

63 Old Forest Hill Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: November 20, 2022

To: Toronto Preservation Board

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

Wards: 12 - Toronto St. Paul's

SUMMARY

This report recommends that City Council state its intention to designate the property at 63 Old Forest Hill Road under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Originally owned and occupied for nearly twenty years by the daughter of George W. McLaughlin, Canadian auto industry magnate and former Vice President of General Motors Canada, the Dorothy (McLaughlin) Tait House is located on the east side of Old Forest Hill Road near the junction with Dunvegan Road and Browside Avenue in the Forest Hill South neighbourhood. Prominently sited on an oversized deep lot, the grand residence is an excellent representative of an Arts and Crafts movement house with Tudor Revival style details dating to Forest Hill's prolific early era of subdivision and urban development. Completed by 1935, the finely-crafted, two-storey house was designed by the highly-regarded local architect, Douglas. E. Kertland, who helped establish the quintessentially Forest Hill aesthetic of the 1920s-1940s that continues to define the neighbourhood today. Subsequent to the McLaughlin family, the property was owned by the Cara Foods empire heir, Paul D. Phelan and under his care and stewardship for over 30 years until 2021.

The subject property at 63 Old Forest Hill Road was added to the City's Inventory of Heritage Properties (now, Heritage Register) in 1975.

Staff have completed the Research and Evaluation Report for the property at 63 Old Forest Hill Road 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/Physical, Historical/Associative and Contextual value. As such, the property is a significant built heritage resource.

On August 19, 2022 the City received a Minor Variance Application proposing to alter the existing two-storey dwelling by constructing a rear two-storey addition, with a new

integral garage and new in-ground pool. The application is currently under review and a Committee of Adjustment hearing date has not been scheduled at the time of writing this report.

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

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 63 Old Forest Hill Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 63 Old Forest Hill Road (Reasons for Designation) attached as Attachment 3, to the report, November 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 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 June 27, 2022 meeting, Toronto and East York Community Council directed the Senior Manager, Heritage Planning to evaluate the property at 63 Old Forest Hill Road for designation under Part IV of the Ontario Heritage Act and to report back to the Toronto Preservation Board and the Toronto and East York Community Council.
<https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-228280.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://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

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 3.1.6 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 3.1.6.4 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 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 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

63 Old Forest Hill Road

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 63 Old Forest Hill Road, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



Image of the Dorothy (McLaughlin) Tait House at 63 Old Forest Hill Road as it appeared in *Canadian Homes and Gardens*, XIII, Jan/Feb 1936, page 39, and showing the principal (west) and south elevations.

1. DESCRIPTION

63 OLD FOREST HILL ROAD: DOROTHY (MCLAUGHLIN) TAIT HOUSE	
ADDRESS	63 Old Forest Hill Road
WARD	Ward 12 – Toronto-St. Paul's
LEGAL DESCRIPTION	PLAN 266 L 1B PT
NEIGHBOURHOOD/COMMUNITY	Forest Hill
HISTORICAL NAME	Dorothy (McLaughlin) Tait House
CONSTRUCTION DATE	1934
ORIGINAL OWNER	Dorothy Marion (McLaughlin) Tait
ORIGINAL USE	Residential (Single Detached Dwelling)
CURRENT USE*	Residential (Single Detached Dwelling)
ARCHITECT/BUILDER/DESIGNER	Douglas Kertland, 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	Listed (December 10, 1975)
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	November 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 63 Old Forest Hill Road, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The 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.
1861 Dec	Plan 266, within which the subject property would be located, is registered
1923	Forest Hill is incorporated as a village
1924 Sept	Dorothy Marion McLaughlin, daughter of George W. McLaughlin (1869-1942) the founding Vice President of General Motors Canada, marries first husband Willis Herbert Tait on 11 September 1924 in Oshawa. They subsequently divorced.
1933	Forest Hill by-law requires that street elevations be architect-designed
1934	A Toronto Star article states that George W. McLaughlin bought the subject property for his daughter and engaged Douglas Kertland to design the dwelling
1934	Land Registry Records indicate that the subject property title is granted to Dorothy Marion McLaughlin by the previous owners, Dr. and Mrs. McCullouch and Mrs. Hertz.
1934	Development application and architectural drawings submitted to the City on June 27 for the subject property to construct a dwelling to the designs of architect, Douglas Kertland
1935-1936	The completed dwelling appears in several architectural design publications, including the Royal Architectural Institute of Canada Journal and Canadian Homes and Gardens
1938	Dorothy marries Douglas Campbell Henderson, GM of Union Trust Company on 14 May 1938 in Forest Hill

1954	Last year that Dorothy and Douglas Henderson are listed at 63 Old Forest Hill Road before moving north of the city; the property is subsequently purchased by financier, Edward Benson Kernaghan
1967	The Village of Forest Hill is annexed to the City of Toronto
1968; reprinted 1972	Dorothy authors the book, Robert McLaughlin: Carriage Builder, a biography of her paternal grandfather's family business; husband Douglas provided the book's illustrations
1986	Dorothy passes away on 4 May 1986 in Aurora. The obituary published in Toronto Star on 5 May 1986 described her as being of Hawthorn Hills Farm, King City.
1989	Cara Foods heir, Paul D. Phelan, purchases the property and would remain the owner-occupant for over thirty years
1991	Phelan commissions the architectural firm, Jurecka Lobko Tregebov to design street walls and an entrance gate fronting onto Old Forest Hill Road
2021	The property is sold following Phelan's passing

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.

Forest Hill Village

The property at 63 Old Forest Hill Road is located in the Forest Hill neighbourhood, south of Eglinton and east of Spadina Road.

Old Forest Hill Road, a meandering north-west route circulating through the centre of the Forest Hill neighbourhood, is one of the oldest roads in the city. It follows a trail that ran parallel to the historic Forest Hill stream and was originally part of a network of trails established by Indigenous peoples over millennia. Known as the Toronto Carrying Place, this trail network connected Lake Ontario with Lake Simcoe, along several rivers including the Humber, the Rouge and the Don. Between the Humber and the Don River were a series of east-west trails, including Davenport Road which followed the terrain of the escarpment. As with other local roads which followed the contours of the streams, creeks and ravines, such as Russell Hill Road and Poplar Plains Road, Old Forest Hill Road references the ancient geography and human history of present day Toronto.

Following the signing of Treaty 13 (the Toronto Purchase) with the Mississaugas, the British established the Town of York as the Capital for Upper Canada in 1793. To encourage settlement around the new capital, the land was surveyed and 100-200 acre lots were granted to those loyal to the British. The survey imposed an orthogonal grid over the terrain and the lots were long and narrow connecting with major concession roads at their narrow ends. The subject property at 63 Old Forest Hill Road was originally part of a 200-acre lot, Lot 24, Concession 3, which stretched from the original third concession (St. Clair Avenue) northwards to the fourth concession (Eglinton Avenue) and was bisected by the trail now known as Old Forest Hill Road which was re-

named after John Wickson's estate, 'Forest Hill', established c. 1860 at the north-east corner of Eglinton Avenue, Old Forest Hill Road and Bathurst Street. (Image 2)

At the start of the 20th century, a general exodus occurred by upper-middle class Toronto residents from the central city to areas less urban in character. These new residential areas sometimes followed emerging Garden City models which provided residential neighbourhoods with a more picturesque character whose treed winding streets responded in their layouts to the unique contours of the local geography. Neighbourhoods north of the city's downtown, such as Rosedale, Forest Hill, and Bayview along with those to the west, such as the Kingsway, are typical of these new residential enclaves which depart from the characteristic orthogonal street system of the early city with a street layout that retains the features of the local topography of ravines and early trails such as the Old Forest Hill Road.

Plan 266 was registered in 1861 and located near the centre of the Forest Hill neighbourhood that would be incorporated as the Village of Forest Hill in 1923. (Image 3) Spadina Road and Eglinton Avenue became the major thoroughfares that crossed through the village with a shopping area located to the south where Spadina Road intersected with Lonsdale and Coulson avenues. The Village of Forest Hill adopted a series of by-laws which required that building lots for detached, single-family houses have a minimum 50-foot frontage and specific setbacks. Later by-laws required that street elevations be designed by architects (1933), that at least one tree be planted on the property and, by 1936, that all building plans be approved by a board of architects. These by-laws ensured a high standard in the development of the neighbourhood's architecture and landscaped settings. It is noteworthy that throughout the Depression, as building activity declined in the City of Toronto, it remained steady in the Village of Forest Hill. Forest Hill remained an independent municipality until 1967 when it was annexed by the City of Toronto.

