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City Clerk's Office

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Ulli S. Watkiss
City Clerk**Secretariat**
Rosemary MacKenzie, Administrator
Etobicoke York Community Council
Etobicoke Civic Centre
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
4200 EGLINTON AVENUE WEST
NOTICE OF INTENTION TO DESIGNATE**

Greg Moorby
Acting Director, Facilities Management
City of Toronto
55 John Street, Floor 2
Toronto, ON M5V 3C6

Jim Leonard, Registrar
Ontario Heritage Trust
10 Adelaide street East
Toronto ON M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 4200 Eglinton Avenue West under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

Description

Located on the northwest corner of Eglinton Avenue West and Royal York Road, the Mary Reid House (built in 1939) is a 2½-storey house form building. The property was listed on the City of Toronto's heritage register in 2006.

Statement of Cultural Heritage Value

The property at 4200 Eglinton Avenue West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

The Mary Reid House is valued for its design as a fine and well-crafted representative example of the Period Revival style applied to a country house in Etobicoke. Identified by the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the asymmetrical plan with projecting horizontal and vertical planes, the fenestration that includes an oriel window typical of Period Revival styling, and the application of corbelled brickwork and clinker bricks. The appearance of the Mary Reid House is reminiscent of the houses designed for

nearby Kingsway Park (south of St. George's Golf and Country Club) and the other 20th century residential enclaves developed by the R. Home Smith Company along the Humber River, all of which featured architecture and landscaping inspired by the English Garden City Movement.

The property at 4200 Eglinton Avenue West also has cultural heritage value related to its contextual importance in maintaining and supporting the historical character of the area as it developed at the corner of Eglinton Avenue West and Royal York Road. Originally associated with the farming community of Richview, the land adjoining this intersection (northwest) was divided in the early 20th century as a small residential enclave characterized by large lot sizes. While the remainder of the subdivision did not develop as envisioned, with its scale, landscaped setting, and setback on a corner lot, the Mary Reid House is a reminder of the intended appearance of this part of Etobicoke.

Contextually, the Mary Reid House is also valued for its links to its setting on the north side of Eglinton Avenue West, west of Royal York Road where it is placed in and viewed across open space, set back from the thoroughfare, accessed via a semicircular driveway and separated from the street by a low stone wall with stone gate posts.

Heritage Attributes

The heritage attributes of the property at 4200 Eglinton Avenue West are the building known historically as the Mary Reid House with:

- The placement, setback and orientation of the structure on the north side of Eglinton Avenue West, west of Royal York Road
- The 2½-storey L-shaped plan
- The materials, with red brick cladding and brick, artificial stone and wood detailing, including corbelled brickwork and clinker bricks
- The cross-gable roof, which has a brick chimney at the east end
- On the principal (south) elevation, the organization of the wall with the single-storey entrance block (west) and the projecting L-wing (east)
- The principal (south) entrance, with the single panelled wood door that is set in a stone surround with quoins and placed off-centre in the wall
- The fenestration on all four elevations where flat-headed openings with multi-paned sash windows are set in wood surrounds, including the oriel window with brackets on the south wall
- The secondary entry on the rear (north) wall that is protected by the gable roof with wood detailing and oversized brackets
- Outlining the south edge of the site, the low stone wall with gate posts
- The views of the south elevation of the Mary Reid House from the north side of Eglinton Avenue West

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Rosemary MacKenzie, Administrator, Etobicoke York Community Council, Etobicoke Civic Centre, Main Floor, 399 The West Mall, Toronto, ON M9C 2Y2 within thirty days of April 20, 2015, which is May 20, 2015. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 20th day of April, 2015.



for

Ulli S. Watkiss
City Clerk

Copy to: Mary L. MacDonald, Acting Manager, Heritage Preservation Services
Jasmine Stein, Municipal Law Unit, Legal Division
Deputy Chief Building Official and Director, Building Division- Etobicoke York