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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
650 BROADVIEW AVENUE (DAVID WAGSTAFF HOUSE), 658 BROADVIEW AVENUE
(CRUTTENDEN HOUSE) AND 660 BROADVIEW AVENUE (WILLIAM HUBBARD
HOUSE)
NOTICE OF PASSING OF BY-LAW**

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

ONTARIO HERITAGE TRUST

AUG 23 2017

RECEIVED

Take notice that the Council of the City of Toronto has passed By-law No. 718-2017 to designate 650 Broadview Avenue (David Wagstaff House), 658 Broadview Avenue (Cruttenden House) And 660 Broadview Avenue (William Hubbard House) (Toronto-Danforth Ward 30) as being of cultural heritage value or interest.

Dated at Toronto this 23rd day of August, 2017.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item TE15.14, as adopted by City of Toronto Council on May 3, 4 and 5, 2016

CITY OF TORONTO

BY-LAW 718-2017

To designate the property at 650 Broadview Avenue (David Wagstaff House), 658 Broadview Avenue (Cruttenden House) and 660 Broadview Avenue (William Hubbard House) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 650 Broadview Avenue (David Wagstaff House), 658 Broadview Avenue (Cruttenden House) and 660 Broadview Avenue (William Hubbard House), as being of cultural heritage 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 650 Broadview Avenue, 658 Broadview Avenue and 660 Broadview Avenue, and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 650 Broadview Avenue, 658 Broadview Avenue and 660 Broadview Avenue more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage 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 650 Broadview Avenue, 658 Broadview Avenue and 660 Broadview Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION**650 Broadview AvenueReasons for Designation

The property at 650 Broadview Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value.

Description

Located on the west side of Broadview Avenue between Montcrest Boulevard (south) and Danforth Avenue (north) and adjoining Riverdale Park, the David Wagstaff House (completed 1913) is a 2½-storey house form building that was commissioned by a prominent Toronto brick maker, who owned and occupied the site until 1920. Now part of the campus of Montcrest School (founded 1961), the property at 650 Broadview Avenue was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006.

Statement of Significance

The David Wagstaff House is valued for its design as a fine and well-crafted representative example of the Period Revival style applied to an early 20th century house form building. Displaying the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the asymmetrical plan, the fenestration that includes the multi-sided bay window and the oriel windows typical of Period Revival styling, and the dramatic roofline with the oversized gable with flared eaves and mock timbering. In its design and vintage, the David Wagstaff House complements the neighbouring residential buildings along the west side of Broadview Avenue adjoining Riverdale Park.

The cultural heritage value of the property at 650 Broadview Avenue is also through its historical association with Toronto architect J. A. Mackenzie, who designed the David Wagstaff House. While Mackenzie is best known for local landmarks including the Lumsden Building (1909) on the corner of Yonge Street and Adelaide Street East, his portfolio included commissions for residential buildings in Toronto's desirable neighbourhoods, among them the David Wagstaff House in Riverdale.

The property at 650 Broadview Avenue is also valued for its contextual importance in defining, maintaining and supporting the historical character of Broadview Avenue between present-day Montcrest Boulevard and Danforth Avenue that was developed as a high-end residential enclave in the early 1900s. The David Wagstaff house is historically and visually linked to its setting in the block where it forms part of a contiguous group of house form buildings that complement one another in their early 20th century stylistic appearance and placement along the edge of Riverdale Park.

Heritage Attributes

The heritage attributes of the David Wagstaff House on the property at 650 Broadview Avenue are:

- The placement, setback and orientation of the building on the west side of Broadview Avenue, north of Montcrest Boulevard
- The scale, form and massing of the structure, which rises 2½ stories above a raised base with window openings
- The materials, with the brick cladding and the brick, stone and wood detailing
- The gable roof, with the extended and flared eaves, the brick chimney (south), the shed-roof dormer (north, which has been modified), and the oversized east gable with the flat-headed window opening and the mock strapwork
- The arrangement of the principal (east) elevation into two bays, with the main entrance placed north (right) bay where it is protected by the enclosed porch with the hipped roof and the classical detailing (which is typical of the era)
- The fenestration on the principal (east) elevation, with the two-storey five-sided bay window with the stone surrounds and quoins in the left (south) bay and, above the main entrance in the right (north) bay, the flat-headed two-part window opening with the transoms
- On the side elevations (north and south), which are viewed from Broadview Avenue, the two-storey oriel window on each wall.

