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file photo Toronto

Novina Wong
City Clerk

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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
395 BRUNSWICK AVENUE
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

██████████
Gabor & Popper Architects Inc.
150 Eglinton Avenue East
Suite 802
Toronto, Ontario M4P 1E8

Ontario Heritage Foundation

Take notice that the Council of the City of Toronto has passed By-law No. 118-
2000 to designate 395 Brunswick Avenue as being of architectural and historical value or
interest. ✓

Dated at Toronto this 28th day of March, 2000.

Novina Wong

Novina Wong
City Clerk

2/22/01 RE

6/22/00

RE

✓

Authority: Toronto Community Council Report No. 12, Clause No. 50,
as adopted by City of Toronto Council on September 28 and 29, 1999
Enacted by Council: March 2, 2000

CITY OF TORONTO

BY-LAW No. 118-2000

**To designate the property at 395 Brunswick Avenue (William Thompson House) as being
of architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at No. 395 Brunswick Avenue (William Thompson 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. 395 Brunswick Avenue 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; and

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

1. The property at No. 395 Brunswick Avenue, 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. 395 Brunswick Avenue 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 2nd day of March, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"**HERITAGE PROPERTY REPORT**

395 Brunswick Avenue

Basic Building Data:

Address:	395 Brunswick Avenue (east side of Brunswick Avenue, north of Lowther Avenue)
Ward:	23 (Midtown)
Current Name:	not applicable
Historical Name:	William Thompson House
Construction Date:	1900
Architect:	Bond and Smith
Contractor/Builder:	John E. Webb
Additions/Alterations:	dates unknown, 2-storey rear (east) addition; enclosed bridge between #395 and 397 Brunswick
Original Owner:	William Thompson, brewery manager
Original Use:	residential (single family dwelling)
Current Use*:	not applicable; * <i>this does not refer to permitted use(s) as defined in the Zoning By-law</i>
Heritage Category:	Neighbourhood Heritage Property (Category C)
Recording Date:	August 1999
Recorder:	HPD:KA

Historical Background:Neighbourhood:

When the Town of York was established in 1793, the land north of present-day Bloor Street and west of the Don River was divided into a series of Park Lots that Lieutenant-Governor John Graves Simcoe awarded to government officials. Lot 25, located east of Bathurst Street, was granted to John McGill who established a country estate named "Davenport" on the acreage. In 1821, the property was acquired by Joseph Wells (1773-1853), a retired British officer who divided the site into three allotments that were distributed among his heirs. Beginning in 1862, the Wells lands were further subdivided. Building lots were laid out around three north-south streets originally named for members of the Wells family but later renamed Albany, Howland and Brunswick. The annexation of the area by the City of Toronto in 1888 coincided with the extension of streetcar service along Bloor Street West. The neighbourhood is now identified as the West Annex.

395 Brunswick Avenue:

With its proximity to the central core of the city, the West Annex neighbourhood attracted prominent residents, including Robert Y. Eaton, president of the T. Eaton Company, who lived at 383 Brunswick Avenue. Landowners commissioned the pre-eminent Toronto architects of the period to design their residences.

William R. Thompson, the owner of the property at 395 Brunswick Avenue, engaged the Toronto architectural firm of Bond and Smith to prepare plans for the site. This commission was among the earliest accepted by Sanford Fleming Smith (1873-1943) and Charles Herbert Acton Bond (1869-1924) following the formation of their partnership in 1899. Smith apprenticed with Toronto architects Strickland and Symon before receiving additional training in New York City. English architect Acton Bond immigrated to Canada in 1888 where he was associated with the Toronto firms of Langley and Burke and Darling and Pearson. Relocating to New York City, Bond spent six years working and studying at Columbia University. Bond and Smith designed numerous houses and commercial buildings and, as consulting architects for the Niagara Power Company, supervised the construction of a powerhouse and office complex in Niagara Falls. The Consumers' Gas Company's Station A at 296 Front Street East (1898) is among the firm's Toronto projects identified on the City of Toronto Inventory of Heritage Properties. The partnership was dissolved in 1919.

