNER	John I. Ridpath/Ridpath's Ltd.
ORIGINAL USE	Commercial/Manufacturing
CURRENT USE	Educational (Private School)
ARCHITECT/BUILDER/DESIGNER	Architect: D. Mackenzie Waters
DESIGN/CONSTRUCTION/MATERIALS	Brick, half-timber
ARCHITECTURAL STYLE	Tudor Revival
ADDITIONS/ALTERATIONS	1974: Interior alterations to the ground floor, to provide a connection to the adjacent property to the north at 920 Yonge St 1979: Third-storey addition to the workshop (mid) portion of the building 1999: Alterations to the storefront, including reconfiguring the windows and doors, and adding a new central double-doored entrance
CRITERIA	Design/Physical, Associative
HERITAGE STATUS	Listed (March 15, 1974)
RECORDER	Heritage Planning: Julia Smith, Megan Albinger
REPORT DATE	January 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 906 Yonge Street, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of design/physical, historical/associative, 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 for 906 Yonge Street is 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.
1793	The Town of York (Toronto) is founded as a ten-block town site on the north shore of Lake Ontario, adjoined on the east and west by land reserved for the government and military, respectively. The area to the north was surveyed into park lots (100 acres) between Queen and Bloor streets and township or farm lots (200 acres) north of Bloor Street.
1853	The Village of Yorkville is incorporated as a municipality.
1882	John I. Ridpath is born in Lakefield, Ontario.
1883	The Village of Yorkville is annexed by the City of Toronto and becomes St. Paul's Ward.
1907	The Ridpath Cabinet Shop is founded by John I. Ridpath and two partners, Sidney White, and Charles Glover.
1912	The partnership between Ridpath, White, and Glover dissolves; Ridpath continues his business on his own.
1924	Construction is completed on the Liberty department store, London, UK.
1925	The Ridpath Cabinet Shop changes its name to Ridpath's Ltd.
1926	After a brief partnership with F. Hilton Wilkes, architect D. Mackenzie Waters starts his own architectural practice.
1928	Land Registry Office records indicate that Lot 6, Plan 207 was granted to furniture maker John I. Ridpath and his first wife Adella on April 16, 1928, for a sum of \$27,500.
1928	Construction is completed on the new Ridpath's workshop and showroom at 906 Yonge Street in December, 1928, designed by architect D. Mackenzie Waters. The new building includes a showroom fronting Yonge Street, and a workshop
1930s	Starting in the early 1930s, Ridpath's hosts a number of art- and design-focussed lectures and exhibitions in their third-floor "Oak Room", including a series of lectures on "The Art of Gracious Living" given by Lionel Scott in 1934, demonstrating an early connection with the emerging profession of interior design.
1933	D. Mackenzie Waters is a founding member of the Architectural Conservancy of Ontario (ACO)
1954	The Yonge-University Subway Line opens.
1957	John I. Ridpath, founder of Ridpath's Ltd., dies at age 74 in Leeds, England after a short illness, and his second wife, Elsie, takes over the business.
1966	Ridpath's Ltd. is sold to Toronto businessman Peter Dalglish.

1974	Interior alterations are made to 906 Yonge Street's ground floor, to provide a connection to the adjacent property to the north at 920 Yonge St, which Ridpath's rents as additional retail space.
1974	906 Yonge Street is listed on the City of Toronto's Heritage Register.
1979	A third-storey extension designed by Ron Thom is added to the workshop (centre) portion of the building
1986	Construction on 900 Yonge Street, immediately to the south of the subject property is completed.
1999	Alterations are made to 906 Yonge's storefront, including reconfiguring the windows and doors, and adding a new central double-doored entrance.
2011	Ridpath's closes, the property sits vacant.
2018	The Dalton School (est. 2012) opens at 906 Yonge Street after undertaking renovations to the building to make the interior suitable for use as an elementary school.

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.

While the research and evaluation of the listed property referenced above is, in staff's determination, sufficient to support the designation of the property at 906 Yonge Street, it should be noted that the City of Toronto Archives remained closed during the preparation of this report due to the ongoing COVID-19 pandemic, and that new and additional relevant information on the subject property further expanding on its heritage value may be forthcoming following public access to these archival records and may provide further information to be incorporated in the final version of a Part IV designation by-law.

The Village of Yorkville and Yonge Street

The subject property at 906 Yonge Street is located along Yonge Street, north of the intersection with Davenport Road, within the boundaries of the historic Village of Yorkville.

Following negotiation of the Toronto Purchase, British Parliament created Upper Canada and appointed John Graves Simcoe Lieutenant-Governor. Upper Canada was divided into a series of counties which were further surveyed into townships, concessions and lots. Toronto was surveyed into park lots (100 acres) between Queen and Bloor streets and township or farm lots (200 acres) north of Bloor Street. These lots were granted to retired soldiers and high ranking bureaucrats, many of whom were friends and associates of Simcoe.

Yonge Street was originally surveyed in the late 1700s as the main route north from York. It formed an important thoroughfare for the Village of Yorkville, and several buildings important to village life were located in the village core then located on Yonge

Street between Bloor Street and Davenport Road, including the Red Lion Inn (1808; demolished), and the Yorkville Town Hall (1859; demolished), located on the west side of Yonge Street, opposite Collier Street. The first non-denominational cemetery in York, the York General Burying Ground, opened in 1826 on the northwest corner of Yonge and Bloor. Shortly thereafter, due to the area's rich clay deposits and proximity to the waters in the Rosedale Ravine, the area began attracting several industries including brick yards and breweries. One such brewery, the Severn Brewery, was established on the east side of Yonge Street in 1835, in close proximity to the subject property, and can be seen in early maps of the area (Figure 2). During this period of early European development, lands were subdivided to accommodate housing, shops, and services for the influx of people to the area starting in the 1830s, and the Village of Yorkville was incorporated in 1853. Further development and population growth in the area was encouraged first by the establishment of an omnibus line that ran between the St. Lawrence Market and the Red Lion Inn and later in 1861, when a horse-drawn street railway line was introduced by the Toronto Street Railway (TSR) along Yonge Street. The TSR was founded by Yorkville resident Alexander Easton and the company's head office was located in the Yorkville Town Hall.

The Village of Yorkville was annexed by the City of Toronto in 1883 and the area became St. Paul's Ward. This annexation was the first of several by the City as it experienced successive periods of rapid growth, the first period of expansion coming in the years leading up to the 20th century, and the second in the years preceding WWI. The area of Yorkville was well established by the late-19th century and the majority of intensification and development coinciding with these growth periods occurred along the two main thoroughfares (Davenport Road and Yonge Street), which both contained a mix of residential and commercial buildings. In 1918, the Masonic Temple was built at the northwest corner of Yonge Street and Davenport Road. Designed by architect William F. Sparling in the Renaissance Revival style, the building features fine masonry detailing and Classical design elements. The Masonic Temple also became a cultural landmark, known for hosting a long list of musical performance events. The affluent neighbourhood of South Rosedale, which is located immediately east of the subject property and was also originally part of the Village of Yorkville, likewise saw a period of rapid subdivision and development between 1900 and 1920. South Rosedale, which became a Heritage Conservation District in 2003, is characterized by the residential architectural styles of the early 20th century, including Arts and Crafts, and Tudor and Georgian Revival.¹

Other municipal infrastructure projects also influenced the development of the area. In 1920, the City began the extension of Bay Street north to Davenport Road, which required the demolition of several properties. Buildings along Yonge and Bloor streets were also demolished during this time to accommodate road widening. The area fell into decline during the post-War period, and the resulting affordability attracted artists and members of the creative community. It also attracted some development interest, and the area saw many conversions of formerly residential properties into restaurants, art galleries, and other small specialty shops during the 1950s and 1960s. The opening of two subway lines in close proximity during this same period (the Yonge line in 1954 and the Bloor line in 1966) also augmented its development potential. The development

1 ERA Architects Inc. South Rosedale Heritage Conservation District Study, November 2002, p. 25.

projects initiated during the 1970s were at a much larger scale than the area had seen previously, and they helped to influence the transformation of the formerly bohemian and artistic community into the high-end retail environment that it continues to be known for today.

906 Yonge Street

The subject property at 906 Yonge Street was originally part of the Village of Yorkville, which was subdivided beginning in the 1830s, and later incorporated in 1853, with Yonge Street as its main thoroughfare. Archival maps reveal that the area surrounding the subject property was subdivided under Plan 270 between 1853 and 1877, with the subject property located on Lot 6 of Registered Plan 270. Lot 6 remained undeveloped until the 1880s, with the 1884 Goad's Map indicating a wood frame building on the property at the time (Figure 2), which had been demolished by 1924 (Figure 3).

Land Registry Office records indicate that Lot 6, Plan 207 was granted to furniture maker John I. Ridpath and his wife Adella² on April 16, 1928, for a sum of \$27,500. Prior to purchasing the property at 906 Yonge Street, City Directories indicate that Ridpath operated his furniture manufacturing business out of a smaller shop at 548 Yonge Street, near Wellesley Street. Following his business' success during the boom years of the 1920s,³ Ridpath was able to acquire the property at 906 Yonge Street and purpose-build a new three-storey showroom and workshop, to the designs of architect D. Mackenzie Waters. It is likely that Ridpath chose this location for his new showroom due to its proximity to the affluent residential neighbourhood of Rosedale, located immediately to the east. Rosedale, along with other affluent "suburban" Toronto neighbourhoods, had experienced a building boom during the first decades of the 20th century, and the new owners of these grand houses were the target market for Ridpath's hand-crafted furniture and home decor.

Architect Mackenzie Waters, who has been described as possessing "a keen awareness of the history of architecture and the evolution of period styles"⁴ designed the Ridpath's building in a Tudor Revival style, complete with a three-storey principal façade on Yonge Street featuring half-timber, stucco, and rubble-stone cladding, multi-paned and leaded oriel windows, and three street-facing gables with scalloped bargeboard trim. However, in his 1981 article on the building, Donald Jones suggests that it was John Ridpath himself who dictated the Tudor Revival style of the new building. According to Jones, Ridpath wanted his new showroom modelled on Liberty's department store in London, UK, (Figure 4) a luxury fabric and interior decoration store located on Great Marlborough Street, and completed in a similar Tudor Revival style in 1924. Liberty's, which was deeply linked with the Arts and Crafts movement in Britain and highly influential in interior design and fashion in the early-20th century,⁵ carried ornaments, fabric and objets d'art from around the world, along with their own pieces,

2 Adella would die following a sudden illness shortly after the Ridpath's showroom opened in 1928, and John Ridpath would go on to remarry his second wife, Elsie.

