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City Clerk's Office

ONTARIO HERITAGE TRUST

MAY 02 2017

~~CONFIDENTIAL~~

UIN S. Watkiss
City Clerk

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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
70 LOWTHER AVENUE
NOTICE OF INTENTION TO DESIGNATE**

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 70 Lowther Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

The property at 70 Lowther Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

Description

Located on the northeast corner of Admiral Road, the property at 70 Lowther Avenue contains a 2½-storey house form building dating to 1901 that was designed by Toronto architect C. J. Gibson for merchant Reginald Northcote and occupied for 30 years by the daughter of biscuit manufacturer, William Christie.

Statement of Significance

The Reginald Northcote House at 70 Lowther Avenue has design value as a well-crafted example of an early-20th century house form building with the Queen Anne Revival styling inspired by 16th and 17th century British architecture that became popular in Toronto at the end of the Victorian era. The combination of medieval and classical elements, the mixture of materials, and the varied fenestration displayed on the Reginald Northcote House are the key characteristics of the style.

The property at 70 Lowther Avenue is valued for its association with the historic Annex neighbourhood that developed north of Bloor Street between Bedford Road and Spadina Avenue following its subdivision according to the "Toronto Annexed Plan" in 1886. With the annexation of the area by the City of Toronto in 1887, the Annex became one of the most desirable residential neighbourhoods in the city and the home to many of the community's civic and business leaders. Located on Lowther Avenue, which marked the south boundary of the 1886 plan, the Reginald Northcote House was first occupied by Reginald Northcote, the businessman who commissioned the dwelling and, for 30 years in the mid-20th century, Annie E. Barclay, the daughter of famed biscuit manufacturer, William Christie.

The associative value of the Reginald Northcote House is also related to its designer, the prolific Toronto architect, C. J. (Charles John) Gibson. During the four decades he oversaw a solo practice, Gibson accepted commissions in the city's upscale suburban neighbourhoods, including the Annex where the Ernest A. Simpson House (1896) at 12 Admiral Road is among his other projects and is listed on the City of Toronto's Heritage Register.

Contextually, the property at 70 Lowther Avenue supports and maintains the character of the east part of the historic Annex neighbourhood that is recognized by its intact collection of fine house form buildings dating to the late 19th and early 20th centuries, including those that are listed on the City's Heritage Register and designated under Part V of the Ontario Heritage Act as part of the East Annex Heritage Conservation District (HCD).

The Reginald Northcote House is also visually and historically linked to its setting where it anchors the northeast corner of Admiral Road and, with its neighbours to the east, faces south to overlook Taddle Creek Park. It contributes to the group of substantial house form buildings in the block, which includes the Miller Lash House (1906, and now the Society of Friends' Meeting House) at 60 Lowther Avenue.

Heritage Attributes

The heritage attributes of the Reginald Northcote House at 70 Lowther Avenue are:

- The setback, placement and orientation of the building on the northeast corner of Lowther Avenue and Admiral Road
- The scale, form and massing of the 2½-storey house form building above the stone base with the window openings
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The cross-gable roof with the extended eaves with the purlins, the brick chimneys, the dormers, the gables with the strapwork and, on the east slope, the scalloped shingles
- The fenestration on the principal (south), side (east and west) and rear (north) elevations, with the flat-headed openings with the varied sizes, the single- and 2½-storey bay windows, the bow windows (with the bow window on the south elevation marking the original principal entrance to the house), and the multi-paned windows in some of the openings
- On the west elevation on Admiral Road, the three-sided frontispiece with the window openings on all of the walls

Note: the original single-storey verandah at the southeast corner was first enclosed then altered with the addition of the first-floor entrance (east) and the second storey. The rear (north) wing was extended with the second-storey addition. These features are not identified as heritage attributes.

A notice of an objection to the proposed designation may be served on the City Clerk, Attention: Ellen Devlin, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, West, Toronto, Ontario, M5H 2N2, within thirty days of May 2, 2017, which is June 1, 2017. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 1st day of May, 2017.


for Ulli S. Watkiss
City Clerk