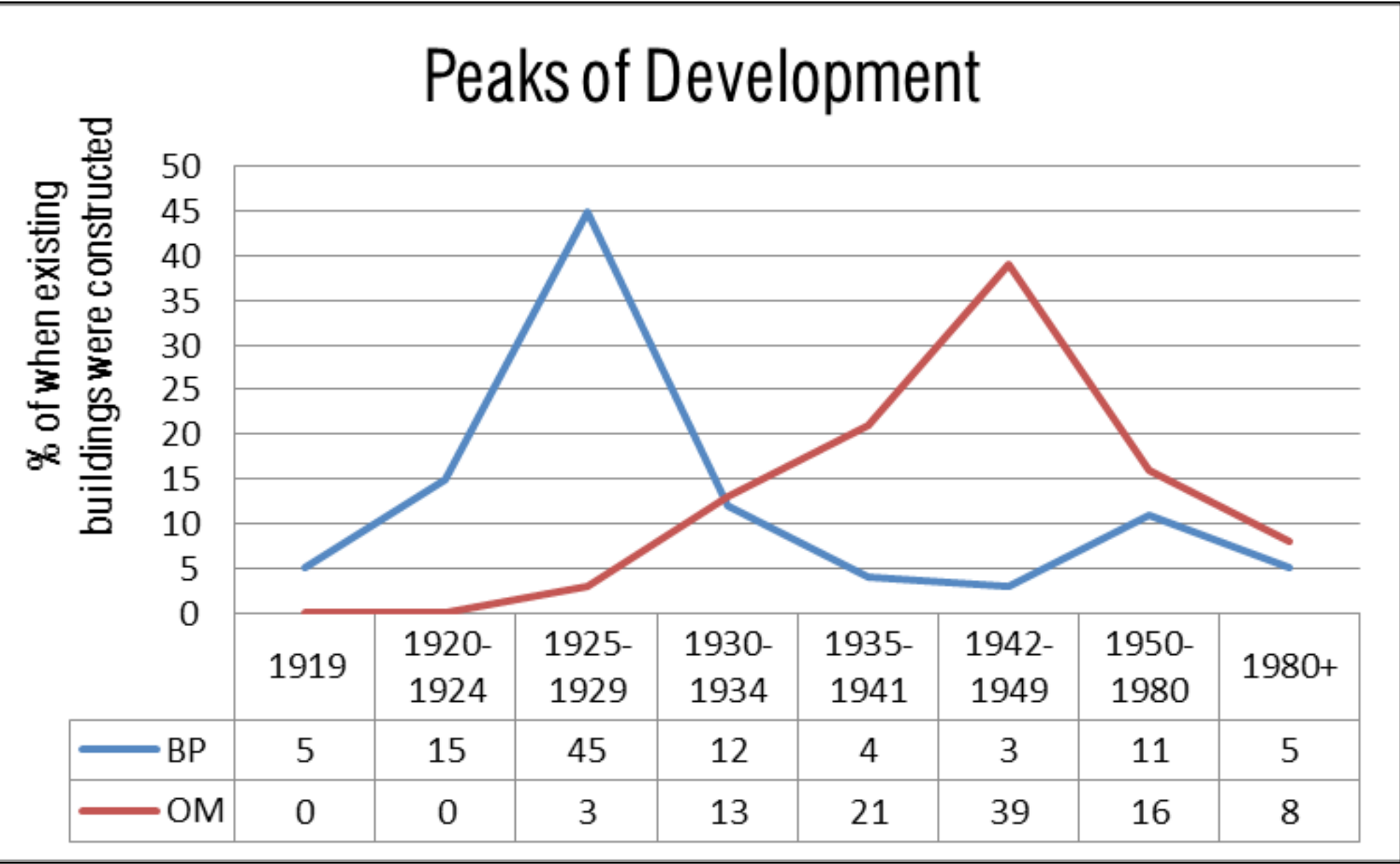
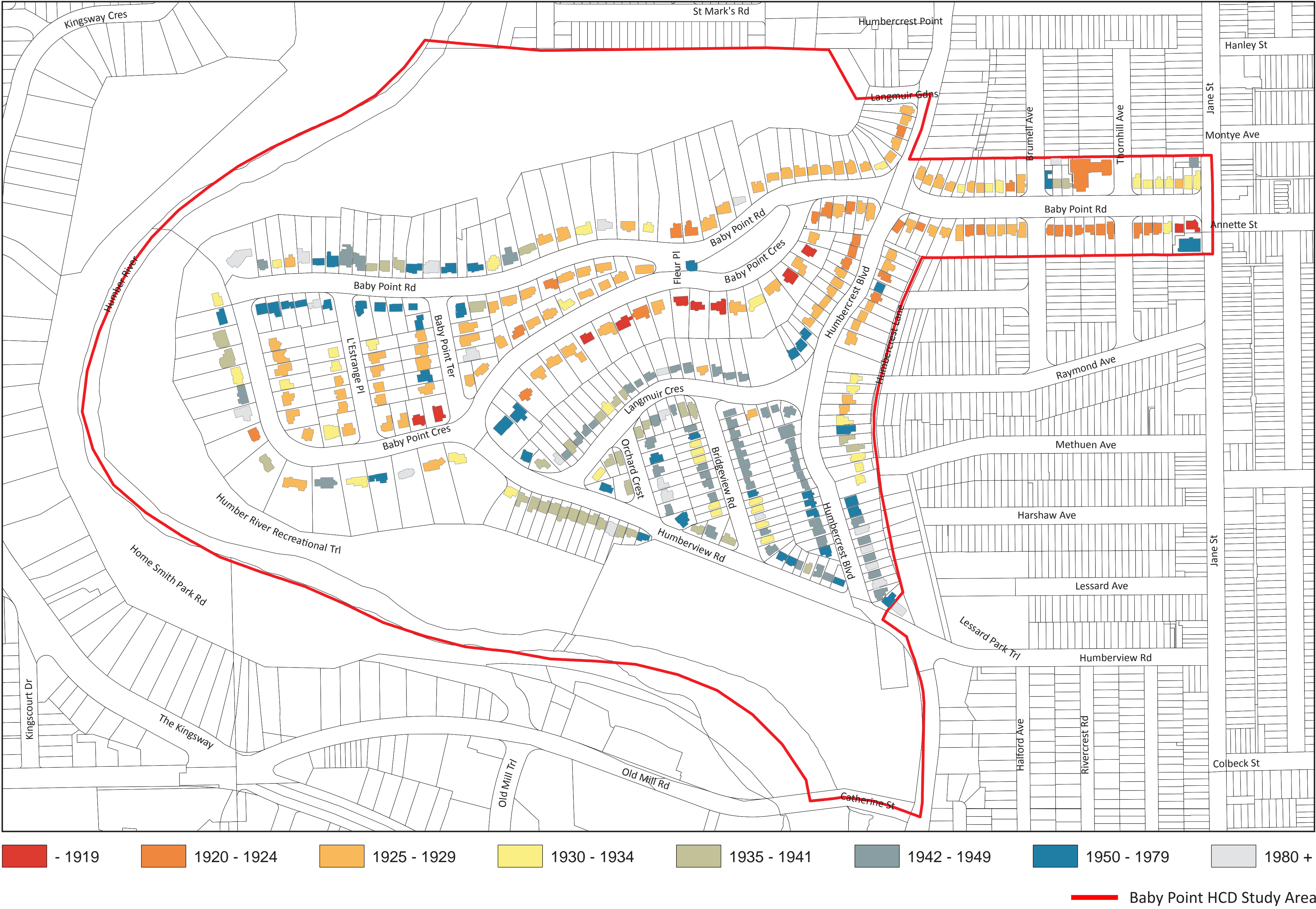