3 Jones, Donald, "Furniture-maker John Ridpath created an 'Elizabethan inn'," Toronto Star, November 14, 1981, p. H19.

4 Hill Robert, editor. Biographical Dictionary of Architects in Canada, 1800-1950; Entry for Donald Mackenzie Waters, <http://dictionaryofarchitectsincanada.org/node/316>.

5 Liberty's was so influential to the Arts and Crafts movement, that the Art Nouveau style is called "Stile Liberty" in Italy.

manufactured by craftsmen in their London workshop. In order to best display their wares, the building's layout and interiors were also designed to feel like a home, with three large atriums surrounded by smaller rooms featuring fireplaces and furnishings.⁶

While the Liberty's building was built on a much grander scale, at six storeys and with a street frontage of approximately 250 feet (75m), Ridpath presumed his well-travelled clientele would recognize the building's distinctive Tudor Revival design.⁷ Similar to Liberty's, Ridpath's new shop also sold imported fabrics and other objets d'art alongside the handcrafted furniture fabricated in the rear workshops. The store at 906 Yonge Street opened on December 28, 1928,⁸ with its opening announced in an advertisement in *Canadian Homes and Gardens* in January, 1929, which also featured an image of the newly constructed building (Figure 5). The showroom was also subsequently featured in the June 1929 edition of *Construction* magazine, where it was described as a "romantic essay in Elizabethan half-timber work."⁹

As revealed in original building permit drawings from 1928 (Figure 6) and a Fire Insurance Map of the area from 1932 (Figure 7), the original Ridpath's building contained three components: a three-storey front section along Yonge Street, which contained the showroom, offices, and an event space, a 2-storey mid-section which housed the workshop for woodworking, upholstering and varnishing, and a three-storey rear section that contained space for shipping and storage. The interior of the building also featured an event space at the third storey, known as the "Oak Room" or "Tudor Room", which featured ornately carved wood panelling and a stone and wood fireplace, and hosted a number of design- and art-focussed lectures and exhibitions starting in the early 1930s.¹⁰

While the building's front elevation has remained relatively unchanged above the ground floor since its construction in 1928, some alterations have taken place to the interior and rear portions of the building. Archival building permit drawings reveal that in 1974, architect Ron Thom was engaged to undertake interior alterations to the Ridpath's showroom at 906 Yonge Street. These alterations were required in order to connect the ground floor of the building with that of the adjacent property to the north at 920 Yonge Street, which Ridpath's had rented as additional retail space. Subsequently, in 1979, Ron Thom was also involved in adding a third storey to the building's mid-section, which had originally been used as a workshop. Finally, a number of alterations were made to the building's storefront in 1999 (Figure 12), including adding a new double entrance at the centre of the façade, and reconfiguring the storefront windows.

D. Mackenzie Waters, Architect

Donald Mackenzie Waters (often credited professionally as Mackenzie Waters), was an important and award-winning architect with a career that spanned over three decades.

⁶ "Our Heritage," Liberty London, <https://www.libertylondon.com/uk/information/our-heritage.html>.

⁷ Jones, p. H19.

⁸ Ibid.

⁹ *Construction*, xxii, June 1929, p. 178.

¹⁰ As the "Oak Room" does not appear in the original permit drawings for the building, it is likely that it was furnished shortly after the building opened in 1928. Records of lectures, meetings, and exhibitions taking place in the room begin in the early 1930s.

He was born in Belleville, Ontario, in October 1894 to his father Donald M. Waters, who had emigrated with his family from Scotland over 20 years earlier.¹¹ At the age of 16, after his graduation from high school, Mackenzie Waters relocated to Toronto to study architecture at the University of Toronto. Before he was able to complete his education, World War I broke out and Waters enlisted to serve overseas with the Canadian Armed Forces. During his service, he earned the Military Cross (MC), awarded for distinguished and commendable services in battle to Commissioned Officers of the rank Captain or below.¹² Waters returned to Canada in 1919, and within a year he had finished his formal education. By 1921, he was married and had a young son.¹³

The 1920s were formative years for Waters. After some early commissions for residences in Toronto's Rosedale and Deer Park neighbourhoods, he jointly formed a practice with fellow architect F. Hilton Wilkes, a partnership that lasted four years. Then, in 1926, Waters announced that he was leaving the firm to form his own company.¹⁴ The list of projects attributed to Waters in the Biographical Dictionary of Architects in Canada 1800-1950 indicates that several residential commissions followed his departure from Wilkes, including one for the design of a residence at 45 South Drive in a modified Georgian style, which the City of Toronto designated under the Ontario Heritage Act in 1986. The design for the Ridpath's Showroom and Store at 906 Yonge Street (1928) is the earliest documented commercial project on the list of his commissions. In the late 1920s, Waters was also a member of the "Diet Kitchen", a group of seven young local architects that sought to promote the work of Canadian architects. Other members of this group also grew to be highly influential in their later careers, including John M. Lyle (Figure 13).¹⁵

Despite the Depression, Waters had steady work through the following decade and up to the start of WWII. In 1931, he is credited with John Ryrie as serving as the Associate Architect on the plans for Maple Leaf Gardens, by Montreal firm Ross & MacDonald (Figure 14). He designed numerous residences during the 1930s, most of which drew from his "keen awareness of the history of architecture and the evolution of period styles."¹⁶ While Waters has been described as a "fastidious and scholarly Georgian revivalist"¹⁷, his knowledge and application of historical architectural styles also included Tudor Revival, and he is known to have designed several homes faithfully adhering to or drawing from this style. These include the residences of F. B. Carling, Esq., in Ottawa, Ontario (1926; Figure 15), and Alfred A. Walker at 7 Ava Crescent¹⁸ (Figure 16) in Forest Hill (1930; demolished).

Waters' Georgian Revival designs for Gilbey Distillery building won him a Medal of Honour from the Ontario Association of Architects (Toronto Chapter) in 1935. However, starting in the mid-1930s, Waters became increasingly interested in International

11 Census of Canada, 1901

12 Military Medals, Honours and Awards, 1812-1969, via Library and Archives Canada; entries for D. Mack Waters and D.M. Waters.

13 Census of Canada, 1921

14 The American Architect and Architecture, Volume 129, Issue 2497, Personals, May 20 1926, p. 20.

15 Hunt, Geoffrey, John M Lyle: Toward a Canadian Architecture, Catalogue of Exhibition held at Agnes Etherington Art Centre, Queen's University, 1982, p. 61.

16 Hill.

17 Ibid.

18 At the time of construction, the property was referred to as 10 Ava Crescent.

Modernism, and his essay entitled "The New Architecture" (1936) was instrumental in introducing this emerging style to Canada. After this, Waters' work began to incorporate modernist design gestures, and his Deck House for the Elgin House Hotel on Lake Joseph, Muskoka (1938) is considered widely influential for its use of the Modernist style.¹⁹ Although the majority of Waters' built work is located in Toronto, he also received several commissions from clients in the Cobourg, Ontario, area where he maintained his family home.

Not only was Waters continuing to build an impressive portfolio throughout the 1920s and 1930s, he was also increasingly involved in the architectural community beyond his practice. Due to his interest in historical architecture, he became a prominent early voice for local conservation efforts, helping to found the Architectural Conservancy of Ontario (ACO) in 1933, and he participated as a committee member on the efforts to restore Fort York the following year. Beginning in the 1930s, Mackenzie Waters taught architectural design at the University of Toronto alongside another well-known local architect and founding member of the ACO, Eric Arthur.²⁰

The military remained an integral component of his life, and in 1931, with the rank of Lieutenant-Colonel, Mackenzie Waters was appointed to command the Seventh Toronto Regiment. Due to his years of service as a non-permanent active militia member, he was also awarded the Colonial Auxiliary Forces Officers Decoration (VD). Waters listed both his post-nominal military honors alongside his architectural credentials in the University of Toronto's faculty calendar. By the late 1930s, Waters was also made an honorary aide-de-camp (ADC) to the Lieutenant-Governor of Ontario, a role which allowed him to attend various society dinners and events. His architectural career was again put on hold in the 1940s, when he left Canada to serve overseas during WWII with the Royal Canadian Artillery.²¹ He survived the war and returned to Ontario, where he picked up his architectural work once again until his retirement in 1960, when the Biographical Dictionary of Canada notes that B. Napier Simpson took over his practice.

Mackenzie Waters died in 1968 in Daytona Beach, Florida.²² His legacy is recognized by the Ontario Association of Architects by being listed on their Honour Roll, which is only bestowed upon those who have made a significant contribution to the province's architectural heritage, either through their body of work or their influence in the wider community of design, education, and/or publication.²³ That his career in architecture was interrupted twice to serve in Canada's Armed Forces only serves to amplify how much he was able to accomplish in a relatively short period of time.

19 Hill.

20 Faculty of Applied Science and Engineering, University of Toronto - Calendar, 1935-1940.

21 "Cool courage of Canadian, twice torpedoed, brings award", The Globe and Mail, January 08, 1942, p. 75. The primary subject of the article is about his son, who also served in the armed forces but the senior D.M. Waters is mentioned at the end.

22 "Deaths", The Globe and Mail, September 05, 1968, p. 45.

23 Ontario Association of Architects Honour Roll Recipients; Entry for Mackenzie Waters, https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/WATERS,%20Mackenzie.pdf

John I. Ridpath and Ridpath Furniture

John Isbister Ridpath was born in September 1883, in Lakefield, Ontario (near Peterborough). He was the fifth of eight children, with five brothers and two sisters. His interest in woodcarving started at an early age, and was said to have developed after a misdiagnosed childhood injury left him bedridden for a few years and a teacher who was homeschooling him began teaching him to whittle as a way to occupy his time.²⁴ At the age of 16 or 17, he left home and moved to Toronto, where he quickly found work as a wood carver with Louis Rawlinson, a furniture maker with premises on Yonge Street. An advertisement for instruction in woodcarving from 1903 also suggests that Ridpath briefly studied in the United States with Karl von Rydingsvård, a prolific wood carver active during the American Arts and Crafts movement.²⁵ After a few years of working with Rawlinson, John Ridpath was ready to take on more responsibility.

