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**Town of Whitby  
Office of the Town Clerk**

575 Rossland Road East, Whitby, ON L1N 2M8  
www.whitby.ca

ONTARIO HERITAGE TRUST

OCT 02 2014

RECEIVED

September 29, 2014

Via Courier

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

Re: Notice of Passing of Heritage Designation By-law  
Henry Fliess House 520 Henry Street, Whitby

Please be advised that the Council of the Town of Whitby passed By-law # 6919-14 at its meeting held on September 8, 2014 to designate the above noted property in the Town of Whitby, as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, O. 18, Part IV, Section 29.

A copy of the Notice of Passing of the by-law, in addition to a copy of By-law # 6919-14 has been attached for your reference.

Further information regarding this matter may be obtained by contacting the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Debi Wilcox".

Debi A. Wilcox, MPA, CMO, CMM III  
Town Clerk  
905.430.4302  
[clerk@whitby.ca](mailto:clerk@whitby.ca)

DW/lp  
Encl.

cc: R. Short, Commissioner of Planning  
S. Ashton, Planner II, Planning Department



The Corporation of the Town of Whitby  
Office of the Town Clerk  
575 Rossland Road East  
Whitby, ON L1N 2M8  
www.whitby.ca

# Town of Whitby Notice

## Notice of Passing of Heritage Designation By-law

Take notice that the Council of the Corporation of the Town of Whitby enacted By-law #6919-14 at its meeting held on September 8, 2014 to designate the following property in the Town of Whitby, as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Part IV, Section 29.

**Henry Fliess House  
520 Henry Street  
Part of Lot 11, Plan H50046, Range 1  
Whitby, Ontario**

### **Description of Cultural Heritage Value and Interest**

The Henry Fliess House was designed and built by well-known Canadian architect Henry Fliess for Peter King Draimin in 1949 and was the first split level to be built in Whitby. Split level houses were part of the Contemporary movement and had been first built in the United States ten (10) to fifteen (15) years prior to 1949.

In 1952, Henry Fliess designed about 300 to 400 of the houses in the original development of Don Mills with other modernist architects, and produced 15 different designs of his own for the development. Don Mills was Toronto's first self-contained community and was 'Canada's first garden city' with a population of 32,000. 520 Henry Street and 125 Centre Street North are the only two houses in Whitby designed by Henry Fliess.

In 2005, Henry Fliess was awarded the Ontario Association of Architects' Order of da Vinci for 'exceptional leadership in the profession, education and/or service to the profession and community'.

### **Description of Heritage Attributes**

The Henry Fliess house was built in 1949 for Peter King Draimin who moved into the house in August 1949. It was the first house to be built in Whitby as a split level dwelling and has three levels. It was also the first house in Whitby to have radiant heating from waters pipes in the floors and in the ceiling of the vestibule. N. Johansen & Sons of Oshawa were the contractors who built the house.

A copy of the by-law is available from the Office of the Town Clerk upon request.

**Dated** at the Town of Whitby this 10th day of September, 2014.

Debi A. Wilcox, MPA, CMO, CMM III  
Town Clerk

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Town of Whitby  
Phone: 905.430.4315  
Fax: 905.686.7005  
Email: [clerk@whitby.ca](mailto:clerk@whitby.ca)

Publication: September 17, 2014 Whitby This Week

Copy: File – P55-HF  
S. Ashton, Staff Liaison, LACAC Heritage Whitby  
S. Cassel, Acting Deputy Clerk  
L. MacDougall, Committee Secretary  
D. Wilcox, Town Clerk



## **Town of Whitby By-law # 6919-14**

### **Heritage Designation By-law**

Being a By-law to designate the Henry Fliess House, 520 Henry Street, Part of Lot 11, Plan H50046, Range 1, Whitby as being of cultural heritage value and interest.

Whereas, in accordance with the provisions of Section 29 of the Ontario Heritage Act, the Council of the Corporation of the Town of Whitby considers it desirable to designate the property, excluding the detached garage, on the property hereinafter described to be of cultural heritage value and interest;

And Whereas, the Council of the said Corporation has caused to be served to the owner, general public and upon the Ontario Heritage Trust, notice of its intention to designate the property known as the Henry Fliess House to be of cultural heritage value and interest and has caused such notice to be published in a newspaper having general circulation in the Town of Whitby;

And Whereas, no person has served a notice of objection to the proposed designation on the Clerk of the said Corporation;

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

#### **1. General**

- 1.1. The property known as The Henry Fliess House, excluding the detached garage, 520 Henry Street, Part of Lot 11, Plan H50046, Range 1, and more particularly described in Schedule 'A' attached to and forming part of this by-law is designated as being of cultural heritage value and interests.