Dates of Construction







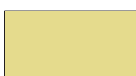


An analysis of dates of construction of houses in the study area was undertaken in order to determine not only the age of the existing buildings, but to identify major periods of development. Research determined that construction in the Baby Point neighbourhood peaked between 1925 – 1929, and that approximately 80 per cent of the neighbourhood’s current houses were built by 1934.

This period of development aligns with the time during which designs for new houses had to be approved by the Robert Home Smith Company (1911-1941) and had to abide by certain design restrictions. This supported high quality house designs that were compatible with the neighbourhood and it’s park-like setting in terms of materiality, architectural style, placement and landscaping.

In contrast, construction in Old Millside peaked in the late 1940s, after the design restrictions that were put in place by the Robert Home Smith Company expired. This later peak of development is reflected in the more regular placement of houses in Old Millside, which are generally smaller and resulted in greater land disturbance than houses in Baby Point.

Architectural Styles



- | | | | |
|--|--|---|---|
|  Colonial Revival |  Neo Colonial Revival |  Neo English Cottage/Tudor |  English Cottage/Tudor |
|  Other |  Bungalow |  Minimal Traditional |  Baby Point HCD Study Area |



The study area includes a variety of early to mid-20th century architectural styles, interspersed with contemporary buildings which range from traditionalist to modern.

