

94 Cortleigh Boulevard - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: November 15, 2024

To: Planning and Housing Committee

From: Interim Chief Planner and Executive Director, City Planning

Wards: Ward 8 Eglinton - Lawrence

SUMMARY

This report recommends that City Council state its intention to designate the property at 94 Cortleigh Boulevard under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of heritage attributes found in Attachment 1.

The subject property at 94 Cortleigh Boulevard is located between Avenue Road and Cortleigh Boulevard in the Lytton Park neighbourhood. A location map and current photograph of the heritage property is found in Attachment 2.

The property at 94 Cortleigh Boulevard comprises a substantial two-storey house constructed in 1914 on an oversized lot. The rear of the property includes a portion of the ravine which crossed the area from north to south. Inspired by the Arts and Crafts movement, the house is finished in rustic red brick, stone detailing, and has half-timbered gables. An extended roof slope bisects and distinguishes the main façade, which also features a prominent stone porch. The property was commissioned for professional interior decorator, William Weeks, and is among the earliest to be developed in this portion of Lytton Park.

Staff have determined that the property at 94 Cortleigh Boulevard has cultural heritage value and meets four of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The property was listed on the City's Heritage Register on July 19, 2023.

A Cultural Heritage Evaluation Report (CHER) authored by ERA Architects and dated August 29, 2024 was submitted to Heritage Planning and similarly concludes that the

property at meets four of the nine criteria under Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 94 Cortleigh Boulevard under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 94 Cortleigh Boulevard (Reasons for Designation) attached as Attachment 1, to the report, November 15, 2024, from the Interim Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council listed the property at 94 Cortleigh Boulevard on the City of Toronto's Heritage Register on July 19, 2023.

www.toronto.ca/legdocs/mmis/2023/ny/bgrd/backgroundfile-237171.pdf

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/files/2024-08/mmah-provincial-planning-statement-en-2024-08-19.pdf>

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 two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 94 Cortleigh Boulevard (see Attachment 3) and provides the rationale for the recommendation(s) found in this report.

The property at 94 Cortleigh Boulevard meets the following four out of nine criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

The property is a representative and fine example of a suburban estate home from the early-20th century inspired by the Arts and Crafts movement. The house displays a half-timbered front gable with extended slope that bisects the front of the house, dominating the facade. Further characterizing the design is a finish of rustic brick with stone detailing, multi-pane windows, an asymmetrical façade arrangement and rear-gable half timbering. A slate-clad roof with a complex roofline, bell-cast eaves, and a Jacobethan cantilevered window on the side of the house add a picturesque quality to reinforces its Arts and Crafts character. A high calibre of exterior detailing differentiates the house

from more typical Arts and Crafts examples, such as the corbelling below the eaves with stone brackets, and stonework of the foundation that rises at the corners of the house.

Classical windows with semi-circular heads together with the classically detailed veranda at the rear of the house served to imbue the design with an eclectic styling relieving the rigid conformity with the overall Arts and Crafts design.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property has historical value for yielding information that contributes to an understanding of the community's history, being among the earliest to be constructed in the Lytton Park neighbourhood and Alexandra Gardens. Commissioned for a professional interior decorator, William Weeks, it represents the original urban development phase of the Alexandra Gardens subdivisions which comprised much of the southern half of the Lytton Park community south of Glencairn Avenue. Despite the ambitious subdivision plans being registered between 1910 and 1911 to create hundreds of building lots, the 1913 maps show just a half-dozen houses constructed in the western third of the community including the subject property. Since Alexandra Gardens was built out primarily in the late 1920s to early-1940s, the property at 94 Cortleigh Boulevard, constructed in 1914, reflects the original development phase of Lytton Park.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

The property has contextual value for its contribution to defining, maintaining and supporting the character of the area. Like a significant number of the properties historically developed on Cortleigh Boulevard and in the area, the design of the subject property was inspired by the Arts and Crafts movement - a preferred aesthetic during the early-20th century. Additionally, when Alexandra Gardens was developed, it had numerous restrictive covenants such as minimum setbacks, minimum building cost, specific high-quality finish materials, landscape provisions, and a residential use requirement that contributed to a harmonious contextual character which is further reflected by 94 Cortleigh Boulevard.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

The property is linked to its Cortleigh Boulevard and Lytton Park surroundings in visual, physical, functional and historical ways. Its materials, stylistic design, substantial character and spatial relation to the street, which were specified by original restrictive covenants tie the property visually and physically to its context. As one of the earliest residences in the area, the property helped set the tone and vision for development in the area.

CONCLUSION

Staff have determined that the property at 94 Cortleigh Boulevard meets four out of nine criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 94 Cortleigh Boulevard - Statement of Significance (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

Kyle Knoeck
Interim Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – 94 Cortleigh Boulevard - Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

94 CORTLEIGH BOULEVARD
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

The property at 94 Cortleigh Boulevard 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, historical/associative, and contextual value.

Description

The property at 94 Cortleigh Boulevard, constructed in 1914 and historically known as the William Weeks Residence, comprises a substantial two-storey house that was inspired by the Arts and Crafts movement. The house is finished in rustic red brick, stone detailing, and has half-timbered gables. An extended roof slope bisects and distinguishes the main façade, which also features a prominent stone porch. The property which comprises a spacious lot is located between Avenue Road and Rosewell Avenue in the Lytton Park neighbourhood. The property incorporates the wooded ravine, at its rear, which crosses the community.

Statement of Cultural Heritage Value

The property has historical value for yielding information that contributes to an understanding of the community's history, being among the earliest to be constructed in the Lytton Park neighbourhood and Alexandra Gardens. Commissioned for a professional interior decorator, William Weeks, it represents the original urban development phase of the Alexandra Gardens subdivisions which comprised much of the southern half of the Lytton Park community south of Glencairn Avenue. Despite the ambitious subdivision plans being registered between 1910 and 1911 to create hundreds of building lots, the 1913 maps show just a half-dozen houses constructed in the western third of the community including the subject property. Since Alexandra Gardens was built out primarily in the late-1920s to early-1940s, the property at 94 Cortleigh Boulevard, constructed in 1914, reflects the original development phase of Lytton Park.