Forest Hill Village attracted innumerable prominent residents, and among those who settled along Forest Hill Road were the influential industrialist and philanthropist, Sigmund Samuel at 104 Forest Hill Road, architect John Pearson (of Darling and Pearson) at 120 Forest Hill Road, Lady Edith Julia Baillie, Lady Mary Gooderham and Sir J. Ellsworth Flavelle, who each owned properties at the junction of Old Forest Hill Road and Vesta Drive.

63 Old Forest Hill Road

In 1934, the subject property, comprising part of Lot 1B of Registered Plan 266 (land only), is granted by the previous owners to a Dorothy M. Tait in the amount of \$12,000 and without the aid of a mortgage.¹ Born Dorothy Marion McLaughlin (1900-1986) in Tyrone Ontario near Oshawa, the new owner was the daughter of Annie Hodgson and George William McLaughlin (1869-1942), the latter a Canadian auto industry magnate, philanthropist and politician. George W. McLaughlin began his career in his father's carriage building business and by 1892 he had become a junior partner in the McLaughlin Carriage Company, the largest carriage works in the British Empire. In 1907 the McLaughlin Motor Car Company was formed. With George as Treasurer, the

¹ Land Registry Records for Plan 266, Book 1

McLaughlins began producing Buick car bodies for the Buick Motor Company of Flint, Michigan. By 1915 they were producing Chevrolets. The carriage company had been sold to Chevrolet Motor Company, and the Chevrolet Motor Company of Canada Limited was incorporated, with George as President. In 1918, General Motors purchased the two businesses. Younger brother Sam became President of the newly incorporated General Motors of Canada, while George fulfilled the role of Vice-President until his retirement at the age of 55 in 1924.² (Images 4-8)

In the same year, George's daughter Dorothy married Willis Herbert Tait, an auto radio merchant. City directories indicate that the couple resided at 433 Russell Hill Road but subsequently divorced. Land Registry records indicate that Dorothy was granted the nearby subject property at 63 Old Forest Hill Road on June 2, 1934 and a building permit application and drawings submitted to the City on June 27 of the same year confirms that Douglas Kertland was commissioned to design the current dwelling along with the applicant/builder, James Grant.³ (Images 9-14) In 1938, Dorothy married Douglas Campbell Henderson (1913-1977), General Manager of the Union Trust Company who has been described in the social section of the Toronto Star as "an old Toronto boy and well known in lawn tennis circles and among Kiwanians."⁴ Dorothy is known as an author, having penned more than ten publications during her lifetime including a biographical memoir on the life and legacy of her paternal grandfather titled Robert McLaughlin: Carriage Builder (1968; 1972).⁵

After nearly 20 years at the subject property, Dorothy and her husband Douglas moved north of Toronto to King City, selling 63 Old Forest Hill Road in 1954 to Gertrude and Edward Kernaghan, the latter a financier.⁶ In 1989, the property was transferred to Paul D. Phelan who "was born into the family that owned the Cara food empire: Swiss Chalet, Harvey's, airline catering and more" and described as a successful businessman, investor and sportsman in his own right. Phelan resided at the property until his death in 2021.⁷

Architect: Douglas Edwin Kertland (1888-1982)

Douglas Edwin Kertland (1888-1982) was born in Toronto and later moved to England with his parents where he began training as an architect. During World War I he served as a captain with the Royal Engineers. After the war he worked in the Toronto-based practice of John M. Lyle and appears to have been practising on his own by 1924. In 1928 he achieved prominence with his winning competition design for the Canadian National Exhibition Automotive building. From the mid-1920s through to c.1940, Kertland was recognized for producing a series of residential commissions, which were sufficiently noteworthy to be featured in numerous publications which ranged from the Royal Architectural Institute of Canada Journal to Canadian Homes and Gardens and included Contract Record and Construction Magazine. His residential clients were

2 Information in this paragraph gleaned from Oshawa Museum.

3 This information is further confirmed by the Toronto Star, August 31, 1934

4 Toronto Star, April 12, 1924 pg 14.

5 The book is illustrated by Dorothy's husband, Douglas Henderson.

6 Land Registry Records for Plan 266, Book 1

7 Langan

frequently high-profile and included along with G.W. McLaughlin's daughter Dorothy, Morden Neilson the ice-cream and chocolate manufacturer (99 Old Forest Hill Road), Lawren Harris the Group of Seven painter (2 Ava Crescent), Lady Edith Baillie (501 Vesta Drive) and J. Ellsworth Flavelle (93 Old Forest Hill Road). The property located directly south of the Dorothy M. McLaughlin House (61 Old Forest Hill Road) was also designed by Kertland (1929, for Ronald A. McKinnon). Kertland's other building commissions included the Wellesley Street Hospital, 1945-46, numerous bank branches across the province, factories and churches. Kertland served as president of the Royal Architectural Institute of Canada in 1956 and 1958 and was an honorary member of both the American Association of Architects and the New Zealand Institute of Architects.⁸

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.

The subject property at 63 Old Forest Hill Road appeared in several Canadian architectural periodicals following its completion, including the August 1935 issue of the Royal Architectural Institute of Canada Journal and the January/February 1936 issue of Canadian Homes and Gardens. It is interesting to note that in both cases, the home is pictured from the southwest, providing a diagonal view of the property and house whereby both the west and south elevations are equally valued. In the former instance, the grand dwelling appears as a showpiece for Rosemount Shingle (Clay) Tile. Provided by The Roofers Supply Co. Limited and lauded as "one of the most distinctive roofing materials in the Dominion," the red clay tiles' "fire-proof qualities and enduring services" remain evident on the dwelling today. Further mention of the roof tiles in Canadian Homes and Gardens is accompanied by the "stone walls and timbered gables, casement windows and dominant chimneys - a 20th Century interpretation of the Tudor style". (Images 15 and 16)

All of these architectural elements are expressive of the principles of the Arts and Crafts movement which, as a domestic architectural style, emerged in parallel with the Garden City movement and became the typical style for new ex-urban neighbourhoods like Forest Hill. Garden City Planning principles, which favoured a picturesque and irregular sensibility that was anti-urban and more responsive to local topography, found their parallel in the architecture of the Arts and Craft movement. The two emerged in England in the 1830s with the theoretical work of Augustus Welby Northmore Pugin and later with John Ruskin and William Morris, and were soon evident in the architecture of Phillip Webb and Richard Norman Shaw.

The Arts and Crafts movement was characterized by an architectural composition that departed from classical principles of symmetry, typical of the previously dominant Georgian style houses, and irregular massing was given further variety through complex roof-scapes, recessed porches, bay windows and prominent chimneys. The picturesque variety of forms as well as materials included elements from medieval architectural

⁸ Information on Kertland's commissions gleaned from Hill.

styles including Gothic, Romanesque, and Tudor along with the later Queen Anne style. The Tudor Revival style became especially popular in the early 20th century in Toronto. The style demanded a high level of artistic imagination on the part of the architect and an equivalent level of craftsmanship on the part of the contractor to construct the complex roofs with their variety of types, pitch angles and eaves levels, the masons to build their various stone elements as well as the carpenters and, stained glass window artisans among others. The richness of form and surface detail at the Dorothy M. McLaughlin House is an indication of the high standards that were achieved.

The Dorothy (McLaughlin) Tait House rises two stories beneath a complex roof-scape of gabled and hipped roofs punctuated by three extended chimneys and gabled dormer windows. The five-bedroom building is clad with rough-cut stone and trimmed with brick, stone, metal and wood. It features a rambling, irregular form with an extended east wing containing living quarters above a heated three-car garage, the latter feature was rare for its time but seemingly appropriate for a member of such an influential family in the Canadian automotive industry.