Ridpath and two partners, Sidney White and Charles Glover, founded a cabinet shop in 1907, which they operated out of premises at 548 Yonge Street. The address had previously been associated with furniture making, and interestingly had been the premises of Louis Rawlinson's business in the mid-1880s before he relocated further north on Yonge Street. In 1912, this partnership was dissolved, but Ridpath continued to operate as a cabinet maker out of the same address.²⁶ His business grew steadily, and he began to look for a location to build a new showroom and workshop. The opening of the new Ridpath's showroom at 906 Yonge Street was announced in *Canadian Homes and Gardens* magazine, featuring an image of the building's distinctive Tudor Revival façade.

Right from the beginning, there was an emphasis that Ridpath's offered more than just new furniture and reproductions of Chippendale or Louis XVI pieces, although that was their primary focus. Similar to Liberty London, imported fabrics and other objets d'art were touted alongside the handcrafted furniture that was being fabricated in the rear workshops (Figure 17). The building was host to the weekly meetings of at least one group dedicated to discussing current events, and also held other art- and design-focussed exhibitions and talks.²⁷ A series of fifteen lectures on "The Art of Gracious Living" was given by Lionel Scott in 1934 in the "Oak Room" room on the third floor, demonstrating an early connection that Ridpath's had to the emerging profession of interior design. John Ridpath was also an early member of the Arts and Letters Club,²⁸ further demonstrating his connections with other leaders in the arts world in the early 20th century.

In the early 1930s, interior design was in its infancy in Ontario. There was a small number of independent decorators starting to advertise their services alongside larger companies including both Eaton's and Robert Simpson's department stores. Ridpath's offered their services and goods independently, but they also participated in an early program offered by Eaton's, by earning a sales commission if items were purchased for their clients from Eaton's. In 1934, several people that had been active in interior

²⁴ Jones, p. H19.

²⁵ "Studio of Pyrography," *The Globe*, December 05, 1903, p. 23.

²⁶ "Notice of Dissolution of Partnership," *The Globe*, May 22, 1912, p. 9.

²⁷ In 1932, one such example of a temporary exhibition featured pioneer-era heirloom furniture.

²⁸ Jones, p. H19.

decorating came together to form SIDO (Society of Interior Decorators of Ontario), the predecessor of today's ARIDO (Association of Registered Interior Designers of Ontario) in an effort to formalize their profession and provide additional credibility for their services. Several Ridpath's employees were charter members, including John I. Ridpath, R. Malcom Slimon (who served as the first elected president of the organization), and Freda James.²⁹ Ridpath's continued to offer interior design services as an integral part of the business for several decades.

The company's business continued to grow following World War II, and the firm expanded to over 50 employees including cabinet makers, finishers, upholsterers, seamstresses, interior designers, sales and administrative staff. John I. Ridpath, died in 1957 after a short illness in Leeds, UK while on a business trip. The business passed on to his wife Elsie, who continued to run it in his place. Other members of the extended Ridpath family were employed by the business during this time, including John I. Ridpath's nephew Clayton who worked as an interior designer. In 1959, Ridpath's was commissioned for two important projects: the first, as the furnisher for the Ontario Hydro Commission's Hydro House exhibit at the C.N.E., and the second, for the ceremonial chairs for the Queen and other dignitaries (including Vice President of the United States Richard Nixon) who were in the country attending the opening of the St. Lawrence Seaway (Figure 18). These events brought wider acknowledgement and prestige to the company and its legacy of fine craftsmanship. However, the company was not to remain with the family for much longer, as in 1966 the business was sold to Toronto businessman Peter Dalglish.

Under Dalglish's leadership, the store expanded its offerings to include wholesale to other retailers in response to commercial market trends. By 2011 however, business had declined and the company, which had been in business for 104 years, ceased operations. While the building at 906 Yonge Street sat vacant for several years, in 2018 it was renovated to house the Dalton School, an immersive Mandarin-language private elementary school.

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.

906 Yonge Street

The property at 906 Yonge Street is comprised of a front section along Yonge Street, which historically served as the Ridpath's showroom and offices, and a rear portion which originally housed workshop, shipping, and storage space. The rear portion of the building is not visible from Yonge Street, but can be seen from McMurich Street.

The front portion of the building is representative of the Tudor Revival architectural style that was popular for residential buildings in the early-20th century. However, the application of this style to a commercial building is rare in Toronto, and likely reflects

²⁹ Krantz, Nicole, "'Making a Business of Good Taste': Minerva Elliot and the Professionalization of Interior Decoration in Toronto, 1925-1939", Master of Arts Thesis for Carleton University, 2018.

both the influence of the Liberty London department store on its design, and its role providing furnishings for affluent Toronto homes in the early-20th century.

The front portion of the building reflects a three-storey massing, with a steeply-pitched and parapeted side-gabled roof. The east (front) side of the roof is clad in slate shingles and features three symmetrically arranged front gables with scalloped wood bargeboard trim, while the west (rear) side of the roof features asphalt shingles. A projecting brick chimney with a stepped cap and two projecting flues is also located at the north end of the roof.

At the second and third storeys, the building's east elevation is clad in white stucco and black painted timber beams with timber bolts, with three bays of symmetrically-arranged oriel windows at each storey. At the second storey, the central oriel window is larger than the others, but all feature multi-paned steel casement window units with decorative wood moulding surrounds, while third-storey windows feature multi-paned steel casement units inset with smaller leaded lites, decorative wood moulding surrounds, and wood brackets on their underside. At the ground floor, the building features projecting piers clad in rubble stonework. The storefront features symmetrical post and beam timbering, with carved and painted decorative wood signage mounted on the beams. This signage, which is not original, features artistically rendered flower and fruit motifs, eight heraldic shields inset with various tools and scenes associated with carpentry and furniture making, and central lettering that reads "Ridpath's." The beams also have timber brackets mounted to their underside, under which is located a copper-trimmed soffit above the storefront entrances and windows (which have been altered over time). The ground floor also features four wrought-iron lanterns, two of which are mounted to the timber beams framing the central doorway, and two of which are mounted to the stone end walls.

The front portion of the building's north and south elevations feature blank brick end walls. Where visible beyond the adjacent buildings, the first storey of the north and south end walls are clad in rubble stone, and feature a pattern of arches formed from granite pavers. These side walls were likely re-clad in rubble stone in the 1970s, following the redevelopment of adjacent properties to the north and south.

At the interior, the building features a heavy timber post and beam structure. The front portion of the building also features a large event space at the third storey, within the gable at the east end of the building. This room, originally known as the "Oak Room" or "Tudor Room" features a cathedral ceiling with wood-clad beams, decorative carved oak wall panelling, a decorative wood, stone and tile fireplace and hearth along the room's north wall, and three crystal chandeliers suspended from the ceiling.

Unlike the highly-decorative front portion of the building, the rear portion of the building, which is not visible from Yonge Street, but is partially visible from McMurrich Street, represents a more utilitarian early-20th century industrial architectural style. This portion of the building is three storeys tall, with a flat roof and rectangular plan and massing. The rear portion of the building is of painted brick construction, with rectangular door and window openings on its north and south (side) elevations. The window openings feature newer aluminum units, along with four original multi-pane steel units on the building's south elevation, at the second storey.

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 location of the property at 906 Yonge Street is shown on the map included as Figure 1 in Attachment 1 (Maps & Photographs). The property is located on the west side of Yonge Street, north of the intersection with Davenport Road. Surrounding the subject property, Yonge Street features predominately late-20th century mid- and high-rise character, along with some remnant built form from the late-19th and early-20th centuries, and contemporary high-rise developments.

Surrounding properties on the City of Toronto's Heritage Register include the Part IV designated Masonic Temple (1918) at 888 Yonge Street to the south, the listed Grand Central Markets Building (1929) at 837 Yonge Street to the southeast, and a grouping of three listed late-19th century shops at 885-889 Yonge Street.

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.

906 YONGE STREET

DESIGN OR PHYSICAL VALUE

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

Representative example of a style

Dating to 1928, the property 906 Yonge Street has design and physical value as a representative example of the Tudor Revival architectural style that gained popularity in Toronto in the early-20th century. The property retains its original scale, form, and massing as a three-storey building, and its design value as a representative example of the Tudor Revival style is reflected in many of its extant original features, including its steeply-pitched side-gabled and parapeted roof, brick construction, and decorative east

(principal) elevation, which features three front-facing gables with decorative trim, half-timber construction, three bays of oriel windows at the second and third storeys inset with steel multi-pane and leaded casement units, and a rubble-stone base.

Rare example of a style and type

The property at 906 Yonge Street also has design and physical value as a rare commercial application of the Tudor Revival architectural style in Toronto. While this style saw wide application to residential buildings in the early 20th century, few commercial buildings were designed using this architectural language. The application of the Tudor Revival style to the Ridpath's showroom at 906 Yonge Street demonstrates the design influence of Liberty's department store in London, UK, and also reveals Ridpath's role providing furnishings for affluent Toronto homes in the early 20th century, many of which would have been designed in a similar architectural style.

Displays high degree of craftsmanship or artistic merit

The property also has design and physical value for the high degree of craftsmanship and artistic merit displayed in a number of its features, most notably on the building's principal (east) elevation along Yonge Street, and the third-floor "Oak Room" at its interior. Features that reflect a high degree of craftsmanship include the leaded-glass casement windows at the third storey, and the interior third floor "Oak Room", which features artistically carved oak panelling throughout, and an ornately carved wood and stone fireplace at the north wall.