The property is a representative and fine example of a suburban estate home from the early-20th century inspired by the Arts and Crafts movement. The house displays a half-timbered front gable with extended slope that bisects the front of the house, dominating the facade. Further characterizing the design is a finish of rustic brick with stone detailing, multi-pane windows, an asymmetrical façade arrangement and rear-gable half timbering. A slate-clad roof with a complex roofline, bell-cast eaves, and a Jacobethan cantilevered window on the side of the house add a picturesque quality to reinforces its Arts and Crafts character. A high calibre of exterior detailing differentiates the house from more typical Arts and Crafts examples, such as the corbelling below the eaves with stone brackets, and stonework of the foundation that rises at the corners of the house. Classical windows with semi-circular heads together with the classically detailed veranda at the rear of the house served to imbue the design with an eclectic styling relieving the rigid conformity with the overall Arts and Crafts design.

The property has contextual value for its contribution to defining, maintaining and supporting the character of the area. Like a significant number of the properties historically developed on Cortleigh Boulevard and in the area, the design of the subject property was inspired by the Arts and Crafts movement - a preferred aesthetic during the early-20th century. Additionally, when Alexandra Gardens was developed, it had numerous restrictive covenants such as minimum setbacks, minimum building cost, specific high-quality finish materials, landscape provisions, and a residential use requirement that contributed to a harmonious contextual character which is further reflected by 94 Cortleigh Boulevard.

The property is linked to its Cortleigh Boulevard and Lytton Park surroundings in visual, physical, functional and historical ways. Its materials, stylistic design, substantial character and spatial relation to the street, which were specified by original restrictive covenants tie the property visually and physically to its context. As one of the earliest residences in the area, the property helped set the tone and vision for development in the area.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 94 Cortleigh Boulevard as a fine and representative example of design inspired by the Arts and Crafts movement incorporating classical-style finishes include:

- The substantial two-storey, rectangular form, scale and massing of the house
- Complex roofline with hip roof and cross gables, and a dormer; the extended roof slope of the front gable bisecting the main façade; one internal and one external chimney; slate roofing with copper flashings; open eaves with wooden soffits and exposed rafter tails; wooden bargeboards and fascia boards
- rustic, red-brick exterior cladding with wide, white, deeply recessed mortar joints; red-brick detailing forming corbels below the gable eaves and aprons below many front and side façade windows
- rough-dressed stone foundation and front porch cladding; smoothly dressed stone window sills, lintels and eave brackets
- front, rear gable and dormer detailing including half-timbering and bracketed overhang
- The asymmetrical fenestration - regular and irregular (reflecting stairway locations) - with rectangular and semi-circular (conservatory) openings; wood-sash windows in a variety of profiles and configurations including hung-sash and casement sashes with single-pane and multi-pane lights containing wood muntins or leaded comes; band of second-storey south-façade multi-pane casement sash, windows; cantilevered south-façade second-storey bay window with formed sheet-metal base
- Open, main entrance stone porch with gabled slate roof, wooden tongue-and-groove ceiling, red-tile flooring, stone stair wing walls and cap; main doorway assembly containing multi-pane and panelled sidelights and an oak front door with multi-pane glazing
- rear, open, integral porch with wooden tongue-and-groove ceiling, a doorway containing glazed wood door, and stone stair wing walls

- rear verandah with brick piers, balustrades with classical wood balusters, stone stair wing walls, red clay-tile flooring, and doorway containing glazed wood door
- north and south secondary doorway openings containing glazed wood doors

Historical and Associative Value

Attributes that contribute to the value of the property at 94 Cortleigh Boulevard for its contribution to an understanding of the development history of the immediate and broader Lytton Park area:

The substantial architecture of the house inspired by the Arts and Crafts movement with its spacious two-storey form, and high-quality materials which recalls the areas historic and upscale character of early-20th century suburban houses.

Contextual Value

Attributes that contribute to the contextual value of 94 Cortleigh Boulevard as helping to define, maintain, and support the historic early-20th century character of its context include:

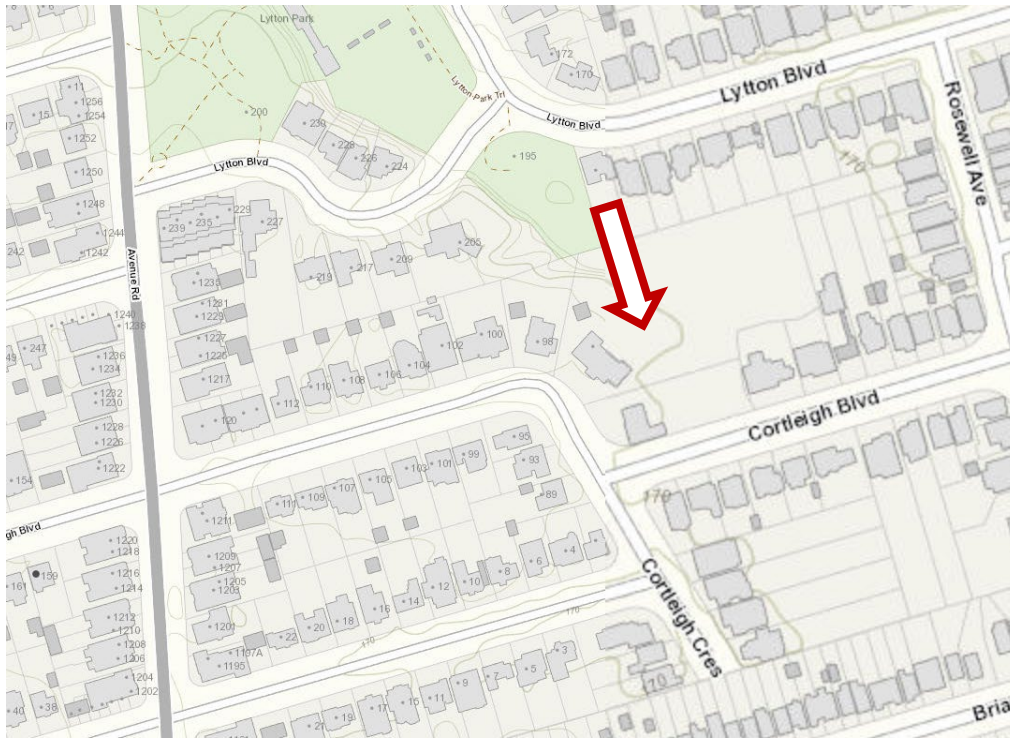
- The characteristics which align with the historic restrictive covenant for the area including the setback of the house to the street; the use of quality finish materials comprising brick and stone; and its residential character
- The substantial size of the house with its Arts and Crafts inspired design, which aligns with a significant percentage of the other historical houses in the immediate and broader context of the neighbourhood