The Baby Point neighbourhood is fairly consistent in style owing to its substantial development during the Home Smith Building Period (1911-1941) and associated design regulations. Most houses in Baby Point were designed in the English Cottage / Tudor Revival style (34 per cent) or the Colonial Revival style (35 per cent), two architectural styles that were popular in garden suburb neighbourhoods and reflected ideas of domesticity, craftsmanship and the picturesque.

The Old Millside neighbourhood has a greater variety of architectural styles owing to its longer and later period of development (1940s – 1980). The neighbourhood contains examples of both the English Cottage/Tudor Revival and Colonial Revival styles; however, it also has examples of the Minimal Traditional style (15 per cent) that was popular in the post-war period and reflected modern architectural sensibilities.

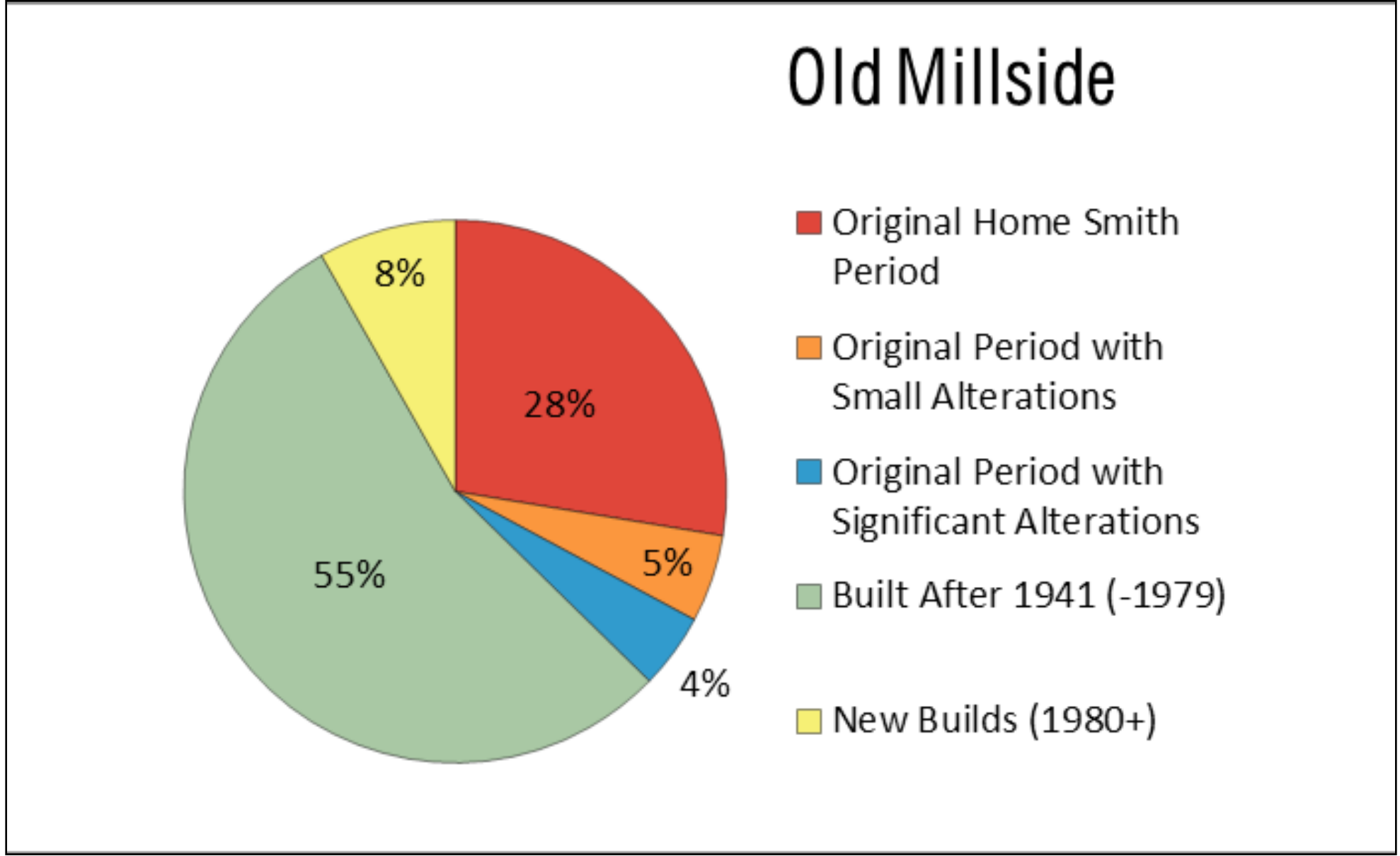
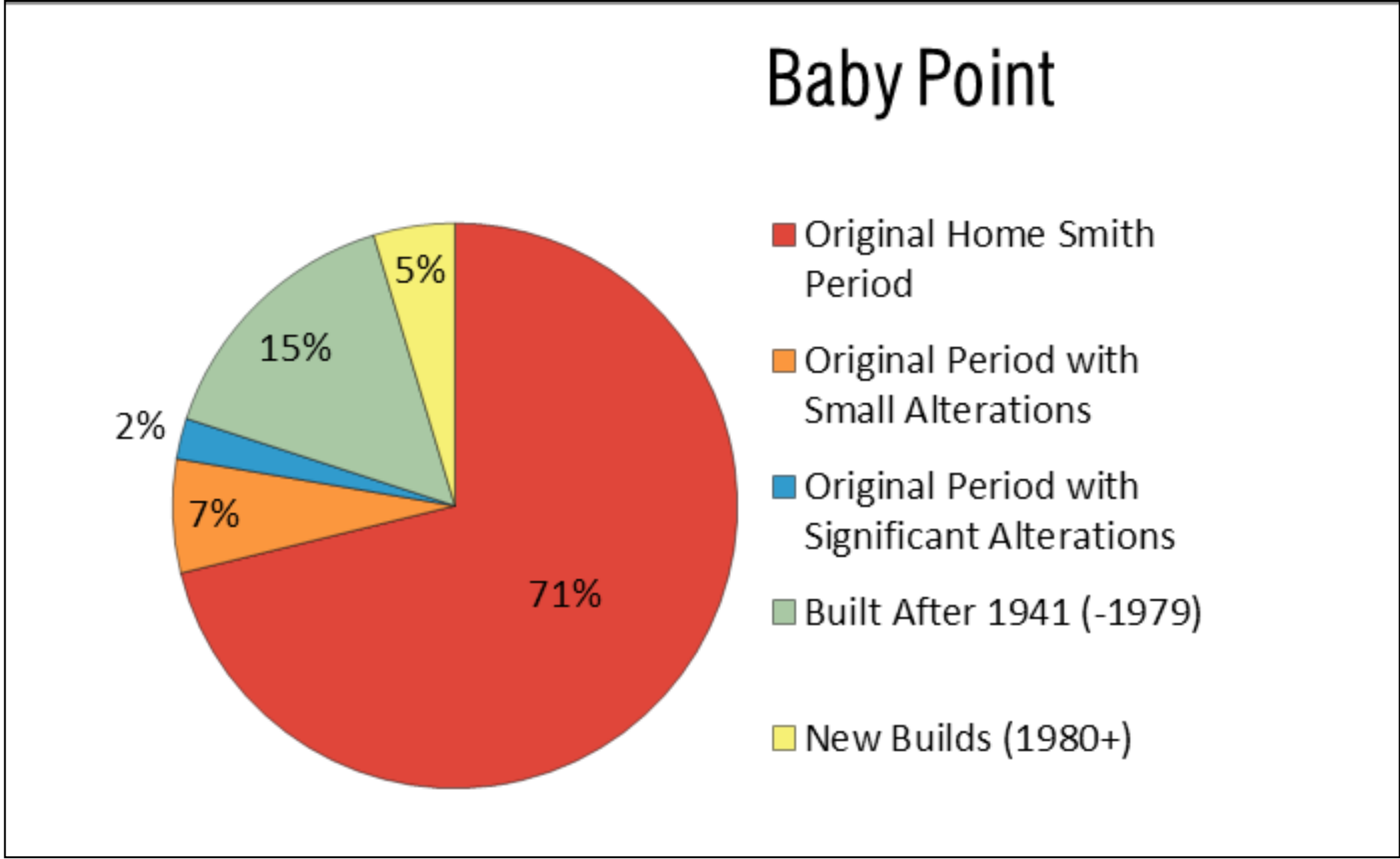
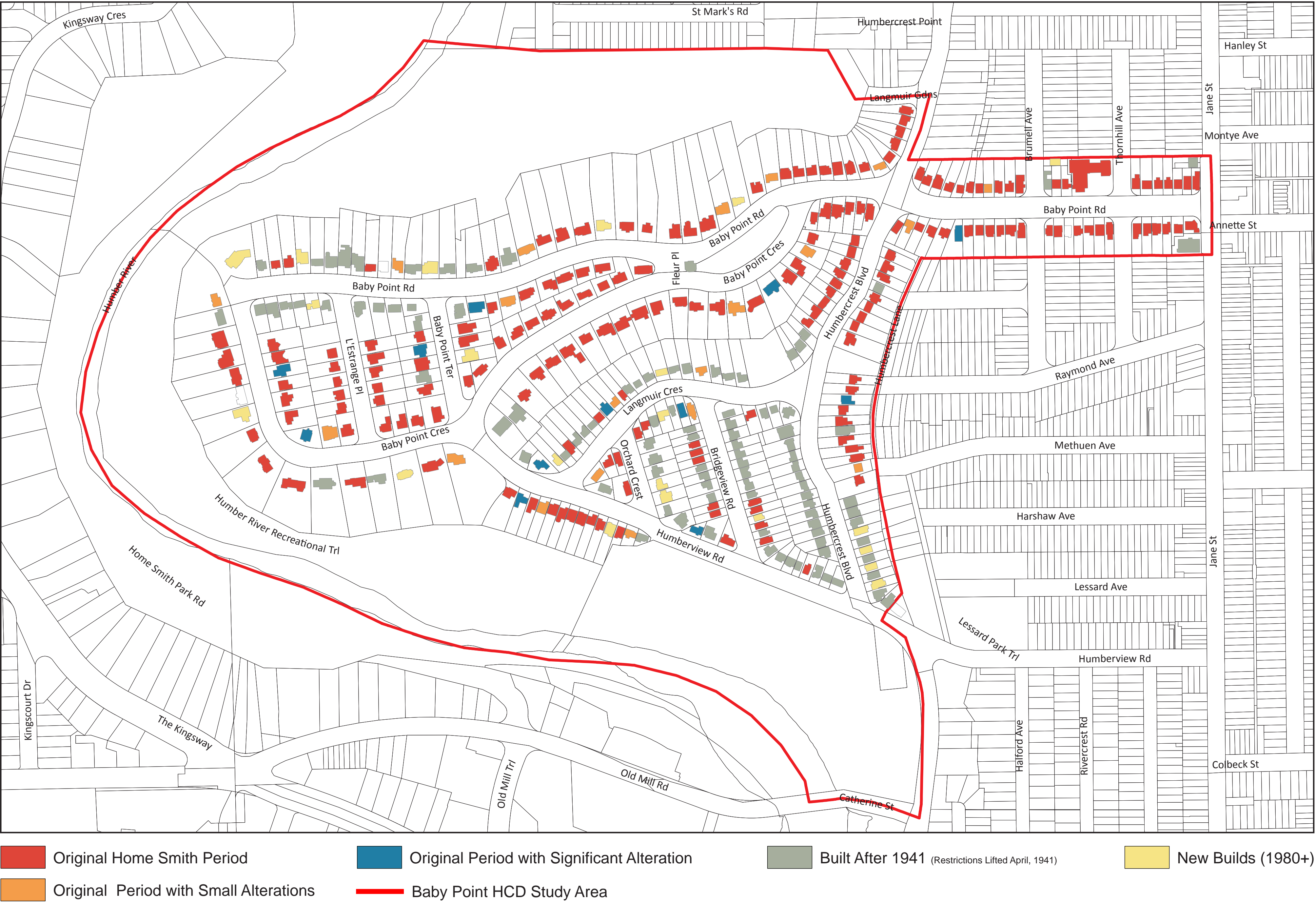
Building Typologies



