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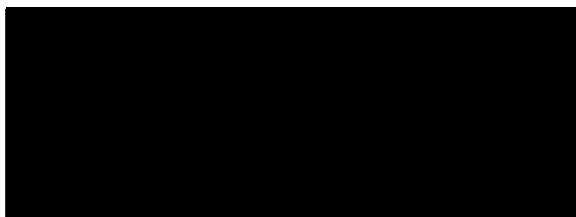
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SEP 14 2000**CONSERVATION REVIEW
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
519 GLENGROVE AVENUE
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

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

Take notice that the Council of the City of Toronto, on the 1st, 2nd, 3rd, and 4th of August, 2000, decided to designate the lands and buildings known municipally as 519 Glengrove Avenue (Thomas and Catherine Snider House) (North York Spadina).

Short Statement of Reasons for Designation

The Thomas and 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 and Catherine Snider House assumes special significance in the City of Toronto as a very fine example of a 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, panelled 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 architrave's 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 and 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.

Heritage Toronto's Heritage Property Report (Long Statement of Reasons for Designation) respecting the property is available for viewing at the City Clerk's Division at City Hall and the offices of Heritage Toronto.

Notice of an objection to the designation may be served on the City Clerk, c/o Frances Pritchard, Committee Administrator, Toronto Community Council, 4th Floor, West Tower, City Hall, 100 Queen Street West, Toronto M5H 2N2 within thirty days of the 31st of August, 2000, setting out the reason(s) for the objection and all relevant facts.

Dated at Toronto this 31st day of August, 2000.

for Marilyn Iqbal
Novina Wong
City Clerk

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