Attributes that contribute to the contextual value of 94 Cortleigh Boulevard as helping to physically, functionally, visually or historically link it to its surroundings include:

- Its masonry materials, Arts and Crafts inspired architectural detailing, substantial character, and spatial relation to the street

LOCATION MAP AND CURRENT PHOTOGRAPH
94 CORTLEIGH BOULEVARD

ATTACHMENT 2



This location map is for information purposes only; the exact boundaries of the property is not shown. The arrow marks the location of the property at 94 Cortleigh Boulevard (City of Toronto iView mapping)



Main (west) façade of 94 Cortleigh Boulevard, 2024 (City of Toronto Heritage Planning)

94 CORTLEIGH BOULEVARD

In undertaking this research and evaluation, we recognize that 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.



View from the west of 94 Cortleigh Boulevard, 2024 (City of Toronto Heritage Planning)

1. DESCRIPTION

94 CORTLEIGH BOULEVARD - WILLIAM WEEKS RESIDENCE	
ADDRESS	94 Cortleigh Boulevard
WARD	Ward 8 Eglinton - Lawrence
NEIGHBOURHOOD/COMMUNITY	Lawrence Park South
CONSTRUCTION DATE	1914

ORIGINAL USE	Residence
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residence
ARCHITECT/BUILDER/DESIGNER	Alfred D. Vidler (designer and builder)
ADDITIONS/ALTERATIONS	Rear veranda partially removed; rear chimney lowered; north elevation veranda removed
LISTING DATE	Listed on the City's Heritage Register on July 19, 2023.

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 94 Cortleigh Boulevard for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two 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.

94 CORTLEIGH BOULEVARD

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

History of Alexandra Gardens and Lytton Park

Much of the Lytton Park neighbourhood, comprises a large subdivision formerly known as Alexandra Gardens, containing the subject property, 94 Cortleigh Boulevard. Alexandra Gardens was first laid out in 1910¹ when the area was part of the town of North Toronto, a municipality that had been incorporated in 1890. North Toronto remained largely rural except for distinct settlements, such as the nearby former villages of Eglinton and Davisville.

The Alexandra Gardens subdivision encompassed an area from Bathurst Street in the west, to Yonge Street in the east, north to Alexandria Boulevard and south alternately to Briar Hill Avenue and Lytton Boulevard. Four different registered plans comprised the subdivision including 1611, 1570, 1532 and M346² and were registered at different times, starting in 1910.³ Plan M345 where 94 Cortleigh Boulevard is located was registered in November 1911.⁴

From its inception, Alexandra Gardens was marketed as an upscale suburban neighbourhood, noted for being the highest point of land surrounding Toronto and being adjacent to other fine residences.⁵ It was touted for being "beautifully wooded" and was bisected north to south by a "beautiful ravine", part of which had been set aside for park purposes (including today's Sunken Garden Park), and possessing an apple orchard fronting Yonge street in the southeast corner of the subdivision.⁶

The Metropolitan Street Railway operated a one-horse carriage service to North Toronto starting in 1886, providing transit to the community.⁷ Despite this, except for a small pocket of houses along Glengrove Avenue between Yonge Street and Rosewell Avenue that were developed in the 1890s and early 1900s, period maps show that virtually no development occurred in Lytton Park until development with Alexandra Gardens started in 1910. Even with the launch of the subdivision, and annexation of the area into the

1 [Metro Toronto LRO #80 \(onland.ca\)](https://help.onland.ca/wp-content/uploads/80_Toronto_Plan_Prefix_Codes_Sept-2024.pdf) List of survey and subdivision plans and dates https://help.onland.ca/wp-content/uploads/80_Toronto_Plan_Prefix_Codes_Sept-2024.pdf

2 Alexandra Gardens subdivision plan map, c. 1915, City of Toronto Archives

3 Metro Toronto LRO #80 (onland.ca) https://help.onland.ca/wp-content/uploads/80_Toronto_Plan_Prefix_Codes_Sept-2024.pdf

4 ibid

5 newspaper advertisement for Alexandra Gardens, Toronto Daily Star, 28 May, 1910, p. 9

6 ibid

7 Lytton Park - Neighbourhood Guide www.neighbourhoodguide.com/toronto/uptown/lytton-park/

City of Toronto in 1912, development was extremely slow in Alexandra Gardens and the Lytton Park community. Maps from 1913 - the year prior to 94 Cortleigh Boulevard being constructed - show just a half dozen houses existing in the entire westerly third of the Lytton Park community (west of the ravine) where 94 Cortleigh Boulevard is located. At the time, the maps also show that the rest of the Lytton Park community, east of the ravine, remained virtually empty except for the small amount of development on Glengrove and Glencairn Avenues and fewer than a couple dozen houses in the north easterly portion of Alexandra Gardens containing Alexandria and Lytton Boulevards. It would not be until the late-1920s to 1940s that development really took off in the community, infilling most of the Alexandra Gardens subdivision.

Site History of 94 Cortleigh Boulevard

On April 16, 1914 building permit #10506 for 94 Cortleigh Boulevard was issued to William M. Weeks (1866 - 1943) who had purchased the property in June of the previous year. Weeks was a prominent decorator, working in the business since 1890, twice serving as president of the Master Painter and Decorator Association, according to his obituary.⁸ The house would remain in the Weeks family until 1945.⁹

A succession of owners included Charles and Isobel Somers (1945-1947); Alexander Hutchinson, general manager of Drummond McCall and Company (metal suppliers) and his wife Mary (1947-1955)¹⁰; and in 1955 to Dr. Martin A. Fischer¹¹, a renowned psychiatrist who pioneered art therapy in Canada¹², and his wife Beatrice Fischer. The house remained in the Fischer family until 2023.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property is a representative and fine example of a suburban estate home from the early-20th century inspired by the Arts and Crafts movement. The house displays a half-timbered front gable with extended slope that bisects the front of the house, dominating the facade. Further characterizing the design is a finish of rustic brick with stone detailing, multi-pane windows, an asymmetrical façade arrangement and rear gable half timbering. The complex roofline with bell-cast eaves and a Jacobethan cantilevered window on the side of the house add a picturesque quality to reinforces its Arts and Crafts character. A high level of exterior detailing differentiates the house from more typical Arts and Crafts examples, such as the corbelling below the eaves with stone brackets, and stonework of the foundation that rises at the corners of the house. Classical windows with semi-circular heads at the rear of the house which once