658 Broadview Avenue

Reasons for Designation

The property at 658 Broadview Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under the categories of design and contextual value.

Description

Located on the west side of Broadview Avenue between Montcrest Boulevard (south) and Danforth Avenue (north), the Cruttenden House (1906) is a 2½-storey house form building commissioned by Annie Louise Cruttenden, who occupied the house following her marriages to manufacturer James Edmonds and brick maker David Wagstaff, both of whom predeceased her. The construction of the house is attributed to Thomas Cruttenden, a well-known Toronto contractor who was his daughter's tenant in the residence until 1925. The Cruttenden House remained in the family until the 1950s and now forms part of the campus of the Montcrest School (founded 1961). The property at 658 Broadview Avenue was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006.

Statement of Significance

The Cruttenden House is valued for its design as a fine and well-crafted representative example of the Period Revival style applied to an early 20th century house form building. Displaying the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the asymmetrical plan, the fenestration that includes the pair of three-sided bay windows, and the dramatic hipped gable roof with the projecting jetty that is typical of the Period Revival. In its design and vintage, the Cruttenden House complements the neighbouring residential buildings along the west side of Broadview Avenue adjoining Riverdale Park.

The property at 658 Broadview Avenue is also valued for its contextual importance in defining, maintaining and supporting the historical character of Broadview Avenue between present-day Montcrest Boulevard and Danforth Avenue that was developed as a high-end residential enclave in the early 1900s. The Cruttenden House is historically and visually linked to its setting in the block where it forms part of a contiguous group of house form buildings that complement one another in their early 20th century stylistic appearance and placement along the edge of Riverdale Park.

Heritage Attributes

The heritage attributes of the Cruttenden House on the property at 658 Broadview Avenue are:

- The placement, setback and orientation of the building on the west side of Broadview Avenue, north of Montcrest Boulevard
- The scale, form and massing of the structure, which rises 2½ stories above a raised base with window openings
- The materials, with the brick cladding and the brick, stone, wood, terra cotta and tile detailing
- The hipped gable roof with the cross-gable on the south end, the brick chimney, clipped roofline and stepped parapet on the north end and, over the principal (east) elevation, the jetty with the returned eaves
- The roof detailing with the terra cotta shingles in the south gable and on the jetty
- The arrangement of the principal (east) elevation into three bays, with the southernmost (left) bay stepped back and containing the main entrance in the first (ground) floor
- The main (east) entrance, which is placed in a flat-headed surround with a transom and surmounted in the second storey by a flat-headed window opening with a stone lintel
- In the centre bay on the principal (east) elevation, the fenestration, with the oval window opening in the first floor and, in the second storey, the diminutive flat-headed window opening with the oversized stone voussoirs and keystone
- The two-storey three-side bay window with the stone lintels and sills and the flat-headed window openings that marks the north (right) bay on the principal (east) elevation
- At the southeast corner, the single-storey open wraparound verandah that has a shed roof supported on columns
- On the south side elevation, the fenestration with the octagonal window with voussoirs in the first floor, the flat-headed window opening with the stone lintel in the second storey, the two-storey three-sided bay window with the flat-headed window openings and stone detailing in the west (south) bay, and the flat-headed three-part window opening in the south gable

- The fenestration on the north side elevation, where the flat-headed window openings with the stone detailing are placed according to the interior arrangement.