In the large gabled roof ends on the west and south elevations, the stone gives way to a variety of decorative brickwork of various patterns that is vertically mirrored in its design within each gable and delineated by half-timbering. Each gable is also punctuated by an oriel window supported on carved wooden brackets and supporting a single-storey bay window at the ground level. Much of the wooden elements in the gable ends include highly ornate spindle work, such as that seen on the bargeboards and the cornice line between the first and second storeys. Long narrow windows asymmetrically arranged on all four elevations are flat headed and set within wooden frames, as is the heavy wood-beam archway of the main entrance on the west elevation and leading to a raised and recessed Tudor-arched wooden door. Additional secondary entrances exist on the south and north elevations. A high degree of craftsmanship is evident in the detailed copper work around the house exterior, including the architect-designed gutters, collectors and downspouts, the secondary entrance awnings and canopies, and the light fixtures above the main entrance on the west elevation and the set of double doors between the dining room and original walled flagstone terrace on the south elevation. (Images 17-28)

Additions to the property are limited to the early 1990s and include an in-ground swimming pool at the southeast corner and the addition of iron gates and stone street walls fronting onto Old Forest Hill Road by the architectural firm Jurecka Lobko Tregebov. The firm also undertook a small eastern addition to the walled flagstone terrace abutting the south elevation of the house that matches the existing, height, materiality and styling of the existing original stonework. This addition also includes the opening up of the original kitchen window to create a copper-roofed double-door entry to the terrace addition. (Images 29-31)

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 63 Old Forest Hill Road.

The Dorothy (McLaughlin) Tait House is located on the east side of Old Forest Hill Road, just south of the junction with Dunvegan Road and Browside Avenue. The neighbourhood is characterised by the legacy of its early by-laws and guidelines as it is well-treed and the houses have deep set-backs providing a consistent landscaped setting. The features of the Dorothy (McLaughlin) Tait House, including its asymmetrically-arranged two-storey form and picturesque silhouette of tall chimneys rising from a varied landscape of gable and hipped roofs dressed in Tudor Revival materials of half-timbering and stone are echoed through the neighbourhood, on nearby properties also designed by Douglas Kertland, such as the J. E. Flavelle House at 93 Old Forest Hill Road (1932) and the Part IV Designated Lady Edith Baillie House at 501 Vesta Drive (1930). On the west side of Vesta, opposite the Baillie house is the rambling Morden Neilson house at 99 Old Forest Hill Road (1932), also Kertland-designed and representing an exceptional Arts & Crafts interpretation of Medieval English forms and details. The Morden Neilson House and the subject property at 63 Old Forest Hill Road were included together on the City's Inventory of Heritage Properties (now, Heritage Register) on December 10, 1975. (Images 32-35)

The curving route of Old Forest Hill Road and the angled junctions with the side streets enhances the irregular and picturesque setting of the houses favoured by the Garden Suburb movement. The Dorothy (McLaughlin) Tait House is meant to be viewed diagonally from the south end of the elliptical drive, simultaneously revealing the west and south elevations of the property and contributing to the collection of Arts and Crafts movement houses with Tudor Revival style details whose unity of style, scale and material, nonetheless provided endless variety through individual design and detail.

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	✓

iii. demonstrates high degree of scientific or technical achievement	N/A
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Representative example of a style and type

The Dorothy (McLaughlin) Tait House has design value as an excellent representative of a grand Tudor Revival style dwelling whose design reflects Arts and Crafts movement principles. The Arts and Crafts elements are present in the picturesque composition of the asymmetrical building massing and elevations, the combination of steeply pitched gabled and hipped clay tile roofs with dormers and dominant chimneys, the recessed entry porch and projecting oriel and bay windows, the flat-headed window openings and the cladding which combines rough-cut wood around the window openings, and half-timbering on highly decorative red brickwork in various patterns. The Tudor Revival is seen in the broad Tudor arch of the principal entry opening and wooden door with ornate metal detailing, the copper gutters, downspouts and light fixtures, and the half-timbering with carved columns, cornice lines and bargeboards. The situation of the house on its property with its long, south elevation facing the garden and the narrower, west elevation facing Old Forest Hill Road is characteristic of the informal quality of the Arts and Crafts architecture which responds to the site's topography and orientation. This unusual arrangement is enhanced by the intentional diagonal entry to an elliptical drive which creates a north-east route to the principal entrance with its stone and landscaped terrace.

Displays a high degree of craftsmanship or artistic merit

The Dorothy M. McLaughlin House displays a high degree of artistic merit in the complexity of the overall building massing, the combination of multiple gable and hipped clay tile roofs punctuated with dormers and extended chimneys and in the wealth of detail seen in the materials including rough stone, a variety of brick pattern work and half timbering, and the range of door and window opening combinations. A high level of craftsmanship is present in the skilled carpentry required to construct the complex roof-scape and carved wooden detailing, and in the masonry with its random patterns of various shades and shapes of rough-hewn stone.

HISTORICAL OR ASSOCIATIVE VALUE

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

Direct associations with a person that is significant to a community

The property has historic value for its direct association with the Canadian auto industry magnate McLaughlin family, including former Vice President of General Motors of Canada, George W. McLaughlin, and his daughter, Dorothy Marion for whom he

purchased the property in 1934 and commissioned the existing house to the designs of the important local architect, Douglas Kertland.

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

Constructed in 1934, shortly after the incorporation of Forest Hill Village, the property at 63 Old Forest Hill Road contributes to an understanding of the early history of Forest Hill as a residential enclave whose early design by-laws and practices resulted in the carefully crafted, landscaped neighbourhood still evident today.

Demonstrates or reflects the work or ideas of an architect who is significant to a community

The property is representative of the important architect Douglas E. Kertland, who is known for winning the competition to design the CNE's Automotive Building (1928-9). Kertland's residential architecture was widely published from the mid-1920s to the 1940s and he designed at least six other grand homes adjacent to or in the vicinity of the Dorothy M. McLaughlin House in Forest Hill.

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

Situated on the east side of Old Forest Hill Road just south of the junction with Dunvegan Road and Browside Avenue, the subject property maintains and supports the character of the neighbourhood. It is one in a series of grand Arts and Crafts houses with Tudor Revival style details sharing a two-storey scale with complex asymmetrical massing and a unified mix of materials featuring stone, brick, wood and metal in a consistent landscaped and well-treed setback.

Physically, functionally, visually or historically linked to its surroundings

Constructed in 1934, as one of a number of Kertland-designed houses in the neighborhood, and as a part of the development of Forest Hill Village, the property at 63 Old Forest Hill Road is physically, functionally, visually and historically linked to its surroundings.

CONCLUSION

The Dorothy (McLaughlin) Tait House at 63 Old Forest Hill Road is an excellent representative of the Arts and Crafts movement with Tudor Revival style details

designed by the Toronto architect Douglas E. Kertland. Located on the north side of Old Forest Hill Road just east of the junction with Spadina Road, the property at 63 Old Forest Hill Road forms part of a collection of residential properties constructed in the 1930s which provide a cohesive architectural character through their shared qualities of scale, form and massing, materials and details with landscaped setbacks and mature trees which contribute to a sense of place within this part of Forest Hill. Originally owned by the founding Vice President of General Motors Canada, George W. McLaughlin, and commissioned for his daughter, Dorothy who resided there for nearly 20 years.

Staff have completed the Research and Evaluation Report for the property at 63 Old Forest Hill Road 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/Physical, Historical/Associative and Contextual value. 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.

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SIGNATURE

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ATTACHMENTS

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

**MAPS AND PHOTOGRAPHS:
63 OLD FOREST HILL ROAD**

ATTACHMENT 1



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)

