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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
262 ST. CLAIR AVENUE WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

RECEIVED
JUL 19 2000

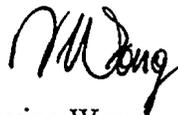
NOTICE OF PASSING OF BY-LAW


Great Gulf (St. Clair) Ltd.
250 Lesmill Road
Toronto, Ontario
M3B 2T5

Ontario Heritage Foundation

Take notice that the Council of the City of Toronto has passed By-law No. 407-2000 to designate 262 St. Clair Avenue West as being of architectural and historical value or interest.

Dated at Toronto this 18th day of July, 2000.



Novina Wong
City Clerk

____gw
KT

10/4/00
PC ✓

Authority: Toronto Community Council Report No. 6, Clause No. 22, as adopted by City of Toronto Council on April 11, 12 and 13, 2000; and Toronto Community Council Report No. 11, Clause No. 58, as adopted by City of Toronto Council on July 4, 5 and 6, 2000
Enacted by Council: July 6, 2000

CITY OF TORONTO

BY-LAW No. 407-2000

To designate the property at 262 St. Clair Avenue West (Alexander Davidson House) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at No. 262 St. Clair Avenue West (Alexander Davidson House) 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 City of Toronto has caused to be served upon the owners of the land and premises known as No. 262 St. Clair Avenue West 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 "A" to this by-law; and

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

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

1. The property at No. 262 St. Clair Avenue West, more particularly described on Schedule "B" and shown on Schedule "C" attached to this by-law, is 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 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 No. 262 St. Clair Avenue West 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*.

ENACTED AND PASSED this 6th day of July, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"**HERITAGE TORONTO****HERITAGE PROPERTY REPORT****262 St. Clair Avenue West (Alexander Davidson House)**

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 262 St. Clair Avenue West (Alexander Davidson House) under Part IV of the *Ontario Heritage Act*. It contains Basic Building Data, as well as sections on the Historical Development, Architectural Description and Context of the property. Sources, the "Short Statement of Reasons for Designation" (intended for publication), Map and Photographs are attached.

Basic Building Data:

Address:	262 St. Clair Avenue West (northwest corner of St. Clair Avenue West and Russell Hill Road)
Ward:	Midtown (Ward 23)
Current Name:	Hendry Building
Historical Name:	Alexander Davidson House
Construction Date:	1911-1912
Architect:	J. Wilson Gray
Contractor/Builder:	Gordon Brothers
Additions/Alterations:	dates unknown, 1st-floor casement window altered; slate roof replaced; interior alterations for doctors' offices
Original Owner:	Dr. Alexander Davidson, physician
Original Use:	residential (single family dwelling)
Current Use*:	commercial & residential (medical offices & apartment) * <i>this does not refer to permitted use(s) as defined in the Zoning By-law</i>
Heritage Category:	Notable Heritage Property (Category B)
Recorder/Date:	HPD: KA/December 1999

HISTORICAL BACKGROUND:

Forest Hill:

With the establishment of the Town of York in 1793, Lieutenant Governor John Graves Simcoe directed the division of lands north of the townsite into a series of lots. The land between present-day Queen and Bloor Streets were surveyed into over 30 park lots, while the concessions between Bloor and Eglinton were arranged in a series of 200-acre farm lots. The allotments were distributed to government officials as the location of country estates.

Farm Lot 23, located north of St. Clair between Yonge and Bathurst Street was awarded to Peter Russell, the Receiver General of Upper Canada and, by 1796, the administrator of the province. In 1817, Russell's sister, Elizabeth, sold the lot to Augustus Warren Baldwin (1776-), her cousin's son and an admiral in the British navy. Admiral Baldwin was the brother of Dr. William Warren Baldwin who developed his estate, "Spadina", on adjacent Lot 24. In 1818, the admiral built a house on the property that he named "Russell Hill" in recognition of his birthplace near Cork, Ireland. Following his retirement from the British navy in 1836, Admiral Baldwin moved permanently to his estate where he died in 1866. Because Baldwin died childless, his brothers and their heirs inherited the property. At the end of the 19th century, historical maps mark the lands as the "Baldwin Estate".

When the Baldwin lands were divided into building lots, the family imposed a restrictive covenant on the area. New housing must be detached, constructed of masonry, designed by an architect, respect a 30-foot setback from the adjoining streets, and have a value of no less than \$5000.