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 associations with a person or organization that is significant to a community

The property at 906 Yonge Street is valued for its association with the Ridpath Furniture Company, and its founder John I. Ridpath. The property was purpose-built in 1928 to house a showroom and workshop for Ridpath's Ltd., a company that manufactured, repaired, and sold furniture to the people of Toronto for over a century. After moving to Toronto, John Ridpath quickly established himself in the furniture making industry by emphasizing high quality craftsmanship and customer service. A successful businessman, Ridpath founded his own furniture-making business in 1907, but sought to widen his company's influence by expanding into the broader home furnishing industry by including fabrics, objects d'art, and interior decorating services in addition to furniture. The company also bolstered its presence in the nascent interior design industry of the 1930s by hosting a variety of design-focussed lectures, events, and exhibitions out of its third-floor "Oak Room". In the 1950s, Ridpath's took on several

important commissions that further demonstrated the company's prestige, including furnishing the Ontario Hydro Commission's Hydro House exhibit at the C.N.E., and creating the ceremonial chairs for the Queen and other dignitaries (including Vice President of the United States Richard Nixon) who were in the country attending the opening of the St. Lawrence Seaway. Ridpath's operated out of 906 Yonge Street for over eight decades before finally closing its doors in 2011.

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

The property at 906 Yonge Street is also valued for its associations with significant Toronto architect D. Mackenzie Waters, who designed the building in the Tudor Revival style in 1928. Born in Belleville, Ontario, Waters was a decorated war hero and award-winning architect with a career that spanned over three decades. Waters' early work in the 1920s and 1930s drew heavily from his keen awareness of period architecture. While Waters is best known for his grand Georgian Revival homes during this period, his deep knowledge of historical architecture is also evident in several Tudor Revival commissions, including private residences in Toronto and Ottawa, and the Ridpath's showroom at 906 Yonge Street (1928). Beginning in the mid-1930s, Waters was also influential in introducing International Modernism to Canada, and his Deck House at the Elgin House Hotel, Lake Joseph, Muskoka (1938) is now regarded as a landmark of Modernism in Canada.

Waters was also important in developing and promoting the architectural profession in Canada during the interwar period, and was a member of the "Diet Kitchen", a group of seven young local architects that sought to promote the work of Canadian architects. Due to his interest in historical architecture, Waters also became a prominent early voice for local conservation efforts; he helped found the Architectural Conservancy of Ontario (ACO) in 1933, and was involved in the efforts to restore Fort York the following year. In the 1930s, Waters also taught architectural design at the University of Toronto alongside another well-known local architect and founding member of the ACO, Eric Arthur.

CONTEXTUAL VALUE

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

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 906 Yonge Street and have determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, for its design/physical and associative values. As such, the property is a significant built heritage resource.

Constructed in 1928 to the designs of architect Mackenzie Waters as the furniture maker John I. Ridpath's company showroom and workshop, the property at 906 Yonge Street has design value as a representative example of the Tudor Revival architectural style. The property also has design value as a rare application of this architectural style to a commercial building in Toronto, along with the high degree of craftsmanship and artistic merit displayed in a number of its features, most notably on the building's principal (east) elevation along Yonge Street, and the third-floor "Oak Room" at its interior.

The property also has associative value for its important links to the significant Toronto furniture manufacturer and retailer, Ridpath's Ltd., and its founder John I. Ridpath, who sold their hand-crafted furniture alongside fabrics, objects d'art, and interior decorating services to Toronto residents for over a century. The property is also valued for its associations to D. Mackenzie Waters, a significant and influential Canadian architect in the early 20th century, whose early work in the 1920s and 1930s was firmly rooted in a knowledge of period architectural styles, including Tudor Revival.

The Statement of Significance for 906 Yonge Street (Attachment 3) comprises the Reasons for Designation for this property, which is the Public Notice of Intention to Designate.

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SIGNATURE

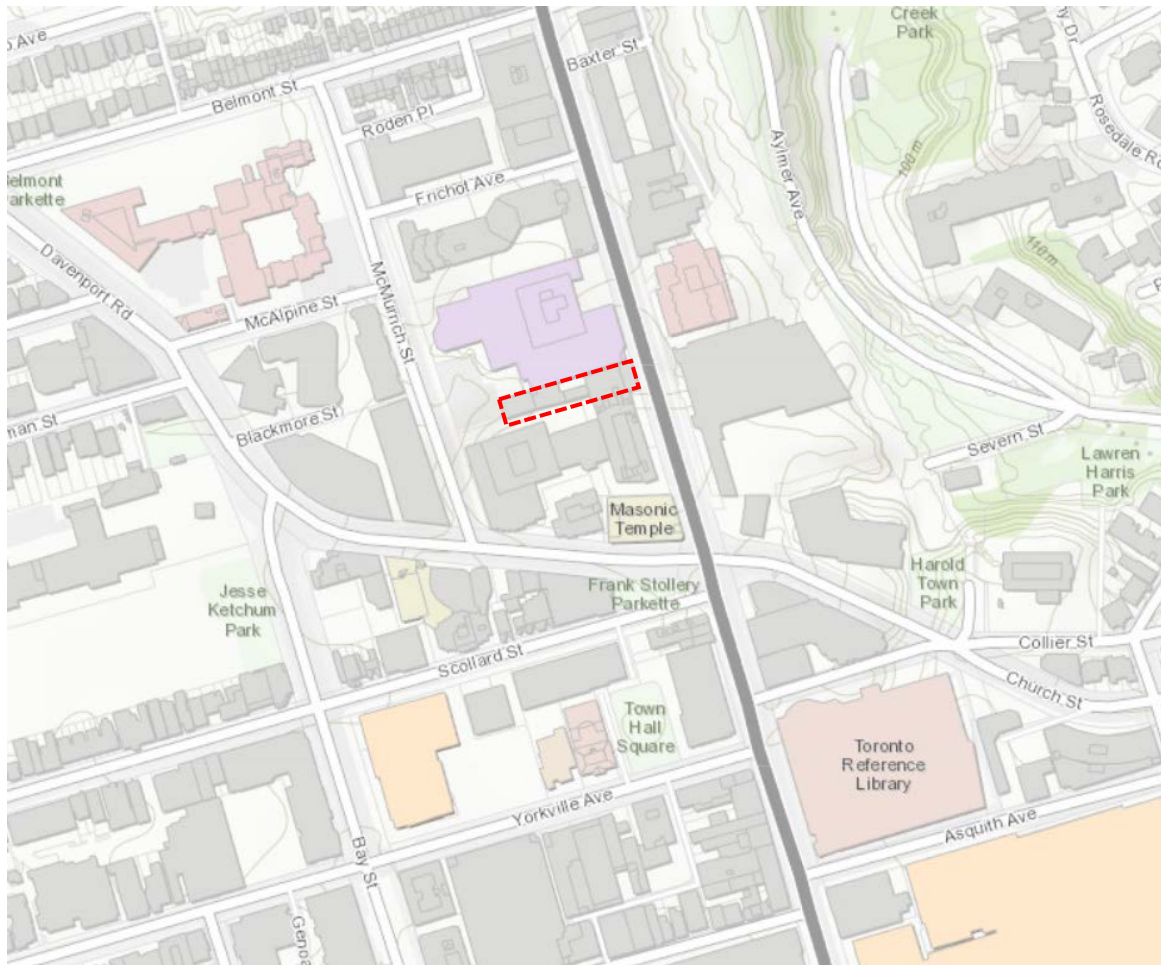
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

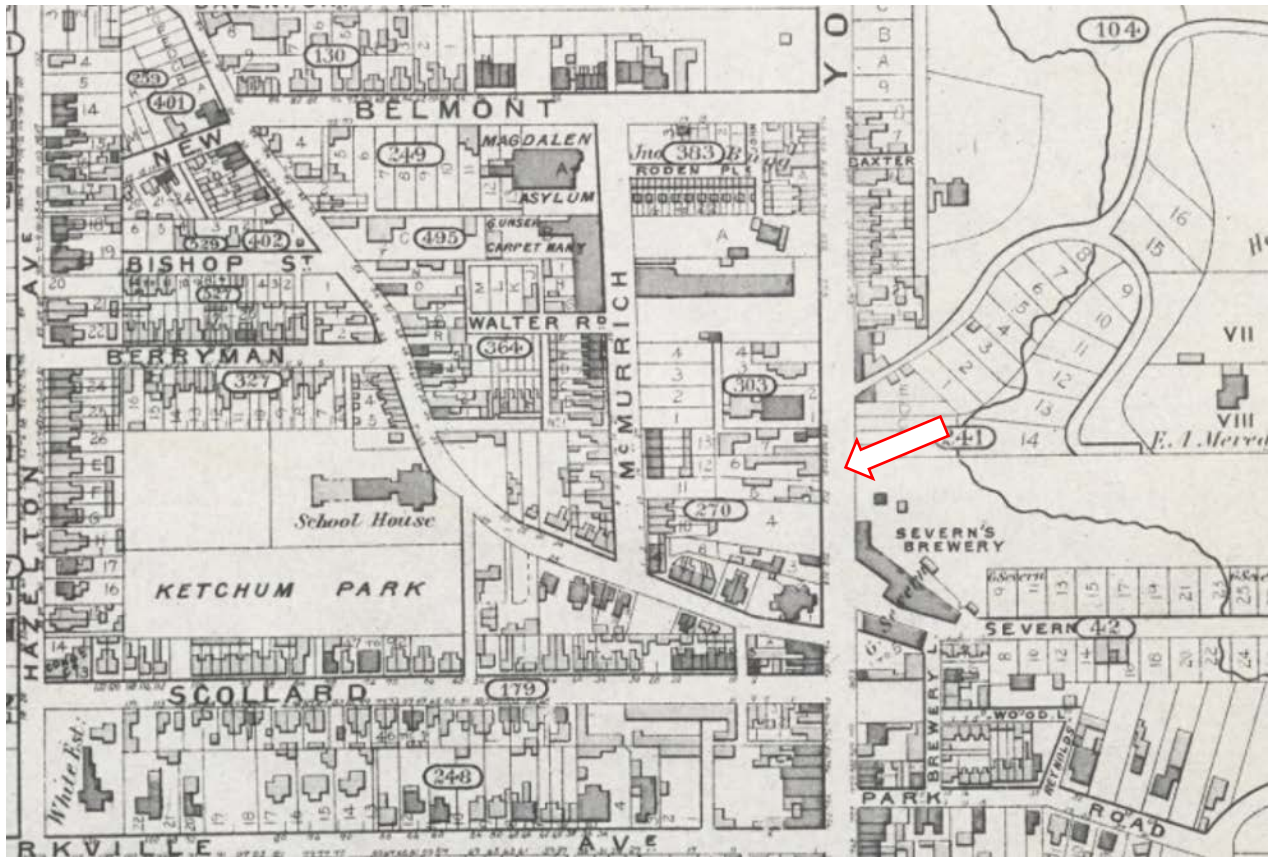
Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 906 Yonge Street

