

Heritage Evaluation | Hilton Avenue

A potential HCD needs to be evaluated based on the criteria for determining cultural heritage value in Heritage Conservation Districts in Toronto: Policies, Procedures and Terms of Reference in order to establish its significance and whether the area merits designation as an HCD. In addition, the area must retain enough integrity so that these values can be communicated.

Contextual Value

Criterion	Yes/No	Significance
Possesses a character that defines, maintains or supports the area’s history and sense of time and place	YES	The street represents an excellent example of middle class turn of the century housing that has maintained its integrity.
Contains resources that are interrelated by design, history, use and/or setting	YES	Houses built between 1910 and 1919; Hillcrest School; and adjacent resources including Wells Hill Park and Wychwood Library
Is defined by, planned around, or is a landmark	NO	

Design and Physical Value

Criterion	Yes/No	Significance
Has a rare, unique, representative or early collection of a style, type, expression, materials, or construction method	YES	The district includes a collection of Edwardian two-bay homes that were mostly built within a narrow 10 year period of 1910 to 1919. They represent excellent examples of that style and its variants.
Has a rare, unique, or representative layout, plan, landscape, or spatial organization	YES	The district exemplifies an early 20th century middle class urban street form. The houses create a continuous street wall with consistent lot sizes and setbacks; predominance of 2.5 storey building height; and the datum lines and articulated rhythms created by the projecting porches, bay windows, dormers and roof eaves. The houses built at grade with the lack of sunken driveways create a continuous ground plane.
Displays a consistently high degree of overall craftsmanship or artistic merit	NO	

Social and Community Value

Criterion	Yes/No
Yields information that contributes to the understanding of, supports, or maintains a community, culture or identity within the district	NO
Is historically and/or functionally linked to a cultural group, or organized movement or ideology that is significant to a community, plays a historic or ongoing role in the practice of recognition of religious, spiritual or sacred beliefs of a defined group of people that is significant to a community	NO

Historical and Associative Value

Criterion	Yes/No
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO
Yields, or has the potential to yield, information that contributes to an understanding of the history of a community or area	NO
Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer or theorist who is significant to a community	NO

Natural and Scientific Value

Criterion	Yes/No
Has a rare, unique or representative collection of significant natural resources	NO
Represents, or is a result of, a significant technical or scientific achievement	NO

Heritage Attributes

Heritage attributes are the physical, spatial and material elements within the district that convey its heritage character and that should be conserved. They include buildings, streets and open spaces that are a collective asset to the community. Heritage attributes can range from physical features, such as building materials or architectural motifs, to overall spatial patterns, such as street layout and topography.

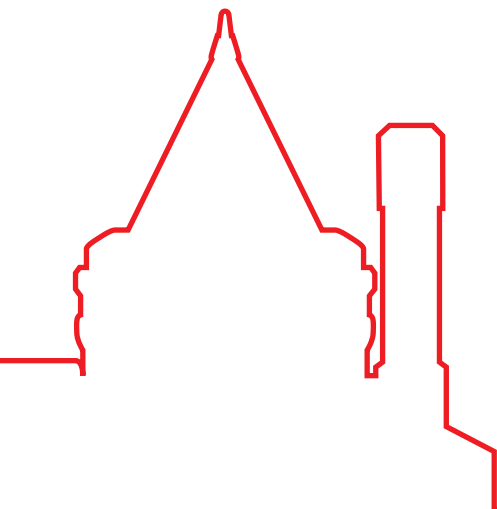


Heritage attributes that embody the contextual values of the district include:

- The consistent streetscape of distinct Edwardian two-bay houses constructed between 1910 – 1919 typifying Toronto middle class housing
- Hillcrest Community School at 44 Hilton Avenue, an important neighbourhood institution and community landmark