660 Broadview Avenue

Reasons for Designation

The property at 660 Broadview Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Description

Located on the west side of Broadview Avenue between Montcrest Boulevard (south) and Danforth Avenue (north) adjoining Riverdale Park, the William Hubbard House (1908) is a 2½-storey house form building commissioned by Toronto politician William Hubbard, who occupied the premises until his death in 1935. Now part of the campus of the Montcrest School (founded 1961), the property at 658 Broadview Avenue was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006. Three years later, Heritage Toronto, in association with the Ontario Black History Society and the Riverdale Historical Society, unveiled a historical plaque commemorating William Hubbard on the property at 660 Broadview Avenue.

Statement of Significance

The William Hubbard House is valued for its design as a well-crafted representative example of the Period Revival style applied to an early 20th century house form building. Displaying the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the steeply-pitched gable roof with the flared eaves and tall chimney, the asymmetrical arrangement of the principal (east) elevation and the mixture of window styles that is typical of the Period Revival. In its design and vintage, the William Hubbard House complements the neighbouring residential buildings along the west side of Broadview Avenue adjoining Riverdale Park.

The property at 660 Broadview Avenue is particularly significant for its historical association with William Peyton Hubbard (1842-1935), who is recognized as the first black politician in Toronto and, while winning 13 consecutive elections, served in significant positions as an elected official, including as a member of the City's Board of Control and as Deputy Mayor. Hubbard's retirement from municipal politics in 1908 coincided with the construction of his residence on Broadview Avenue, where he remained for nearly 30 years, including a brief return to City Council as an alderman in 1913. Hubbard was involved in numerous City initiatives and charitable causes, among them his 40-year stint as a board member for the House of Industry. Hubbard's contributions to the City are summarized on the commemorative plaque (2009) on the property at 660 Broadview Avenue.

Contextually, the property at 660 Broadview Avenue is also valued for its role in defining, maintaining and supporting the historical character of Broadview Avenue between present-day Montcrest Boulevard and Danforth Avenue that was developed as a high-end residential enclave in the early 1900s. The William Hubbard House is historically and visually linked to its setting

in the block where it forms part of a contiguous group of house form buildings that complement one another in their early 20th century stylistic appearance and placement along the edge of Riverdale Park.

Heritage Attributes

The heritage attributes of the William Hubbard House on the property at 660 Broadview Avenue are:

- The placement, setback and orientation of the building on the west side of Broadview Avenue, north of Montcrest Boulevard
- The scale, form and massing of the structure, which rises 2½ stories above a raised base with window openings
- The materials, with the brick cladding and the brick, stone and wood detailing
- The gable roof with the extended and flared eaves with brackets, which is enclosed as a pediment on the principal (east) elevation, the tall brick chimney on the south slope, and the oversized shed-roofed dormer on the north slope (which is a modification)
- The arrangement of the principal (east) elevation into three bays, with the main entrance centered in the first (ground) floor and placed in a flat-headed surround with a transom and surmounted in the second storey by a flat-headed window opening with a stone lintel
- On the principal (east) elevation, in the north (right) bay, the large segmental-arched window opening with a transom beneath a segmental-arched window opening in the second storey with the brick voussoirs and the stone keystone
- In the south (left) bay on the principal (east) elevation, the two-storey three-side bay window with the brick voussoirs, the stone lintels and sills, and the flat-headed window openings
- The single-storey open porch with the shed roof and the classical detailing that protects the main entrance and the north (right) bay of the principal (east) elevation
- On the south side elevation, the fenestration with the single segmental-arched window opening in the first floor (east) beside the two-storey three-side bay window (west), which is extended as a three-side shed-roofed dormer (which is a modification), and the brick and stone detailing on the window openings
- The fenestration on the north side elevation, where the flat-headed window openings with the stone detailing are placed according to the interior arrangement
- The historical plaque commemorating William Peyton Hubbard (2009), which is located at the east end of the property between the sidewalk and the house.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21068-0053(LT)

LT 15-16 PL 274E TORONTO; PT BLK A PL 274E TORONTO AS
IN CA236825 & CT330223

City of Toronto, Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)