MAPS AND PHOTOGRAPHS:
906 YONGE STREET

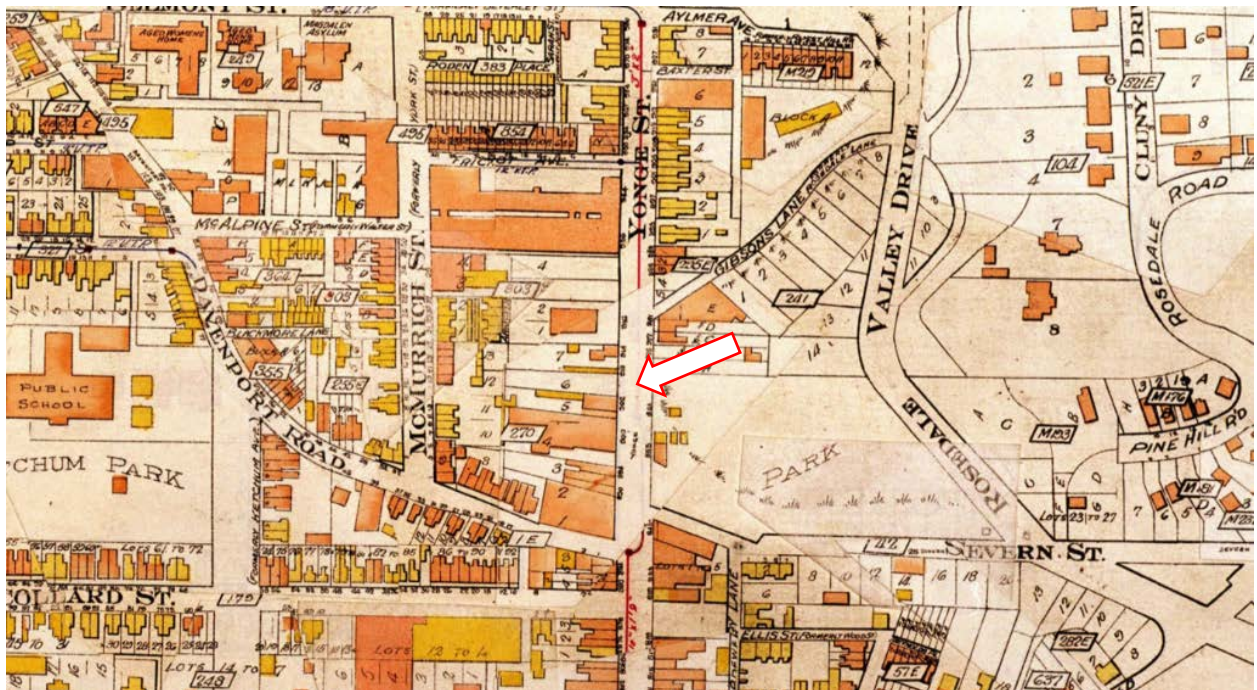
ATTACHMENT 1



1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The dashed box marks the location of the property at 906 Yonge Street. (City of Toronto iView Mapping)



2. 1884 Goad's Map, showing the approximate location of the subject property at 906 Yonge Street (then located on Lot 6 of Plan 270). This illustrates the built form in Yorkville at the time of its annexation (1883). At this time, the subject property contains a wood frame building. (CTA)



3. 1924 Goad's Map, showing the approximate location of the subject property at 906 Yonge Street (then located on Lot 6 of Plan 270). At this time, the subject property is vacant. Note that there has been a building boom in the affluent residential neighbourhood of Rosedale to the east. (CTA)



4. Undated archival watercolour of Liberty's department store, London, UK.
<https://www.libertylondon.com/uk/information/our-heritage.html>)

PRODUCTIONS
OBJECTS OF ART
FABRICS

INVITATION

You are cordially invited to visit the new home of Ridpath's Limited at 906-908 Yonge Street, Toronto. It will be a pleasure to show you the innumerable special features of modern and antique furniture, fabrics and objects of art. There is never an obligation to buy. Come in and look about at your leisure.



OUR CREED

We believe that every home-maker should strive to attain the highest standard of comfort and the most beautiful surroundings that circumstances permit. We believe in harmonizing the home in line and color. We believe the best measures of these ideals are culture and happiness. It is our ambition to serve those who share these ideals.

RIDPATH'S LIMITED ANNOUNCE THE OPENING

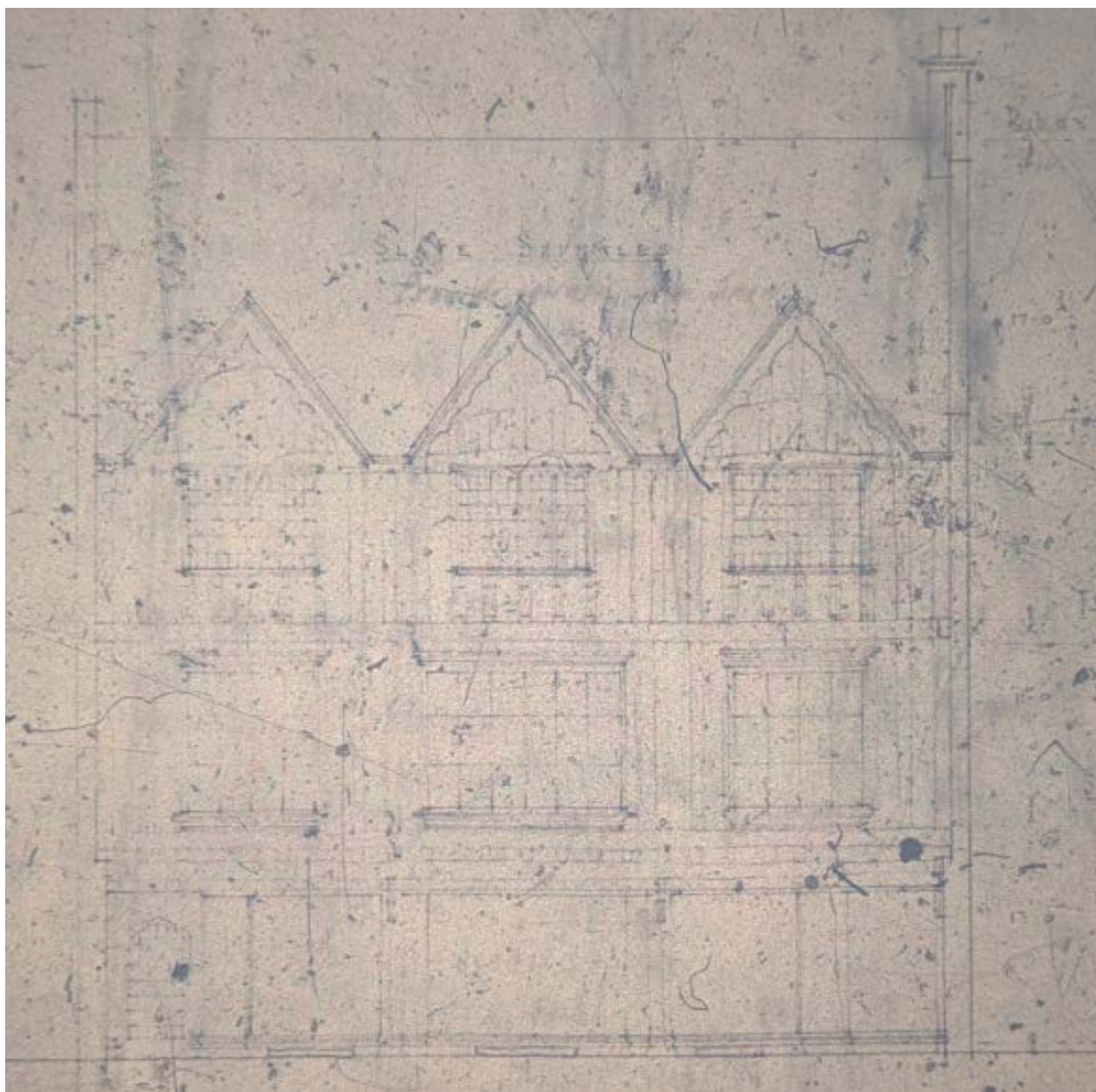
of their new premises, 906-908 Yonge Street. The business was started twenty-one years ago as Ridpath's Cabinet Shop, and there has been a constant development ever since in the production of the highest class of furniture. (The new building with 26,000 feet of floor space will enable a larger clientele to enjoy the advantages of Ridpath products.

906-908 YONGE ST.

