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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
519 GLENGROVE AVENUE
CITY OF TORONTO, PROVINCE OF ONTARIO**

**RECEIVED
NOV 6 - 2000
CONSERVATION REVIEW
BOARD**

NOTICE OF PASSING OF BY-LAW

█ █
C/o Thomas & Catherine Snider House
519 Glengrove Avenue
Toronto, Ontario
M6B 2H1

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

Take notice that the Council of the City of Toronto has passed By-law No. 823-2000 to designate 519 Glengrove Avenue as being of architectural and historical value or interest.

Dated at Toronto this 1st day of November, 2000.



Novina Wong
City Clerk

KT/gw
KT

03/01/01 ✓
RCC

Authority: North York Community Council Report No. 10, Clause No. 65,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 823-2000

To designate the property at 519 Glengrove Avenue West (Thomas and Catherine Snider House) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at 519 Glengrove Avenue West (Thomas and Catherine Snider House) as being of architectural and historical 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 historical or architectural 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 519 Glengrove Avenue West (Thomas and Catherine Snider House) and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 to the proposed designation was served upon the Clerk of the municipality; and

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

1. The property at 519 Glengrove Avenue West, more particularly described on Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical 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 519 Glengrove Avenue West 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 Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"
REASONS FOR DESIGNATION

1.0 INTRODUCTION

This report is the "Long Statement of Reasons for Designation" for the designation of the property at No. 519 Glengrove Avenue (Thomas & Catherine Snider House) under Part IV of the Ontario Heritage Act (R.S.O. 1990). It contains the Heritage Property Profile, as well as sections on the Historical Occupation & Significance, Architectural Style and Architectural Description of the property. Research sources, the "Short Statement of Reasons for Designation" (intended for publication), Location Map and Photographs are also included in the report.

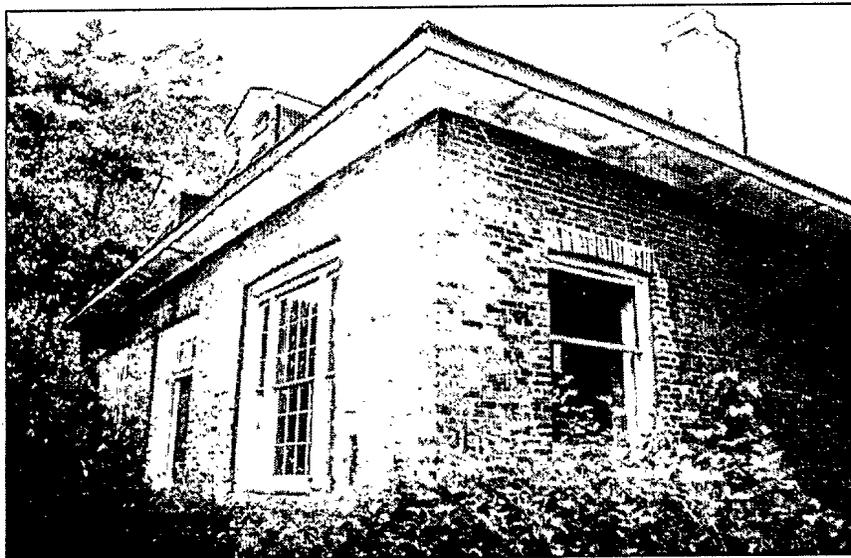
The Thomas & Catherine Snider House, located at No. 519 Glengrove Avenue, assumes special significance in the amalgamated City of Toronto as a very fine example of a one-and-a-half storey residential building constructed in the Ontario Regency Cottage Style. Built circa 1835, it may also be among the earliest clay brick houses to be constructed in the North York area.

Historically, this building is associated with the 19th century Fairbank Community that was centred at the crossroads of Eglinton Avenue and Dufferin Street. Today, inclusive of the Thomas & Catherine Snider House, only a few structures survive from this historic settlement and are listed on the *City's Inventory of Heritage Properties*. These include the Jacob P. Ross House (1852), the Fairbank United Church (1889), and another Regency Cottage located at No. 171 Old Forest Hill Road (circa 1824) located in the northern limits of the former City of Toronto.