#### **2. Schedule(s)**

- 2.1. Schedule 'A' – Designation Statement and Report of 520 Henry Street, Whitby as prepared on August 15, 2014 by D. Gardner.

#### **3. Effective Date**

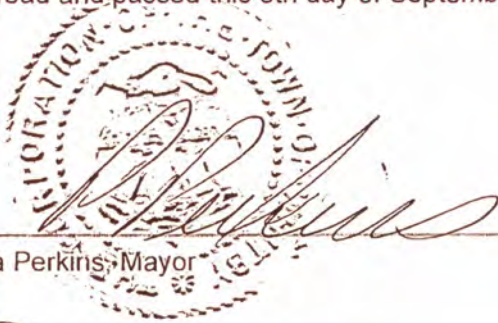
- 3.1. The provisions of this by-law shall come into force and take effect on the day of the final passing thereof.



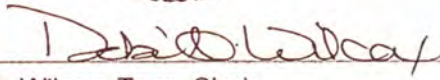
By-law Name: Heritage Designation By-law  
By-law # 6919-14

Page 2 of 2

By-law read and passed this 8th day of September, 2014.

A circular official seal of the Town of Wilcox is partially visible behind a handwritten signature. The seal features a central emblem and the words "TOWN OF WILCOX" around the perimeter. The signature is written in dark ink over the seal.

Patricia Perkins, Mayor

A handwritten signature in dark ink, appearing to read "Debi Wilcox", is written over a horizontal line.

Debi A. Wilcox, Town Clerk

## DESIGNATION STATEMENT AND REPORT

520 Henry Street  
Whitby, Ontario

PREPARED BY:  
DEIRDRE GARDNER  
8/15/2014





## DESIGNATION STATEMENT

### DESCRIPTION OF THE PROPERTY

#### 520 HENRY STREET, WHITBY, ONTARIO

(Part of Lot 11, Plan H50046, Range 1)

520 Henry Street was the first mid-20<sup>th</sup>-century split-level house to be built in Whitby, Ontario. The house was designed by well-known Canadian modernist architect, Henry Fliess for Peter King Dramin in 1949. The designation would include the house and exclude the detached garage.

### STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

520 Henry Street in Whitby is an early mid-century example of a custom designed split level dwelling incorporating contemporary architectural house design characteristics. Typical of the split level style, it features many design elements that are of cultural heritage value including a multi-level plan with an asymmetrical front façade incorporating a unique orientation, low-pitch gable roof with overhanging eaves and multiple windows.

520 Henry Street was designed by Henry Fliess, an architect and lecturer at the University of Toronto. Mr. Fliess developed new housing design and made a significant contribution to changes in urban design in mid-century post-war Canada.

### DESCRIPTION OF HERITAGE ATTRIBUTES

Key exterior attributes that exemplify the heritage value of 520 Henry Street as an excellent example of a mid-century modern split level house design include:

- Multi-level with simplified open interior floor plan
- Unique orientation with asymmetrical front façade
- Low-pitch gable roof with overhanging eaves
- A variety of casement window styles and groupings with larger multi-window openings on the western facade





## 520 HENRY STREET, WHITBY, ONTARIO

### DESCRIPTION OF THE PROPERTY

520 Henry Street in the Town of Whitby is located on Part of Lot 11, Plan H50046, Range 1. The house plan includes a detached brick garage on the north part of the lot. The detached double garage is part of the original design and dates to 1949 but is not included in the designation.

The house was designed by modernist architect Henry Fliess for Peter King Draimin and his wife in 1949. The house design incorporated several modern design details. It was the first split-level dwelling built in Whitby. The split-level design incorporates three levels. The original house design incorporated a number of new construction features that were being popularized at the time including thermal pane windows and radiant heating created by installing water pipes in the floors and in the ceiling of the vestibule. N. Johansen & Sons of Oshawa were the contractors for the house. The current owners have the original blueprints for 520 Henry Street, dated April 1, 1949. The building was completed in August, 1949.

