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City Clerk's Office

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Toronto and East York Community Council
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Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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RECEIVED

MAR 18 2009

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
82 LOWTHER AVENUE (ELIZABETH WHITE HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

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

Take notice that the Council of the City of Toronto has passed By-law No. 213-2009 to designate 82 Lowther Avenue (Elizabeth White House) (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 16th day of March, 2009.

B Henderson

/ Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 20.5,
as adopted by City of Toronto Council on December 1, 2 and 3, 2008
Enacted by Council: February 25, 2009

CITY OF TORONTO

BY-LAW No. 213-2009

To designate the property at 82 Lowther Avenue (Elizabeth White House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 82 Lowther Avenue (Elizabeth White 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 the buildings and structures 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 82 Lowther 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, 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 82 Lowther 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 82 Lowther 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 25th day of February, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION

Description

The property at 82 Lowther Avenue is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. The 2½-storey house form building is located on the north side of Lowther Avenue, east of Huron Street. According to archival sources, the house was completed in 1895 for Elizabeth White, an unmarried woman who occupied the site for 20 years. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The Elizabeth White House has design value as an excellent example of the Queen Anne Revival, one of the most popular styles for residential architecture at the close of the 19th century. The style is recognized by its application of different types and textures of materials, the range of window and roof shapes, and the mixture of rich decorative elements. On the Elizabeth White House, the style is demonstrated in the asymmetrical plan that focuses on the southeast corner where a round tower with a distinctive conical roof projects. Typical of the Queen Anne Revival are the combination of rough and smooth surfaces, including the banding on the tower, the mixture of round, arched and oriel windows, and the dormers with their different sizes, shapes, placement and detailing.

The property is associated with the career of Frederick Henry Herbert (1865-1914), an English architect who established a solo practice in Toronto in the late 1800s. During this period, he accepted commissions for a range of buildings, including Consumers' Gas Company complexes and industrial buildings in the King-Spadina neighbourhood, many of which are recognized on the City's heritage inventory. His numerous residential projects focused on the Rosedale and Annex neighbourhoods. The Elizabeth White House was the first of several dwellings that he designed along Lowther Avenue. Its appearance reflects the description in his obituary, that "Herbert designed many elaborate Queen Anne style residences with corner towers, steep roofs and fanciful decoration, setting a new standard in residential architecture in the city."

Contextually, the Elizabeth White House supports the residential character of Lowther Avenue in the East Annex neighbourhood. The area was outside of the City of Toronto in the late 1800s when realtor Simeon Heman Janes laid out a residential subdivision north of Bloor Street West and east of Spadina Road. After the municipality annexed the district in 1887, development began in earnest and resulted in a homogeneous collection of house form buildings, with many reflecting the prevalent Queen Anne Revival and Romanesque Revival styles. The section of the neighbourhood east of Bedford Road has been designated under Part V of the *Ontario Heritage Act* as the East Annex Heritage Conservation District.

Heritage Attributes

The heritage attributes of the Elizabeth White House related to its cultural heritage value as a well-crafted example of the Queen Anne Revival style that is linked to the East Annex neighbourhood are:

- The scale, form and massing.
- Above a rubblestone foundation with window openings, the 2½-storey irregularly-shaped plan.
- The red brick cladding with brick, stone, terra cotta, wood and metal detailing.
- The steeply-pitched hipped roof, with tall brick chimneys, roof and wall dormers and, on the east slope, a projecting gabled jetty.
- At the southeast corner, the three-storey round tower with a conical roof.
- On the principal (south) façade and the side elevations (east and west), the different-sized round-arched, flat-headed and pointed-arched window openings, including an oriel window with a tent roof on the south façade and a round window on the east elevation.
- The round-arched enclosed porch and entrance on the south façade.
- The decorative detailing on the window and door openings, dormers, east gable and corner tower, including brackets, keystones and corbelled brickwork.

The single-storey additions on the east and rear (north) walls are not included in the Reasons for Designation.

