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Ulli S. Watkiss
City Clerk

City Clerk's Office

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
53 TURNER ROAD
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

[Redacted]
53 Turner Road
Toronto, Ontario
M6G 3H7

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 53 Turner Road (St. Paul's, Ward 21) under Part IV of the Ontario Heritage Act.

Reasons for Designation:

Description

The property at 53 Turner Road is worthy of designation under Part IV of the Ontario Heritage Act, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design or physical value, historical or associative value, and contextual value. Located on the southeast corner of Turner Road and Tyrrell Avenue, the detached house form building was constructed for businessman John Agnew in 1926.

Statement of Cultural Heritage Value

The cultural heritage value of the John Agnew House is related to its design or physical value as a 1½-storey cottage that is a representative example of Period Revival styling reflecting a high degree of craftsmanship, including interior features. Popularized in the 1920s and 1930s, the Period Revival style was based on precedents from English Tudor architecture.

The John Agnew House also has historical or associative value as it reflects the practice of Toronto architects Smith and Wright. In partnership from 1913 to 1938, Charles Wellington Smith and Percival R. Wright were best known for their commissions for educational buildings, including York Memorial Collegiate on Eglinton Avenue West.

The cultural heritage value of the John Agnew House is also connected to its contextual value as it maintains, supports and defines the character of the Bracondale neighbourhood. The area northwest of Davenport Road and Christie Street was the location of the Turner Estate, containing a mid-19th century house named "Bracondale Hill." The Turner Estate was subdivided over time, and the area became an unincorporated village named Bracondale that was annexed by the City of Toronto in 1909. The quality of the neighbourhood is reflected in the appearance of the houses, with many designed by architects, including the John Agnew House.

Heritage Attributes

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The heritage attributes related to the cultural value of the John Agnew House as a representative example of Period Revival styling with a high degree of craftsmanship are found on the exterior walls, roof and interior as described below, consisting of:

- The 1½-storey plan covered by a steeply-pitched cross-gable roof with large gables on the west and north sides, extended eaves with exposed rafters, a gabled dormer on the rear (east) slope, eyelid dormers on the north and south slopes, and brick chimneys on the north and east (rear) slopes
- The red brick cladding with brick, stone and wood detailing
- The treatment of the oversized gables, with wood strapwork, king posts, pebbled infill, and flat-headed window openings set in wood surrounds
- The organization of the principal (west) façade beneath the gable end, where a square bay window is set in the left (north) bay with the main entrance under an open porch in the right (south) bay; the bay window with flat-headed window openings and continuous stone lintels and sills; the main entrance with a single wood door flanked by sidelights with beveled glass; beside (right or south of) the entry, a single flat-headed window opening with beveled glass; and, the porch with a gable roof (its detailing mimics the gable ends of the main roof), brick posts, and mock buttresses with stone trim
- On the north wall facing Tyrrell Avenue, the pair of three-sided bay windows in the first storey that flank a single flat-headed window opening
- On all elevations, the placement of the window openings in wood surrounds; and, the windows, consisting of small multi-paned windows over larger single panes

The heritage attributes identified on the interior consist of:

- The first floor entrance vestibule and hall, with the oak floors, the oak applied for the doors and the door and window trim and, in the entrance hall, the coved ceiling and two archways
- The first floor reception room or den (southwest corner), with the oak floor, oak trim on the door and window surrounds, and coved ceiling
- The first floor living room (northwest corner), with the oak floor, brick fireplace (north wall) flanked by built-in wood cabinetry, two sets of French doors with multi-paned windows and wood trim leading to the entrance hall and dining room, oak trim on the door and window surrounds, plaster cornice, and plaster detailing on the ceiling
- The first floor dining room (on the north side of the house, east of the living room), with the oak floor, oak trim on the door and window surrounds, and oak panelling, plate rail and ceiling beams
- The second floor master bedroom (west end), with built-in wood shelves set in a wood surround on the south wall

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 21st of July, 2006, which is September 20, 2006. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 21st day of August, 2006.

Ulli S. Watkiss
City Clerk