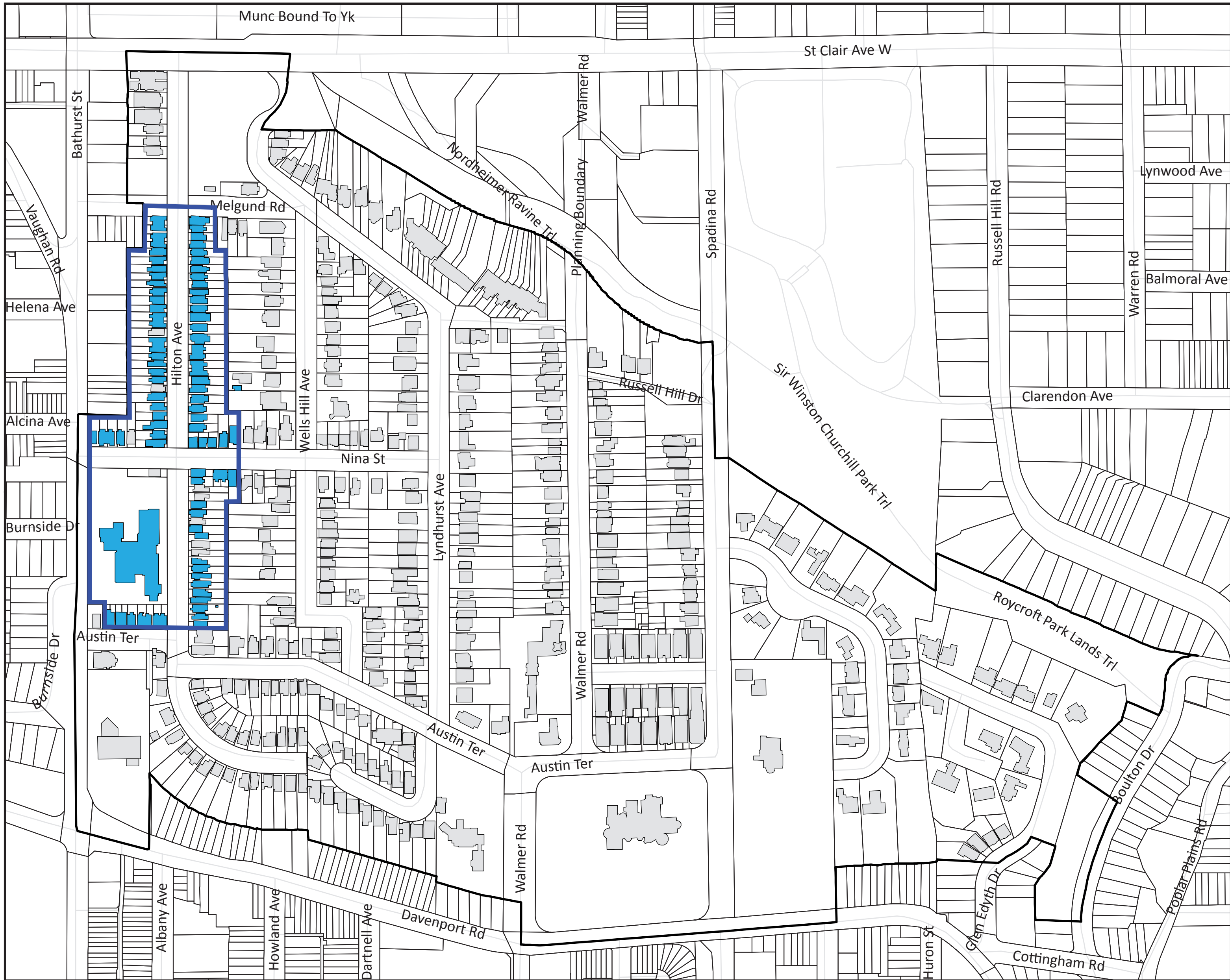
Heritage attributes that embody the design and physical values of the district include:

