

The following images and text are drawn directly from the North Rosedale Heritage Conservation District Plan unless otherwise noted in **red** text.

They serve to demonstrate that, with the exception of Pre-1900 "Victorian", the full breadth of architectural periods and styles identified by the NRHCD exist within the immediate context of 2 Old George Place (none more than 10 houses distant). Further, their specific inclusion in the NRHCD reinforces their exemplary nature and should prompt their consideration in the context of this proposal.

**1900-1916 – Edwardian to mid-Great War**

Many North Rosedale homes are built in this period, the majority of which are located south of Summerhill Avenue. The dominant style here is Edwardian classicism, however some fine Arts and Crafts designs are located throughout.



**Figure 13: 112 Roxborough (1914) (C rating: good example of style, contributed to heritage character)**

### 1917-1929 – Mid war to pre-Depression

The desire for Canadian influence in art and architecture was strongly felt in this post-war period. Most Victorian decorative exuberance was rejected, perhaps a result of the sobering trauma of the war and its sacrifices. Refined and still largely academic Tudor and Georgian styles are common. There was a proliferation of pattern books for houses in this period (refer Appendix 3).



**Figure 14: 93 Roxborough Drive (Alfred Chapman - designed and occupied - 1927)  
(B rating: Prominent location; prominent architect; good example of style)**

### 1930-1945 – Great Depression / WWII

In this period, domestic architecture began to respond to the influence of modernity and its machine aesthetics, exhibiting a more reductive expression than the previous architectural period. The styles have recognizably Tudor and Georgian forms, but are reduced and geometrized, and sometimes display Art Deco and Art Moderne influences.



**Figure 15: 67 Roxborough Drive (Mackenzie Waters, 1935) (B rating: prominent location; prominent architect; interesting/rare example of style).**



**1946-1967 – Post War to Centennial Expo 67**

Development in this period is characterized by modern ranch style homes. Additionally, some extreme renovations of older homes replaced historical detail.



**Figure 16: 1 Douglas Drive (1956) (unrated; too recent to be evaluated in terms of heritage significance)**

**1946-1967 – Post War to Centennial Expo 67**

Development in this period is characterized by modern ranch style homes. Additionally, some extreme renovations of older homes replaced historical detail.



Comparable adjacent property: 105 Roxborough Drive (1954) (also unrated)



### 1968 - Present

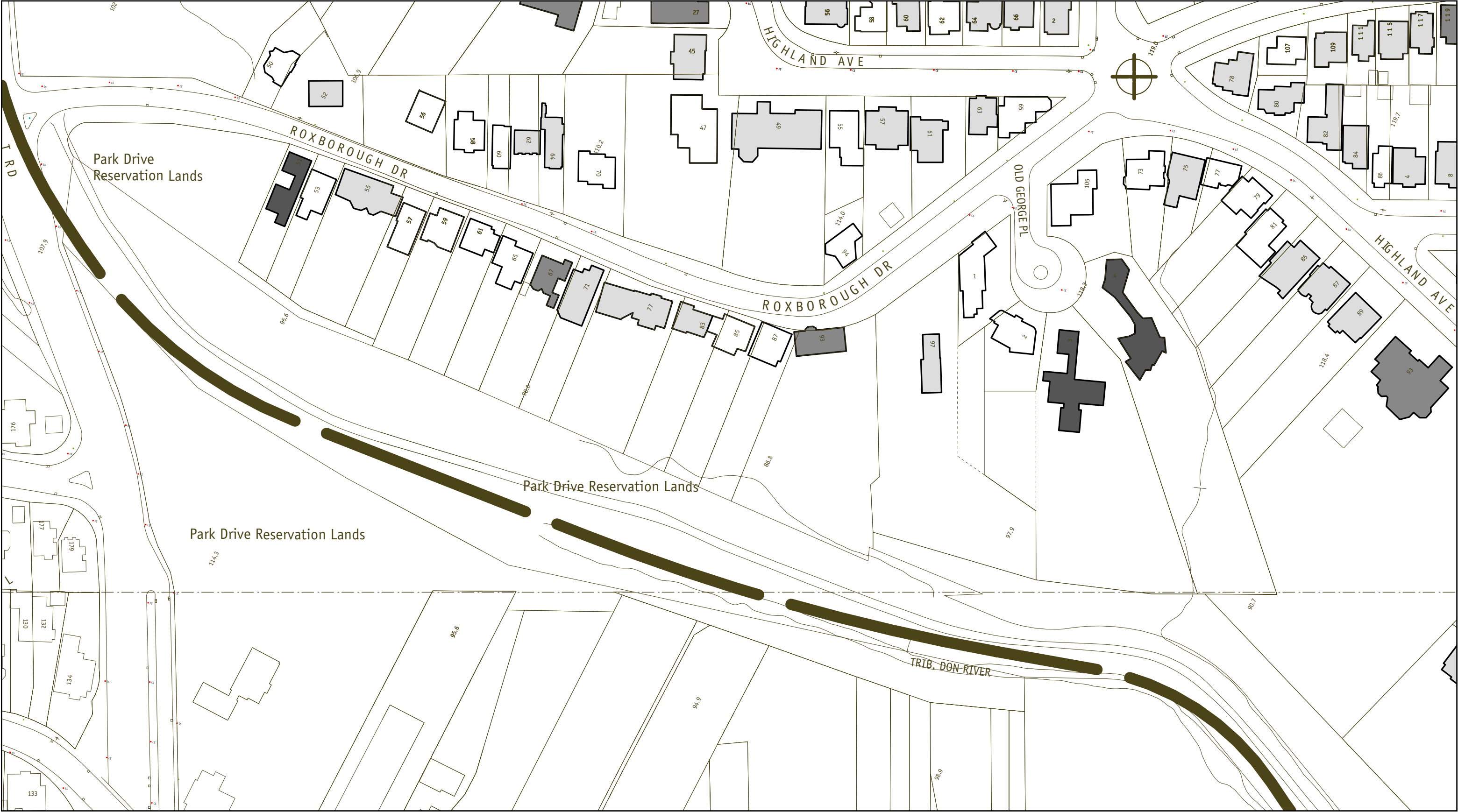
Some very fine modern and post-modern homes were constructed in this period, which was dominated by renovation and rebuilding. The following well-known architects built in North Rosedale: Barton Myers, Ron Thom, John Parkin, and Eberhard Zeidler.



