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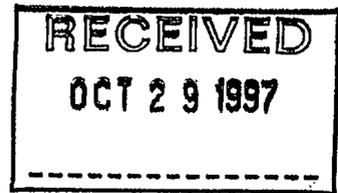
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5100 Yonge Street
North York, Ontario
M2N 5V7

CITY OF
North York
PARKS & RECREATION DEPARTMENT



October 27, 1997

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

Dear Sir/Madam:

I am pleased to advise you that the North York Council at its meeting held on Monday, October 6, 1997, enacted By-law No. 33139 to designate the C.W. Jefferys House, 4111 Yonge Street, as being of architectural and historical value or interest under Part IV of *The Ontario Heritage Act, 1990 R.S.O. Chapter O.18*. Please find a copy of By-law 33139 attached.

If you require further information on the matter of designation, please do not hesitate to contact me.

Yours truly,

Beth Hanna, Manager
Culture Branch

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CITY OF NORTH YORK

BY-LAW NUMBER 33139

To designate the lands and buildings at 4111 Yonge Street of architectural and historical value.

WHEREAS The Ontario Heritage Act, R.S.O. 1990, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS the Council of the Corporation of the City of North York has caused to be served upon the owners of the lands and premises known municipally as the C.W. Jefferys House, 4111 Yonge Street, and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk of the Municipality;

THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. There is designated as being of architectural and historical value or interest the real property more particularly described in Schedule "A" hereto, municipally known as the C.W. Jefferys House, 4111 Yonge Street.

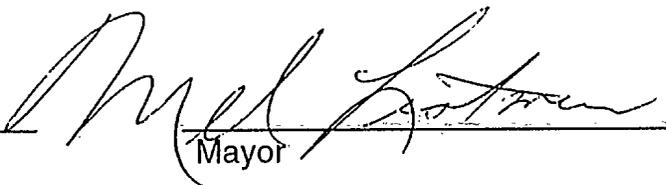
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property 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 North York.

ENACTED and PASSED the 6th day of October, A.D. 1997



City Clerk



Mayor

SCHEDULE "A"

Part of Lot 11, Concession 1, East of Yonge Street, City of North York, Municipality of Metropolitan Toronto, and being more particularly described as follows:

COMMENCING at a point in the westerly limit of said Lot 11 when same is intersected by the posts and board fence forming in 1927 the northerly boundary of the lands herein described, the said point being distant Three Hundred and Forty Four Feet, One Inch (344'1") more or less measured southerly along the westerly limit of Lot 11 from the northwest angle thereof;

THENCE North Seventy Three Degrees, Twenty-Five Minutes (N73°25") East along said fence Two Hundred and Eighty Six Feet, Five Inches (286'5") more or less to the North Westerly boundary of a road running from Yonge Street to St. John's Church;

THENCE South Westerly and Westerly along the North Westerly and Northerly limit of the said road Three Hundred and Forty Feet, One Inch (340'1") more or less to the Westerly limit of said Lot 11;

THENCE Northerly along the said Westerly limit of said Lot Eighty Nine Feet, Four Inches (89'4") more or less to the place of beginning;

SAVE AND EXCEPT all that part of the lands lying to the west of a line drawn through the said lands parallel to the twenty feet (20') (in perpendicular distance) east from Yonge Street, granted to the Municipality of Metropolitan Toronto for road widening purposes as authorized by Municipality of Metropolitan Toronto By-law No. 285.

SUBJECT to a subsurface easement in favour of the Municipality of Metropolitan Toronto for subway construction purposes as set out in Instrument No. 680012 over Part 1, Plan 8417.

Last described in Instrument No. 243052 North York.

SCHEDULE "B"

The C.W. Jefferys House is recommended for designation for historical and architectural reasons.

No. 4111 Yonge Street assumes great historic significance in connection with the legacy of Charles William Jefferys (1869-1951), who through his written works, art and illustrations has earned a respectable place among the people of Canada and the nation's prominent historians.

C.W. Jefferys was one of the founders of the first consciously Canadian art movement, one of the first illustrators of Canadian historical events and the first to discover the Canadian prairies as an inexhaustible theme for artists. C.W. Jefferys was also a founder and leader of several prominent institutions and organizations in the country such as the Ontario Historical Society, Toronto Arts & Letters Club and Ontario Society of Artists. He also served on the Council of the Royal Canadian Academy and the Champlain Society. Jefferys travelled widely across Canada, recording aspects of Canadian history and life that he encouraged others to appreciate. The ardent nationalism of the Group of Seven grew out of the awareness Jefferys fostered.

The C.W. Jefferys House is a unique example of a domestic building that has been modified over time, subsequently reflecting three distinct styles of architecture. These are represented by the early Victorian, High Victorian, and the mid-20th century periods.

The early history of the property shows that William Marsh occupied 40 acres of Lot 11, Con 1E, between 1832 - 1845. Marsh then sold 1/2 acre to his son-in-law, John Van Nostrand, who occupied the property until 1864. Based on stylistic evidence, it is believed that the early form of the building was constructed circa 1840 as a one-and-a-half storey Ontario Cottage. After 1864, the house served as the manse for a local Presbyterian Church when the property was owned by Andrew McGlashan. McGlashan sold the property to James Armour in 1872, who re-sold in 1876. From 1893 to 1922, the house was owned by William Sylvester, a councillor and reeve in 1903 and 1904. Based on stylistic evidence, it is presumed that the historic portion of the house was remodelled to its present Gothic Revival form under Sylvester's ownership during the 1890s. Jefferys purchased the property from Sylvester in 1922 and resided there until his death in 1951. It was during this period of occupation that the most recent additions were constructed, taking the form of a large kitchen wing and garage.

With its symmetrical front facade and steep centre gable, the C.W. Jefferys House displays the classic Ontario Gothic Revival form. Significant exterior features that attest to this building's stylistic evolution include the rectangular massing; existing sash windows; buff quoining at south-west corner; the false-pointed brickwork; high pitched gable roof; centred cross gable consisting of pierced vergeboards, spindlework and centre post; and the transomed front doorcase designed by Jefferys himself.

Significant interior features include the centre hall plan; the narrow, straight-run staircase with base newels, oval handrails, and square balusters; various architraves and baseboards reflecting two different stylistic periods of the 19th century; and the Classical Revival mantels of both the Living Room and Dining Room.