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<http://www.city.toronto.on.ca>**RECEIVED****JUL 27 2001****CONSERVATION REVIEW
BOARD**

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

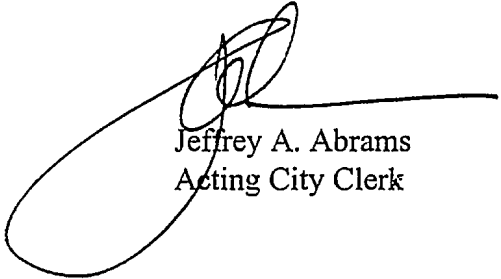
NOTICE OF PASSING OF BY-LAW

To: [REDACTED]
The Grand Mansion
440 Eglinton Avenue East
Suite 103
Toronto, Ontario
M4P 1M2

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. 542-2001 to designate 40 Maple Avenue as being of architectural and historical value or interest.

Dated at Toronto this 12th day of July, 2001.



Jeffrey A. Abrams
Acting City Clerk



MM

✓ LR. July 27/01

Authority: Downtown Community Council Report No. 5, Clause No. 41,
as adopted by City of Toronto Council on June 26, 27 and 28, 2001
Enacted by Council: June 28, 2001

CITY OF TORONTO

BY-LAW No. 542-2001

**To designate the property at 40 Maple Avenue (H. H. Fudger House) as being of
architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at 40 Maple Avenue (H. H. Fudger 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 40 Maple 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.

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

1. The property at 40 Maple Avenue, more particularly described in 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 40 Maple 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 28th day of June, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

SCHEDULE "A"

HERITAGE PROPERTY REPORT

1.0 INTRODUCTION

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 40 Maple Avenue (H. H. Fudger House) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. Sources, a Location Map and Photographs are included. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 40 Maple Avenue (H. H. Fudger House) is recommended for designation for architectural and historical reasons. Completed in 1897-1898, the house at 40 Maple Avenue was commissioned by Harris Henry Fudger, president of the Robert Simpson Company, and designed by the notable Toronto architectural firm of Burke and Horwood.

The H. H. Fudger House is designed according to the Queen Anne Revival style that blends elements from medieval and classical architecture. A cross-gable roof with parapets, extended eaves, dormers and tall brick chimneys with stone detailing covers the 2½-storey asymmetrical plan. Rising from a red sandstone base, the house is constructed of red brick with brick and stone detailing. The walls display flat-headed door and window openings, oriel windows, segmental-arched window openings, and transoms. Stone is applied for the stone surrounds, pilasters, band courses, quoins, brackets and porches. The south façade is organized into two bays where a frontispiece with a curved parapet and a bay window is placed beside an oriel window. On the east wall, a frontispiece with a stepped parapet incorporates a stone portico that protects the main entrance. At the southeast corner of the building, Burke and Horwood designed a single-storey addition (1902) with clerestory windows for a picture gallery.

The property at 40 Maple Avenue is located on the north side of the street, east of Glen Road and opposite Powell Avenue. It is historically important as the residence of a prominent Toronto businessman and philanthropist. Architecturally, the H. H. Fudger House is an excellent example of Queen Anne Revival design and a landmark in the South Rosedale neighbourhood.

1.1 HERITAGE PROPERTY PROFILE

H. H. FUDGER HOUSE

ADDRESS:	40 Maple Avenue (north side of Maple Avenue, east of Glen Road and opposite Powell Road)
WARD:	27 (Toronto Centre-Rosedale)
NEIGHBOURHOOD/COMMUNITY:	Rosedale
HISTORICAL NAME:	H. H. Fudger House
CONSTRUCTION DATE:	1897-1898
ORIGINAL OWNER:	Harris Henry Fudger
ORIGINAL USE:	Residential (single family house)
CURRENT USE: *	Residential (multiple units) (<i>* this does not refer to permitted use(s) as defined by the Zoning By-law</i>)
ARCHITECT/BUILDER/CRAFTSMAN:	Burke and Horwood
DESIGN/CONSTRUCTION:	Red brick construction with brick and sandstone trim
ARCHITECTURAL STYLE:	Queen Anne Revival
ADDITIONS/ALTERATIONS:	1902-1903 and 1907, addition and interior alterations, Burke and Horwood; 1940s, divided into 12 apartment units with new entrances and porches added; 1975-1979, fire exits and fire escapes added; dates unknown, sunporches enclosed, north wing added, and interior altered
HERITAGE CATEGORY:	Category B
RECORDER:	Heritage Preservation Services: Kathryn Anderson
REPORT DATE:	January 2001

2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE:

2.1 ROSEDALE

In 1796, Captain George Playter was granted a 200-acre farm lot at the northeast corner of Yonge and Bloor Streets. Playter sold the west half of the property to John Small in 1821. Small enlarged the site before selling 120 acres to William Botsford Jarvis. Jarvis, who served as "High Sheriff of the Home District" (the Province of Upper Canada was divided into a number of districts for administrative purposes), developed a country estate on the property named "Rosedale". In 1853, Jarvis began surveying his holdings into residential subdivisions. Playter retained the east portion of his farm lot until 1834 when it was transferred to Francis Cayley. After building "Drumsnab", Rosedale's earliest surviving house, Cayley divided and sold the remainder of his land in the 1850s.

