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IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
76 LONSDALE ROAD  
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

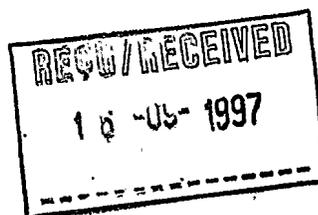
Ontario Heritage Foundation  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1997-0393 to designate 76 Lonsdale Road as being of architectural and historical value or interest.

Dated at Toronto this 12th day of September, 1997.



Sydney K. Baxter  
City Clerk



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No. 1997-0393. A BY-LAW

*To designate the property at 76 Lonsdale Road as  
being of architectural and historical value or interest.*

(Passed August 21, 1997.)

WHEREAS by Clause 4 of Neighbourhoods Committee Report No. 11, adopted by Council at its meeting held on August 21, 1997, authority was granted to designate the property at 76 Lonsdale Road as being of architectural and historical 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 historical or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 76 Lonsdale Road and upon the Ontario Heritage Foundation 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 "B" to this by-law;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The property at 76 Lonsdale Road, more particularly described and shown on Schedule "A" to this by-law, is being designated as being of architectural and historical 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 Schedules "A" and "C" 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 owner of the property at 76 Lonsdale Road and upon the Ontario Heritage Foundation 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*.

BARBARA HALL,  
Mayor.

SYDNEY K. BAXTER  
City Clerk.

Council Chamber,  
Toronto, August 21, 1997.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lot 10 according to Plan 359-York registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The hereinbefore described land being delineated by heavy outline on Plan SYE2856 dated July 28, 1997, as set out in Schedule "C".

## SCHEDULE "B"

## Heritage Property Report

## Basic Building Data:

Address: 76 Lonsdale Road (north side of Lonsdale Road, between Baker Avenue and Oriole Parkway)

Ward: 14

Current Name: not applicable

Historical Name: John Ford House

Construction Date: circa 1875

Architect: none found

Contractor/Builder: none found

Additions/Alterations: 1936, verandah remodelled, Horwood and White, architects

Original Owner: Captain John Ford, Jr.

Original Use: residential (single dwelling)

Current Use\*: residential (single dwelling)

Heritage Category: Notable Heritage Property (Category B)

Recording Date: April 1997

Recorder: HPD:KA

\* this does not refer to permitted use(s) as defined in the Zoning By-law

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Historical Background:

1. Deer Park Neighbourhood:

In 1847, Agnes Heath and her son, Charles Heath, purchased 40 acres of land near the northwest corner of Yonge Street and St. Clair Avenue West. The Heath Farm and surrounding area were dubbed "Deer Park" for the presence of deer. Located well beyond the boundaries of the city, nearby land was acquired for cemeteries. St. Michael's Roman Catholic Cemetery opened south of the Yonge and St. Clair intersection in 1855 and, in 1873, the non-sectarian Mount Pleasant Cemetery opened to the north.

Beginning in the 1870s, country estates in the Deer Park area were subdivided into residential building lots. The arrival of the Metropolitan Street Railway along Yonge Street in 1885, followed by the short-lived Belt Line Railway in 1892, accelerated the development of the district as an accessible residential suburb north of the city limits. In 1891, the relocation of Upper Canada College from Russell Square on King Street West to a site now bounded by Lonsdale, Forest Hill and Kilbarry Roads and Oriole Parkway, added prestige to the area. Deer Park remained an unincorporated area between the Towns of Yorkville and North Toronto until it was annexed by the City of Toronto in 1908.

2. 76 Lonsdale Road:

In June of 1874, John Forsyth registered a plan of subdivision for a section of Deer Park northwest of the Yonge and St. Clair intersection. Plan 359 included a street running east and west between present-day Lawton Boulevard and Oriole Parkway which was originally known as Clinton Avenue and, following the annexation of the area, renamed Lonsdale Road. Lot 10 on Clinton Avenue was conveyed to Captain John Ford, Jr. It may be assumed that the house was constructed shortly after this transaction as, in 1878, Ford and his wife, Sarah, mortgaged the property for \$2000. As the area was north of the city limits, no assessment records exist. The property at 73 Lonsdale Road, opposite, was purportedly developed by John Ford about 1878, with the surviving 1½-storey cottage designed as a residence for his parents.

When the Decennial Census of Canada was compiled in 1881, the transfer of the property at 76 Lonsdale from John Ford to James Morrison, a manufacturer, was complete. Morrison, in turn, sold the site to George Marks in 1887. Marks occupied the house until his death in 1898. Four years later, George Marks' widow, Emily, conveyed the property to John J. Cook, a realtor. Following Cook's death in 1937, the site was transferred to his daughter, Margaret, the wife of H. J. C. Ireton. The estate of Margaret Ireton sold the property to the present owners in 1995.