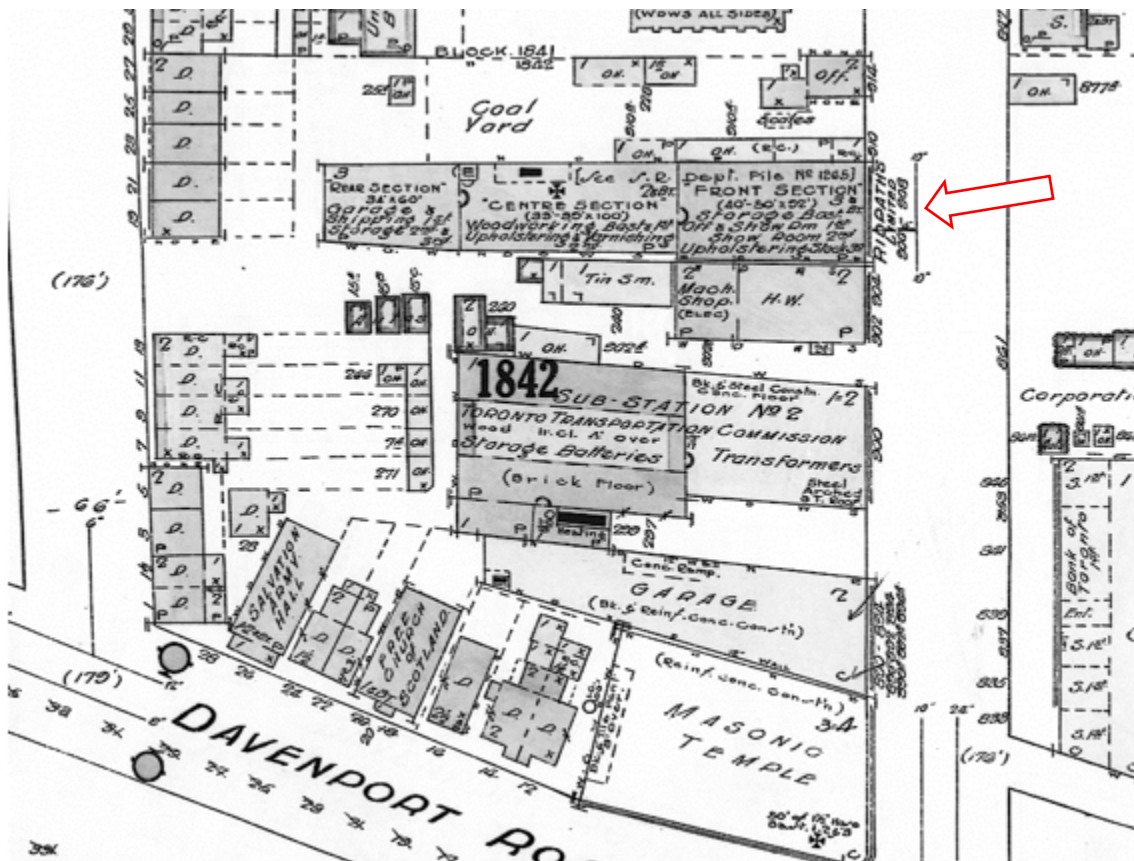


TORONTO

5. 1929 archival opening announcement for Ridpath's Ltd. depicting their new showroom at 906 Yonge Street. (Canadian Homes and Gardens Magazine, January 1929; p.77)



6. 1928 copy of the original building permit drawing for the Ridpath's showroom at 906 Yonge Street by architect Mackenzie Waters, depicting the building's east (principal) façade. (City of Toronto Building Records)



7. 1932 Fire Insurance Map, showing the Ridpath's building at 906 Yonge Street shortly after its construction in 1928. Note the building has three components: a front (east) showroom, a centre workshop, and a rear (west) section used for shipping and storage. (University of Toronto Map and Data Library)



8. April 5, 1939 archival photograph looking northwest on Yonge Street from north of Davenport, with the Ridpath's building at 906 Yonge Street on the left. (CTA)



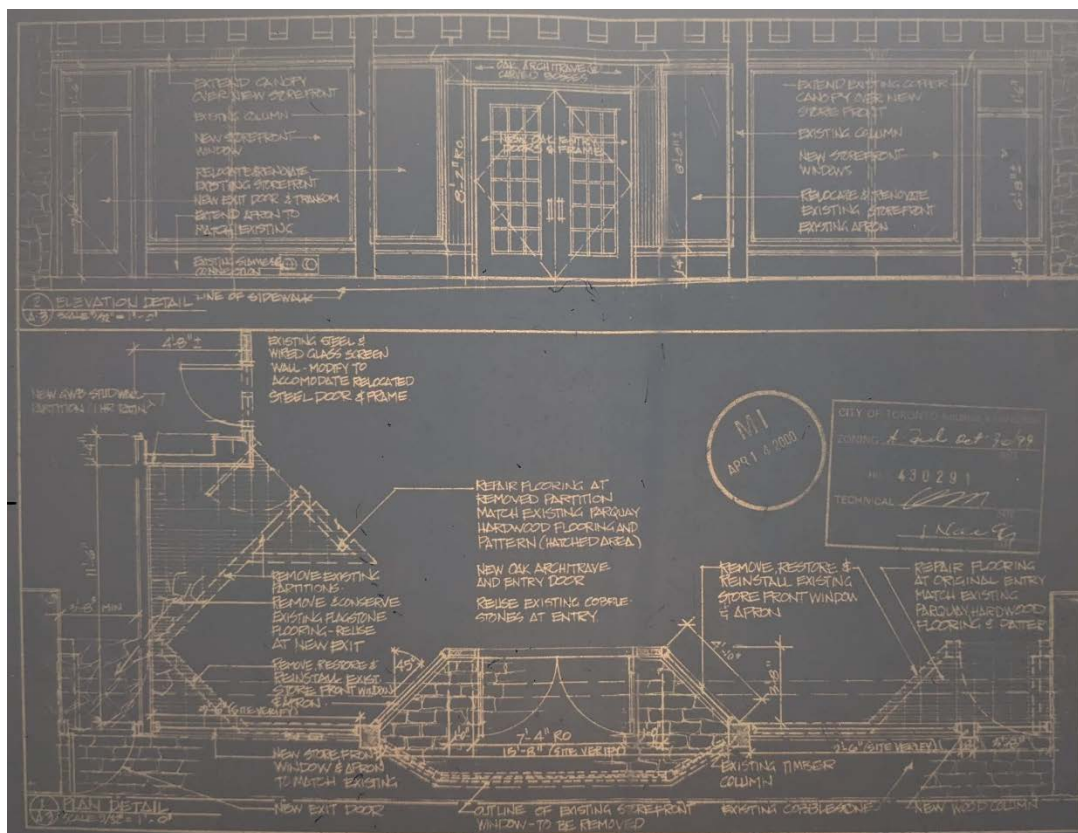
9. Early 1970s archival photograph looking southwest on Yonge Street. The Masonic Temple at 888 Yonge Street is visible towards the left of the photograph. The building to the immediate north of Ridpath's at 920 Yonge Street is under construction (CTA).



10. Early 1970s archival photograph looking northwest on Yonge Street showing the façade of the Ridpath's Building at 906 Yonge Street. (CTA).



11. Mid-late 1970s photograph of Ridpath's Ltd. at 906 Yonge Street. By this point, Ridpath's had expanded its ground floor into the adjacent building at 920 Yonge Street (on the far right of the image) to increase their retail space, making interior modifications to the original building to connect with the floor levels of 920 Yonge Street. (CTA)



12. 1999 building permit drawings by architect D. B. McNeil illustrating the alterations to the storefront at 906 Yonge Street. The central display window was removed to allow for a recessed entrance, and the two recessed side entrances were brought forward to be in plane with the other display windows (City of Toronto Building Records).



13. C. 1927 photograph of the members of the "Diet Kitchen Group." The Group was named after the Diet Kitchen Tea Room, a business on Bloor Street West where they would regularly meet. Lyle, Somerville, Baldwin, Gregg, and Mathers are also fellow recipients of the OAA Honour Roll (Hunt).



14. 1931 architectural drawing from the CCA Collection of Maple Leaf Gardens. Mackenzie Waters and Jack Ryrie are named in the bottom right corner as associate architects (CCA).



First Award—Domestic Exteriors over \$20,000
RESIDENCE OF F. B. CARLING, ESQ., OTTAWA, ONT.
Architect—Mackenzie Waters

15. 1927 photograph of the residence of F. B. Carling, Esq., in Ottawa, Ont., designed by architect Mackenzie Waters. Influences of the Tudor Revival style can be observed in the steeply-pitched side-gabled roof, asymmetrical massing, large chimney, and leaded glass casement windows. (R.A.I.C. Journal, iv, April 1927, p. 138)



16. 1930 photograph of the residence of Alfred A. Walker, designed by architect Mackenzie Waters in the Tudor Revival style. (Toronto Star, 25 April 1930, p. 34)

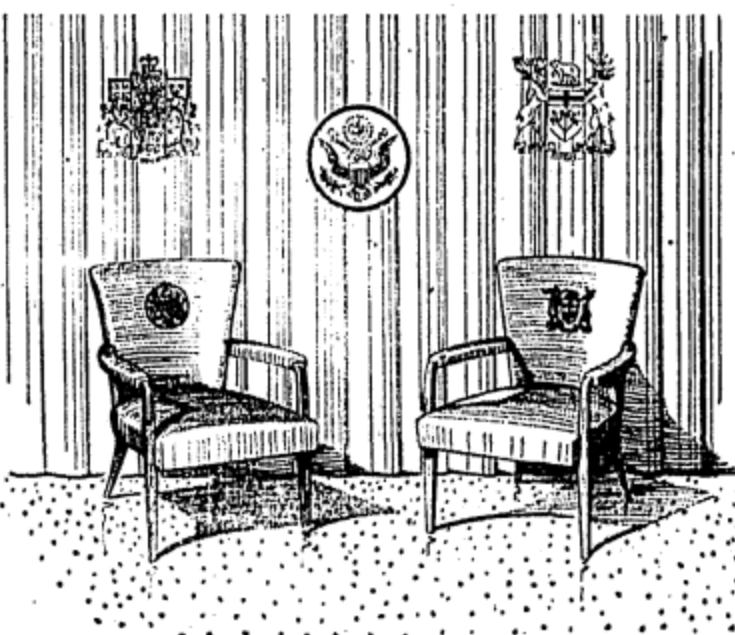
Gifts that carry memories through the years

A black and white photograph of a carved oak chest. The chest has a rectangular top with a recessed center panel. The front and side panels are decorated with carved designs, including a central panel with a figure. The legs are also carved with decorative motifs.

Ridpath's
LIMITED
Distinctive Furniture
906-908 Yonge Street, Toronto

Carved Oak Chest
Top 25" x 15"
Height 19"
Crated f.o.b. Toronto
\$35.00

17. 1929 advertisement for Ridpath's Ltd. showing a carved oak chest sold by the company (Canadian Homes and Gardens Magazine, January 1929).