In the 1860s, Sheriff Jarvis's nephew, Edgar John Jarvis, acquired property in Rosedale midway between Yonge Street and the Don River. He established a section of what is now Mount Pleasant Road as a private access to his estate, "Glen Hurst", situated on present-day Elm Avenue. Beginning in the 1870s, Jarvis laid out a subdivision in southeast Rosedale, naming streets for himself and his family, including Beaumont, Rachael, Percy and May. Two streets were named Elm and Maple,

recognizing the hundreds of trees that Jarvis planted in the area. With its location on the northern edge of the urban core, the area was slow to attract development. When Goad's Fire Insurance Atlas was updated to 1890, there was only sporadic building activity along Maple Avenue, with a single house completed east of Glen Road.

2.2 H. H. FUDGER HOUSE

In the late 1890s, the prominent Toronto businessman, Harris Henry Fudger (1851-1930), acquired several lots along the north side of Maple Avenue and the south side of Elm Avenue to create a large estate. He commissioned a substantial house on the Maple Avenue frontage, relocating his family from Sherbourne Street. Fudger began his business career as the accountant for the Robert Wilkes wholesale fancy goods and jewelry business. He became Wilkes's partner before forming his own firm, the Fancy Goods Company of Canada, in 1897. The next year, following the death of Robert Simpson, Fudger formed a consortium with banker Joseph Flavelle and financier A. E. Ames to purchase Simpson's department store. Fudger served as the president of the Robert Simpson Company until his death.

As a philanthropist, Fudger funded the Sherbourne House Club at 439 Sherbourne Street as a residence for single women working at Simpson's. The property was later converted into the Fudger House, a retirement residence. A trustee of the Toronto General Hospital, Fudger bequeathed the proceeds from the sale of his charitable foundations to the hospital's endowment fund, resulting in the creation of the Fudger Medical Library. Fudger was also a noted art collector who donated the Richard Barry Fudger Memorial Gallery and Rotunda at the Art Gallery of Ontario (1926) to commemorate the untimely death of his only son.

2.3 HISTORICAL SIGNIFICANCE

The H. H. Fudger House is historically important as the residence of a prominent Toronto businessman and philanthropist. The property at 40 Maple Avenue was recognized on the City of Toronto Inventory of Heritage Properties in 1975.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

3.1 ARCHITECTURAL STYLE

The H. H. Fudger House is an excellent example of the Queen Anne Revival style that was popular in North America at the end of the 19th century. Inspired by 16th and 17th century prototypes, the style was devised in Britain by architect Richard Norman Shaw (1831-1912) and his contemporaries. Medieval features, particularly asymmetrical plans, projecting wings, varied window types and complicated rooflines, were mixed with classical motifs using a variety of cladding materials.

One of the earliest documented examples of the Queen Anne Revival in Ontario, dating to 1881, is the Duncan McIntyre House in Whitby that was designed by Toronto architect Henry Langley. While working in partnership with his nephew, Edmund Burke, Langley applied Queen Anne Revival styling for the Toronto mansions of entrepreneur Robert Simpson and solicitor Daniel Thomson (the latter houses, dating to the 1880s, were demolished).

The Albert Hall Mansions in London, England, an apartment house dating to 1879 and designed by Richard Norman Shaw, purportedly inspired the designs for the H. H. Fudger House (Carr, 64). The buildings share the application of curved parapets, the placement of oriel windows, and the pattern of tripartite window openings.

3.2 ARCHITECT, BUILDER OR CRAFTSMAN

The Toronto architectural partnership of Burke and Horwood designed the H. H. Fudger House. Born in Toronto, Edmund Burke (1850-1919) received architectural training with the Toronto firm of Gundry and Langley. In 1873, Burke formed a partnership with his uncles, Edward and Henry Langley that lasted until 1883 when Edward Langley retired. During this period, Burke prepared the plans for the Jarvis Street Baptist Church (1874) at 130 Gerrard Street East and McMaster Hall (originally the Baptist Theological College and now the Royal Conservatory of Music, 1880-1881) at 273 Bloor Street West. The firm continued as Langley and Burke from 1883 until 1892, with Burke supervising the designs for the Sherbourne Street Methodist Church (later St. Luke's United Church, 1886) and Trinity Methodist Church (later Trinity-St. Paul's United Church, 1889). Burke took over the practice of the noted Toronto architect, William G. Storm in 1892. Two years later, Burke designed the original Robert Simpson Department Store at 176 Yonge Street, the first Chicago-style building completed in Toronto. During that year, Burke entered into a partnership with John C. B. Horwood. A practitioner with the New York City firm of Clayton and Russell, Horwood had working experience with Langley, Langley and Burke. Burke and Horwood's practice began with the construction of a second Robert Simpson Department Store, completed in the same location after a fire destroyed the original store. The above-noted properties are recognized on the City of Toronto Inventory of Heritage Properties.