Architectural Description:

The John Ford House displays elements of the Second Empire style, popularized in Ontario in the late 19th century. The style, recalling the architecture produced in France during the reign of Napoleon III, is exemplified by the mansard, or double-pitched roof. The style was introduced to Toronto by architect Henry Langley in his design for Government House, the residence of the Lieutenant-Governor, built in 1870 on the site of Roy Thomson Hall. Its appearance was copied, on a reduced scale, in residential neighbourhoods throughout Toronto and the surrounding environs.

Constructed of buff brick, the John Ford House has brick and wood detailing. The house has a 2½-storey rectangular plan. A 1½-storey brick-clad wing is attached to the rear (north) wall and extends slightly east of the main body of the house. The wing is extended to the north by a single-storey wood-clad tail.

The main body of the house and the wing are covered by mansard roofs with cedar shingles, extended eaves with wood mouldings, cornice, and paired wood brackets. Two round-arched dormers with mouldings and brackets are located on the south slope of the main roof, with similarly detailed single dormers on the east and west slopes.

The 1½-storey wing has single dormers on the east, north and west slopes and, on the south slope, an extended wall dormer. There is a single brick chimney on the north side of the house, and two chimneys with brick trim on the west side.

The principal (south) facade is symmetrically organized into three bays. In the first (ground) storey, the main entrance is placed in the right (east) bay in a segmentally-arched opening with three-quarter-length sidelights with panelled bases and a tripartite transom. A single-leaf wood door is flanked by wood pilaster strips with reed moulding and capitals. Next to the entrance, a pair of full-height window openings containing vertical sliding sash pocket windows are set in segmental-headed openings with keystones. In the second storey, three segmental-headed window openings with brick hood moulds and keystones contain sash windows.

The west wall of the house has two segmental-headed window openings in each of the first and second floors. The east facade has a single segmental-headed window opening, as well as a tiny rectangular window opening which reflects the placement of the staircase on the interior of this wall (interior features are not included in the "Reasons for Designation").

On the 1½-storey wing, the west wall has a pair of full-height window openings, copying those introduced on the main body of the house. The east wall of this wing displays two segmental-headed window openings, while an entrance is placed on its south wall. The single-storey tail has three small rectangular-shaped window openings.

A single-storey verandah with a panelled base wraps around the east, south and west facades of the main body of the house, and continues along the west wall of the wing. Its flared roof is clad with cedar shingles and supported by wood posts with brackets. On the east wall of the house, the verandah is enclosed as a sunporch. The original verandah was remodelled in 1936 according to plans prepared by Toronto architect Eric Horwood of the firm Horwood and White.

#### Context:

The property at 76 Lonsdale Road is located on the north side of the thoroughfare, east of Avenue Road. The street contains late 19th century and early 20th century houses, with some late 20th century residential infill.

The John Ford House is set back from the street behind a wood fence. A mature tree is located on the east side of the property. The adjacent sites contain late 20th century residential buildings which share a common setback with the property at 76 Lonsdale. The neighbouring property to the west at #78-80 drew on the John Ford House for its yellow brickwork, full-height openings, mansard roof with dormer windows, and tall brick chimneys.

In the surrounding Deer Park neighbourhood, the cottage at 73 Lonsdale Road (dated 1878), the house at 46 Oriole Gardens (built 1921), and the Peacock Building (1902), Main Building (1959-1960) and Massey Court (1959-1960) of Upper Canada College are included on the City of Toronto Inventory of Heritage Properties.

#### Summary:

The property at 76 Lonsdale Road is identified for architectural and historical reasons. Built about 1875 for Captain John Ford, Jr., the property was occupied for most of the 20th century by [REDACTED]. The house is an excellent example of the Second Empire style, exemplified by its mansard roof with dormers, bracketed eaves and chimneys. Located on the north side of Lonsdale Road, east of Avenue Road, the house is set back from the street in a yard with a wood fence along the south edge and a mature tree on the east side. The John Ford House is likely to be the oldest house form building on Lonsdale Road in the Deer Park neighbourhood between Yonge Street and Avenue Road, and a landmark on the street and in the area.

#### Sources Consulted:

Abstract Index of Deeds, Plan 359, Lot 10. Land Registry Office, Toronto.

City of Toronto Directories, 1885 ff.

Decennial Census of Canada, 1881.

Goad's Atlas, December 1913, revised to December 1915.

Kinsella, Joan C. Historical Walking Tour of Deer Park. Toronto Public Library, 1996.