262 St. Clair Avenue West:

In 1911-1912, the property now known as 262 and 264 St. Clair Avenue West was developed for Dr. Alexander Davidson, a surgeon at Toronto Western Hospital. In 1925, Dr. William Belfrey Hendry, Chief of Obstetrics and Gynaecology at Toronto General Hospital and a professor of medicine at the University of Toronto, acquired the site. The house was named the Hendry Building following its conversion to medical offices in 1946.

Architect J. Wilson Gray (1861-1922) designed the house and complementary coach house (the property at 264 St. Clair Avenue West, containing the coach house is . Born in Scotland, Gray (1861-1922) trained at Edinburgh University before immigrating to Toronto in 1885. During a career in which in designed numerous churches and houses, Gray is best known for his alterations and additions to the Confederation Life Building at 12 Richmond Street East. The latter property is designated under Part IV of the *Ontario Heritage Act*.

The properties at 262 and 264 St. Clair Avenue, containing the Alexander Davidson House and Coach House, were included on the *City of Toronto Inventory of Heritage Properties* by Toronto City Council on October 26-28, 1999.

ARCHITECTURAL DESCRIPTION:

Exterior: Alexander Davidson House

The Alexander Davidson House is designed in the Edwardian Classical style favoured for residential and commercial architecture in the early 20th century. Rising 2½-stories, the house is constructed of red brick and trimmed with artificial stone and wood. The rectangular plan with a stepped facade is covered by a steeply-pitched gable roof with extended eaves and a single brick and stone chimney.

Wood dormers with Classical detailing are placed on the south and north slopes. The principal (south) facade is organized into a 2½-storey main block flanked by a two-storey west wing. In the centre of the symmetrically-organized main block, a projecting entrance bay rises 2½ stories beneath a shaped pediment with stone quoins, coping, and brackets with Classical detailing. A single-leaf oak door with bronze hardware is placed in an elaborate stone surround with quoins and exaggerated keystones. The door is flanked by separate half-length sidelights with stone sills. A recessed stone porch with Classical columns and pilasters supporting an entablature protects the entry and three sets of French windows in the first floor. The porch has stone steps, a clay tile floor, and a slatted wood ceiling. Period glass light fixtures flank the door and are mounted along the porch ceiling. Above the entrance, two rows of flat-headed window openings with continuous stone sills are trimmed with brick voussoirs, stone keystones and, in the attic level, quoins and lintels. In the remainder of the main block, flat-headed window openings have double-sash wood windows, brick voussoirs, and stone sills and keystones. The east wall facing Russell Hill Road rises 2½ stories beneath a truncated gable with stone coping. A recessed entrance porch has stone steps, clay tile floor, slatted wood ceiling, and elaborate brick and stone detailing. The porch protects a stone-trimmed entrance containing a single-leaf wood door. On this wall, single and two-storey bay windows display stone detailing. The second-storey window openings are set in stone surrounds, while those in the attic level have brick and stone detailing. The rear (north) elevation displays a 2½-storey projecting centre section, a tripartite stairwell window, and flat-headed window openings set according to the interior plan. The west wing has a gable roof with returned eaves and, on the south and west walls, bands of casement windows with Classical wood detailing and stone sills.

Interior: Alexander Davidson House

Significant interior elements are found in the main-floor entrance hall and drawing room and the second-floor hall and foyer. The entrance hall displays oak panelled walls, moulded plaster cornice, panelled plaster ceiling, and panelled oak doors. A fireplace with Arts and Crafts detailing features a brick hearth, tile face and floor, hammered metal hood, brackets, and oak mantle. Wall lamps inspired by Art Nouveau styling surmount the mantle, and the ceiling has a period glass light fixture. A dog-leg oak staircase with a Classically-detailed newel post, turned balusters, posts and handrail rises to the second-floor foyer and hallway. The foyer has oak wainscoting, cornice and doors as well as a ceiling glass light fixture. The foyer leads to a hall with oak wainscoting and doors and a vaulted plaster ceiling. The first-floor drawing room, located west of the entrance hall, displays panelled mahogany walls with a dentilled cornice and entablatures below a plaster cornice and ceiling. On the west wall, its elaborate mahogany surround distinguishes a fireplace with Classical detailing, tiled floor and face, metal hearth, mahogany mantle and wall lamps.

CONTEXT:

The properties at 262 and 264 St. Clair Avenue West are located on the northwest corner of St. Clair Avenue and Russell Hill Road on lands subdivided from the Baldwin Estate. The house and adjoining coach house are set back from and elevated above St. Clair Avenue in a landscaped setting with mature trees. The property is indicative of the residential properties that lined St. Clair Avenue West in the Forest Hill neighbourhood.