RIDPATH'S have been honoured by making
8 MAGNIFICENT OAK CHAIRS
(of which two are shown above)
 which will be used by

HER MAJESTY THE QUEEN
HIS ROYAL HIGHNESS PRINCE PHILIP
THE HONOURABLE RICHARD M. NIXON
Vice-President of the United States of America
 and **MRS. NIXON** and
THE HONOURABLE LESLIE M. FROST
Premier of Ontario

at the Unveiling of The International Boundary Monument
 of The St. Lawrence Power Project
 at Cornwall, Ontario, on Saturday, June 27th, 1959

The eight chairs are handmade of solid oak in Ridpath's workshops. They are upholstered in red English leather, processed in Canada by Lackawana Leather Company of Canada Ltd. Two are decorated with the Coat of Arms of the Dominion of Canada, two with the Great Seal of the United States of America, and four with the Coat of Arms of the Province of Ontario.

SEE ALL EIGHT CHAIRS ON DISPLAY IN RIDPATH'S WINDOWS

MAKERS OF FINE FURNITURE



FOR OVER FIFTY YEARS

RIDPATH'S
Limited
 906 YONGE ST. WA. 2-4147
 3 1/2 blocks north of Bloor
 9-5 DAILY PARKING IN REAR OFF McNICOLL ST.



18. 1959 advertisement for Ridpath's Ltd., announcing the commission of the ceremonial chairs for the St. Lawrence Seaway project (The Globe and Mail, 18 June 1959, p. 16).



19. View of the east (principal) elevation of 906 Yonge Street (Heritage Planning, 2021)



20. View of the south (side) elevation of 906 Yonge Street (Heritage Planning, 2021)



21. View of the north (side) and east (principal) elevations of 906 Yonge Street (Heritage Planning, 2021)



22. Detailed view of ground floor attributes on 906 Yonge Street's east elevation, including the timber post and beam structure, the horizontal beam above the storefront supported by timber brackets, and copper soffit details in each bay. (Heritage Planning, 2021)



23. Interior view of 906 Yonge Street's third floor "Oak Room" featuring ornately carved oak wall panelling, an ornately carved wood stone and tile fireplace on the north wall, and a cathedral ceiling featuring wood-clad beams (ERA Architects Inc., 2021)



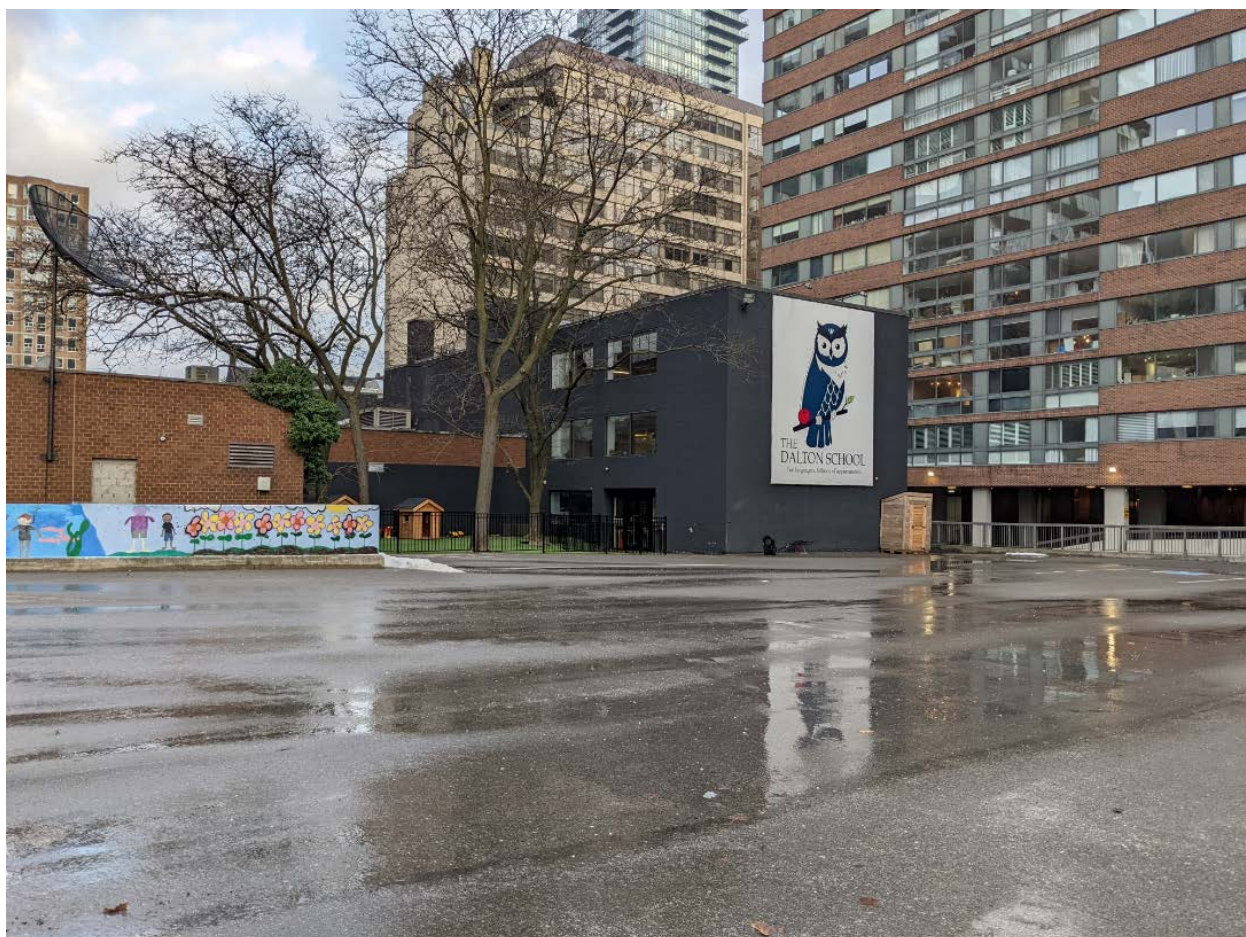
24. Detailed view of the ornately carved oak wall panelling (left) and wood, stone and tile fireplace (right) in 906 Yonge Street's third-floor "Oak Room" (ERA Architects Inc., 2021)



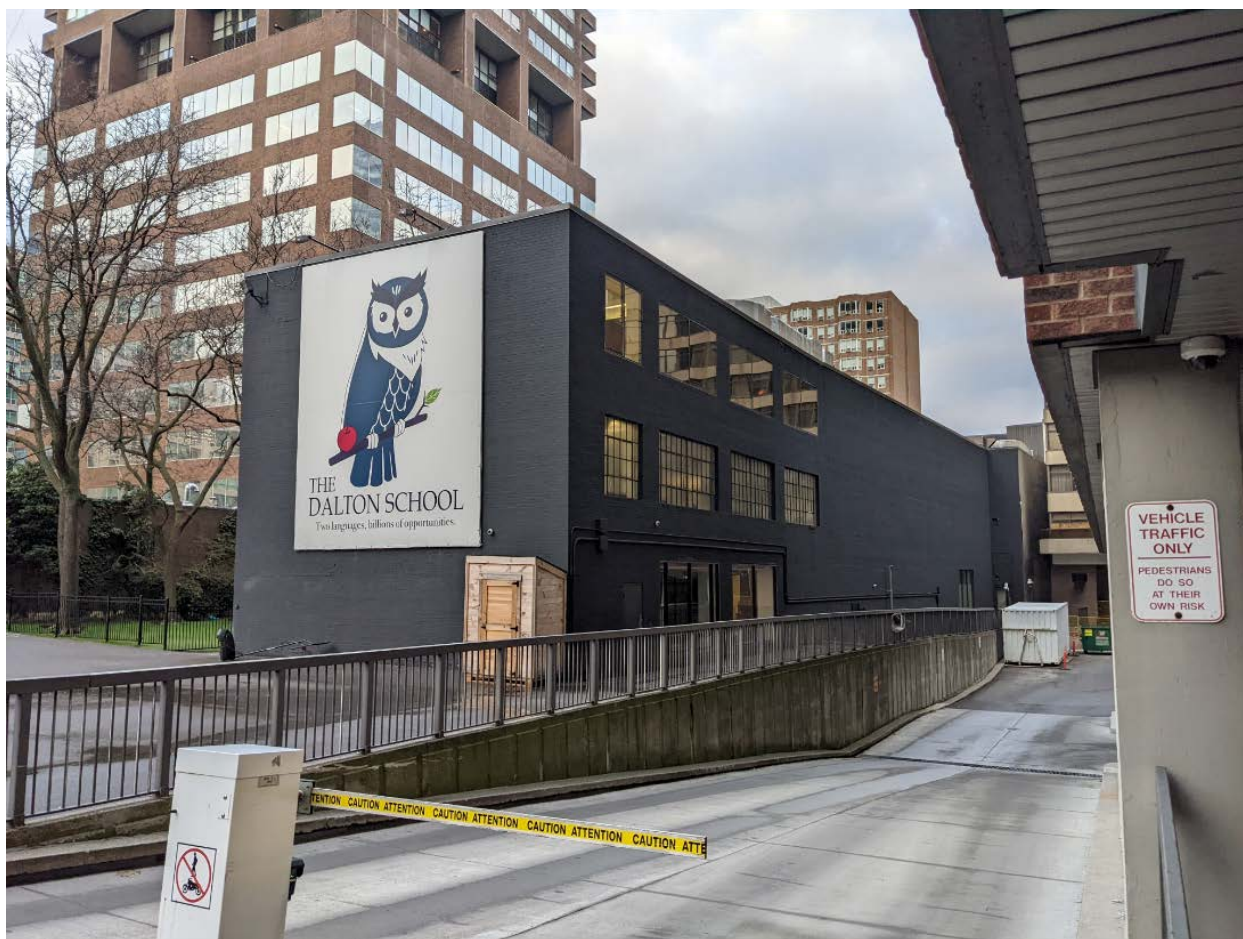
Interior view to the east towards the third floor "Oak Room", showing the heavy timber post and beam structure of the front (east) portion of 906 Yonge Street (ERA Architects Inc., 2021)



Detailed view of the interior heavy timber post and beam structure of the front (east) portion of 906 Yonge Street (ERA Architects Inc., 2021)