The interior sophistication of the Thomas & Catherine Snider House raises some questions around the individual that it was originally built for. Historical records support the theory that it may have been built by William Moore, a Captain who had been involved in the battle at Queenston Heights. However, further investigation and architectural dating sources suggest that it was built by Thomas Snider, a descendant of a Loyalist family that immigrated from Pennsylvania (via Nova Scotia) to Upper Canada after the American Revolution. Thomas Snider was also an officer of war and held the position of Lieutenant until his death in 1856.

Today, the Thomas & Catherine Snider House remains a private residence, but its original surroundings and context have dramatically changed. Prior to 1944, the dwelling could be easily seen from Bathurst Street. It had 100 acres of vast farmland, an apple orchard and a few outbuildings on its property. The house still stands on its original site, but redevelopment of its lands in the last half of the 20th century has radically altered its original property character. Today, the north side of the Thomas & Catherine Snider House fronts onto Glengrove Avenue and its principle façade faces the side of a neighbouring dwelling. No other structures such as barns or outbuildings exist from the original farm property.

1.1 HERITAGE PROPERTY PROFILE



ADDRESS:	No. 519 Glengrove Avenue <i>(south side of Glengrove Avenue, east of Bathurst Street).</i>
LEGAL ADDRESS:	Lot 4, Concession 2 WYS
WARD:	Ward 8
HISTORIC COMMUNITY:	Fairbank
PRESENT OWNER:	[REDACTED]
ORIGINAL OWNER:	Thomas & Catherine Snider
PRESENT USE:	Residential <i>* This does not refer to permitted use(s) as defined by the Zoning by-law.</i>
ORIGINAL USE:	Residential
CONSTRUCTION DATE:	Circa 1835
ARCHITECTURAL STYLE:	Ontario Regency Cottage
ARCHITECT/BUILDER:	Unknown
LANDSCAPE ARCHITECT:	N/A
ADDITIONS/ALTERATIONS:	Circa 1944: property severance for subdivision Circa 1965 : demolition of Kitchen Wing
REPORT PREPARED BY:	Comprehensive: Steven Bell Preliminary (1980): Desmond Conacher - NYHB
DATE OF REPORT:	April 1, 2000

2.0 HISTORIC OCCUPATION & SIGNIFICANCE

Sergeant John McBride, a United Empire Loyalist, received three - 200 acre grants of land in 1796 for service rendered to the Crown during the Revolutionary War. In 1798, his son Hugh McBride inherited the property known as Lot 4, Concession 2 West of Yonge Street. William Moore, a Captain who had been involved in the battle at Queenston Heights, then purchased the property in 1828. He also owned the 200-acre property to the south, at the north-west corner of Eglinton Avenue and Bathurst Street (Lot 1, Concession 2 West of Yonge Street) and built a house circa 1824 on that property. The following year Jacob Snider purchased the north half (amounting to 100 acres) of Lot 4, Concession 2WYS for £20. Historically, it is on this property which the Thomas & Catherine Snider House is associated with.

Jacob's brother, Martin Snider (originally spelled SNYDER), was a Loyalist who immigrated with his family to Nova Scotia from Pennsylvania after the American Revolution. He came to Upper Canada in 1811 and took up farming in York County with his wife Sarah Armstrong on Lot 3, Concession 1 WYS - a property that fronted onto Yonge Street, north of Eglinton Avenue. After Martin's death in 1828, his son William and wife Nancy Cummer (the daughter of Jacob Cummer of Newtonbrook) built a new house on the site of the log cabin where he had been raised. The logs of the former dwelling are said to be incorporated within the brick two-storey house that stands today at No. 744 Duplex Avenue, Toronto. The building was originally constructed as a brick Regency Cottage, but it was expanded and modified in the last quarter of the 19th century with a second storey. An impressive house, the dwelling boasts a striking assembly of dichromatic brickwork on its exterior. The property was designated under the *Ontario Heritage Act* in 1979 for architectural and historical reasons.