In July 1900, the architects received a building permit to construct the house at 395 Brunswick Avenue. Thompson, manager of the Toronto Brewing and Malting Company on Simcoe Street, resided on-site until 1915. In the mid-1940s, the property was acquired by the Church Army in Canada who operated a training centre in the adjoining house at #397 Brunswick. The organization retained the property until 1998.

Architectural Description:

The William Thompson House is designed with features inspired by the Period Revival style that gained popularity in North America at the turn of the 20th century. Drawing on elements from English medieval architecture, the style is "marked by a striking combination of Medieval forms with Classical elements reflecting the Elizabethan and Jacobean periods when Renaissance features began to "modernize" the Gothic" (Blumenson, 156). While based on historical precedents, the overall composition offered a new simplicity in architecture after the excesses of late-19th century design.

The William Thompson House is constructed of brick and trimmed with brick voussoirs, stone sills and wood detailing. The long narrow rectangular plan rises 2½ stories and is covered by a steeply-pitched jerkin-head roof with extended eaves. On the north side, a firebreak wall is topped by a brick chimney. Segmental-headed dormers with Classical detailing are positioned on the west and rear (east) slopes, and a flat-headed tripartite window opening with an entablature is found on the south side.

The principal (west) façade is organized into two bays in the first floor, with a tripartite window opening in the second storey. A single-storey bay window with brackets is positioned beside a recessed entrance porch with Tudor-arched openings on the south face and a corner buttress. A single-leaf wood door marks the entry. An open single-storey porch with a hip roof, Tudor arches and wood detailing protects the southwest corner of the building. On the south wall of the house, a single-storey bay window is placed next to three narrow lancet windows with stained glass and a continuous sill. Single and double flat-headed window openings mark the second storey. The north wall is blank. The 2-storey rear (east) addition with a pedestrian bridge connecting #395 and 397 Brunswick are not included in the Reasons for Designation.

Significant interior elements are the Classically-inspired ceiling mouldings and fireplace in the front (west) parlour on the main floor, and a similarly-detailed fireplace with a metal grate in the south-west bedroom on the second floor. No other interior elements are identified in the Reasons for Designation.

Context:

The property at 395 Brunswick Avenue is located on the east side of Brunswick Avenue, north of Lowther Avenue, in a predominantly residential streetscape. The adjoining houses to the north at 397 and 399 Brunswick Avenue date to 1902 and are included on the City of Toronto Inventory of Heritage Properties. On the south, the large property at 385 Brunswick Avenue contains the Loretto Abbey private school. The south portion of the school was completed in 1915, while the north wing replaced a former house at 393 Brunswick Avenue. The William Thompson House shares its setback on a tree-lined street with the neighbouring properties along both sides of Brunswick Avenue.

Summary:

The property at 395 Brunswick Avenue is identified for architectural reasons. The William Thompson House is an early example of the work of the important Toronto architects Bond and Smith. The Period Revival design draws on English medieval precedents and has surviving interior features.

Located on the east side of Brunswick Avenue, north of Lowther Avenue, the William Thompson House shares its setback and landscaped setting with the adjoining properties. It forms part of the Brunswick Avenue streetscape in the West Annex neighbourhood.

Sources Consulted:

Arthur, Eric. Toronto. No Mean City. 3rd ed. Rev. by Stephen A. Otto. Toronto: University of Toronto, 1986.

Assessment Rolls, City of Toronto, 1900-1910.

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

Building Permit #64, 5 July 1900.

City of Toronto Directories, 1900 ff.

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

McHugh, Patricia. Toronto Architecture. A City Guide. 2nd ed. Toronto: McClelland and Stewart, 1989.

Subject: By-law: Designation of Premises 395 Brunswick Avenue (William Thompson House) under Part IV of the Ontario Heritage Act
(Ward 23-Midtown)

File: B37-H2

SCHEDULE "B"

In the City of Toronto and Province of Ontario, being composed of part of Lot 25 in Concession 2 From the Bay in the Geographic Township of York designated as PART 13 on Plan 64R-16561 deposited in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The hereinbefore described land being delineated by heavy outline on Plan SYE2936 dated February 23, 2000, as set out in Schedule C.

O. L. S.

City Surveyor

Toronto, February 23, 2000

WJM

Schedule "C"