### CONTEXT

520 Henry Street is situated in the middle of a lot with a 181 foot frontage on Henry Street between Ontario Street West and St. John Street West. When the house was constructed in 1949 on the two-thirds of an acre lot, Henry Street was an unpaved dirt road, rural in nature with cattle grazing nearby. There were unobstructed views of Ajax to the west, the Ontario Hospital, and Lake Ontario to the south. To take advantage of the views, the architect incorporated large west windows. The site includes numerous mature trees and shrubs many planted by owners shortly after construction of the house. A paved sidewalk leads to the front entrance.

At the time of its completion, the house was a unique modern architectural design and there was much interest in the building. Peter Draimin was the President of the Rotary Club of Whitby (1948-1949) and invited the architect to make a presentation to the club about the design of 520 Henry Street. Shortly after the house was completed, a feature story appeared in the magazine *Canadian Homes and Gardens Magazine*. The magazine was published during 1927-1962 and edited by architect Eric Arthur, professor and mentor of Henry Fliess at the University of Toronto.

There have been some modifications made to the original design: The kitchen was remodelled in 2005-2006 replacing the original kitchen; the original window frames have been replaced but with a similar design; the living room fireplace was converted from wood to natural gas in 2006; the original brick fireplace has been preserved behind a new wooden mantelpiece; a gas fireplace has been installed in the basement; the original septic tank bed which was located south of the dwelling was removed once the house was connected to the municipal sewer system in 1959; the original oil heat has been replaced with natural gas in 2006; the low brick wall that was located near the front entrance had deteriorated and has been removed and replaced with a wrought iron fence; the original design included a flagstone patio on the south side of the house; a solarium was added by previous owners and has been replaced with a four-season solarium in 2006.



## ARCHITECT, HENRY FLIESS

Henry Fliess was born in Leipzig, Germany on January 2, 1921 into a Jewish family. Henry's father died when he was four. In 1936, during the Nazi era, Henry Fliess was able to leave Germany and moved to Deal, England to reside near a great aunt. Deal is a small southeast coast town about nine miles from Dover. At the age of 15, he attended secondary school and resided with the principal. The principal mentored Henry and guided him toward a career in architecture and assisted in finding an internship with a small architectural firm. Henry also took a course in architecture at the Margate School of Art and a correspondence course with a lecturer through the University of London.

With the outbreak of World War II, Henry Fliess was detained at a camp on the Isle of Man. At a later date, Fliess was sent to Canada with other internees. He lived in Newfoundland, Trois Rivieres, Quebec and finally a camp in New Brunswick where he planted and cut trees.

After a mandatory one year internment in Canada, Fliess decided to resume his architectural studies at the University of Toronto. The curriculum at the School of Architecture in the early 1940s had incorporated specialized lectures in town planning and housing design. Professor Eric Arthur introduced focused courses in town planning to the course curriculum in 1937-1938. Fliess was greatly influenced by Professor Arthur.

In 1945, Henry Fliess became a Canadian citizen. After graduating from the University of Toronto in 1946, Henry Fliess worked with architect, James Murray and his architectural firm Murray, Rounswait and Fairfield. After a compulsory year of apprenticeship, he was offered a position as a lecturer in architecture at the University of Toronto.

One of the first commissions that Henry Fliess acquired was the design for a cottage on Georgian Bay at Point au Baril for Professor J.D. Ketchum in 1949. His second completed design commission was 520 Henry Street in Whitby. In 1950, Henry Fliess published an article in the Royal Architectural Institute of Canada (RAIC) Journal titled *"The Modern House; A Brief Critical Analysis."* Mr. Fliess states in the article "Canadians have become more and more extroverted . . . The open plan is a symbol of this outward turning life, it is the expression of a freer and less formal existence . . . spacious modern living area which more likely than not opens into the garden extending the interior out to take in the whole visible landscape. . . The flat roof, the large glass areas and the interpretation of space are all elements of the new vocabulary."<sup>1</sup>

In 1952, Henry Fliess designed one other house in Whitby at 125 Centre Street North for William P. Glover. It is a modern ranch style house. The design incorporated a two car garage but that feature has since been altered.

