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City Clerk's Office

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Toronto and East York Community Council
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Toronto, Ontario M5H 2N2

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City Clerk

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275 file ✓
RECU/RECEIVED
23 -10- 2006

**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 PASSING OF BY-LAW

████████████████████
53 Turner Road
Toronto, Ontario
M6G 3H7

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

Take notice that the Council of the City of Toronto has passed By-law No. 830-2006 to designate 53 Turner Road (St. Paul's, Ward 21) as being of cultural heritage value or interest.

Dated at Toronto this 20th day of October, 2006.

Ulli S. Watkiss
City Clerk

✓ RPM
2/8/07

RC

Authority: Toronto and East York Community Council Report 6, Clause 14,
as adopted by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 830-2006

To designate the property at 53 Turner Road (John Agnew House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 53 Turner Road (John Agnew House) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 53 Turner Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 53 Turner Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 53 Turner Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

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

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; and
- 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; and
- The second floor master bedroom (west end), with built-in wood shelves set in a wood surround on the south wall.

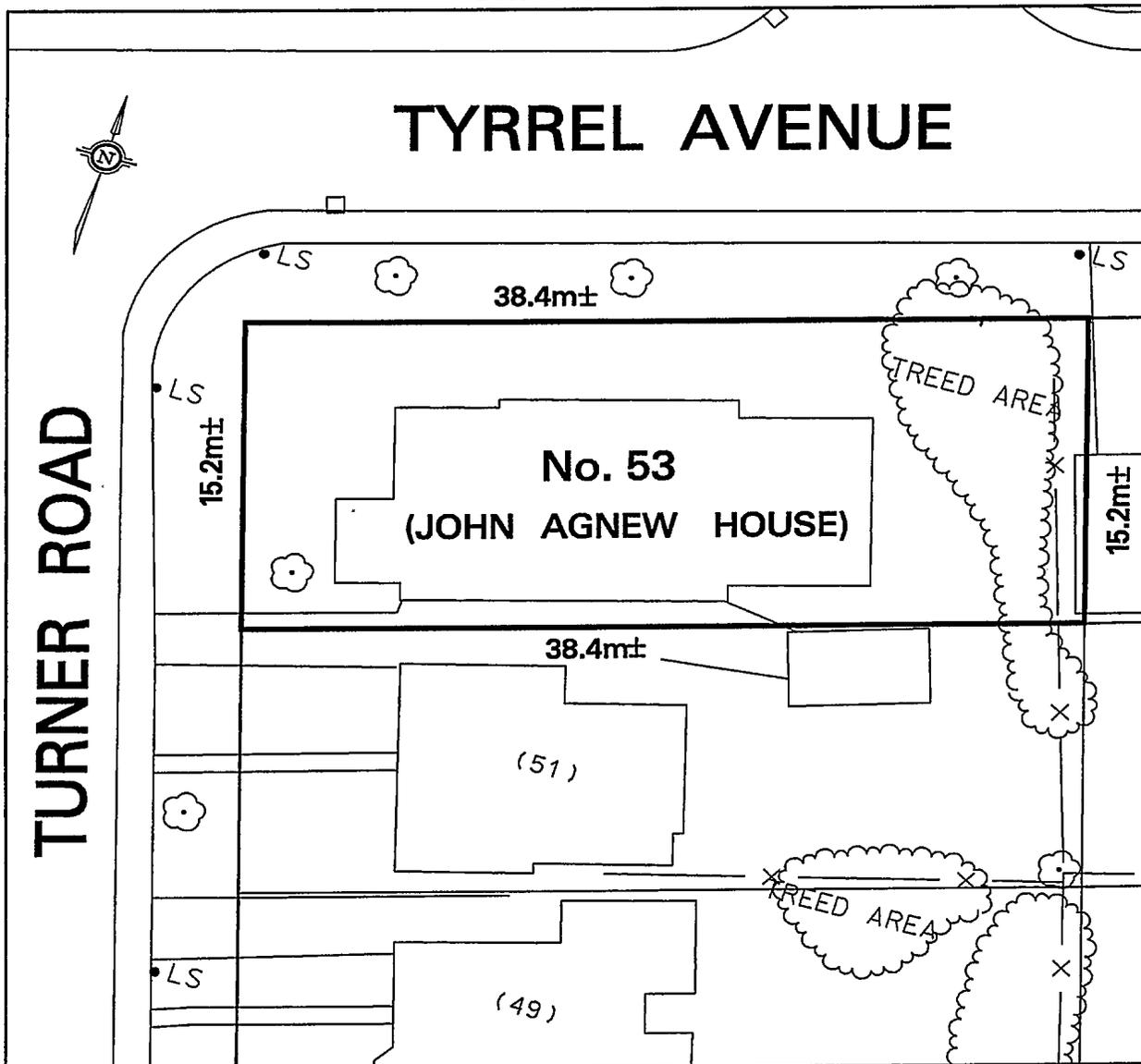
SCHEDULE "B"

PIN 21263-0150 (LT).
LT 85 PL D1366 TORONTO

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2006-124 dated September 14, 2006, as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 53 TURNER ROAD
(JOHN AGNEW HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 21 - ST. PAUL'S
DATE: SEPT. 14, 2006

SKETCH No. PS-2006-124