The York County Directories indicate that the descendants of Martin Snider were a farming family. Historical sources also mention that Martin's son Jacob, served as a civilian supply official during the War of 1812.

Jacob Snider inherited his father's Yonge Street farm in 1828. Thereafter, he purchased the north half of Lot 4, Concession 2 WYS, from William Moore. Land records show that in 1831, the property was then purchased by his son Thomas Snider. Since no further land transactions on the lot are recorded until 1871, it is believed that Thomas Snider is responsible for the construction of the one-and-a-half storey Regency Cottage on the property.

It is interesting to note that in addition to this property, Thomas Snider also owned the property at the southeast corner of Lawrence Avenue and Bathurst Street (historically known as Lot 5, Concession 1 West of Yonge Street). In Tremaine's map of 1860, this parcel of land is identified as the "Estate of Thomas Snider".

Thomas Snider was born on April 26, 1810 at St. John's, New Brunswick. He married Catherine Grafton in 1833, who originated from Nova Scotia. Together they had seven children: Joshua Grafton (b. 1833), George Stewart (b. 1836), Clarissa Ann (b. 1840), Thomas Albert (b. 1843), Martin Edward (b. 1845), John Elgin (b. 1848) and William (d. 1852).

Thomas Snider was active in the York Militia and held the position of Lieutenant until his death in 1856. The Governor General of Canada, Lord Elgin, signed Thomas Snider's commissions from 1847 to 1854. The publication "Loyalist Lineages of Canada" indicates that Thomas Snider, of Lot 4, Concession 2 WYS, is buried at Mount Pleasant Cemetery, Toronto. Upon his death, Thomas' wife Catherine inherited the house and continued to occupy the property.

During the last quarter of the 19th century, No. 519 Glengrove Avenue went through a number of changes in ownership. Historical maps and land records show that Joshua Snider sold the property to James Johnson in 1871. It was then purchased by James Gibb in 1875. William Jones then assumed ownership in 1881 and the property was then sold to Charles Shaver in 1883 who occupied the property well into the 20th century.

By 1944, the suburban sprawl of Toronto had reached the threshold of the original Snider homestead. The one hundred acres of land surrounding the house were purchased for \$37,170. and subdivided by Upper Canada Estates Limited. According to a surveyor's grid plan, by 1944 the Snider House as it existed then, with a back kitchen and woodshed, was situated on Lots 59, 60, and 61 of the new subdivision plan. The barn stood in the middle of what is now the intersection of Glengrove and Glenmount Avenues.

Later that same year, Henry H. Atkinson purchased Lot 60 and 61 so it would appear that the woodshed, which occupied part of Lot 59, was demolished at that time. The summer kitchen had been demolished by 1966, for in that year Lester L. Stark bought Lot 60 and built a new house on the site, only a few feet from the back wall of the Snider House. Originally, the Snider property extended over one mile from Bathurst to Dufferin Street and today, the house now sits on a lot that measures approximately 40 by 130 feet.

3.0 IDENTIFICATION OF ARCHITECTURAL STYLE

In Ontario, the early 19th century style of domestic building, considered transitional between Georgian/Loyalist and early Victorian architecture, is known as the *Regency*. It is this style of building in which the Thomas & Catherine Snider House categorically falls within.

The commissioning of the Royal Pavilion at Brighton, England, in 1815 by the Prince Regent George IV (1811-20), is said to mark the arrival of the Regency as a phase in the history of western architecture. The Royal Pavilion was designed by the prominent British architect John Nash and constructed as a picturesque structure recalling an exotic Indian temple. John Blumenson's "Ontario Architecture" notes that as a style of architecture "the Regency's interest in the ancient, the antique and exotic was primarily in fantasy, not the academic or scholastic, as developed by the next generation".

In Upper Canada, the Regency style appeared circa 1830 and was introduced by British Soldiers who served under the rule of the Prince Regent. Unlike the Georgian and NeoClassical styles, whose architectural character is deeply rooted in Greek and Roman antiquity, the Regency tended to incorporate diverse stylistic influences and exotic treatments found throughout the British empire.

