

Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 1433 Bathurst Street (Wychwood Library)

Date: March 6, 2017
To: Toronto Preservation Board; Toronto and East York Community Council
From: Chief Planner and Executive Director, City Planning Division
Wards: Ward 21 - St Paul's

SUMMARY

This report recommends that City Council endorse the conservation strategy for alterations to the heritage property at 1433 Bathurst Street (Wychwood Library) as set out in this report. An application for Site Plan Control has been received to allow for the demolition of the existing addition on the south side of the building completed in 1978, and the construction a new two-storey addition on the south, east (rear) and north sides of the library. Staff are also recommending in this report that the subject property be designated under Part IV, Section 29 of the Ontario Heritage Act and that Council authorize the entering into of a Heritage Easement Agreement.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage property at 1433 Bathurst Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new addition to the existing heritage building on the lands known municipally in March 2017 as 1433 Bathurst Street, with such alterations substantially in accordance with plans and drawings dated December 12, 2016 prepared by Shoalts and Zaback Architects Ltd., date-stamped received by the City Planning Division January 10, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith, dated March 3, 2017, date-stamped received by the City Planning Division March 6, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That the property at 1433 Bathurst Street be designated under Part IV, Section 29 of the Ontario Heritage Act;

b. That prior to final Site Plan Approval for the proposed re-development for the heritage property located at 1433 Bathurst Street, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 1433 Bathurst Street in accordance with the plans and drawings dated December 12, 2016, prepared by Shoalts and Zaback Architects Ltd., date-stamped received by the City Planning Division January 10, 2017, and on file with the Senior Manager, Heritage Preservation Services, and the Heritage Impact Assessment prepared by Philip Goldsmith, dated March 3, 2017, and in accordance with the Conservation Plan required in Recommendation 1.b.3 in the report dated March 6, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;

2. Provide final site plan drawings related to the approved Conservation Plan required in Recommendation 1.b.3 in the report of March 6, 2017 from the Chief Planner and Executive Director, City Planning Division, to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the heritage property located at 1433 Bathurst Street prepared by Philip Goldsmith, dated March 3, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. Provide a Lighting Plan that describes how the heritage property at 1433 Bathurst Street will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services; and

5. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the heritage property located at 1433 Bathurst Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division; and

2. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.3 in the report of March 6, 2017 from the Chief Planner and Executive Director, City Planning Division, including a description of the materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan;

f. That prior to the release of the Letter of Credit required in Recommendation 1.c.4 in the report March 6, 2017 from the Chief Planner and Executive Director, City Planning Division the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Heritage Lighting Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 1433 Bathurst Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 1433 Bathurst Street.

4. City Council state its intention to designate the property at 1433 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1433 Bathurst Street (Reasons for Designation) Attachment 6, attached to the report dated March 6, 2017 from the Chief Planner and Executive Director, City Planning Division.

5. If there are no objections to the designation of the property at 1433 Bathurst Street in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.

6. If there are objections to the designation of the property at 1433 Bathurst Street in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

7. If the designation of the property at 1433 Bathurst Street is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

FINANCIAL IMPACT

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

DECISION HISTORY

The property located at 1433 Bathurst Street (Wychwood Library) was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on August 18, 1976.

BACKGROUND

Policy Framework

Provincial Policy Statement and Planning Act

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include building strong communities, wise use and management of resources, and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and include the provincial interest regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

Official Plan

The revised heritage policies in the City of Toronto Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and characters of that property and to mitigate visual and physical impact on it."

3.1.5.28: "The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property."

Standards and Guidelines for the Conservation of Historic Places in Canada

At its meeting of March 3, 4 and 5, 2008, City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all properties on the Heritage Register. The General Standards for Preservation, Rehabilitation and Restoration as well as the Additional Standards for Rehabilitation apply to the alterations proposed under this application.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Development Proposal

The Wychwood Library at 1433 Bathurst Street is located at the northwest corner of Bathurst Street and Melgund Road. The property includes the existing Wychwood Library building and an adjacent lawn bowling site used by the West Hills Lawn Bowling Club. The Toronto Public Library seeks to expand the existing building to create additional space and facilities for the growing population in the area.

The application proposes to demolish the existing 1978 addition on the south side of the existing 2 1/2 storey heritage building at 1433 Bathurst Street and to construct a new addition on the south and east elevations. An existing shed on the grounds of the Lawn Bowling Club, which has not been identified as a heritage attribute, will also be demolished for the new addition.

The proposed addition includes a glazed 2 storey atrium addition to the south elevation, an L-shaped addition on the south and east elevations, and an addition to the north elevation. On the south elevation, the proposed 2 storey atrium will separate the new addition from the existing building and will reveal the majority of the existing south elevation while allowing light through the existing windows of the heritage building. The addition on the south elevation will be a mix of glazing and slate cladding in a neutral grey colour to be compatible with the red-brown brick of the existing addition. A two-storey, primarily glazed addition will be constructed on the east elevation that will expose the rear wall of the heritage building within the addition. On the north elevation, the existing mechanical room addition will be replaced with a new 2-storey service addition. The application also proposes the restoration of the main entrance to the front (west) of the building and the lowering of the existing entrance to allow for accessible entry to the library.

COMMENTS

Heritage Impact Assessment and Proposed Conservation Strategy

Heritage Preservation Services (HPS) staff has reviewed the Heritage Impact Assessment (HIA) dated March 3, 2017 and prepared by Philip Goldsmith for the alterations proposed for the property at 1433 Bathurst Street. The impacts to the heritage property identified in the HIA include the replacement of the existing addition with a new addition on the south, east and north elevations that will impact existing views of the heritage building, and the enlargement of some window openings to create passageways between the existing building and new addition.