SUMMARY:

The property has long associations with the Toronto medical community as the residence of two doctors and, during the last half century, as medical offices. The architectural design is highlighted by intact interior period elements.

Sources:

Dilse, Paul. "Dr. Alexander Davidson House and Coach House, 262 and 264 St. Clair Avenue West, Toronto, Ontario." August 1999.

Lundell, Liz. The Estates of Old Toronto. Erin, Ont.: The Boston Mills Press, 1997.

"William Belfrey Hendry". Entry in The Municipality of Toronto by J. E. Middleton. Vol. II. Toronto: Dominion Publishing Company, 1923.

Attachment I:

Short Statement of Reasons for Designation

Alexander Davidson House
262 St. Clair Avenue West

The property at 262 St. Clair Avenue West is identified for architectural and historical reasons. The house and adjoining coach house were constructed in 1911-1912 according to the designs of Toronto architect J. Wilson Gray. The property was developed for Dr. Alexander Davidson, a surgeon at Toronto Western Hospital. In 1925, Dr. William Belfrey Hendry, Chief of Obstetrics and Gynaecology at Toronto General Hospital and a professor of medicine at the University of Toronto, acquired the site. The house was named the Hendry Building following its conversion to medical offices in 1946.

The Alexander Davidson House is designed in the Edwardian Classical style. The building is constructed of red brick and trimmed with brick, artificial stone and wood. The rectangular plan features a 2½-storey main block flanked by a two-storey west wing. The steeply-pitched gable roof has extended eaves, a brick and stone chimney and, on the south and north slopes, wood dormers. On the principal (south) façade, a 2½ -storey pedimented entrance with quoins, coping, brackets, keystones and sidelights contains a single-leaf wood door has bronze hardware. A recessed stone porch displays stone, clay and wood cladding with period light fixtures and Classical elements. There are three sets of French doors and flat-headed window openings with double-sash wood windows. The east wall features a truncated gable, a recessed entrance porch with a single-leaf wood door, and single and two-storey bay windows. The rear (north) elevation displays flat-headed window openings. The west wing has a gable roof with returned eaves and, on the south and west walls, casement windows.

Significant interior elements are found in the main-floor entrance hall and drawing room and the second-floor hall and foyer. The entrance hall displays period light fixtures, panelled walls and doors, and a plaster cornice and ceiling. The drawing room has wood panelling, cornice and entablatures, and a plaster ceiling. In both rooms, fireplaces have wood, brick, tile and metal detailing and period light fixtures. A wood staircase rises to the second floor where the foyer and hall displays wood wainscoting and doors. The foyer has a period light fixture, while the hall has a vaulted plaster ceiling.

The property at 262 St. Clair Avenue West is located on the northwest corner of St. Clair Avenue and Russell Hill Road. The house is set back from and elevated above St. Clair Avenue in a landscaped setting with mature trees. The property is indicative of the residential properties that lined St. Clair Avenue West in the Forest Hill neighbourhood. The property has long associations with the Toronto medical community as the residence of two doctors and, during the last half century, as medical offices. The architectural design is highlighted by intact interior period elements.

SCHEDULE "B"

Subject: By-law Designation of Premises 262 St. Clair Avenue West (Alexander Davidson House) under Part IV of the Ontario Heritage Act File: S32-H9

In the City of Toronto and Province of Ontario, being composed of part of Lot 1 on Plan 373-E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) the boundaries of the land being described as follows:

COMMENCING at the north-easterly angle of the said Lot 1;

THENCE southerly along the westerly limit of Russell Hill Road 20.12 metres, more or less, to a point where it is intersected by the northerly limit St. Clair Avenue West as widened by City of Toronto By-law No. 5761;

THENCE westerly along the northerly limit of St. Clair Avenue as widened 40.42 metres, more or less, to a point distant 13.05 metres measured easterly thereon from the westerly limit of the said Lot 1;