In general, the overall form of the Regency style in Ontario appears as a low one-and-a-half storey cottage. Buildings are generally square in plan (sometimes with wings), have large windows (or French doors) and are covered by shallow pitched, hipped roofs with tall decorative chimneys.

As a style of architecture, the Regency was common to the British Colonies of the late 18th and early 19th centuries. Because comfort was a major concern in their design, decorative wooden treillage verandahs with awning roofs were often superimposed as a way of mitigating the effect of intense heat gain and light produced by the summer sun (particularly in those areas of the world that had warm climates). In terms of materials, stucco was used as the principle form giving exterior material as a defense against the harsh climactic conditions. However, brick can also be found on many examples in Ontario as exemplified by the Thomas & Catherine Snider House. As a form of exterior treatment, decorative verandahs normally became associated with the Regency cottage. Evidence of this can be found on several high style and notable examples in the province.

The Ontario Regency Cottage was designed for year-round occupancy. More than often, a rural setting was favoured for this type of building over one that was urban. The picturesque movement in Ontario prescribed the careful positioning of a building on its site along with well thought-out landscape design.

The Regency's attitude towards classicism was respectful, but at the same time somewhat reserved. In many instances the Regency took on the symmetrical form of Georgian and NeoClassical buildings, but incorporated spaces enhanced by Regency decorative treatments. In contrast, bolder examples resorted to exotic architectural fashion, injecting romantic elements of Greek and Italian architecture and even Gothic windows and Moorish inspired tracery on wrap-around verandahs. It is this latter version of the Regency that architectural historians have identified as the beginning of eclecticism in Ontario.

In the North York area, a number of early houses were constructed as cottage style buildings and built as one-and-a-half storey houses in the beginning of the 19th century. On account of their unsophisticated detailing these structures are often referred to as the "Ontario Cottage". An illustrated technical brief written by B. Napier Simpson Jr., Architect, outlines the importance of these structures in terms of their mud-brick construction and their pleasing character in the "Ontario Georgian" manner. Simpson describes these buildings as simple, severe structures, having a rectangular centre hall plan with rooms on either side. The front elevation consisting of a central doorway with small paned windows and the whole covered by a low-pitched roof with wide overhanging eaves to protect the stucco exterior walls.

The area known as Hoggs Hollow at York Mills, was known to have several of these cottage type buildings constructed from mud brick. John Van Nostrands House, which stood off Yonge Street, was considered to be a fine example of its kind built in the early 19th century. Ironically, it was destroyed in 1949. John Cummer's House, which once stood at the north-west corner of Finch Ave and Yonge Street was built before 1837 and also bears a striking resemblance to both the Van Nostrand House at York Mills and No. 519 Glengrove Avenue. This would obviously suggest that many houses of this time period were based on pattern books or conventional plans made available to early settlers at the time.

4.0 ARCHITECTURAL DESCRIPTION

4.1 CONTEXT & SITE

Located in the north-central area of the City of Toronto (in the former City of North York), the historic Thomas & Catherine Snider House is situated between Lawrence Avenue West and Eglinton Avenue on the west side of Bathurst Street. In its present location, house is sited on a lot measuring approximately 40 x 130 feet on the south side of Glengrove Avenue. The principle façade of the house is oriented towards the east, but it faces the side of a neighbouring property. (Note: that prior to redevelopment of the area in 1940s, the house and its outbuildings could be easily seen from Bathurst Street). In terms of landscaping, a number of mature trees exist on the property, the largest exist on the north side facing Glengrove Avenue and the oldest on the south side of the property.

The Thomas & Catherine Snider House significantly predates the housing subdivision that has been developed on its original 100-acre property. Built between 1940 – 1955, the majority of dwellings in the area consist of one-storey post-WW II bungalow style houses. However, many of these are now being demolished to make way for much larger custom-built, infill-style residences. In turn, this is causing dramatic change in the built-form and character of the area.