Interest in planned communities led Henry Fliess to his involvement in the development of fifteen house designs for the planned community of Don Mills. In 1952, industrialist E.P. Taylor assembled 2000 acres of farmland to establish a planned community or a garden city of which 300 to 400 houses were built. Fliess also designed the Village Square in Baltimore's Cross Keys Village for influential American

<sup>1</sup> Nancy Lynn Duff. "Place Making": Henry Fliess and the Development of Humane Housing and Urban Design in Canada after the Second World War. Carleton University, April 7, 2003, page 57.



developer James A. Rouse. Later in his career, Henry Fliess designed Sherway Gardens (Phases 1 and 2) with fellow architect James Murray.

#### **ARCHITECTURAL STYLE - SPLIT-LEVEL HOUSE DESIGN**

A split-level house is sometimes referred to as a tri-level because the floor levels are staggered, so that the "main" level of the house which usually contains the front entry, is partway between the upper and lower floors. The main level typically contains common living areas such as the living room, kitchen, and dining room. There are typically two short sets of stairs, one running upward to a bedroom level, and one going downward toward a basement area. The basement level is usually finished, and often contains additional living areas such as a family room, office or entertainment area and utility areas. The split-level design became a very popular house design because the layout maximized square footage while minimizing the need for larger lots and full basements.

Split-level house design was becoming a popular mid-century housing option. The origins of the design can be traced back to the work of Frank Lloyd Wright. In the 1920s, Wright had incorporated staggered or half floor split-levels in some of his custom house designs that were situated on sloping lots. By the 1930s, Sears, Roebuck & Company began to promote split-level house plans in their catalog house designs.

#### **HISTORY OF THE PROPERTY**

Part of Lot 11, Plan H50046, Range 1 – Annes Plan

Ezra Annes (1796-1857) purchased the north 100 acres of lot 28, concession 1 in the Township of Whitby from Kings College on January 20, 1836. Lot 28, Concession 1 had been granted to Kings College by the Patent Lands on January 3, 1828. Ezra Annes was born in Vermont and settled in the Whitby area in 1819. He played a prominent role in the local community establishing the Masonic Lodge in 1825, assisting with the foundation of a grammar school in 1846 and being elected as Mayor in 1857.

On February 22, 1866, Henry Warren Annes (1824-1886), the son of Ezra Annes, and John McCarroll Lowes (1829-1902), a Whitby dry goods merchant who was married to Henry's sister, Charlotte Losie Annes, filed a Plan of Subdivision for the property as Annes Plan of the North Part of Lot No. 28, 1<sup>st</sup> Concession of the Township of Whitby. The Land Registry Office assigned the Plan the number H50046. Henry Street was assigned the name Henry after Henry Warren Annes. Henry Annes served on the Whitby Town Council from 1882-1883.

In December 1866, Mary A. Sproule purchased 6.87 acres of Lot 11 of the Annes Plan located in the north half of Lot 28, Concession 1 from Henry Annes and J.M. Lowes. In May 1867, Mary Sproule sold the land to John H. Greenwood. In October 21, 1875, the property was sold to William Green. Green sold the property to James Mitchell on February 9, 1881. James Mitchell sold the property to Joseph Baird Mitchell, a farmer, on September 30, 1896.

On March 1, 1938, the property including lots five, six, seven, eight, nine, ten and eleven were sold to Edna May Burkhart. In January, 18, 1943, the property was granted to Otto and Edna May Burkhart by Edna May Burkhart. In January 1946, the property was sold to Joseph and James Milligan of Cannington by Otto Burkhart.





On November 17, 1948, two thirds of an acre of land delineated as Lot 11 of the Annes Plan (Part of Lot Number 28 in the First Concession of the Township of Whitby) was sold by Joseph and James Milligan to Peter King Draimin and Dorothy Draimin for \$1,000. In the land records, Peter is identified as Philip K. Draimin. Peter and Dorothy Draimin owned 520 Henry Street from 1949-1953.

In 1933, Peter King Draimin (1914-2009) came to Whitby from Toronto to become manager of King Brothers' Tannery. Peter's mother Bertha was a member of the King family. While residing in Whitby, Peter served as a Councillor in 1943, and served on the Whitby Board of Education from 1945-1948. He was also President of the Rotary Club for 1948-49. The tannery closed in 1952 due to a lack of business, and the Draimin family moved back to Toronto in 1953.