8 "William Weeks, 77 Decorator, Is Dead". Toronto Daily Star, 10 December, 1943, p.2

9 Cultural Heritage Evaluation Report, ERA Architecture Inc. - Ontario Land Registry Office 80, Parcel 2844, Section L, Book 16

10 Cultural Heritage Evaluation Report, ERA Architecture Inc. - Ontario Land Registry Office 80, Parcel 2844, Section L, Book 16;

Toronto City Directory, 1950, p.749

11 Cultural Heritage Evaluation Report, ERA Architecture Inc. - Ontario Land Registry Office 80, Parcel 2894, Section L, Book 16

12 Toronto Star, 14 January 1992, p.A5

complemented a classically detailed veranda serving to imbue the house with an eclectic feel relieving it of a rigid alignment with Arts and Crafts movement design.

The property was featured on the cover of the December 1915 edition of *Canadian Builder and Carpenter* followed up by several pages of photos and descriptions of the house within the January 1916 issue. The article features the property as "one of Toronto's beautiful residences containing many conveniences which could be copied to advantage by builders in less expensive homes." The piece especially touted the home's state-of-the-art lighting and electric systems "to show builders how they must provide for the increased use of electric current in up-to-date residences." Outlined were the high number of lights, receptacles and switches and description of how various types of lights - such as dressing lights, dining lights, piano lamps, mantle lamps, etc - should be used, and their placement. Further, the elaborate in-house telephone system, electric bell pushes in all bedrooms, electric central vacuum system. Other innovations were a darkroom (photo lab) and the use of waterproofing of foundation walls with tar and a weeping tile system.

The interior finish was designed in a complementary Arts and Crafts aesthetic with beautiful wood panelling and wainscoting throughout the principal areas, including mahogany (living room), white oak (dining room) and quarter-sawn oak (stair hall). The main staircase with its plain squared balusters, the basement fireplace inglenook, and beamed dining room ceiling were especially characteristic of Arts and Crafts finishes. Rather than pocket doors, unique sliding doors with bevelled glazing divided some of the principal rooms. Given his professional expertise, William Weeks, the original owner and professional painter and decorator, was responsible for the interior decoration, painting, glazing and enamel work.

Like the building permit, the publication credits A.D. Vidler with the design of the house. Little is known of Vidler other than period directories list him as a builder.¹³ The design of the house is unusually sophisticated for the work of a builder, however, implying that Vidler may have had training in architectural design.

In the 1940s under the ownership of the Somers, several alterations occurred to the interior and exterior of the house under the direction of architect Arthur Heeney Jr.¹⁴ The exterior change was the removal of the rear, classically detailed verandah and balcony, while the interior changes were relatively minor including new partitions, changes to openings, and a new kitchen.¹⁵ At an unknown date the rear chimney was also lowered.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

¹³ 13 City of Toronto Building Records, 1945 (alterations annotated on the original 1914 architectural drawings also show Vidler's name)

¹⁴ 14 City of Toronto Building Records, 1945 (alterations annotated on the original 1914 architectural drawings)

¹⁵ *ibid*

The portion of the Lytton Park community where 94 Cortleigh Boulevard is located, originally known as Alexandra Gardens, was an upscale suburban subdivision laid out 1910.¹⁶ Development in Alexandra Gardens was subject to numerous restrictive covenants to ensure a consistent and high-quality level of development and character.

Restrictive covenants which dictated the development of Alexandra Gardens sought to "assure homes of neat design being erected" and "will not be crowded together, and will be a uniform distance from the street line".¹⁷ The restrictions included minimum setbacks of at least 20 feet; minimum building cost of \$3500 with brick, stone and stucco as predominant materials; restricted tree removal except with approval from subdivision owner Charles Warren; and non-residential uses excluded (other than medical and dental offices).¹⁸

Like many of the properties historically developed on Cortleigh Boulevard and in the area, the property consists of a substantial, architecturally significant suburban house from the early decades of the 20th century. Like a significant number of the properties historically developed in the area, 94 Cortleigh Boulevard is characterized by Arts and Crafts movement design.

Although the subject property predates most of the development to occur in Alexandra Gardens which was actually built out from the late-1920s to the early 1940s, the properties historically developed in the area have a harmonious contextual character of which 94 Cortleigh Boulevard contributes to and is part of.

16 Metro Toronto LRO #80 (onland.ca) List of survey and subdivision plans and dates https://help.onland.ca/wp-content/uploads/80_Toronto_Plan_Prefix_Codes_Sept-2024.pdf

17 Newspaper advertisement, Toronto Daily Star, 21 October, 1910, p.2

18 Cultural Heritage Evaluation Report, ERA Architecture Inc. - Ontario Land Registry Office 80, Parcel 923, Town of North York, Book 5

4. VISUAL RESOURCES



Figure 1: Contextual view from the northwest with subject property at centre of photograph, 2024 (City of Toronto Heritage Planning)



Figure 2: main (west) façade, 2024 (City of Toronto Heritage Planning)



Figure 3: main (west) façade, 2024 (City of Toronto Heritage Planning)



Figure 4: rear (east) façade, 2024 (City of Toronto Heritage Planning)



Figure 5: side (south) façade - note the cantilevered Jacobethan window on left side of second storey - 2024 (City of Toronto Heritage Planning)



Figure 6: side (north) façade 2024 (City of Toronto Heritage Planning)



Figure 7: detail view showing the apron brickwork below window; also the rough-dressed stonework detailing and an example of a smoothly dressed window sill, 2024 (City of Toronto Heritage Planning)



Figure 8: detail view showing the rustic red brick cladding with wide, deeply recessed mortar joints, 2024 (City of Toronto Heritage Planning)



Figure 9: detail view showing an example of the brick corbelling and stone brackets below the eaves and the gable overhang detailing, 2024 (City of Toronto Heritage Planning)