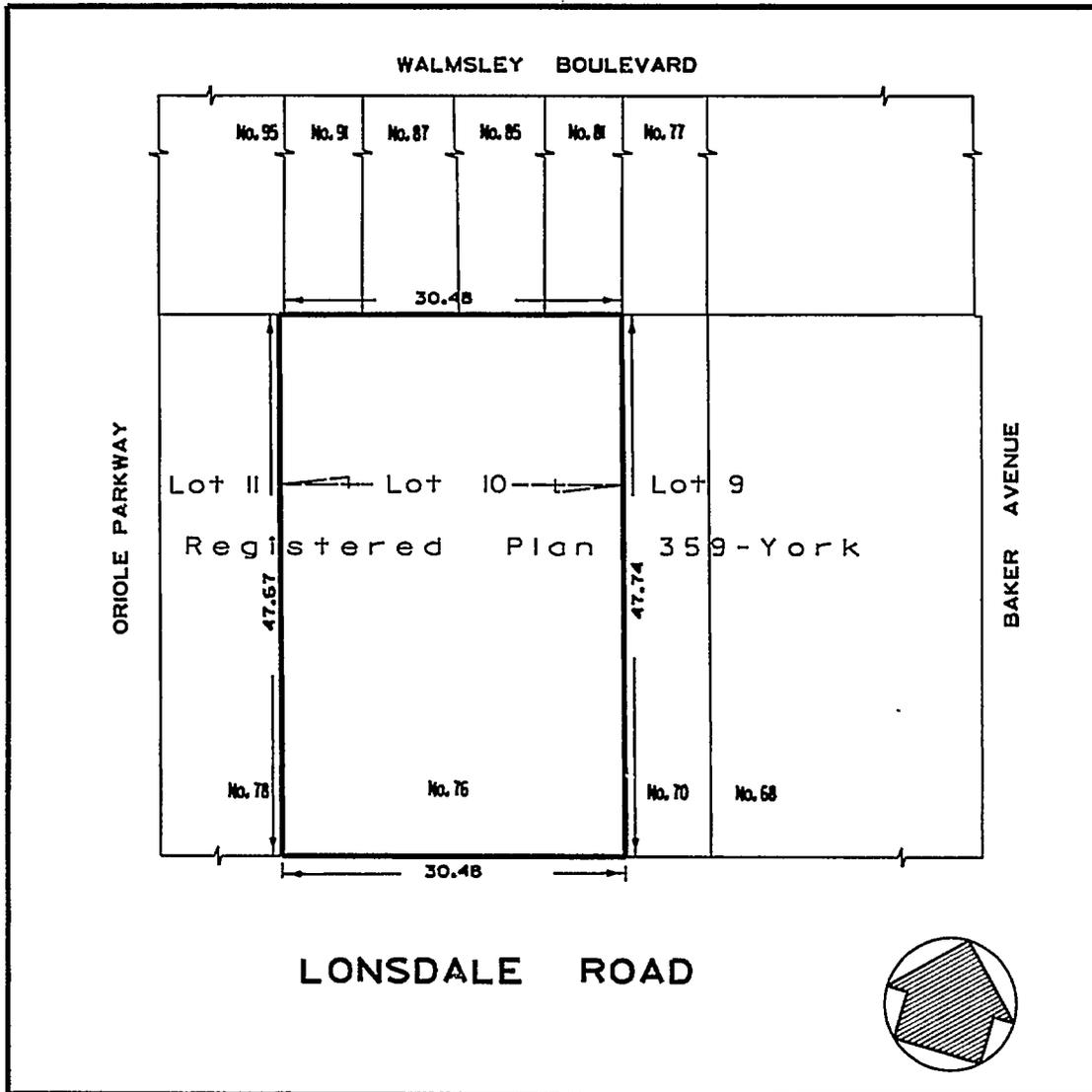
----- A Walking Tour of the Old Deer Park Farm Area. Deer Park Branch, Toronto Public Library, 1984.

Rawson, Kent. "Deer Park Tour". Prepared for the Toronto Region Architectural Conservancy, 1978.

"Toronto's Old Ward 5". Toronto Tree. Ontario Genealogical Society, Toronto Branch (February 1991), 65-68.

SCHEDULE "C"

MAP AREA 50K13



 Premises 76 Lonsdale Road

**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.

CITY WORKS SERVICES  
CITY OF TORONTO

SKETCH TO ILLUSTRATE

**LAND DESIGNATED AS  
BEING OF ARCHITECTURAL AND  
HISTORICAL VALUE OR INTEREST**

RATIO 1:500  
Metres  Metres

Drawn ME  
Checked W.L.M.  
Date: JULY 28, 1997

W.Kowdlenko-City Surveyor

FILE  
L67-18

**PLAN SYE2856**

9582315