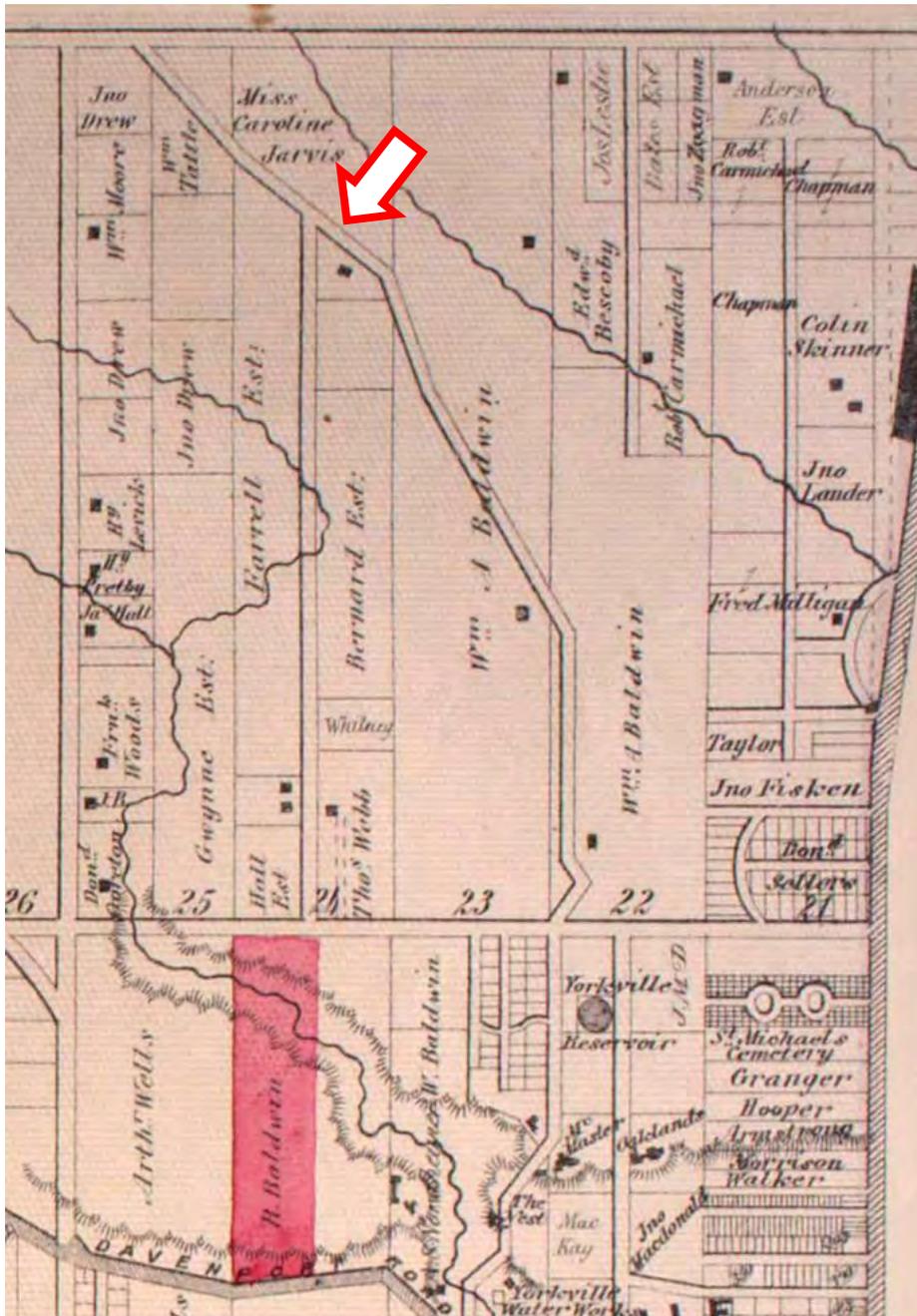


Image 2. Miles + Co. Illustrated Historical Atlas of the County of York, 1878 (detail) showing Lot 24 as it spans from the Third Concession (now St. Clair Avenue) to the Fourth Concession (now Eglinton Avenue). Lot 24 is bisected by Spadina Road, which terminates at the Old Forest Hill Road as it cuts across on a meandering diagonal. Lot 1B is not identified but Mary Caroline Jarvis' ownership is. The landscape of the ravines and creeks are indicated. (Ng)



Image 3. Map of Forest Hill Village, (detail) 1939 (CTA)



M'LAUGHLIN TO BUILD HOME IN FOREST HILL

Oshawa Man Buys Fine Lot for \$26,000, Planning Daughter's Home

A notable addition to the many fine homes that already grace Forest Hill Village comes as the result of the sale some time back by A. E. LePage, realtor, of a lot on the north side of Old Forest Hill Rd. just east of Dunvegan Rd.

This land parcel has an approximate frontage of 120 feet by a depth of 200 feet and was bought by George McLaughlin of Oshawa for \$26,000. It was formerly owned by Dr. and Mrs. McCulloch and Mrs. Hertz, who were the vendors.

Mr. McLaughlin is now building a house for his daughter, Mrs. W. H. Tait. This was designed by Douglas Kertland, registered architect, of Toronto, and is being erected by James Grant, contractor. The house is of solid stone and contains a very large living room, library, dining room, butler's pantry, kitchen and maids' dining room on the ground floor. There are four very large family bedrooms, each with bathroom accommodation, and maids' quarters of three rooms and bath, while there is a huge sports room in the basement.

The heated garage has accommodation for three cars and the cost of the home is estimated at \$50,000 and it is expected that constructional operations will be finished in the late fall.

Images 4 and 5. Left: Archival photo of George McLaughlin, Annie (nee Hodson) with children, Dorothy, Ray, and Ewart (Oshawa Public Library); Right: 1934 article confirming McLaughlin ownership of the subject property and Kertland as architect. (Toronto Star)

ONE GRADE ONLY AND THAT THE BEST

WE NEVER SLEEP

VEHICLES OF EVERY DESCRIPTION.

McLAUGHLIN CARRIAGE CO.

OSHAWA, ONT., CANADA. LIMITED

McLaughlin Model A

CANADIAN AUTOMOBILES FOR CANADIAN ROADS.	SAFE, STRONG, SILENT.	McLAUGHLIN CARRIAGES & AUTOMOBILES.	SERVICEABLE, SPEEDY, SALEABLE.	THE LARGEST VEHICLE FACTORY UNDER THE BRITISH FLAG.
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Library and Archives Canada / Bibliothèque et Archives Canada
 www.collectionscanada.gc.ca

Image 6. Archival McLaughlin Carriage Co. advertisement (Library and Archives Canada)

TWO OF OUR 1913 LEADERS

These are Canadian built automobiles of the best construction and design in the mechanical world. A car guaranteed by the makers and endorsed by the Canadian motorist from coast to coast. There are more "McLaughlin-Buick" cars in use than the combined product of many manufacturers, and in 1912 the output of the McLaughlin-Buick factories of former years was doubled in the one year—a tribute to their sterling value that no other manufacturer has ever attained.

THE McLAUGHLIN-BUICK LINE
 Contains a car that will suit every one in price, style, adaptability and durability.

McLaughlin-Buick "30" - \$1750, Winnipeg

Model 31 Touring Car—5-passenger; 22 h.p.; 108-in. wheel base; 35 x 4-in. tires, non-skid on rear; demountable rims; fully equipped top; wind shield; speedometer; nickel trim; self-starter; dynamo electric lighted throughout; f.o.b. Winnipeg, \$1900.

Model 30 New Model Roadster—22 h.p.; 108-in. wheel base; 35 x 4-in. tires, non-skid on rear; demountable rims; fully equipped top; wind shield; speedometer; nickel trim; self-starter; dynamo electric lighted throughout; f.o.b. Winnipeg, \$1750.

Complete specifications are given in our latest catalogue. Write for one and order early so that you may not be disappointed.

Like Dealers Wanted in Unoccupied Territory

McLaughlin Carriage Company, Limited
 WINNIPEG, MANITOBA

Model 31 Five Passenger Touring Car - \$1900, Winnipeg

You saw this advertisement in this magazine. Don't forget to see us when writing.

McLAUGHLIN-BUICK de 1931

SOUPAPES-EN-TÊTE BUT EN LIGNE
 avec TRANSMISSION A ENGRENAGES SYNCHRONISÉS

Avant
 4-Valves - Capot-moteur à 80° - 1000 cc. - 2000 cc. - 2400 cc. - 2800 cc. - 3200 cc. - 3600 cc. - 4000 cc. - 4400 cc. - 4800 cc. - 5200 cc. - 5600 cc. - 6000 cc. - 6400 cc. - 6800 cc. - 7200 cc. - 7600 cc. - 8000 cc. - 8400 cc. - 8800 cc. - 9200 cc. - 9600 cc. - 10000 cc.