Figure 10: the front porch on the main (west) facade, 2024 (City of Toronto Heritage Planning)



Figure 11: the main entrance (west façade) and doorway assembly and porch stonework detailing and wooden tongue-and-groove ceiling, 2024 (City of Toronto Heritage Planning)



Figure 12: detail view showing an example of the open eaves with wooden tongue-and-groove soffits and exposed rafters, 2024 (City of Toronto Heritage Planning)



Figure 13: rear veranda detailing including the classical-style wooden balustrades, brick piers and red clay-tile flooring (City of Toronto Heritage Planning)



Figure 14: rear façade showing the doorway and door the rear verandah, 2024 (City of Toronto Heritage Planning)



Figure 15: portion of rear façade (obscured by foliage) showing open, integral porch with stone stair wing walls, 2024 (City of Toronto Heritage Planning)



Figure 16: rear, open, integral porch with wooden tongue-and-groove ceiling, 2024 (City of Toronto Heritage Planning)

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Published Monthly by The Commercial Press, Limited, 32 Colborne St., Toronto

Who also publish: *The Canadian Manufacturer, The Canadian Clay-Worker, Motoring, The Electrical Dealer and Contractor, Canadian Hardware Journal, Canadian Furniture World, The Retail Grocer and Provisioner, The Retail Druggist of Canada, and The Canadian Nurse.*



ONE OF TORONTO'S MANY BEAUTIFUL HOMES

WE HAVE sixteen illustrations showing the plans, elevations and various rooms of the beautiful residence shown on this cover. The descriptive article will cover several pages

and many hints will be given which may be incorporated in less costly houses. The electrical system is fully described showing how builders must provide for the growing use of electric current.

Building permits in particular and business generally show large increases in November 1915 over the same month last year. Your business will soon feel the upward trend. The advertisers in the Canadian Builder & Carpenter are prepared to supply your needs no matter how large they may be.

Figure 17: Historic image and description of 94 Cortleigh Boulevard, 1915 (Canadian Builder and Carpenter, December 1915)

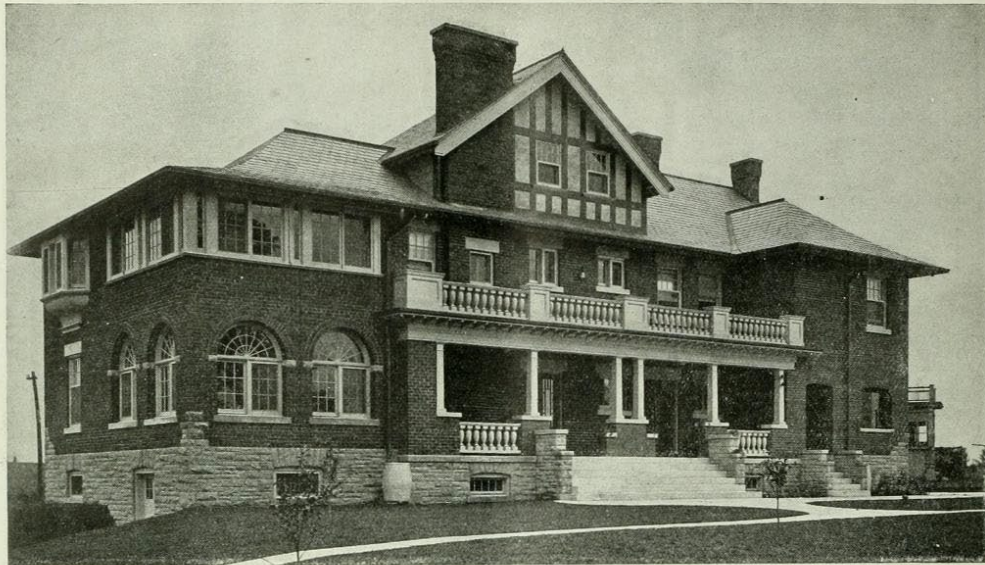


Fig. 2—Back of grey stone and brick house, showing balcony, etc. See detail photo of balcony and lighting of same.

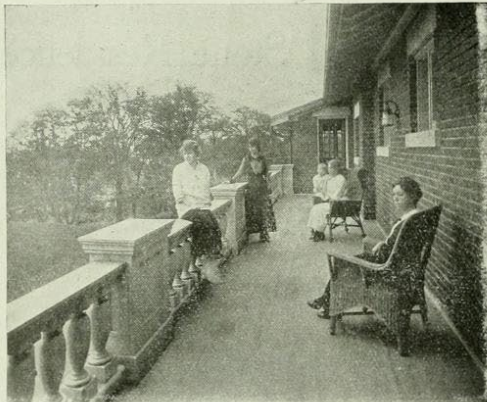


Fig. 3—Detail view of balcony, showing wall lighting fixture.

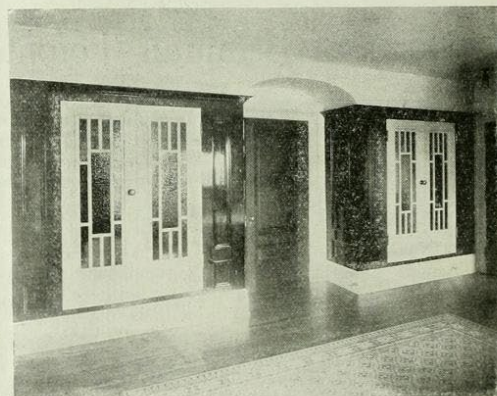


Fig. 4—Wardrobe in bedroom No. 1. A light is placed to shine into one wardrobe, shown at the right.

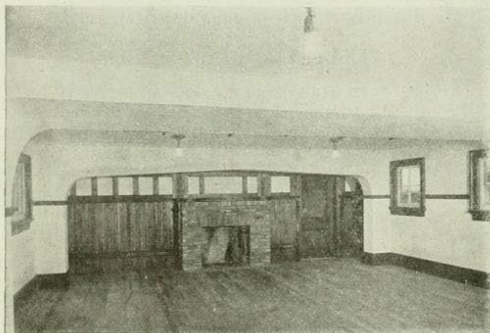


Fig. 5—Children's playroom, in basement, showing fireplace and ceiling lights.