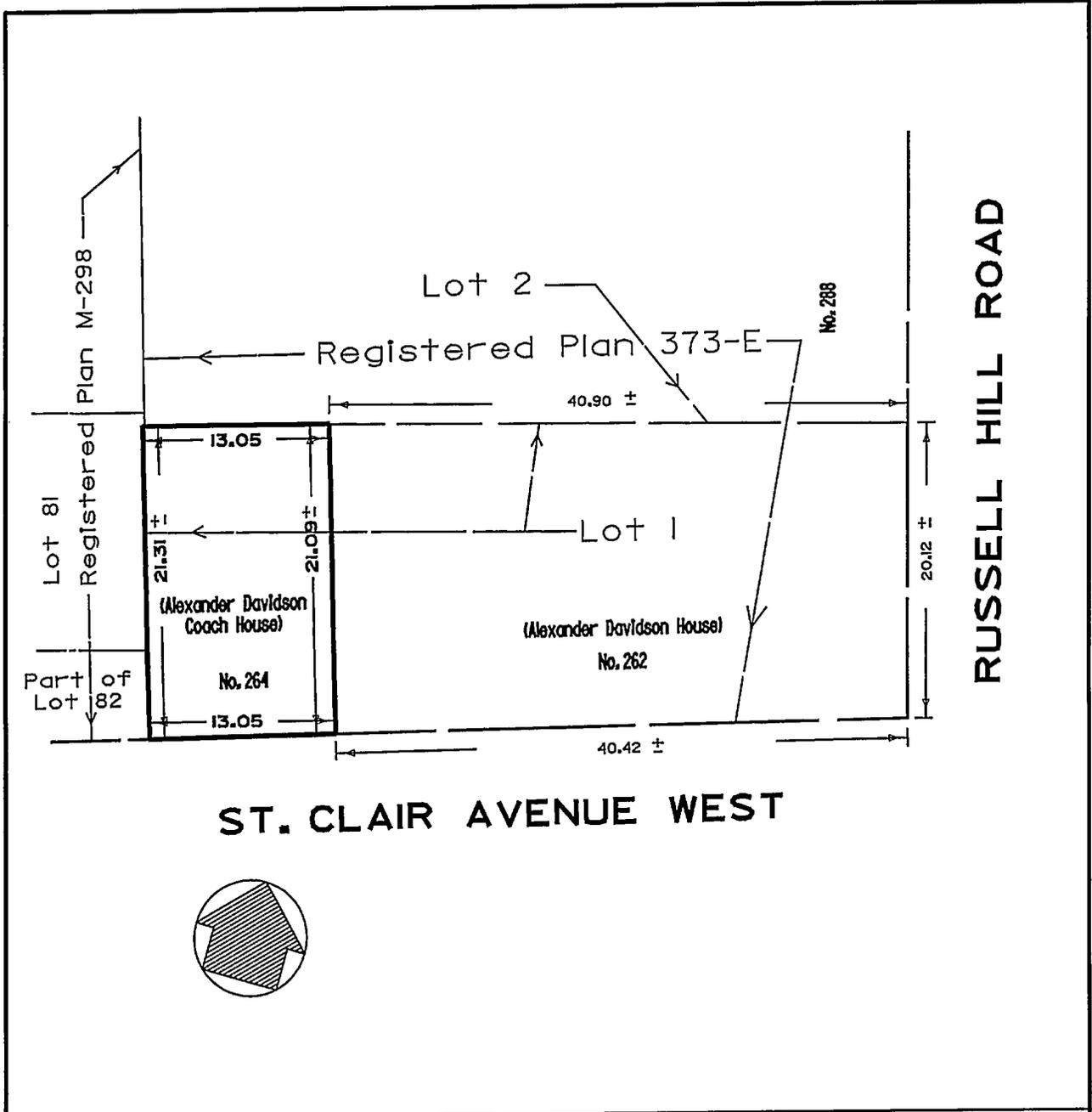
THENCE northerly in a straight line 21.09 metres, more or less, to a point in the northerly limit of the said Lot 1 and distant 13.05 metres easterly from the north-westerly angle of the said Lot 1;

THENCE easterly along the northerly limit of the said Lot 1 a distance of 40.90 metres, more or less, to the point of commencement.

The said lands being most recently described in Instrument CA613021(FIRSTLY).

The hereinbefore described land being delineated by heavy outline on Plan SYE2934 dated May 15, 2000, as set out in Schedule "C".

Schedule "C"



ST. CLAIR AVENUE WEST

RUSSELL HILL ROAD

 Premises 264 St. Clair Avenue West

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.

WORKS AND EMERGENCY SERVICES
 SKETCH TO ILLUSTRATE
**LAND DESIGNATED AS
 BEING OF ARCHITECTURAL AND
 HISTORICAL VALUE OR INTEREST**
 RATIO 1:400

Metres  Metres

Drawn <u>ME</u>	W.Kowalenko-City Surveyor	
Checked <u>W.J.M.</u>	FILE S32-H9	PLAN SYE2942
Date: MAY 12, 2000		

SYE2942