Images 7 and 8. Archival advertisements for the McLaughlin Carriage Company (left) which became McLaughlin-Buick (right). (Oshawa Museum)

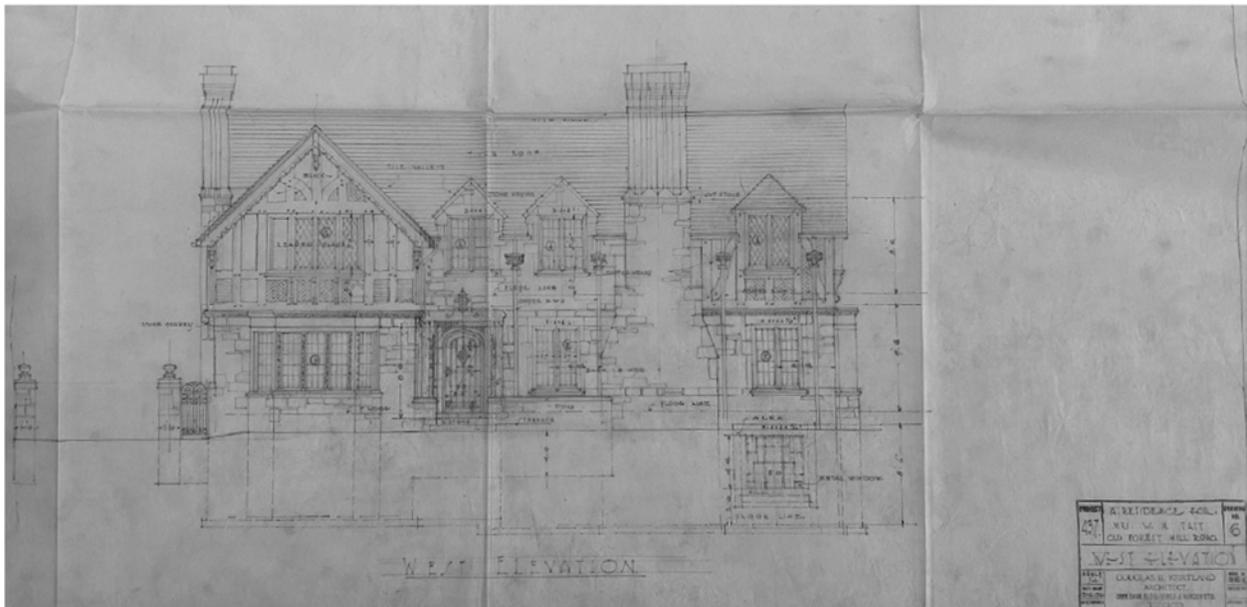


Image 9. 1934 architectural drawing by Douglas Kertland, showing the west elevation of the subject property. (Building Records)

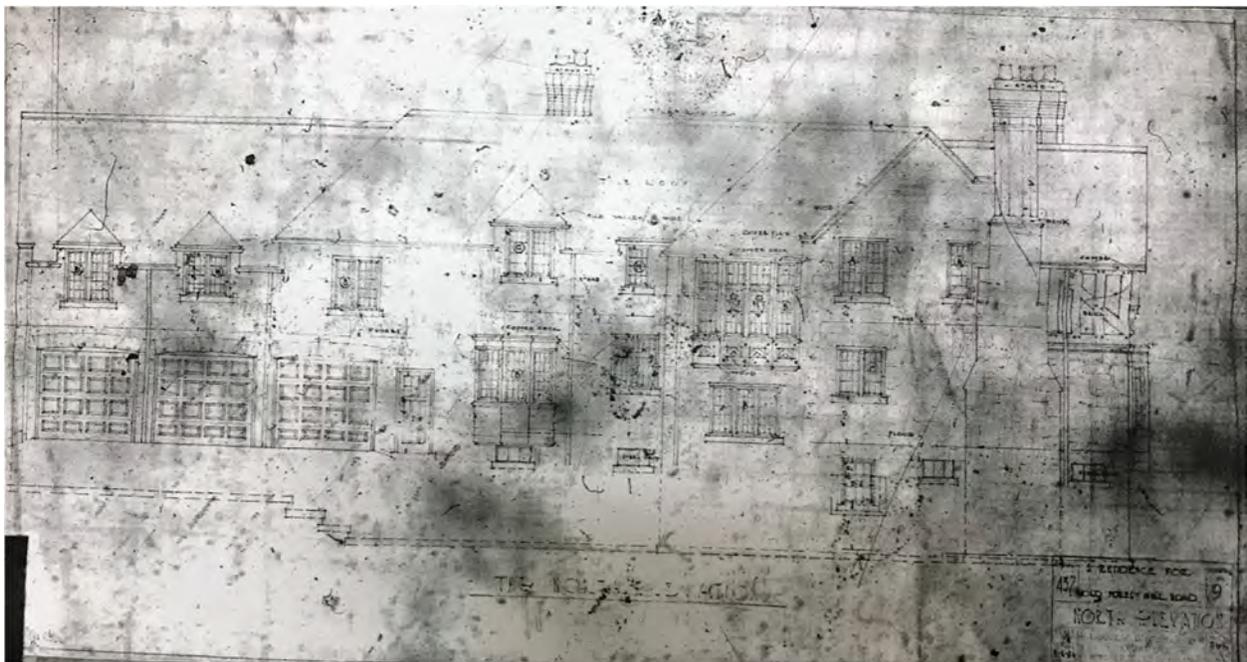


Image 10. 1934 architectural drawing by Douglas Kertland, showing the north elevation. (Building Records)

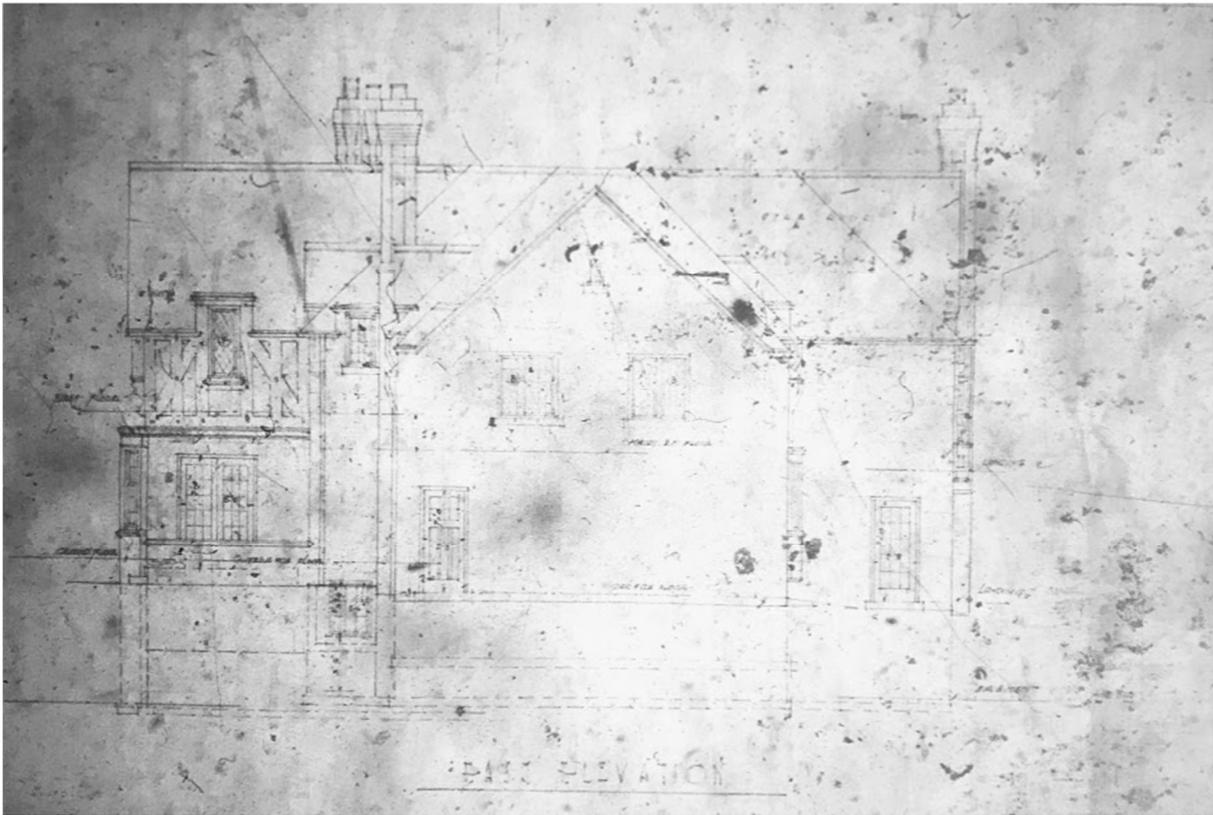


Image 11. 1934 architectural drawing by Douglas Kertland, showing the east elevation. (Building Records)

