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Authority: Toronto and East York Community Council 36.33,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: December 16, 2010

CITY OF TORONTO

BY-LAW No. 34-2011

**To designate the property at 450 Pape Avenue (William Harris House - Cranfield House)
being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 450 Pape Avenue (William Harris House - Cranfield House) as being of cultural heritage 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 buildings and structures located thereon, to be 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 450 Pape Avenue and upon the Ontario Heritage Trust, a 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, Notice requirements under 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 was served upon the Clerk of the municipality;

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

1. The property at 450 Pape Avenue, more particularly described in Schedule "B" and shown on Schedule "C" 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 450 Pape 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 16th day of December, A.D. 2010.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION

Reasons for Designation (Statement of Significance): 450 Pape Avenue

William Harris House (Cranfield House)

Description

The property at 450 Pape Avenue is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the northwest corner of Pape Avenue and Riverdale Avenue, the William Harris House (1901) is a 2½-storey house form building that was also historically known as Cranfield House.

Statement of Cultural Heritage Value

The William Harris House has design value as an excellent and well-crafted example of a representative house form building dating to the turn of the 20th century that blends features of the Queen Anne Revival style with Edwardian Classicism. The sprawling irregularly-shaped plan, with its mixture of materials, the combination of the window shapes and roof details inspired by British medieval prototypes, is typical of Queen Anne Revival design, while the classical elements, including columned porches and patterned mullions, are associated with the more restrained architecture of the Edwardian era. The William Harris House is an important surviving example of residential architecture in Riverdale that is distinguished by its dramatic design.

Historically, the property is associated with William Harris, a leading Toronto businessman who in 1869 established W. Harris and Company to manufacture animal by-products. In 1901, Harris founded the Harris Abattoir Company Limited, which subsequently merged with the William Davies Company and similar enterprises to form the nationally recognized Canada Packers Limited. Members of the Harris family occupied the house at 450 Pape Avenue for nearly 30 years.

In 1930, William Harris's heirs transferred the property at 450 Pape Avenue to the Salvation Army, an institution of national importance in Canada. An international Christian organization, the Salvation Army was introduced to Canada in 1882 and became the largest non-governmental direct provider of social services in the country. During its ownership of the property for over 75 years, the Salvation Army operated its Bethany Home for pregnant women at 450 Pape Avenue, a service that evolved to offer childcare skills and encourage educational training for young mothers.

The William Harris House is also associated with the career of Toronto architect Henry Simpson. In practice from 1888 to 1922, Simpson produced many landmark buildings in Toronto, including Cooke's Presbyterian Church, the Isolation Hospital and the Metallic Roofing Company's office and showroom. Because many of Simpson's most recognized projects have not survived, the William Harris House is an important extant example from his practice.

Contextually, with its distinctive appearance and its placement on a corner site where both the lot and the house form building surpass the size of other residential properties in the neighbourhood, the William Harris House is a local landmark in Riverdale.

Heritage Attributes

The heritage attributes of the property at 450 Pape Avenue are:

- The 2½-storey house form building.
- The scale, form and massing.
- The irregularly-shaped plan.
- The hipped roof with Flemish gables, hipped dormers and tall brick chimneys.
- The red brick cladding with brick, sandstone, wood and glass details.
- On the principal (east) façade, the central entrance with a wood door with a glass insert, sidelights and transom (the east verandah has been replaced).
- The detailing on the south elevation where an open curved porch with classical detailing is flanked by bow windows.
- The fenestration on the east and south elevations, where flat-headed openings with sandstone labels contain wood sash windows with stained glass (first floor) oval-shaped mullions (second floor) or lozenge-shaped mullions (attic storey).
- The north wall, with its regularly-placed fenestration.
- The west wing, which displays on the south wall an enclosed single-storey multi-sided sunporch with classical detailing.
- The surviving stone and ironwork fence along the east edge of the property.
- The setback of the house from Pape Avenue and Riverdale Avenue, with a circular drive in front of the main (east) entrance.

The 2½-storey west addition (designed in 1965) is not described as a heritage attribute.