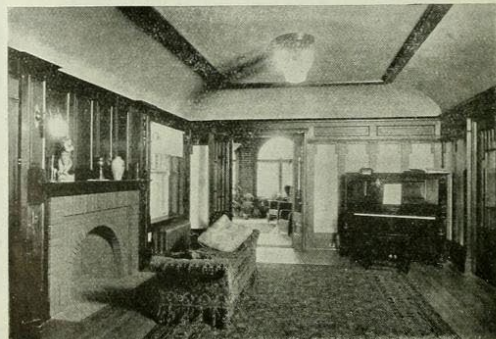


Fig. 6—Living room looking towards palm room. See fireplace and fireplace lights and central fixture.

Figure 18: Historic images and descriptions of 94 Cortleigh Boulevard, 1915 (Canadian Builder and Carpenter, January 1916)

Interior Views of House Described in This Issue

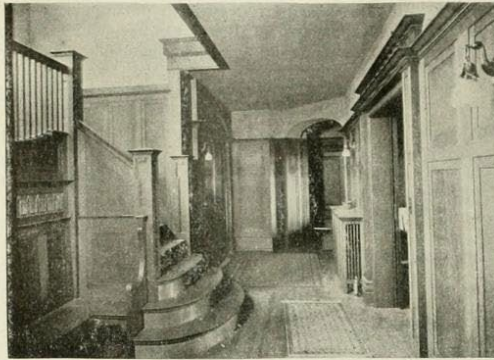


Fig. 7—Hall finished in quarter-cut oak. Hall is lighted by wall bracket lights.

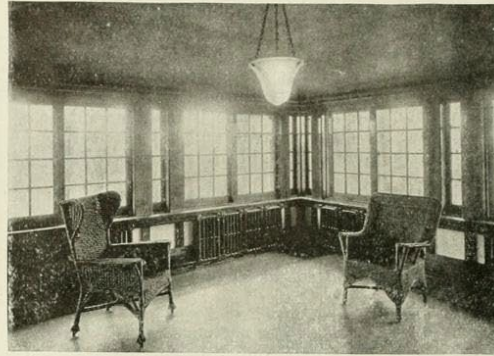


Fig. 10—Sunroom on bedroom floor. Note deep bowl semi-indirect lighting fixture.

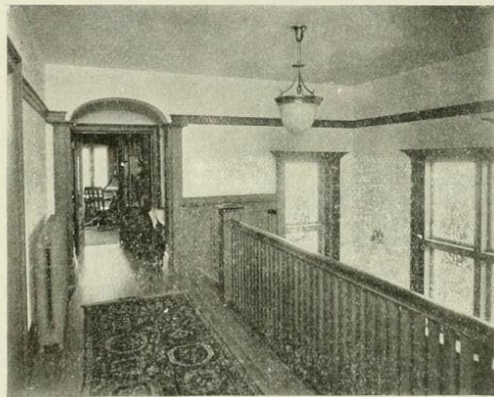


Fig. 8—Upstairs hall, showing central electric fixture and wall light, railing, leaded windows representing the four seasons.



Fig. 11—Palm room on ground floor. Note flat bowl semi-indirect lighting fixture. Hardware supplied by Aikenhead Hardware, Limited.

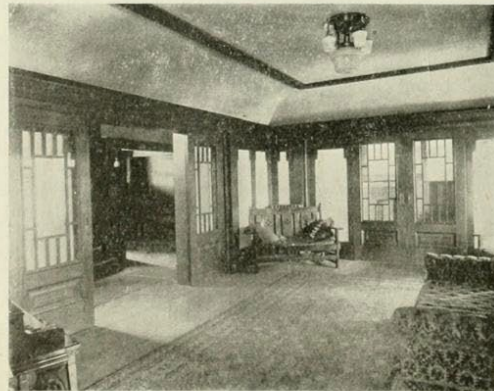


Fig. 9—Living room looking towards dining room. Note doors leading to hall do not disappear. Note also beautiful lighting fixture.

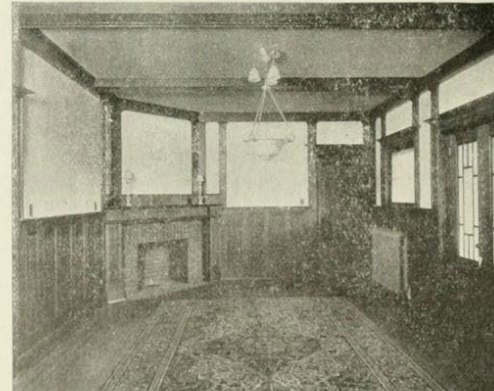


Fig. 12—Dining room, showing fireplace and combination direct and semi-indirect lighting fixture.

Figure 19: Historic images and descriptions of 94 Cortleigh Boulevard, 1915 (Canadian Builder and Carpenter, January 1916)