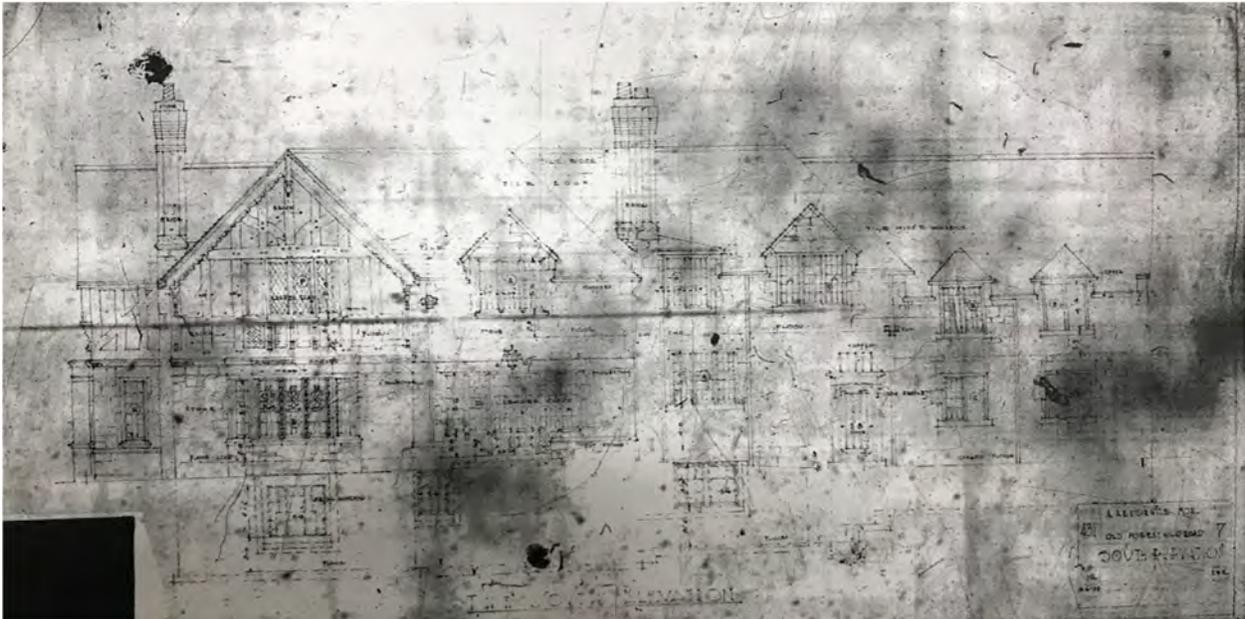


Image 12. 1934 architectural drawing by Douglas Kertland, showing the south elevation. (Building Records)

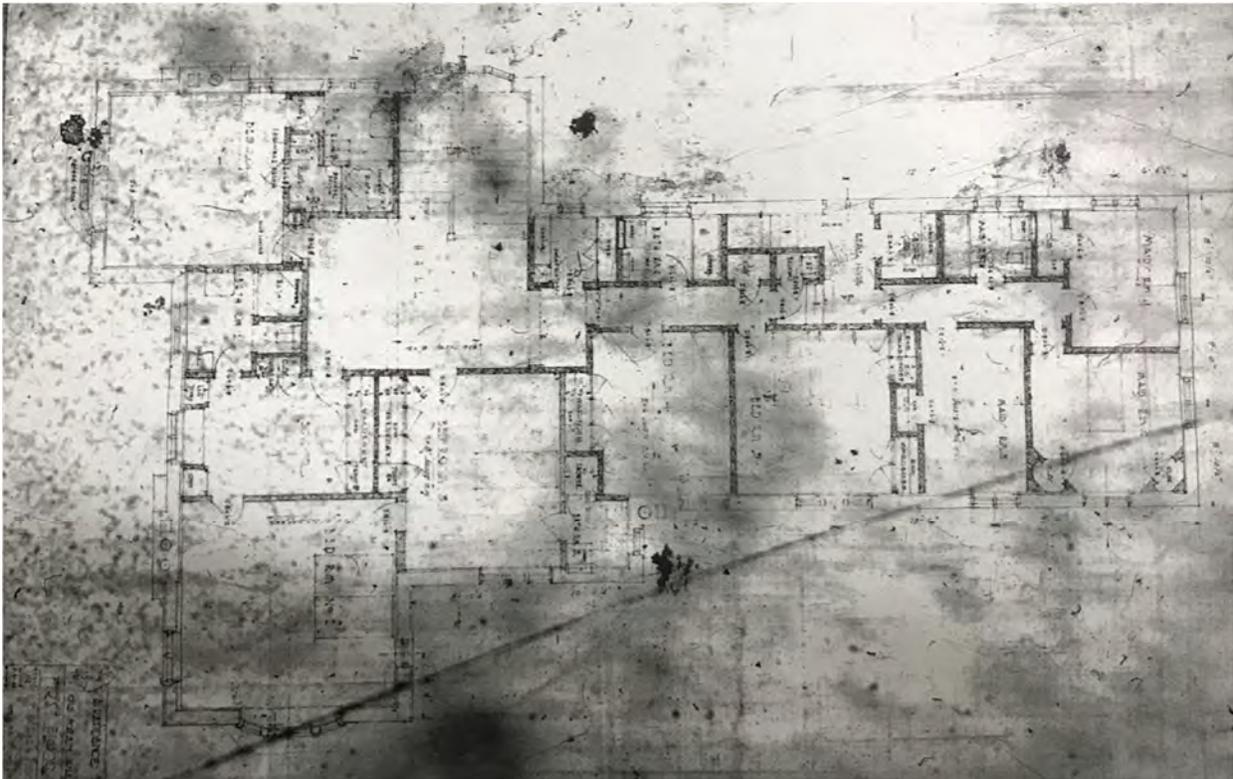


Image 13. 1934 architectural drawing by Douglas Kertland, showing the second floor plan. (Building Records)

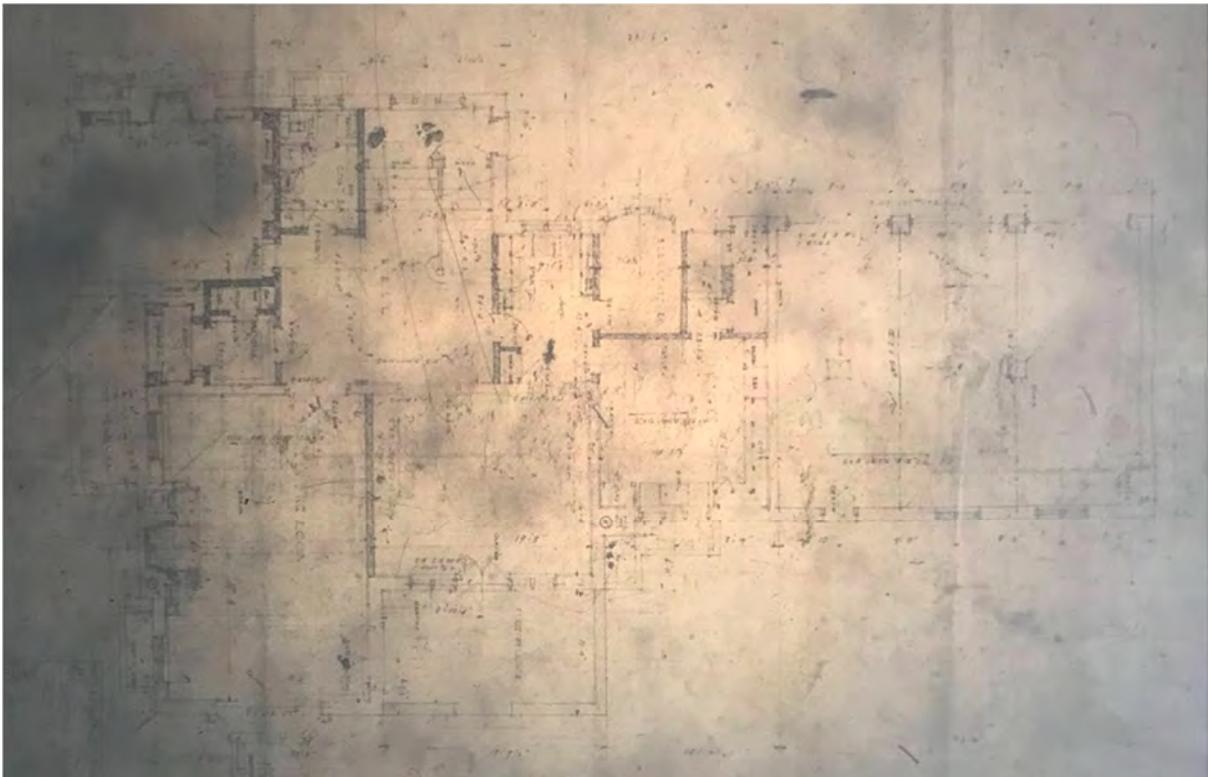


Image 14. 1934 architectural drawing by Douglas Kertland, showing the first floor plan including the extent of the flagstone garden terrace in the south garden. (Building Records)

REFERENCE—MR. W. H. TAIT, 63 OLD FOREST HILL ROAD, TORONTO—BOUGLAS KERLAND, ARCHITECT—JAMES GRANT, GENERAL CONTRACTOR



THE SEAL OF BEAUTY

JUST as a distinctive frame harmonizes with and enhances the beauty of a painting so, also, the roof of a home may contribute its meed of beauty—set the final seal of distinction on the architect's achievement. In selecting Rosemount Shingle (Clay) Tile you are choosing one of the most distinctive roofing materials produced in the Dominion.