SCHEDULE "B"

PIN 21215-0147 (LT)

PCL 1-2 SEC M6

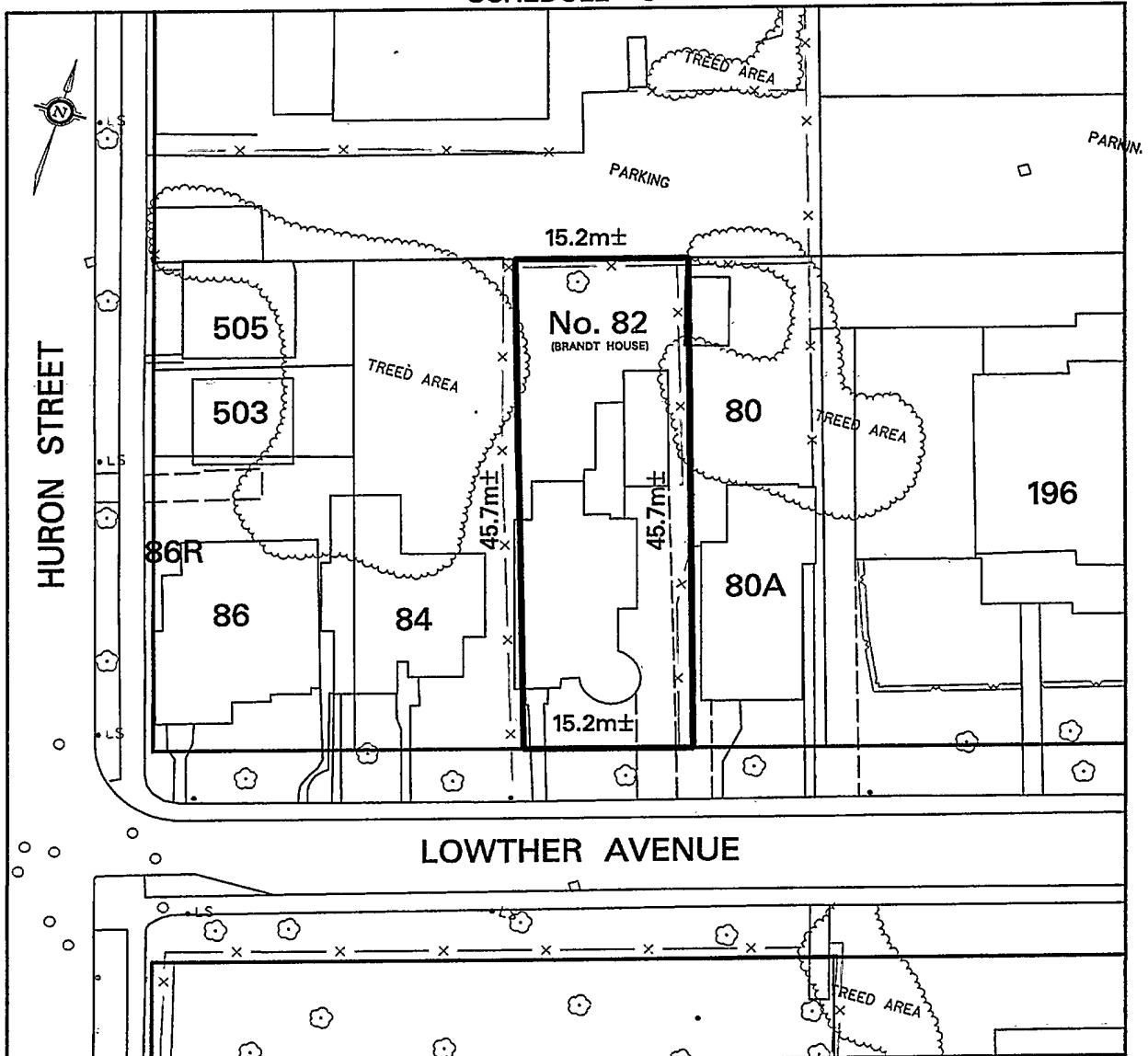
PT LT 1 E/S HURON ST PL M6 TORONTO; PT LT 2 E/S HURON ST PL M6 TORONTO;
PT LT 3 E/S HURON ST PL M6 TORONTO COMM AT A POINT IN THE NLY LIMIT OF
LOWTHER AV DISTANT 100 FT ELY FROM THE N ELY CORNER OF HURON ST AND
LOWTHER AV; THENCE ELY ALONG THE NLY LIMIT OF LOWTHER AV 50 FT; THENCE
NLY PARALLEL TO HURON ST 150 FT TO THE NLY LIMIT OF LT 3 AFORESAID; THENCE
WLY ALONG SAID NLY LIMIT OF LT 3, 50 FT; THENCE SLY PARALLEL TO HURON ST
150 FT TO THE POC

City of Toronto and 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-2009-020 dated
February 9, 2009, 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

WARD 20 - TRINITY-SPADINA
 DATE: FEBRUARY 09, 2009

PROPERTY INFORMATION SHEET

NO. 82 LOWTHER AVENUE (ELIZABETH WHITE HOUSE
 NOW REFERRED TO AS BRANDT HOUSE).
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2009-020