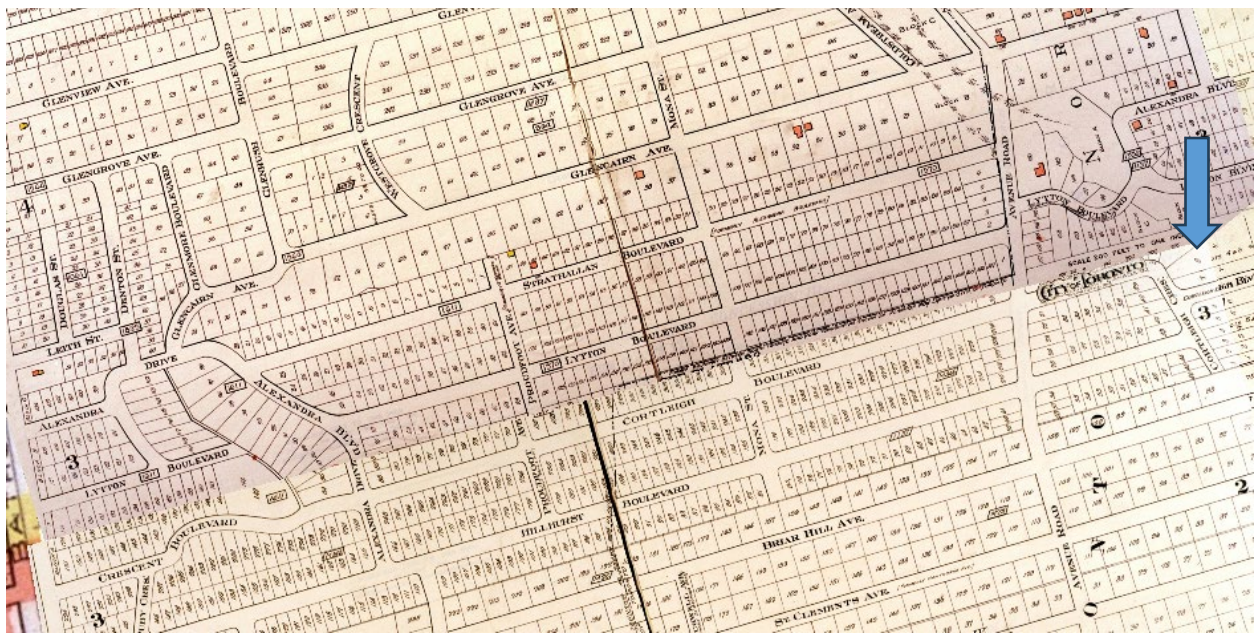


Figure 20: Atlas of the City of Toronto, 1913 (Chas. E. Goad Company) showing location and context of 94 Cortleigh Boulevard (notated by blue arrow)

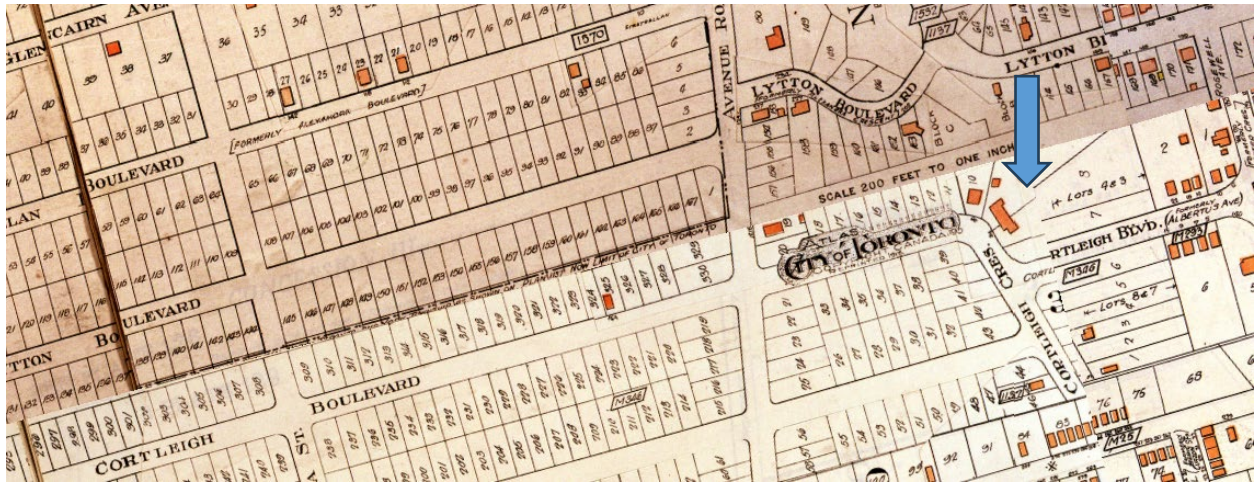


Figure 21: Atlas of the City of Toronto, 1924 (Chas. E. Goad Company) showing location and context of 94 Cortleigh Boulevard (notated by blue arrow)

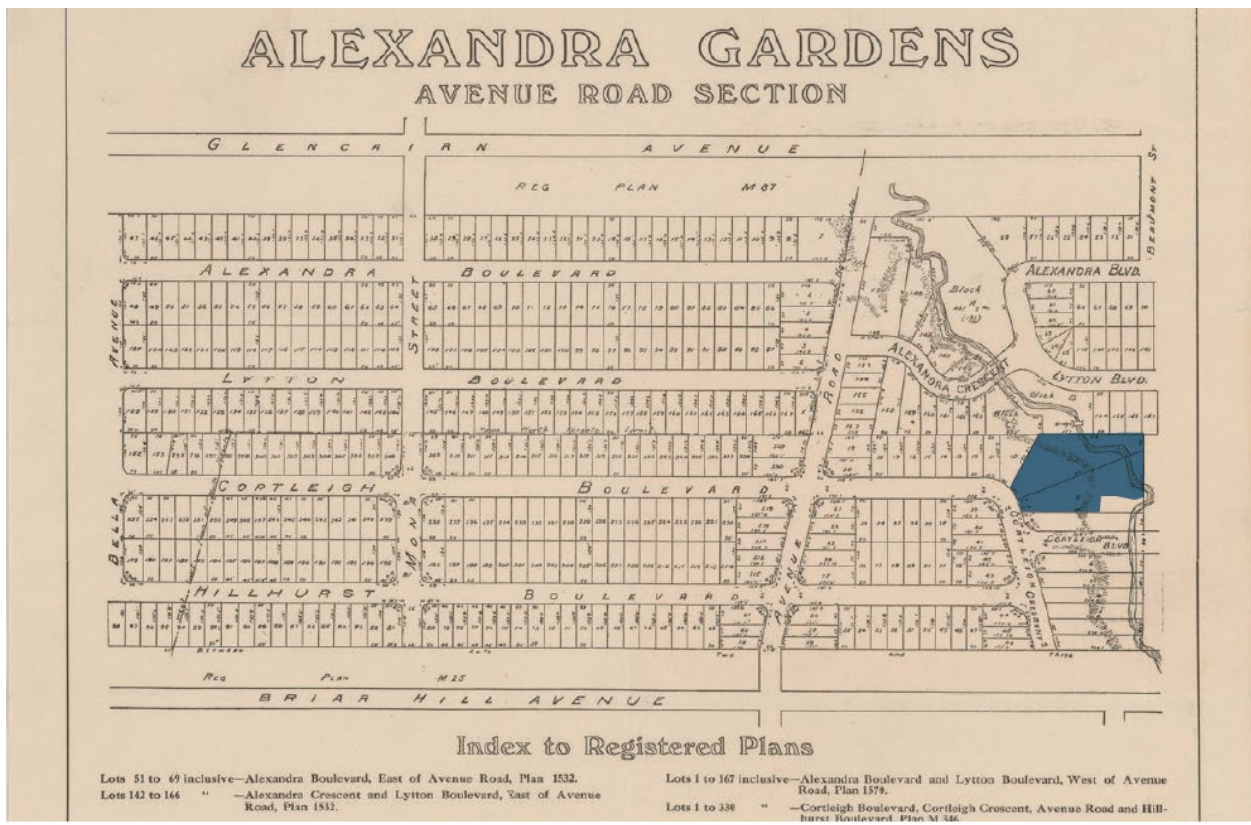


Figure 22: annotated c. 1915 plan of Alexandra Gardens' Avenue Road section with 94 Cortleigh Boulevard shaded in blue (City of Toronto Archives; Cultural Heritage Evaluation Report, ERA Architecture Inc)