Following their completion of the Robert Simpson Department Store, Burke and Horwood received several commissions from the leaders of the company, including Harris Henry Fudger. Burke had designed Fudger's earlier residence on Sherbourne Street, as well as the Sherbourne Street Methodist Church where Fudger was a prominent member of the congregation. Burke and Horwood prepared further plans for the H. H. Fudger House, designing an addition for a picture gallery in 1902, and interior alterations based on Arts and Crafts styling in 1903 and 1907.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

Rising 2½ stories above a red sandstone base, the H. H. Fudger House is constructed of red brick with stone and brick detailing. A cross-gable roof with parapets, extended eaves, dormers and tall brick and stone chimneys covers the large asymmetrical plan. The house displays a variety of flat-headed, oriel and segmental-arched window openings. Stone is applied for window surrounds, pilasters, band courses, quoins and brackets.

A stepped parapet with stone detailing terminates the south façade facing Maple Avenue. The wall is organized into two bays. In the east (right) bay, a pair of monumental curved brackets supports an oriel window with flat-headed window openings and transoms. A Palladian-style window identifies the attic half-storey. The west (left) bay contains a 2½-storey projecting frontispiece with a Flemish gable and stone quoins and string courses. The south and east faces of the frontispiece

display trios of flat-headed window openings with transoms and stone sills and labels. A round-arched window opening with a hood mould, keystone, pilasters and a corbelled sill marks the half-storey.

The east wall displays a stepped parapet and a frontispiece with a Flemish gable. At the base of the frontispiece, a stone portico protects the principal entrance, placed to face the gardens. The entry features a single leaf wood door that is surmounted by a two-part transom and flanked by an iron lantern. At the northeast corner of the building, a single-storey porch is now enclosed as a sunporch. The west wall has a parapet, an entrance porch supported on columns, and an oriel window with stained glass. The rear (north) wall features a Flemish gable, an oriel window, and segmental-headed window openings. This elevation has been altered with the addition of a 1½-storey kitchen wing and the introduction of openings for the conversion of the single-family residence to an apartment house.

A single-storey wing, added in 1902 for a picture gallery, is placed at the southeast corner of the house. Single-storey stone pilasters with carved capitals are extended to create a frieze that organizes a series of small clerestorey windows.

The surviving interior features are not included in the Reasons for Designation.

3.4 ARCHITECTURAL SIGNIFICANCE

The H. H. Fudger House is an excellent example of Queen Anne Revival design, where sandstone detailing highlights a variety of medieval and classical elements.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

The property at 40 Maple Avenue is located on the north side of the street in the first block east of Glen Road. It terminates the vista looking north up Powell Avenue. Originally located on a large landscaped tract with tennis courts, bowling greens, gardens and greenhouses, portions of the property were severed. There is infill on the east and west sides of the H. H. Fudger House. The house at 36 Maple Avenue (1895-1896) was designed by Burke and Horwood and is identified on the Inventory of Heritage Properties. Neighbouring properties listed on the Inventory include those at 55, 64, 65 and 66 Glen Road, and 61 and 89 Elm Avenue.

5.2 CONTEXTUAL SIGNIFICANCE

With its location on a large lot fronting onto Maple Avenue and facing Powell Avenue, and its substantial size in relation to the neighbouring houses, the H. H. Fudger House is a local landmark in South Rosedale.

5.0 SUMMARY

The property at 40 Maple Avenue is historically significant as the residence of a prominent Toronto businessman and philanthropist designed by the notable architectural firm of Burke and Horwood. Architecturally, the H. H. Fudger House is an excellent example of Queen Anne Revival design and

a landmark in the South Rosedale neighbourhood.

6.0 SOURCES

Art Gallery of Ontario: Selected Works. Toronto: Art Gallery of Ontario, 1990.

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

Carr, Angela. Toronto Architect Edmund Burke. Montreal/Kingston: McGill/Queen's University Press, 1995.

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Maitland, Leslie, Jacqueline Huker and Shannon Ricketts. A Guide to Canadian Architectural Styles. Peterborough, Ont.: Broadview Press, 1992.

Maitland, Leslie. The Queen Anne Revival Style in Canadian Architecture. Ottawa: Environment Canada, 1990.

Plans for the H. H. Fudger House, Horwood Collection, Archives of Ontario.

Jones, Donald. "Simpson's chief hid his good works". *Toronto Star* (20 August 1977) H7.

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 40 Maple Avenue (H. H. Fudger House) under Part IV of the Ontario Heritage Act (Ward 27 –Toronto Centre-Rosedale)
	File:	M101-H1

SCHEDULE "B"

In the City of Toronto and Province of Ontario, being composed of Lot 3 on Plan 433-York registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The northerly limit of Maple Avenue as confirmed under the Boundaries Act by Plan BA-387 (88250EM).

The said lands being most recently described in Instrument CA615787.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2001-039 dated June 20, 2001, as set out in Schedule "C".