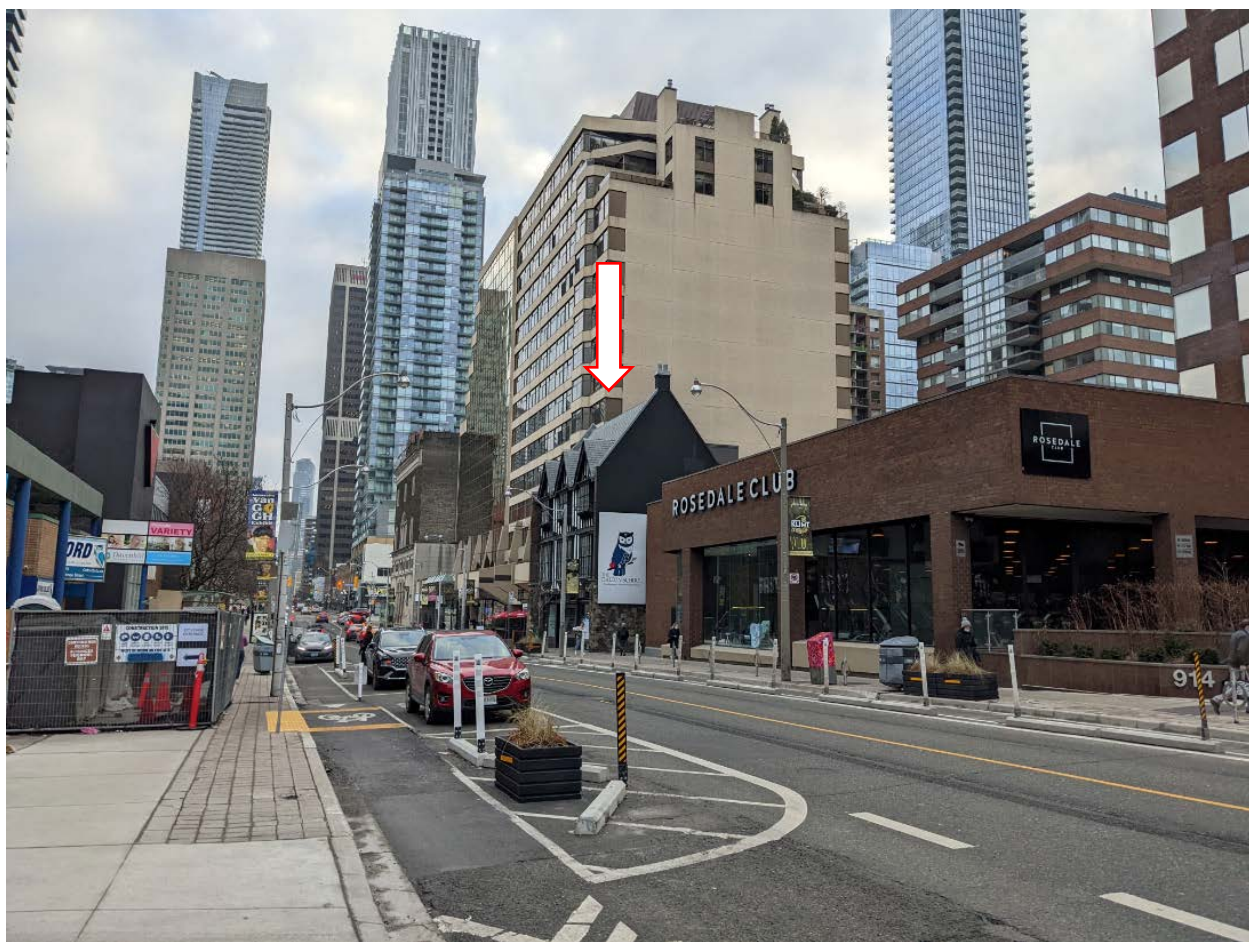
25. View of the north (side) and west (rear) elevations of the rear portion of 906 Yonge Street, visible from McMurrich Street (Heritage Planning, 2021)



26. View of the south (side) and west (rear) elevations of the rear portion of 906 Yonge Street, visible from McMurrich Street (Heritage Planning, 2021)



27. Context view of 906 Yonge Street, looking northwest from Yonge Street (Heritage Planning, 2021)



28. Context view of 906 Yonge Street, looking southwest from Yonge Street (Heritage Planning, 2021)

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

The property at 906 Yonge 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 the categories of design/physical value and associative value.

Description

The property at 906 Yonge Street (including the entrance address at 908 Yonge Street) is located on the west side of Yonge Street, north of Davenport Road. The property contains a three-storey commercial building that was designed in the Tudor Revival style by architect D. Mackenzie Waters in 1928 to house Ridpath's Ltd., which manufactured and sold fine furniture out of the premises for over 80 years.

Statement of Cultural Heritage Value

Dating to 1928, the property 906 Yonge Street has design and physical value as a representative example of the Tudor Revival architectural style that gained popularity in Toronto in the early-20th century. The property retains its original scale, form, and massing as a three-storey building, and its design value as a representative example of the Tudor Revival style is reflected in many of its extant original features, including its steeply-pitched side-gabled and parapeted roof, and decorative east (principal) elevation, which features three front-facing gables with decorative trim, half-timber cladding, three bays of oriel windows at the second and third storeys inset with steel multi-pane and leaded casement units, and a rubble-stone base.

The property at 906 Yonge Street also has design and physical value as a rare commercial application of the Tudor Revival architectural style in Toronto. While this style saw wide application to residential buildings in the early 20th century, few commercial buildings were designed using this architectural language. The application of the Tudor Revival style to the Ridpath showroom at 906 Yonge Street demonstrates the design influence of Liberty's department store in London, UK, and also reveals Ridpath's role providing furnishings for affluent Toronto homes in the early 20th century, many of which would have been designed in a similar architectural style.

The property also has design and physical value for the high degree of craftsmanship and artistic merit displayed in a number of its features, most notably on the building's principal (east) elevation along Yonge Street, and the third-floor "Oak Room" at its interior. Features that reflect a high degree of craftsmanship include the leaded-glass casement windows at the third storey, and the interior third floor "Oak Room", which features artistically carved oak panelling throughout, and an ornately carved wood and stone fireplace at the north wall.

The property at 906 Yonge Street is also valued for its direct association with Ridpath's Ltd., and its founder John I. Ridpath. The property was purpose-built in 1928 to house a

showroom and workshop for Ridpath's Ltd., a company that manufactured, repaired, and sold furniture to the people of Toronto for over a century. After moving to Toronto, John Ridpath quickly established himself in the furniture making industry by emphasizing high quality craftsmanship and customer service. A successful businessman, Ridpath founded his own furniture-making business in 1907, but sought to widen his company's influence by expanding into the broader home furnishing industry by including fabrics, objects d'art and interior decorating services in addition to furniture. The company also bolstered its presence in the nascent interior design industry of the 1930s by hosting a variety of art- and design-focussed lectures, events, and exhibitions out of its third-floor "Oak Room". In the 1950s, Ridpath's took on several important commissions that further demonstrated the company's prestige, including furnishing the Ontario Hydro Commission's Hydro House exhibit at the C.N.E., and creating the ceremonial chairs for the Queen and other dignitaries (including Vice President of the United States Richard Nixon) who were in the country attending the opening of the St. Lawrence Seaway. Ridpath's operated out of 906 Yonge Street for over eight decades before finally closing its doors in 2011.

The property at 906 Yonge Street is also valued for its association with significant Toronto architect D. Mackenzie Waters, who designed the building in the Tudor Revival style in 1928. Born in Belleville, Ontario, Waters was a decorated war hero and award-winning architect with a career that spanned over three decades. Waters' early work in the 1920s and 1930s drew heavily from his keen awareness of period architecture. While Waters is best known for his grand Georgian Revival homes during this period, his deep knowledge of historical architecture is also evident in several Tudor Revival commissions, including private residences in Toronto and Ottawa, and the Ridpath's showroom at 906 Yonge Street (1928). Beginning in the mid-1930s, Waters was also influential in introducing International Modernism to Canada, and his Deck House at the Elgin House Hotel, Lake Joseph, Muskoka (1938) is now regarded as a landmark of Modernism in Canada.

Waters was also important in developing and promoting the architectural profession in Canada during the interwar period, and was a member of the "Diet Kitchen", a group of seven young local architects that sought to promote the work of Canadian architects. Due to his interest in historical architecture, Waters also became a prominent early voice for local conservation efforts; he helped found the Architectural Conservancy of Ontario (ACO) in 1933, and was involved in the efforts to restore Fort York the following year. Beginning in the 1930s, Waters also taught architectural design at the University of Toronto alongside another well-known local architect and founding member of the ACO, Eric Arthur.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the design/physical value of the property at 906 Yonge Street as a rare commercial application of the Tudor Revival style include:

Exterior Attributes:

- The placement, setback, and orientation of the building on the west side of Yonge Street
- The property's scale, form and massing as a three-storey building with a steeply-pitched side-gabled roof
- The building's brick construction, with painted timber, stucco and rubble-stone cladding, and wood details
- The building's principal (east) façade, which features:
 - A steeply-pitched and parapeted side-gabled roof with slate shingles on its east pitch, and with three symmetrically-arranged front-facing gables featuring scalloped bargeboard trim and half-timber gable-ends
 - A projecting brick chimney with a stepped cap and two projecting flues located at the north end of the roof
 - A symmetrical organization into three bays
 - At ground level, the symmetrical arranged into three bays by a timber post and beam structure, the horizontal beam above the storefront supported by timber brackets, copper soffit details in each bay, and projecting piers clad in rubble stonework at the north and south end walls
 - The four wrought iron lanterns at ground level
 - At the second and third floors, the painted half-timber decorative posts and beams featuring timber bolts, and the stucco wall finish
 - At the second floor, the symmetrically arranged oriel windows with multi-paned steel casement window units and decorative wood moulding surrounds
 - At the third floor, the symmetrically arranged oriel windows with steel casement units inset with smaller leaded lites, decorative wood moulding surrounds, and wood brackets on their underside
- The building's north and south (side) elevations, which feature:
 - Brick gable end walls, where visible beyond adjacent buildings

Interior Attributes:

- The interior heavy timber post and beam structure
- The third floor "Oak Room", which features:
 - A cathedral ceiling with wood-clad beams
 - Ornately decorated carved oak wall panelling
 - An ornately decorated wood, stone and tile fireplace and hearth along the room's north wall