4.2 EXTERIOR ARCHITECTURAL CHARACTER

The massing of the Thomas & Catherine Snider House takes the form of a one-and-a-half storey structure based on a rectangular plan. Prior to the middle of this century, it had a kitchen wing extending off the west rear. The outline and markings of the kitchen wing are clearly seen on the exterior exposed surface of the brick walls. Early photographs show that the kitchen wing had a one-storey configuration, with a recessed side porch and a gable roof. Some of the original window openings on the west wall, adjacent to where the kitchen wing once stood have been bricked in. An entrance to the basement from the exterior also existed in the location.

No. 519 Glengrove Avenue features a low-pitched, hipped roof with a wide overhang and projecting eaves. The present roof covering is contemporary asphalt shingle, but the original material would have been Cedar shingle. The roof eaves are broad and have an over-extended soffit composed of a boxed cornice, paired brackets and a reversed compounded thumb moulding. There are two single chimneystacks of contemporary construction located at each of the sidewalls of the house. As replacements for the originals, both stacks rise to the level of the roof ridge.

The exterior walls of the house are laid in Flemish bond on the east side and Common bond on the other elevations. It would appear that the absence of dichromatic brickwork on the exterior of the building would reinforce its pre-1850 construction date.

The foundation of the house is constructed from rubble fieldstone and has been covered at some locations with cementitious parging on its exterior (seen only from above-grade). Windows on the north, east and south elevation of the basement level are mostly contemporary in nature. Above the foundation, a belt course measuring 5 courses projects slightly beyond the building face. Architecturally this defines the transition between the basement and first floor level.

With the exception of the one-over-one sash window (installed around the turn-of-the-century on the left portion of the north façade) most of the windows on the ground floor are original and have Georgian-influenced, twelve-over-twelve, sash (there is one located on each side of the house symmetrically placed "in-plan") arrangements.

The most significant form of fenestration are the large tri-partite (Venetian) windows symmetrically placed on the front (east) facade. These windows are made up of three sections (divided by two mullions) having twelve-over-twelve sash windows at the centre and an aperture of equal height (having a width of one-pane) on each side. The vertical mullions that divide the Venetian windows have moulded torus profiles simulating engaged columns found on high style examples of the Ontario Regency. The muntin bars are delicate in their profile and have a slender appearance. They structurally support hand-blown glass panes that appear to be original to the building. The glass panes are in excellent condition as are the wooden muntins and other elements of the window(s). All windows have brick jack-arched lintels with a slight segmental arch incorporated above the openings. Also present in the location of most windows, are the original shutter hardware which are embedded in the brick walls of the building.

The gracious front entrance of the Thomas & Catherine Snider House has pleasing proportions and the attention to the detailing at this location of the house is quite remarkable. The recessed architrave, which encompasses the eight-paneled front door, transom and sidelights, is trimmed with ornate mouldings under a slightly arched, segmental door head with radiating brick voussoirs. A total of twenty-one individual glass panes, arranged in a rectilinear fashion, make up the overhead transom. Inserted below the sills of the bottom sidelights are raised and fielded panels. They are framed with bolection mouldings that add to the very formal nature of the front entrance. Both the wooden sill which spans the width of the entrance and the paneled front door are also original. Furthermore, the front door features authentic period hardware of a later date.

A pair of gabled dormers placed in the front slope of the roof provides light for the finished attic storey. Each contains a rectangular six pane sash, surmounted by a semi-circular fanlight, but the radiating glazing bars of the round-headed windows have been removed and the actual window units have been replaced with modern 6-light awning type windows.

Of particular interest on the gabled dormers at the east side, is the classically inspired treatment consisting of flanking decorative pilasters and cornice returns. The design of the dormers borrows from Georgian and Adam style houses of Colonial America. This detailing is rather striking, but further on-site analysis is required to determine if the dormers were actually enhanced at a later date. (Note: the pair of dormers on the western elevation are less sophisticated in their detailing and do not incorporate the arched-window treatment.

4.3 INTERIOR ARCHITECTURAL CHARACTER

The well preserved state and interior sophistication of the Thomas & Catherine Snider House places it at a high level of significance in the new City of Toronto. In reviewing the interior details of the building against dating schedules for domestic building construction in Upper Canada, it would appear that the millwork coincides with a date of construction in the neighbourhood of 1835.