- The consistency of the predominantly detached Edwardian two-bay houses with some semi-detached of a similar style
- The consistency of the character on both sides of the street
- The consistency of lot sizes and property frontages
- The consistency of the street wall created by the 2-3 m setbacks
- The consistency of the low-rise scale of houses, generally 2-2.5 storeys tall
- The predominant use of brick cladding with stone, wood, stucco and wood shingle detailing
- The predominant front and side-gable roof rhythm
- The central dormer windows or central window in front gable
- The bay windows, often 2-storeys tall
- The projecting front porches with gabled entrances and brick-based pillars
- The consistent grade of the front yards



CASA LOMA HCD STUDY: Open House

June 20, 2018 | 5:30pm - 8:30pm



Proposed Hilton Ave HCD Contributing Properties in HCDs Casa Loma HCD Study Boundary

Contributing properties

Properties within the proposed Hilton Avenue HCD were individually evaluated to determine whether they contribute to the area’s heritage value. Contributing properties are those that have design and contextual value that contribute to the areas heritage character. Properties were identified as contributing if they satisfied the following criteria:

- Constructed during the build out and intensification period (1900-1929);
- Is a prevailing typology Type 1 – Edwardian Two Bay typology;
- Is an Edwardian Two Bay (or bungalow); and/or
- Maintain their integrity and have not been significantly altered as seen from the street

Description of Historic Place

Hilton Avenue is the western most street in the residential neighbourhood of Casa Loma. It is on lands that were originally part of the Davenport estate owned by Colonel Joseph Wells. After Wells’ death in 1853, the property was divided into three narrow lots that ran from Bloor Street to St. Clair Avenue West. The western lot was inherited by Arthur Wells, the fifth son, which he gradually subdivided and sold off. By 1894, Nena Street (now Nina Street) and Bay View Avenue (now Hilton Ave north of Nina Street) were laid out on the northern portion of Arthur’s property. The southern portion of his property was acquired by William Gooderham. By 1903, it had been subdivided into Hillcrest Avenue (now Austin Terrace) and Albany Avenue (now Hilton Avenue south of Nina Street).

Hilton Avenue was intensively developed in a ten year period between 1910 and 1919, with development continuing at a slower pace in the 1920s. The street is defined by its brick Edwardian two-bay houses that create a street wall of consistent height and setback with an articulated regular rhythm of projecting front porches and bay windows. Hilton Avenue is an excellent example of an early 20th century middle class urban street that has maintained its integrity, authenticity and coherence.

The district’s boundary generally includes all properties along Hilton Avenue between Austin Terrace and Melgund Road. Additional properties on Austin Terrace, and Nina and Bathurst Streets have been included

Cultural Heritage Value

Hilton Avenue’s cultural heritage value is based on its contextual, design and physical values as an excellent representation of an early 20th century middle class Edwardian two-bay residential neighbourhood. Its consistency largely relates to the construction of most of its homes in a narrow 10 year period between 1910 and 1919.

The district’s design and physical values stem from the predominance of Edwardian two-bay houses. This typology is composed, at its basic form, of a double height bay window and a front porch with a simple window above. The roof is either a side gable with a central dormer or a front gable clad in wood shingles with a central window. The front porches have projecting front gabled roofs that rest on high brick bases with short wooden columns. Variants include two-bay compositions with a single story bay window with a simple window above, and a projecting gabled front porch with a bay window above. Other variants have a central second storey oriel window, and porches that extend the full width of the façade. A wider three-bay variant is also found in the area.

The overall street character is reinforced by the predominance of 2.5 storey buildings, their regular street wall height, and by the datum lines and articulated rhythms created by the projecting porches, bay windows, dormers and roof eaves. The consistency of the street character is further supported by the buildings’ cladding materials: brick as the predominant cladding with stone and wood accents, and wood shingles in the front gables.

The district’s contextual value as an early 20th century middle class urban neighbourhood stem from its cohesive streetscape of distinctive Edwardian two-bay houses built between 1910 and 1919. The houses create a continuous street wall of regular lot sizes and building heights articulated by entrance porches, bay windows and dormers.

The Hillcrest Community School, which also contains a community centre, is an important landmark which contributes to the heritage character and identity of Hilton Avenue. This anchor helps reinforce the contextual values by creating a strong sense of place at the south end of the district.