Building typologies are a means of understanding and analyzing the shape and form of the building including its massing, roof type, height, and number of bays to identify patterns of built form in the survey area. Although the analysis considers architectural styles, it is not the primary determining factor, since details from different styles are often applied as ornament to the same basic house form. This analysis determined that the built form in the Baby Point area is far more consistent than Old Millside, and that the predominant typologies that characterize each area are different.



Integrity

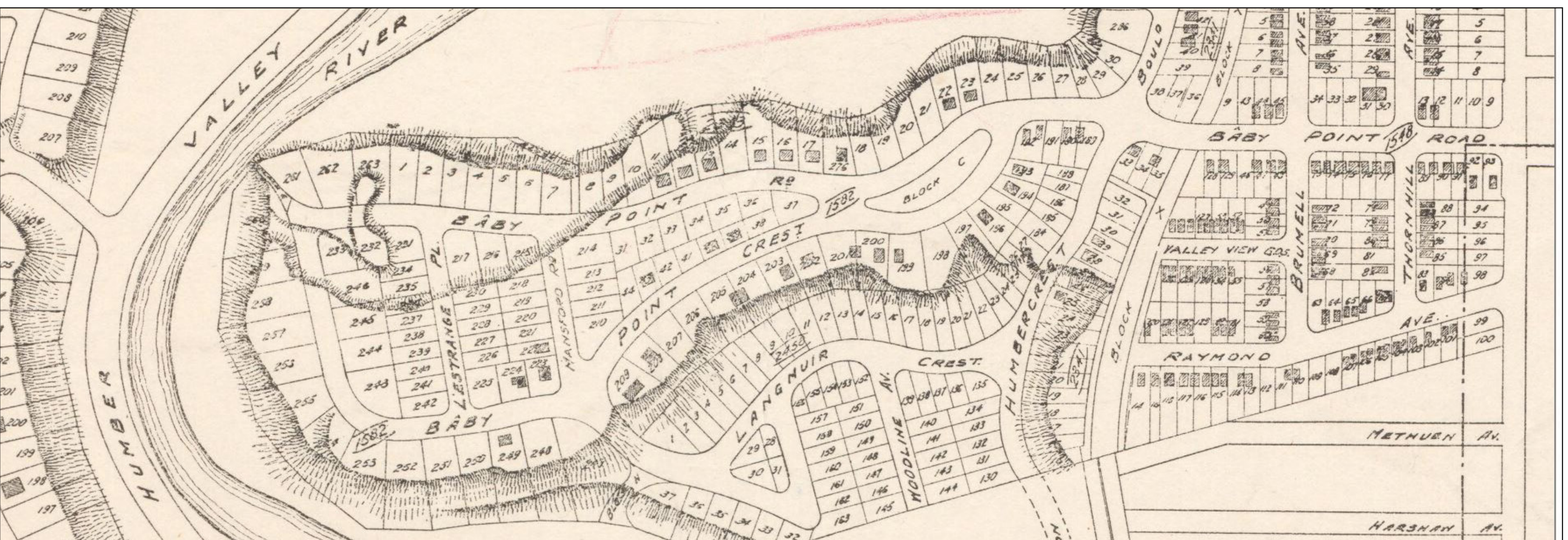


Integrity refers to how well a property is able to illustrate its heritage value, based upon physical features that relate to a specific period of time, association or event. For example, a building valued for its Colonial Revival design could have integrity if it retains features that relate to Colonial Revival architecture, such as a centre doorway flanked by bays with symmetrical windows. A building could still have integrity despite subsequent alterations or additions.

Following an analysis of dates of construction and architectural styles, the consultant team determined whether houses constructed during the Home Smith Building Period (1911-1941) have sufficient integrity in order to reflect the design principles associated with this period of development. This was done in part by evaluating the degree of visible alterations to each house, taking into consideration architectural details, building materials, and additions.

78 per cent of the houses in the Baby Point neighbourhood constructed during the Home Smith Building Period appear to have had few to no visible exterior alterations, and continue to reflect the neighbourhood's garden suburb design principles. In contrast, only 33 per cent of the properties in Old Millside reflect this period of development, with greater variety in architectural style and features throughout the neighbourhood. The majority of houses in Old Millside (63 per cent) were built post-war.

Public Realm



The natural topography of Baby Point, Plan of Humber Valley surveys, 1929

Public realm is used to refer to the space around and between buildings that is publicly accessible (streets, sidewalks, parks). Alongside private landscapes (i.e. front yards), the public realm contributes to a neighbourhood's overall character. The public realm and private landscapes of Baby Point and to a lesser degree Old Millside owe much of their appearance to the study area's Garden Suburb roots, where curvilinear roads followed the contours of the land providing new perspectives at each turn, and where buildings have generous front setbacks contributing to a perception of expansive and continuous green spaces. Houses that back onto the escarpment tend to have the largest front setbacks, whereas houses on properties on inner blocks are set more closely to the road.

In Baby Point, during the Home Smith Building Period, the siting of houses was strictly controlled to limit excavation, landscape modification and tree removal in order to preserve the natural environment, including the topography and mature trees. This resulted in an undulating pattern of houses that contribute to the overall naturalistic park like setting of the area.

In contrast, Old Millside was developed after the restrictions were lifted, resulting in a more modified landscape with fewer mature trees. Setbacks in Old Millside are generally more homogeneous than in Baby Point.