The interiors of the ground floor appear to have experienced only a minor degree of change. Ceilings in both the front parlours have been stuccoed-over with a swirl effect, an opening in the wall between the modern kitchen and dining room has been introduced, and there has been slight alteration to the mantelpiece in the north parlour. Conversely, the 6" plank floors, baseboards, ornamental architraves and casings, paneled treatments below Venetian windows and at the main entrance, in addition to fireplace mantels are completely intact. Also, a great deal of historic hardware has been conserved and/or introduced within the interiors of the building.

The spatial plan of the Thomas & Catherine Snider House borrows from Georgian design principles, employing generous size rooms on either side of a centre hall. On the ground floor, there are four rooms in total, with two on each side of the centre hall. The front north and south parlours (now the living and dining rooms) are large spaces and are complemented by high ceilings and large Venetian windows that allow for generous amounts of natural daylight to enter within. Significant features of both these spaces include the Regency inspired baseboards, mantel pieces (with reeded and fluted pilasters and mouldings) and fireplace hearths, built-in cupboards, door-surrounds and architraves, fielded panels below the tri-partite windows, paneled doors, historic hardware, 6" pine plank flooring, and authentic period heating grilles in the floor (most likely introduced at a later date).

The centre hall is the principal circulation space within the house. Running along the depth of the house, it is an impressive area, rich in wooden treatments. The hall narrows toward the back half to form a rear hall separated by a decorative archway. The jamb of the archway is trimmed with ornate panels similar to those found under the Venetian windows and the sidelights of the front entrance. Significant features within the hall

include the Regency inspired baseboards, doors surrounds and architraves, 6" plank pine flooring, and authentic period hardware (consisting of door knobs, locks, hinges and related components).

The backhall features four doors: the one on the west wall leads outside and originally provided access to the rear kitchen wing of the house (now demolished). Another door leads to what is now the modern kitchen (with a self-contained two-piece washroom) situated in the southwest corner of the building behind the dining room. On the north side are two doors: one leading to a back room behind the north parlour and the other which conceals the very steep, narrow staircase leading to the second floor. The millwork, baseboards, door architraves, 6" pine plank floors, and hardware within the northwest parlour are also considered to be significant.

The upper storey is lit by four multi-pane single-sash dormer windows in the slope of the east and west roof. The modernized upstairs is completely open in plan and features a sleeping area and self enclosed modern bathroom. The ceiling slopes from six feet to about three feet at the point where it meets the exterior brick walls. Situated within the limits of the perimeter walls, is a semi-enclosed, nearly continuous 'pocket' of space, which provides for a degree of storage.

The basement is partially finished and the fieldstone walls have been exposed in the principle spaces to reveal the construction of the building. The ceiling is of generous height and the windows are defined within angled, brick-constructed, framed openings (integrated with the fieldstone). Within the east half of the basement, the chimneybreasts supporting the fireplaces on the ground floor, are visible and their stone construction is also exposed.

Recent work to repoint and waterproof the basement has been undertaken by the new owner of the property. Prior to renovations, the basement was partitioned into three rooms by brick walls measuring several wythes in thickness. It is believed that these walls were a later addition and were non-supporting. They have since been dismantled and drywall partitions erected in their place.

5.0 CONCLUSION

The Thomas & Catherine Snider House is a very fine vernacular example of the Ontario Regency Cottage in the North York area. Its noteworthy features include a low-pitched hipped roof with overhanging eaves, large Venetian windows and an impressive front entrance framed by a glazed transom and sidelights.

The finished carpentry and workmanship on the interior of the Thomas & Catherine Snider House demonstrates a very high level of sophistication for a rural building. Based on comparative analysis to other Regency Cottages in Ontario and when checked against architectural dating sources, a circa 1835 construction would seem reasonable for this 19th century dwelling.

No. 519 Glengrove is implicitly connected to the historic community of Fairbank that was centred at the crossroads of Eglinton Avenue and Dufferin Street. As such, the house is important in terms of representing early 19th century settlement in the North York area, its ties to the Snider Family of York County and its significance as a domestic building interpreting the City's rural and agricultural heritage.