SCHEDULE "B"

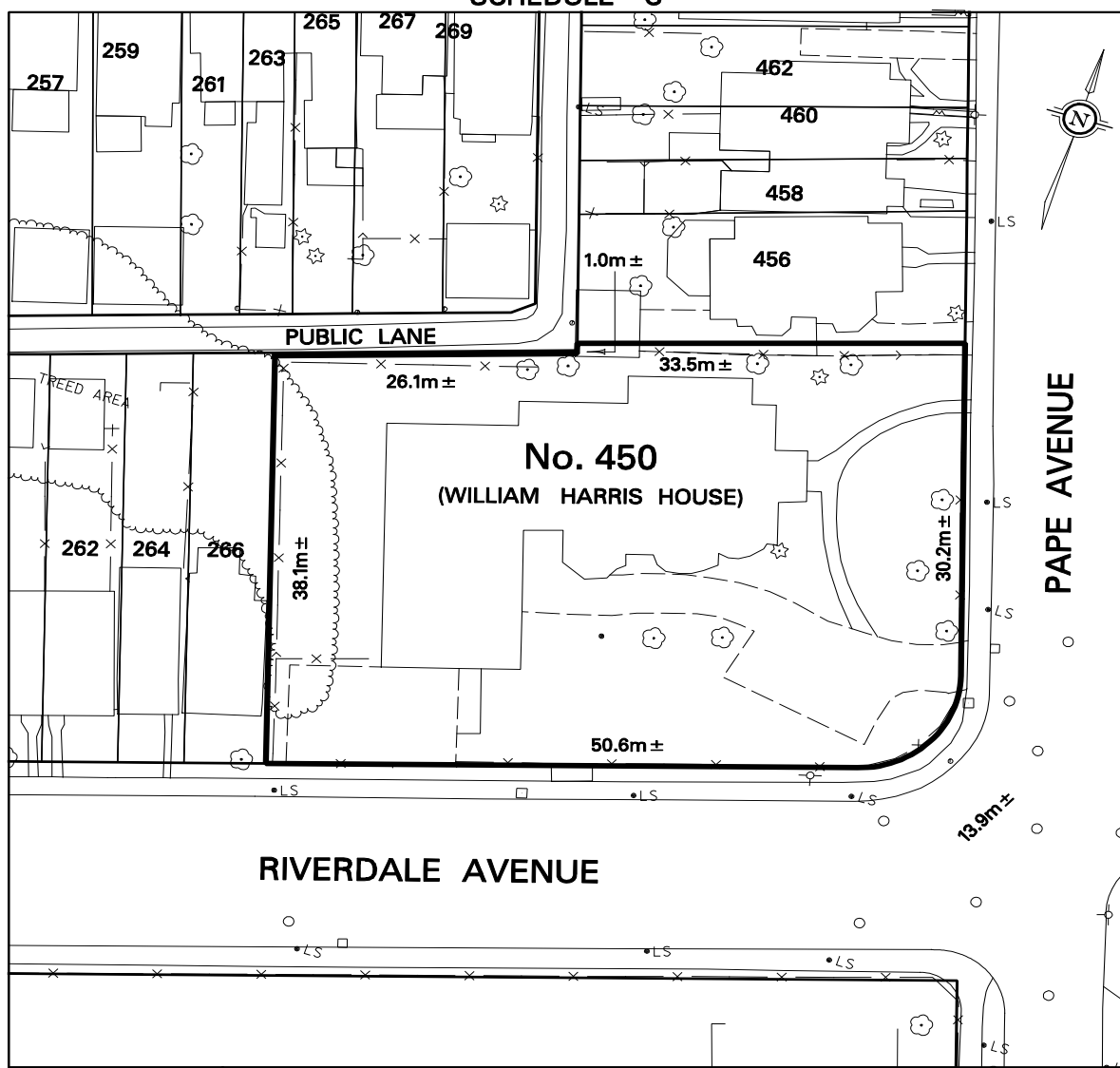
PIN 21061-0347 (LT)

PT LT 7-8 PL 587E TORONTO AS IN ER20039 & ER40548
EXCEPT CA710160

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2010-079 dated October 26, 2010, as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 450 PAPE AVENUE (WILLIAM HARRIS HOUSE)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 30 – TORONTO-DANFORTH
DATE: OCTOBER 26, 2010

SKETCH No. PS-2010-079