Figure 17: 4 Old George Place (Ron Thom, 1965)  
(A rating: NRHCD text and photo missing)

The following plan and images constitute a contextual study of the immediate streetscape of which Old George Place is a part. They exemplify the 'complementary mix' referenced by the NRHCD in its description of the Ravine Lands and include examples from each of "North Rosedale's influential periods of development" documented in Section 5.1 of the NRHCD with the exception of Pre-1900 "Victorian". Houses in this area vary in height, massing, form, and detailing with single-storey houses comfortably neighbouring two- and three- storey houses.













Original Architect: Barton Myers  
Constructed: c. 1974  
Designation: A rated





Original Architect: unknown  
Constructed: c. 1953  
Designation: Unrated





Original Architect: Ashton Pentecost  
Constructed: c. 1912  
Designation: C rated





Original Architect: unknown  
Constructed: post-1967  
Designation: Unrated





Original Architect: unknown  
Constructed: post-1967  
Designation: Unrated





Original Architect: G. Crimi / Fairmont Properties Ltd.  
Constructed: c. 2024  
Designation: Unrated





Original Architect: Edouardo A. Ortiz / architecture unfolded inc.  
Constructed: c. 2016  
Designation: Unrated





Original Architect: Mackenzie Waters  
Constructed: c. 1935  
Designation: B rated





Original Architect: unknown  
Constructed: post-1967  
Designation: C rated





Original Architect: Alfred Chapman  
Constructed: c. 1915  
Designation: C rated





Original Architect: Alfred Chapman  
Constructed: c. 1915  
Designation: C rated





Original Architect: unknown  
Constructed: c. 1961  
Designation: Unrated





Original Architect: Crang & Boake  
Constructed: c. 1956  
Designation: Unrated





Original Architect: Alfred Chapman  
Constructed: c. 1927  
Designation: B rated





Original Architect: unknown  
Constructed: c. 1938  
Designation: Unrated





Original Architect: unknown  
Constructed: c. 1969  
Designation: Unrated





Original Architect: unknown  
Constructed: c. 1969  
Designation: Unrated





Original Architect: William G. Grierson; renovated Hicks & Pettes  
Constructed: c. 1965; renovated c. 2000  
Designation: Unrated





Original Architect: John B. Parkin; renovated Giannone Petricone  
Constructed: c. 1960; renovated c. 2008  
Designation: ?





Original Architect: Ron Thom  
Constructed: c. 1968  
Designation: A rated





Original Architect: unknown  
Constructed: c. 1954  
Designation: Unrated





Original Architect: Page and Warrington  
Constructed: c. 1921  
Designation: Unrated





Original Architect: Molesworth, West & Secord  
Constructed: c. 1923  
Designation: C rated





Original Architect: unknown  
Constructed: c. 1924  
Designation: Unrated





Original Architect: unknown  
Constructed: varies  
Designation: Unrated / C rated / C rated





Original Architect: unknown  
Constructed: c. 1967  
Designation: Unrated





Original Architect: unknown  
Constructed: c. 1911  
Designation: C rated





Original Architect: unknown  
Constructed: c. 1911  
Designation: C rated