6.0 SOURCES

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Tremaine's Map, County of York, 1860

7.0 SHORT STATEMENT OF REASONS FOR DESIGNATION

The Thomas & Catherine Snider House is recommended for *designation* under Part IV of the *Ontario Heritage Act (R.S.O. 1990)* for architectural and historical reasons.

The Thomas & Catherine Snider House assumes special significance in the City of Toronto as a very fine example of a one-and-a-half storey domestic building constructed in the Ontario Regency Cottage Style. It may also be one of the earliest clay brick buildings to be constructed in the North York area which stands largely intact and on its original site.

Constructed circa 1835, No. 519 Glengrove Avenue is believed to have been built by Thomas Snider, a descendant of a Loyalist family that emigrated from Pennsylvania (via Nova Scotia) to Upper Canada after the American Revolution. Thomas Snider was born on April 26, 1810, at St. John's, New Brunswick. He purchased the north half of Lot 4, Concession 2WYS, in 1831 from his brother Jacob Snider. In 1833, he married Catherine Grafton of Nova Scotia. Together they settled on the property and had seven children. Thomas Snider was active in the York Militia and held the position of Lieutenant until his death in 1856. Lord Elgin, the Governor General of Canada, is said to have signed Snider's military commissions from 1847 to 1854.

Architecturally, No. 519 Glengrove Avenue takes the form of a one-and-a-half storey building based on a rectangular plan. It features a low-pitched, hipped roof with four dormers and wide projecting eaves. Prior to the 1960s, a one-storey kitchen wing extended off the west side of the building.

Significant features on the exterior of the building include: the broad roof eaves incorporating paired curvilinear brackets and decorative mouldings; the Flemish and common bond brickwork; the rubble fieldstone foundation; the one-over-one sash window on the north façade; the multi-pane, twelve-over-twelve sash windows on the north and south elevation; the large multi-pane, Venetian windows on the front (east) façade; the front entrance consisting of framed multi-pane transom and sidelights, paneled front door and historic hardware; the gabled dormers on the east side featuring classically inspired details; and the understated gabled dormers on the west elevation.

Significant features found on the interior of the building throughout the first floor include: the existing configuration and location of interior partitions, ceilings and load

bearing walls which together result in a centre hall plan with four symmetrically distributed principle rooms; the 6" pine plank floors, baseboards, ornamental architraves and casings, fielded panel doors, the trims around door and window openings including those of the east front entrance and archway in the centre hall; the Regency inspired fireplace mantels and hearths (in the north and south parlour); and the historic period hardware (i.e. doorknobs, hinges and floor heating grilles) located within the principle rooms and centre hall. Other significant features include the main staircase that leads to the second floor from the centre hall.

Today, the Thomas & Catherine Snider House remains a private residence, but its original surroundings and context have dramatically changed. Prior to 1944, the dwelling could be easily seen from Bathurst Street. Its original property encompassed 100 acres of cultivated land, an apple orchard and a few outbuildings. No. 519 Glengrove Avenue still stands on its original site, but the building's north side fronts onto Glengrove Avenue and its principle façade faces the side of neighbouring dwelling.

Historically, No. 519 Glengrove Avenue is implicitly connected to the historic community of Fairbank that was centred at the crossroads of Eglinton Avenue and Dufferin Street. As such, the Thomas and Catherine Snider House is symbolic of early 19th century settlement in the North York area. It is also an important reminder of the City's rural and agricultural heritage and its ties to the Snider family of York County.

Subject: Designation of premises 519 Glengrove Avenue West (Thomas and Catherine Snider House) under Part IV of the Ontario Heritage Act
File: G109-H1

SCHEDULE "B"

PIN 10219-0020 (R).