On May 11, 1953, the property was sold to Theodor Smith and his wife Greta (Kay) Kajsa Smith who moved from Oshawa to Whitby. Theodor Smith was the Traffic Manager for the Smith Transport Company. Theodor Smith sold the house to Bruce and Joan McColl on August 11, 1958 and the family moved to Toronto.

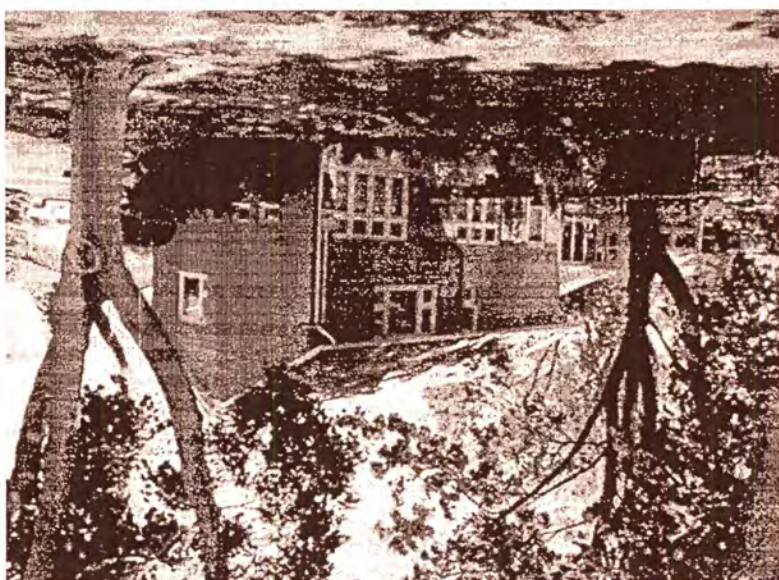
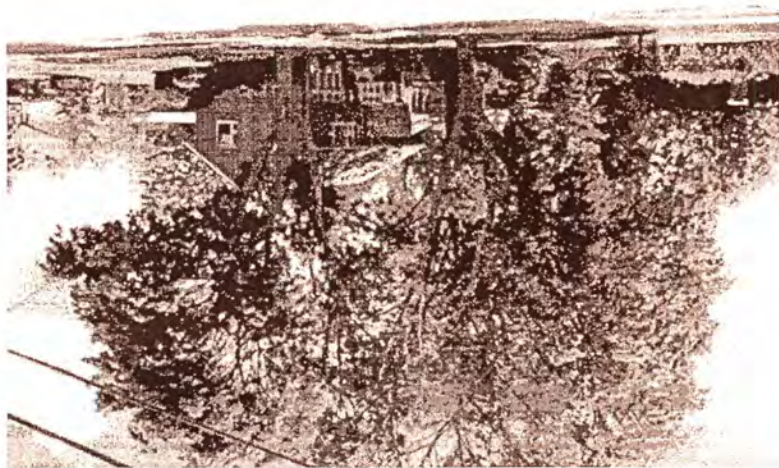
Bruce John McColl (1918-1999) was born at Forest, Ontario on March 30, 1918 and married Mary Annette Joan Hyland (1923-2005) at Kingston, Ontario on July 31, 1944. Bruce McColl worked in Montreal from 1944 to 1958, and in 1948, he received a degree in Mechanical Engineering from Queen's University. He was hired as an Assistant Vice-President of Industrial Products for Dowty Equipment Ltd., Ajax, Ontario in October 1958 and moved to Whitby and purchased 520 Henry Street.

On October 31, 2005, the property was purchased from the estate of Mary Joan McColl by present owner Brian Lewis and Patricia Mary Winter. Brian Winter was the Town of Whitby Archivist from 1968 until his retirement in 2012. Mr. Winter was the founder of the Whitby Archives and a founding member of the Town of Whitby's Local Architectural Conservation Advisory Committee in 1978. Mr. Winter is a published author and frequent contributor to articles written on Whitby's history.

520 Henry Street, Whitby, Ontario in 2014











## BIBLIOGRAPHY

### PAPERS

Nancy Lynn Duff. *"Place Making": Henry Fliess and the Development of Humane Housing and Urban Design in Canada after the Second World War*. Carleton University, April 7, 2003.

### REPORTS

Margaret Clayton, Chair LACAC Heritage Whitby. *Historical Report, 520 Henry Street, Whitby, Ontario*. May 2014.