



STAFF REPORT ACTION REQUIRED

75 Elmer Avenue – Inclusion on Heritage Inventory

Date:	November 14, 2007
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Beaches-East York – Ward 32
Reference Number:	

SUMMARY

This report recommends that City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

The inclusion of the property on the City's heritage inventory would enable staff to monitor applications affecting the site and encourage the retention of its heritage attributes.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The property at 75 Elmer Avenue is currently for sale and there is concern in the neighbourhood about the future of the site.

Following research and evaluation, staff have determined that the property merits listing on the City of Toronto Inventory of Heritage Properties. The inclusion of the site on the City's heritage inventory would enable staff to monitor any changes to the property and encourage the retention of its heritage attributes.

COMMENTS

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. The Reasons for Listing (Attachment No. 3) outline the cultural heritage value and heritage attributes of the property.

The property at 75 Elmer Avenue merits inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the east side of Elmer Avenue, north of Queen Street East, the Herbert W. Waters House is an important example of an early 20th century house form building related to the historical development and character of the East Toronto and Beaches neighbourhood.

CONTACT

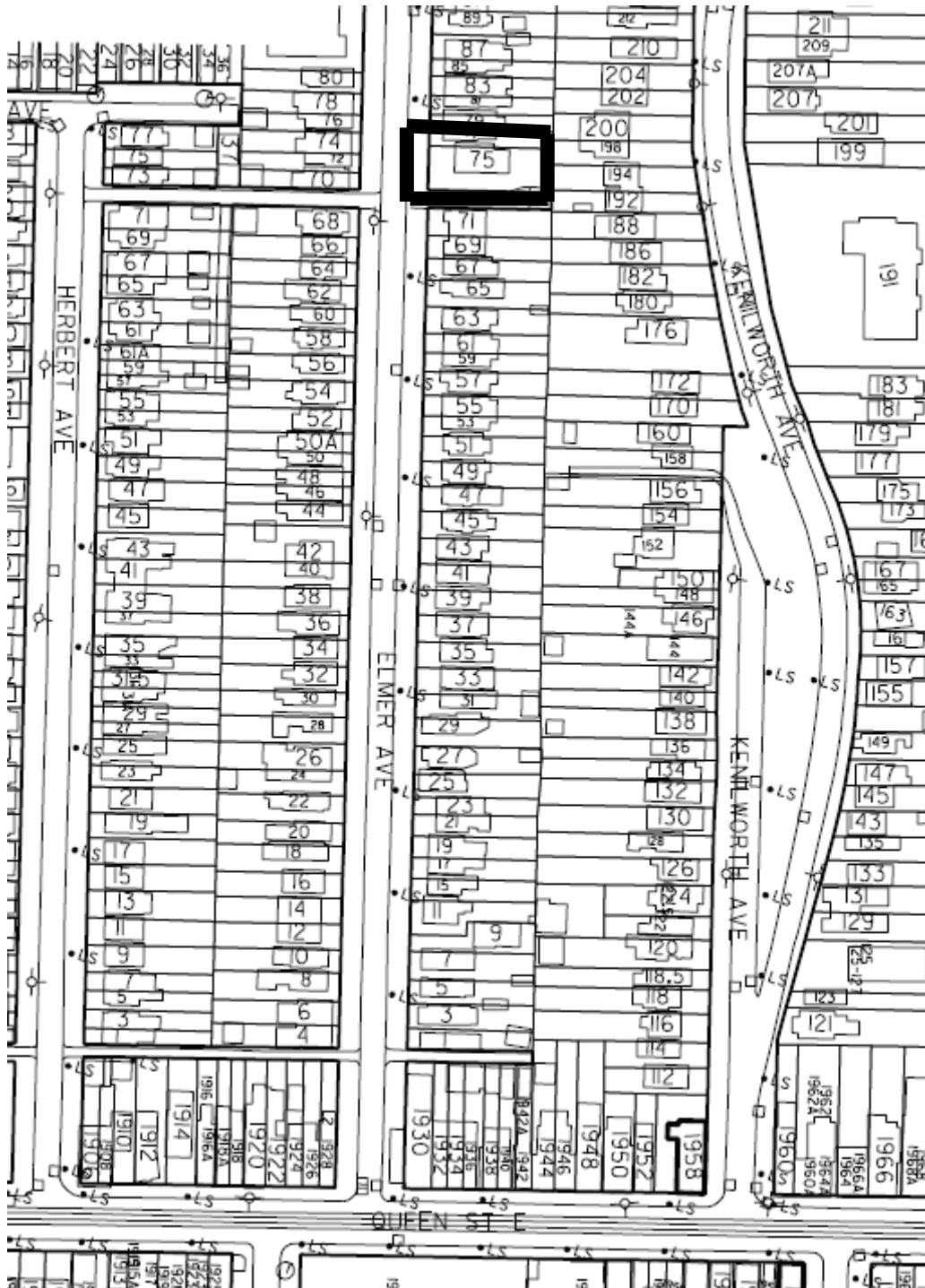
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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photograph
Attachment No. 3: Reasons for Listing



This location map is for information purposes only;
the exact boundaries of the property are not shown.



Herbert W. Waters House

Description

The property at 75 Elmer Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the east side of Elmer Avenue, north of Queen Street East, the 1½-storey house form building was constructed in the early 1900s for Herbert W. Waters, who developed the surrounding residential subdivision.

Statement of Cultural Heritage Value

The Herbert W. Waters House is a representative example of the Bungalow Style, which originated in California and was introduced to Canada in the first decade of the 20th century. With features inspired by Arts and Crafts styling, bungalows were identified by their diminutive scale and modest materials designed to integrate the building with the natural landscape.

The property is associated with the historical development of the Beaches neighbourhood. The area remained the setting for country estates until the end of the 19th century when streetcar and steamer service provided access for occasional visitors and seasonal residents to the amusement parks and other recreational pursuits along the Lake Ontario shoreline. Queen Street was extended east to Woodbine Avenue by 1888 when East Toronto was incorporated as a village (it achieved town status in 1903). In 1908, annexation by the City of Toronto brought municipal services and permanent inhabitants to the community.

According to land records, in 1903 Herbert W. Waters, a customs clerk, acquired a large lot on the south side of Norway Place in the area northeast of Queen Street East and Woodbine Avenue. In 1912, he registered a plan of subdivision centered on Elmer Avenue, which was extended northward from Queen Street. Waters reserved 1½ lots where the present cottage was built. While its construction may predate available records, it was first recorded in the City of Toronto tax assessment rolls and on Goad's fire insurance atlas in 1913. The city directories name Waters as the occupant of the site until 1970.

Contextually, the Herbert W. Waters House contributes to the character of Elmer Avenue in the East Toronto and Beaches neighbourhood. With its setback on the lot and diminutive scale, the dwelling is indicative of the first generation of residences associated with the evolution of the area from seasonal to permanent building stock.

Heritage Attributes

The heritage attributes of the Herbert W. Waters House associated with its design, associative and contextual value as a representative example of the bungalow style associated with the historical development and character of the area are:

- The scale, form and massing of the 1½-storey plan
- The cladding and trim, with stucco finishes and brick and wood detailing
- The shed roof with flared and extended eaves and, on the west slope, an oversized hip dormer with flat-headed window openings
- The symmetrical arrangement of the principal (west) façade on Elmer Avenue, with a central entrance flanked by bay windows
- The main entrance, which is placed in a flat-headed surround
- The open verandah protecting the entry, with wood balustrades between half-columns supported on brick pedestals
- On the south elevation, the fenestration that is viewed from Elmer Avenue