Being Lot 61 on Plan 3171 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

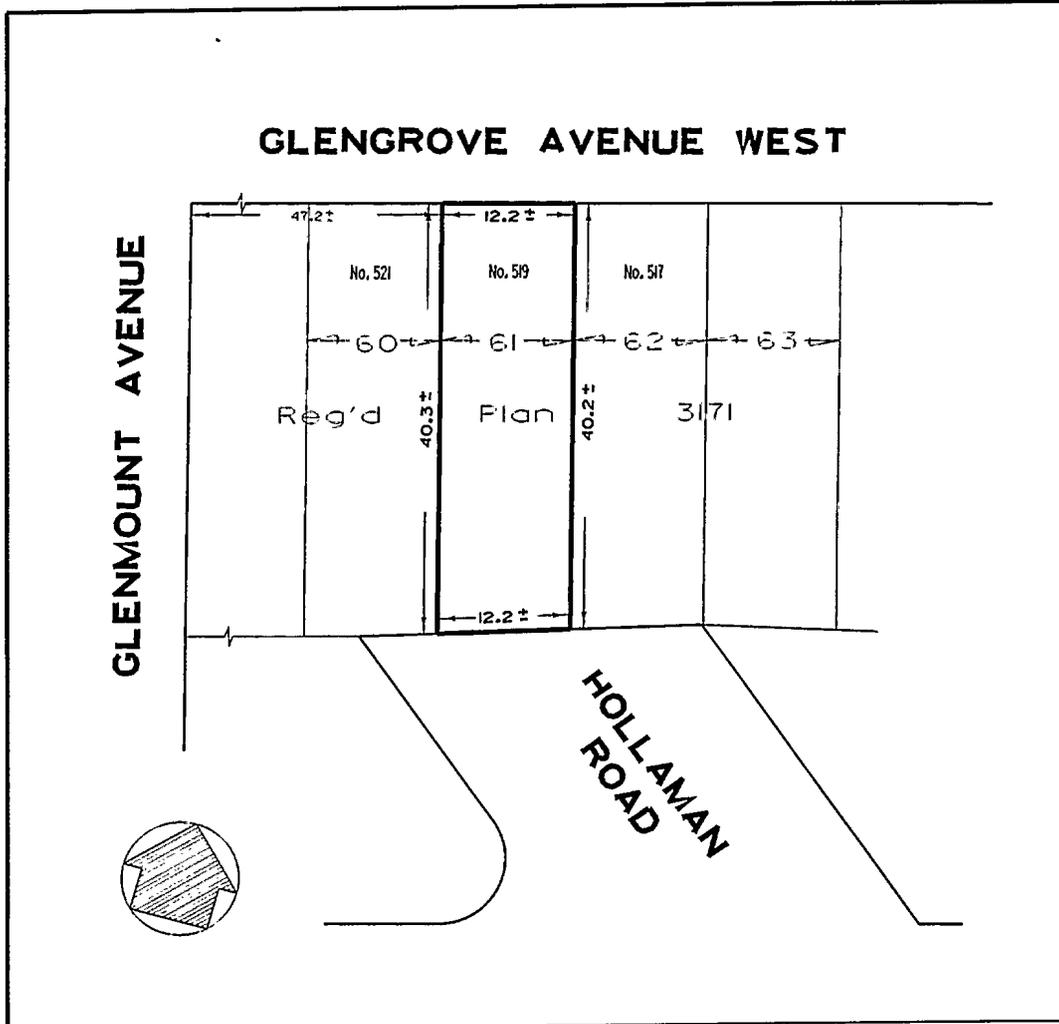
The southerly limit of Glengrove Avenue West as confirmed under the Boundaries Act by Plan BA-1117 (Instrument NY732990, Plan 10592).

The said land being most recently described in Instrument TR44390.

In the City of Toronto (formerly in the City of North York) and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on plan SYE2952 dated September 13, 2000, as set out in Schedule "C".

Schedule "C"



Premises No. 519 Glengrove Avenue West

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.

TORONTO
 WORKS AND EMERGENCY SERVICES

SKETCH TO ILLUSTRATE
**LAND DESIGNATED AS
 BEING OF ARCHITECTURAL AND
 HISTORICAL VALUE OR INTEREST**
 RATIO 1:500



Drawn ME
 Checked W.J.M.
 Date: Sept 13, 2000

W. Kowalenko - City Surveyor

FILE
 609-H **PLAN SYE2952**

SYE2952