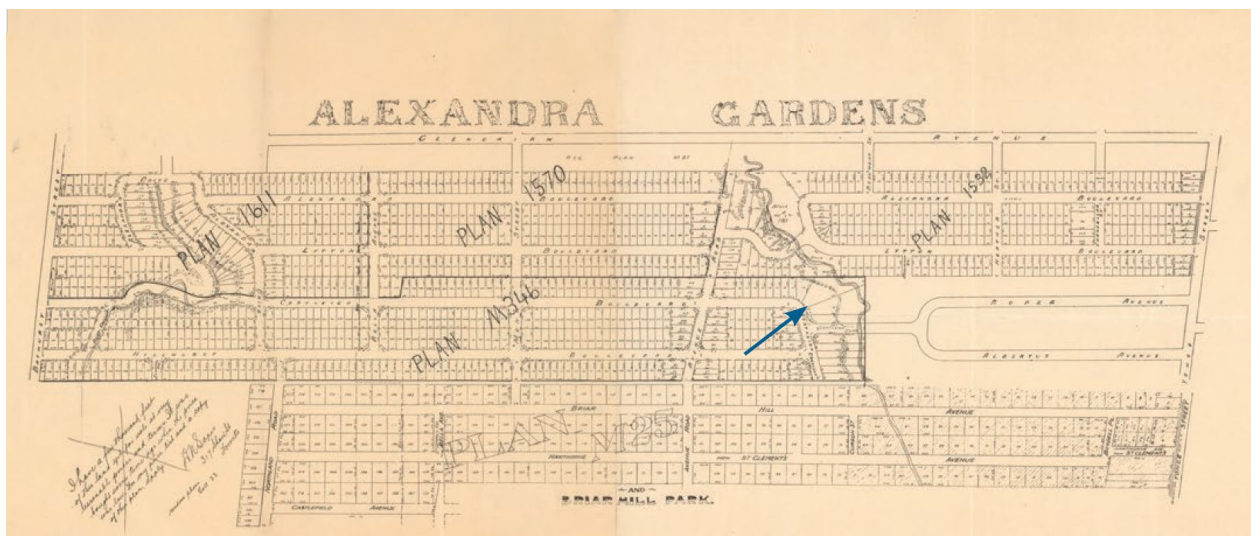


Figure 23: annotated c.1915 plan of the Alexander Gardens subdivisions comprising Registered Plans 1611, 1570, 1532, and M346 ;location of 94 Cortleigh Boulevard indicated by the blue arrow (City of Toronto Archives; Cultural Heritage Evaluation Report, ERA Architecture Inc)

*For a Home---
As an Investment*



The Ravine in Alexandra Gardens set aside for a Park

ALEXANDRA GARDENS

"On the Highlands of Toronto"

Alexandra Gardens is accounted to be the finest location in the ideal residential suburb of North Toronto:—south of Glen Grove, opposite Victoria avenue. It stands on the highest point of land overlooking Toronto from any direction. It is beautifully wooded. The southeastern portion facing Yonge street is covered by an apple orchard. The land rises gradually westward, terminating in a beautiful ravine immediately east of Avenue road. This ravine is set aside for park purposes for the residents of Alexandra Gardens.

There is no question as to the investment value of land bought in Alexandra Gardens at present prices. Values will advance rapidly, and equal or exceed prevailing prices in the north central high-class residential district. The property is already surrounded by fine residences, and there is great activity in real estate throughout the district. So sure are the owners of Alexandra Gardens that there will be a steady increase in value in real estate in this district, and particularly in Alexandra Gardens, that they are prepared to make liberal advances to a limited number of purchasers of lots who desire to build themselves suitable homes. The building restrictions are very reasonable—only such as will ensure the erection of fireproof dwellings of neat architectural design.

**Roads have been Extended—Granolithic Sidewalks laid—Building Operations began two weeks ago.
See Alexandra Gardens and reserve a lot.**

Ussher, Strathy & Co.

North Toronto Agents

PHONE N. 1330

Get off at STOP 19, on the Metropolitan car, or Phone Main 7475 and make an appointment for an Automobile ride to "Alexandra Gardens"

The Trusts and Guarantee Co., Limited

Managers for the Owners

45 KING STREET WEST, TORONTO

Send to my address plans and terms of purchase for lots in "Alexandra Gardens."

STAR

Figure 24: Historical newspaper advertisement for Alexandra Gardens subdivision, Toronto Daily Star, May 28, 1910 (Proquest - Toronto Public Library)

5. LIST OF SOURCES

ARCHIVAL SOURCES

- City of Toronto Archives - Building Permits
- City of Toronto Archives - Atlas of the City of Toronto and Suburbs (Goad, Charles), 1903, 1913, 1924, 1934
- City of Toronto Building Records
- City of Toronto Public Library - North Toronto and Toronto Directories, 1890 -1955
- City of Toronto Public Library - Proquest newspapers
- Ontario Land Registry Office, Historical Books 5 and 16; and List of Subdivision surveys and registrations
- University of Toronto Archives - Canadian Builder and Carpenter, Dec. 1915 and Jan . 1916 [https:// archive.org/search?query=subject%3A%22Building+--+Canada+Periodicals%22](https://archive.org/search?query=subject%3A%22Building+--+Canada+Periodicals%22)

SECONDARY SOURCES

- ERA Architecture Inc. *94 Cortleigh Boulevard - Cultural Heritage Evaluation Report*, 2024
- Lytton Park - Neighbourhood Guide
www.neighbourhoodguide.com/toronto/uptown/lytton-park/