For Rosemount Shingle Tile, in addition to its fire-proof qualities and enduring service, is a tile of excep-

tional character—with its subdued warmth of color tone, its "weathered" texture and its harmoniously shaded patterns.

Rosemount Shingle Tile is the final result of an exhaustive study of fine roofings and ceramics and meets every architectural requirement in construction and appearance. We feel privileged to present this exclusive Canadian Tile to the architects and home-owners of Canada and cordially invite enquiries.



For charm and individuality, the variety of pleasing shades of Rosemount Shingle Tile offers ample scope.

THE ROOFERS SUPPLY CO. LIMITED
Toronto - Montreal



*To soften the roof, the darker shades . . .
To accent it, the lighter ones.*

Image 15. 1935 advertisement for a roofing company showcasing the subject property. Note the low stone walls around the west entrance terrace, as well as the south terrace and partial garden wall at right (RAICJ)



Image 16. The property in Canadian Homes and Gardens, XIII, Jan/Feb 1936: 39, and showing the principal (west) and south elevations.



Image 17. Current photo showing the west and partial south elevations (Heritage Planning, 2022)



Image 18. Current photo showing the west elevation (ERA, 2022)



Image 19. Current photo showing the west and partial south elevations (ERA, 2022)



Image 20. Current photo showing the south and east elevations (ERA, 2022)



Image 21. Current photo showing the west and partial north elevations (Heritage Planning, 2022)



Image 22. Current photo showing the three-car integrated garage (Heritage Planning, 2022)



Image 23. The roof gable on the west elevation showing the half-timbering, wood detailing and mirrored brick infill patterns (Heritage Planning, 2022)



Image 24. The recessed main entrance on the west elevation (www.justinedeleuce.com)



Image 25. The original French doors on the south elevation and flagstone garden terrace, looking north (Heritage Planning, 2022)



Image 26. The original flagstone garden terrace and stone wall, looking west (Heritage Planning, 2022)



Image 27. Detail of the south elevation, looking northeast (Heritage Planning, 2022)



Image 28. Detail of the south elevation, looking northwest and showing the 1990s garden terrace extension and new double door opening with hipped copper roof at centre (Heritage Planning, 2022)



Image 29. 1991 drawing of the south elevation, showing the original window opening just east of the chimney (Building Records)

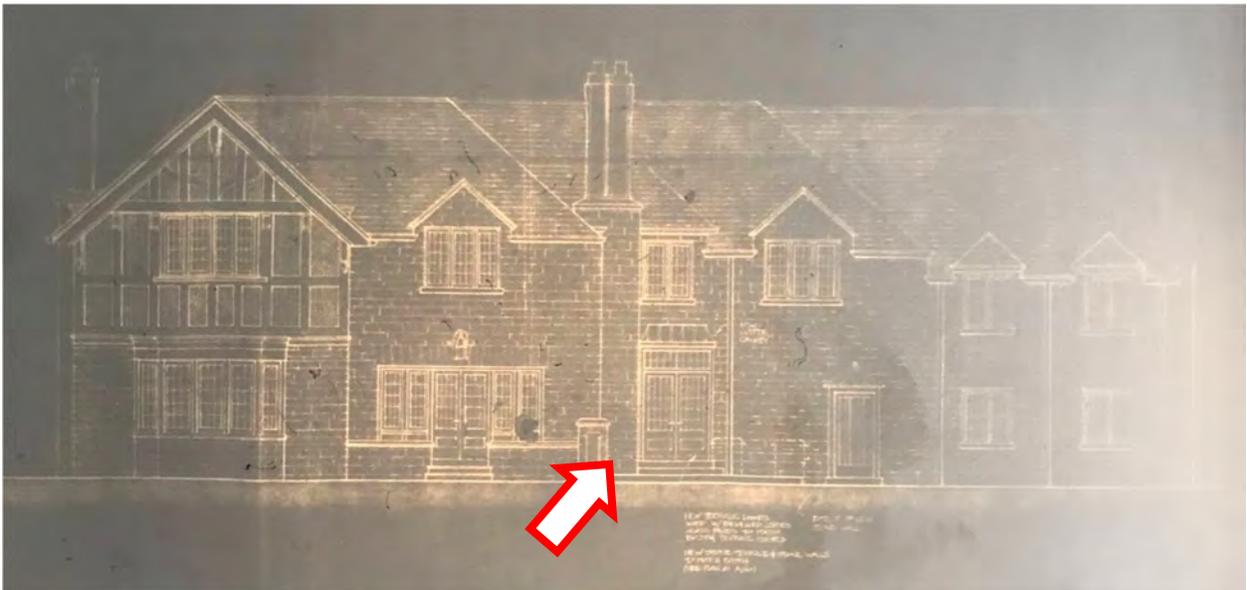


Image 30. 1991 drawing of the south elevation, showing the proposed French door opening and garden terrace extension (Building Records)

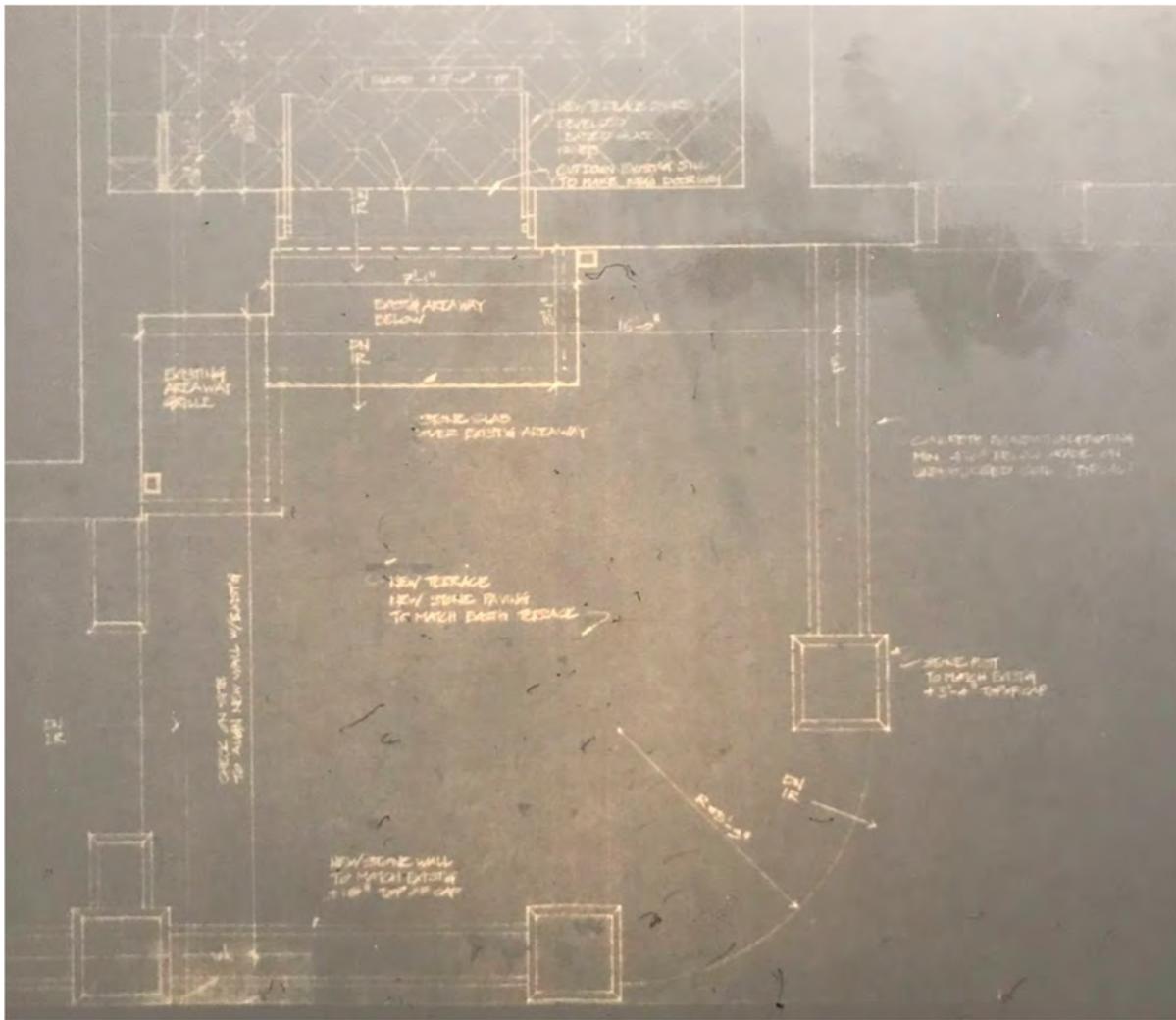


Image 31. 1991 architectural plan for an east addition to the original flagstone terrace, extension of the low stone walls with matching stone coping and new door opening on the south elevation. (Building Records)



Image 32. Current image of the property directly south at 61 Old Forest Hill Road (Google)



Image 33. Current image of the property directly west at 64 Old Forest Hill Road (Google)



Image 34. Current image of the property at 93 Old Forest Hill Road.



