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

NOTICE OF INTENTION TO DESIGNATE

[REDACTED]

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

Take notice that the Council of the City of Toronto, at its meeting held on May 30, 31 and June 1, 2001, decided to designate the lands and buildings known municipally as 35 Woodlawn Avenue West ("Woodlawn"/William Hume Blake House) (St. Paul's) (Ward 22).

Short Statement of Reasons for Designation

The property at 35 Woodlawn Avenue West ("Woodlawn"/William Hume Blake House) is recommended for designation for architectural and historical reasons. The house was built in 1840-1841 for William Hume Blake, a prominent Toronto politician and judge who served as the Chancellor of Upper Canada from 1849 to 1862. From 1844 to 1885, James Curran Morrison, a noted jurist and a Chancellor of the University of Toronto, occupied the residence. The important Toronto architect, John G. Howard, prepared the plans. In the late 19th century, the west two-thirds of the house was demolished. Architects Gregg and Gregg designed the two-storey southeast wing in 1895. The Saunders family has owned the property since 1920.

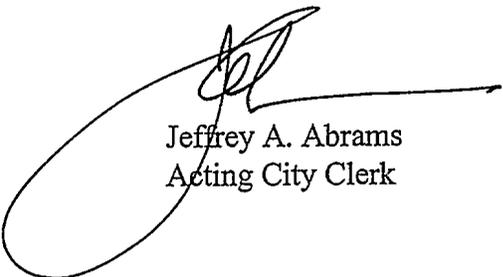
The east third of the original house survives. Rising two stories under a flat roof with two brick chimneys, the house is constructed with brick that is stuccoed on three sides to resemble stone. Important surviving features of the original Regency villa are found on the principal (east) façade. A pair of French doors survives in the first floor beneath three flat-headed window openings with the original frames and sash in the second storey. The first floor is protected by a shed-roof verandah, supported on posts, with an enclosure for the front entrance. The two-storey brick-clad wing has an entrance on the north wall and flat-headed window openings with brick voussoirs, stone sills and wood shutters.

Important interior elements are found in the original part of the house. In the first-floor hall, living room and dining room, the original pine and walnut woodwork and interior shutters, two fireplaces, and pine plank floors are significant features.

The property at 35 Woodlawn Avenue West is located on the south side of the street, west of Yonge Street. With the subdivision of the original estate, "Woodlawn" is set back from the street on a large landscaped lot. "Woodlawn" is historically significant for its associations with two early Toronto politicians, and as one of the oldest continuously occupied residences in the city. Architecturally, the surviving portion of the house is an important example of Regency design with intact interior elements by a noted Toronto architect. "Woodlawn" is contextually important as a local neighbourhood feature.

Notice of an objection to the designation may be served on the City Clerk, c/o Yvonne Davies, Administrator, Midtown Community Council, North York Civic Centre, Main Floor, 5100 Yonge Street, Toronto, Ontario M2N 5V7 within thirty days of the 15th of June, 2001, setting out the reason(s) for the objection and all relevant facts.

Dated at Toronto this 15th day of June, 2001.



Jeffrey A. Abrams
Acting City Clerk



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