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CITY OF NORTH YORK

BY-LAW NUMBER 31872

To designate the lands and buildings at 34 Parkview Avenue of architectural and historical value.

WHEREAS The Ontario Heritage Act, R.S.O. 1990, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS the Council of the Corporation of the City of North York has caused to be served upon the owners of the lands and premises known municipally as The John McKenzie House, 34 Parkview Avenue and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

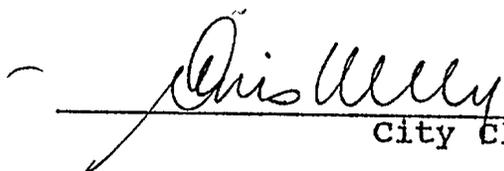
WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk of the Municipality;

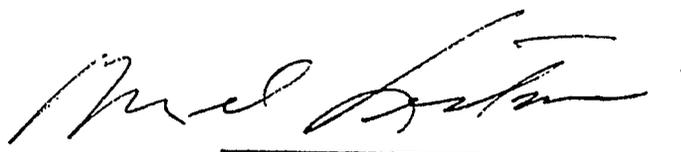
THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. There is designated as being of architectural and historical value or interest the real property more particularly described in Schedule "A" hereto, municipally known as The John McKenzie House, 34 Parkview Avenue.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property 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 North York.

ENACTED and PASSED the 4th day of November A.D. 1992

  
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City Clerk

  
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Mayor

SCHEDULE "A"

Part of Lot 18, Concession 1, East of Yonge Street, and parts of Lots 712 and 713, Plan 1790 North York, designated as Part 9 on Reference Plan 64R-12849 in the City of North York in the Municipality of Metropolitan Toronto.

## SCHEDULE "B"

Reasons for the designation of The John McKenzie House, 34 Parkview Avenue, City of North York.

The John McKenzie House is recommended for designation for historical and architectural reasons.

Lot 18, concession 1 EYS was patented by Jacob Cummer in 1801. In 1884, a portion of the original farm was sold by Cummer's heirs to Philip McKenzie, a carpenter and casket-maker from Oak Ridges. McKenzie and his family lived in the old Cummer farmhouse, a one-and-a-half storey Georgian-style dwelling thought to have been built in the 1840's or 1850's.

Following the death of Philip McKenzie in 1901, his son John assumed the operation of the farm, specializing in Holstein cattle. When local conditions for agriculture began to deteriorate, John McKenzie subdivided his farm for suburban residential development. The "Empress Subdivision", registered in 1912, became the heart of modern east Willowdale.

Taking advantage of the opportunities offered by the suburban development occurring on his own property and neighbouring farms, McKenzie established the Kingsdale Builder's Supply company in partnership with his brother George. The business operated until about 1936.

In 1913, John McKenzie replaced the earlier house on the property with a substantial two-and-a-half storey red brick residence which combined Queen Anne Revival detailing with an Arts and Crafts Foursquare form.

Basically cubic in shape (although irregular in plan and profile) the house is built of red brick on a stone foundation with raised mortar joints. The front facade exhibits some symmetry, but this symmetry is interrupted by varied window treatments and by an L-shaped wrap-around verandah.

Significant exterior features include the porch treatment with stylized Doric columns, brick and stone railings, stone steps and bracketed eaves; front doorcase with oak door and sidelights with bevelled glass; and hip roof with prominent chimneys, pedimented dormers with battered side walls and bracketed eaves. Also significant are the south and east sunrooms on flared bases under shed-roofed extensions of the main roof slope. The windows throughout most of the house are original, and are either of the double-hung or casement styles. A large leaded art glass window lights the landing of the main stair. The attached garage is an interesting departure from the trend of the period to house automobiles in a detached structure in the rear or side yard.

The interior has been altered little, with the exception of the kitchen and pantry.

Significant interior features include the centre hall plan; main staircase with square newel, balusters and moulded handrail; built-in window seat on the landing; vestibule door and sidelights with bevelled leaded glass; vestibule coat hooks and mirror; hallway colonnade; panelled doors; panelled wainscotting; casings; baseboards; picture mouldings; fireplace mantels and their tile treatments; beamed ceilings; coved plaster ceilings; ceiling with plaster cornice and centre medallion; strip hardwood flooring; and radiators.

North York has few examples of these upper middle class residences of the World War One period. The John McKenzie House is not only an excellent example, it also survives virtually intact. Because of its association with a prominent family so involved with local development, the house is a Willowdale landmark symbolizing the transition from the rural to urban community.

The brick dairy dates from 1907, and relates to a more rural period in the property's history. The building rests on moulded concrete blocks, and is sited over a well. The roof and gable walls were both originally clad in wood shingles. The roof-top ventilator, with its pyramid roof and louvred vents, adds architectural interest.

The one-and-a-half storey stable was built in 1915. Similar in style to the dairy, the stable is of solid brick construction, gable roofed, and rests on a moulded concrete brick foundation.