Image 35. Current image of the property at 101 Old Forest Hill Road.

63 OLD FOREST HILL ROAD

Archival Sources

- Abstract Index of Deeds, Plan 266, L 1B PT
- Archival maps and atlases
- Archival Photographs, City of Toronto Archives
- Archival Photographs, Oshawa Public Library, Local History Collection
- City of Toronto Building Records
- City of Toronto Directories
- "G. W. McLaughlin Gives \$5000 for Hospital Wing: Unsolicited Gift for Needed Improvement but One of his Many Philanthropies". Canadian Statesman. Vol 88 (September 24, 1942) <https://vitacollections.ca/claringtonnews/2714269/page/2>
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- Library and Archives Canada
- "McLaughlin to Build Home in Forest Hill: Oshawa Man Buys Fine Lot for \$26,000, Planning Daughter's Home" Toronto Star (August 31, 1934)

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63 OLD FOREST HILL ROAD
DOROTHY (MCLAUGHLIN) TAIT HOUSE
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 63 Old Forest Hill Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the east side of Old Forest Hill Road just south of the junction with Dunvegan Road and Browside Avenue, the property at 63 Old Forest Hill Road is part of a collection of grand residential properties in the Forest Hill neighbourhood, several of them designed by the same architect, Douglas E. Kertland. By providing a cohesive architectural character through their shared qualities of scale, form and massing, materials and details typical of the 1920s and 1930s, these properties create a sense of place. The Arts and Crafts movement house with Tudor Revival styling was originally owned by Canadian automotive industrialist George W. McLaughlin's daughter, Dorothy, who resided there for nearly twenty years. The house was subsequently owned by businessman, Paul D. Phelan until his passing in 2021.

The subject property was listed on the City of Toronto's Heritage Register in 1975.

Statement of Cultural Heritage Value

Design or Physical Value

The Dorothy (McLaughlin) Tait House has design value as an excellent representative of a grand Tudor Revival style dwelling whose design reflects Arts and Crafts movement principles. The Arts and Crafts elements are present in the picturesque composition of the asymmetrical building massing and elevations, the combination of steeply pitched gabled and hipped clay tile roofs with dormers and dominant chimneys, the recessed entry porch and projecting oriel and bay windows, the flat-headed window openings and the cladding which combines rough-cut wood around the window openings, and half-timbering on highly decorative red brickwork in various patterns. The Tudor Revival is seen in the broad Tudor arch of the principal entry opening and wooden door with ornate metal detailing, the copper gutters, downspouts and light fixtures, and the half-timbering with carved columns, cornice lines and bargeboards. The situation of the house on its property with its long, south elevation facing the garden and the narrower, west elevation facing Old Forest Hill Road is characteristic of the informal quality of the Arts and Crafts architecture which responds to the site's topography and orientation. This unusual arrangement is enhanced by the intentional diagonal entry to an elliptical drive which creates a north-east route to the principal entrance with its stone and landscaped terrace.

The house displays a high degree of artistic merit in the complexity of the overall building massing, the combination of multiple gable and hipped clay tile roofs punctuated with a variety of dormers and extended chimneys with their clustered and corbeled red brick flues, and in the wealth of detail seen in the materials including rough stone, a variety of brick pattern work and half timbering, and the range of door and window opening combinations. A high level of craftsmanship is present in the skilled carpentry required to construct the complex roof-scape and carved wooden detailing, and in the masonry with its random patterns of various shades and shapes of rough-hewn stone.

Historical or Associative Value

The property has historic value for its direct association with the Canadian auto industry magnate McLaughlin family, including former Vice President of General Motors of Canada, George W. McLaughlin, and his daughter, Dorothy Marion for whom he purchased the property in 1934 and commissioned the existing house to the designs of the important local architect, Douglas Kertland.

Constructed in 1934, shortly after the incorporation of Forest Hill Village, the property at 63 Old Forest Hill Road contributes to an understanding of the early history of Forest Hill as a residential enclave whose early design by-laws and practices resulted in the carefully crafted, landscaped neighbourhood still evident today.

The property is representative of the important architect Douglas E. Kertland, who is known for winning the competition to design the CNE's Automotive Building (1928-9). Kertland's residential architecture was widely published from the mid-1920s to the 1940s and he designed at least six other grand homes adjacent to or in the vicinity of the Dorothy M. McLaughlin House in Forest Hill.

Contextual Value

Situated on the east side of Old Forest Hill Road just south of the junction with Dunvegan Road and Browside Avenue, the subject property maintains and supports the character of the neighbourhood. It is one in a series of grand Arts and Crafts houses with Tudor Revival style details sharing a two-storey scale with complex asymmetrical massing and a unified mix of materials featuring stone, brick, wood and metal in a consistent landscaped and well-treed setback.

Constructed in 1934, as one of a number of Kertland-designed houses in the neighborhood, and as a part of the development of Forest Hill Village, the property at 63 Old Forest Hill Road is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the design and physical value of the property as representative of Arts and Crafts principles executed with Tudor Revival styling:

- The set-back, placement and orientation of the two-storey building on its large, landscaped lot where its west and south elevations are partially viewed simultaneously from the south end of the elliptical drive fronting onto Old Forest Hill Road
- The scale and irregular form of the two-storey house with its asymmetrically composed building massing and roofscape combining hipped and gabled roofs, punctuated by dormer windows and three extended chimneys, bay and oriel windows and a recessed, west-facing main entrance
- The stone cladding material comprised of rough-hewn stone at both storeys on all elevations except the west and its returns on the north and south elevations where half-timbering and inlaid brick are used at the second storey level
- The half-timbering featured on the second floor level of the west elevation, in the south-facing, gable end of the west elevation, and the north return
- The decorative brick infill with its variety of patterns, mirrored in the large roof gable ends on the west and south elevations, the north return, and below the openings flanking the double doorway leading to the flagstone garden terrace on the south elevation
- The intricate wood carving found on the half-timbering, the bay and oriel windows and the main entrance
- The copper material used in the gutters, and downspouts with their decorative collectors, the lighting fixtures above the main west entrance and the double doorway leading from the dining room to the stone garden terrace on the south elevation, as well as the conical copper canopy above the single-door entry on the south elevation
- The heated three-car integrated garage with living quarters above
- The recessed main entrance in the west elevation with its splayed wooden surround and Tudor-arched wood door with its vertical panels beneath a single window set deep beyond a heavy, flat-headed wooden entryway containing intricately carved columns
- The existing arrangement of the flat-headed openings on all four elevations
- The existing original stone knee walls with their smooth stone coping framing the main entrance terrace on the west elevation, the garden terrace on the south elevation and the garden wall between the south terrace and the stone wall defining the south boundary of the property

Historical or Associative Value

The following heritage attribute contributes to the historic and associative value of the property as it represents the history and direct association of the original owner with the then-burgeoning automotive industry in Canada:

- The extended east wing of the house, containing an integrated and heated, three-car garage at the first storey

Contextual Value

The following heritage attributes contribute to the contextual value of the property at 63 Old Forest Hill Road as it conveys the historical residential character of Forest Hill Village

- The set-back, placement and orientation of the two-storey building on its large, landscaped lot where its west and south elevations are partially viewed simultaneously from the south end of the elliptical drive fronting onto Old Forest Hill Road

Note: the 1990s eastern extension of the south garden flagstone terrace and knee walls, the street walls and iron gates fronting onto Old Forest Hill Road and the in-ground swimming pool are not considered heritage attributes