The proposed conservation strategy outlined in the HIA includes the full retention of the heritage building including its key interior spaces, interior structure and all exterior walls. Additional conservation work includes window repair and retrofit, masonry repair and restoration and roof repair.

Heritage Resource

A location map (Attachment 1) and photographs (Attachment 2) for 1433 Bathurst Street are attached, along with the Heritage Property Research and Evaluation Report (Attachment 8). Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1433 Bathurst Street has design, associative and contextual value as a highly-crafted library with Neo-Gothic styling influenced by the early 20th century Arts and Crafts Movement in Canada that was designed by the notable Toronto architect Eden Smith for the Toronto Public Library Board to provide library service to residents in the adjoining area. Anchoring the northeast corner of Bathurst Street and Melgund Road where it adjoins the residential community to the east, the Wychwood Library is a local landmark in the Casa Loma neighbourhood.

The Statement of Significance (Attachment No.7) for 1433 Bathurst Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONCLUSION

Staff are supportive of the applicant's efforts to conserve this heritage property and find that in the context of the proposed mitigation strategy the proposed alterations to 1433 Bathurst Street will not have a negative impact on the identified heritage attributes and heritage character of this property.

CONTACT

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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director

ATTACHMENTS

Attachment 1: Location Map – 1433 Bathurst Street
Attachment 2: Photographs – 1433 Bathurst Street
Attachment 3: Proposed Site Plan – 1433 Bathurst Street
Attachment 4: Proposed Plans – 1433 Bathurst Street
Attachment 5: Proposed Elevations – 1433 Bathurst Street
Attachment 6: Proposed Renderings – 1433 Bathurst Street
Attachment 7: Statement of Significance – 1433 Bathurst Street
Attachment 8: Heritage Property and Evaluation Report – 1433 Bathurst Street



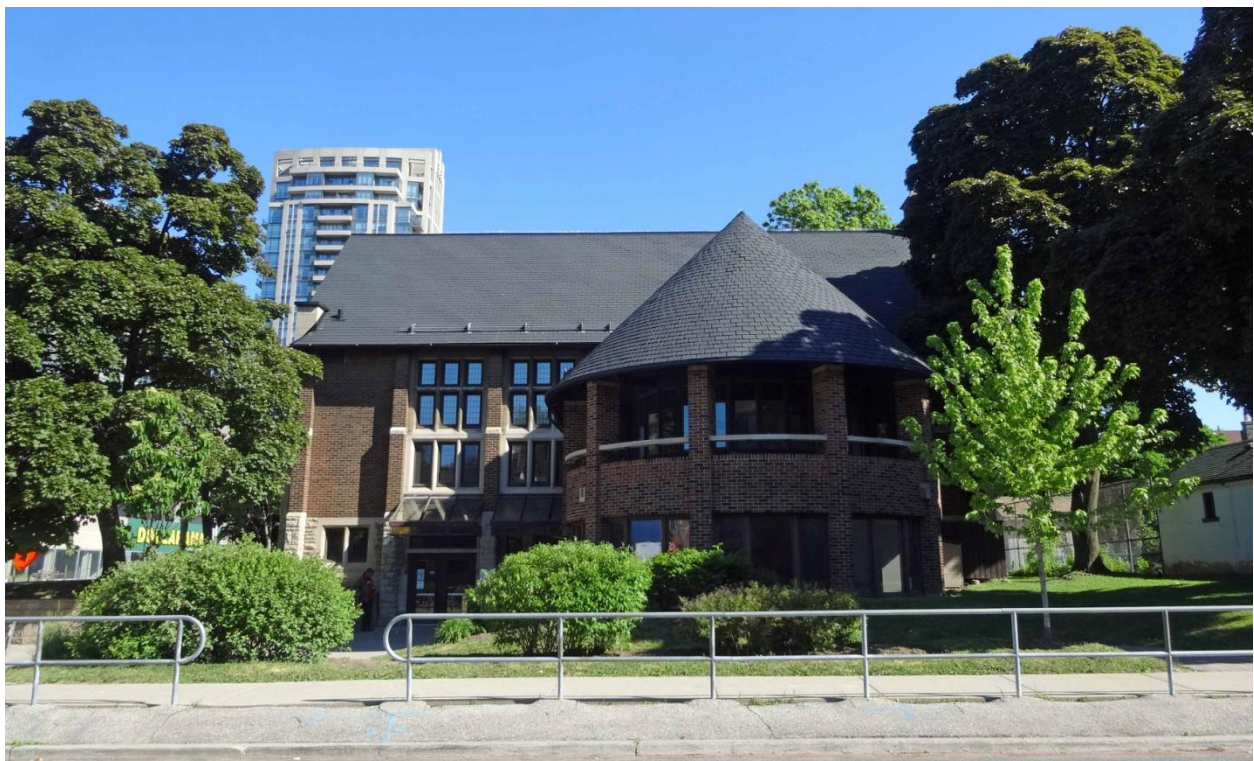
The arrow marks the location of the property at 1433 Bathurst St. This location map is for information purposes only. The exact boundaries of the property are not shown.



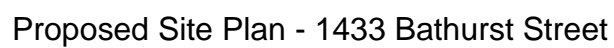
West Elevation - 1433 Bathurst Street (HPS 2016)

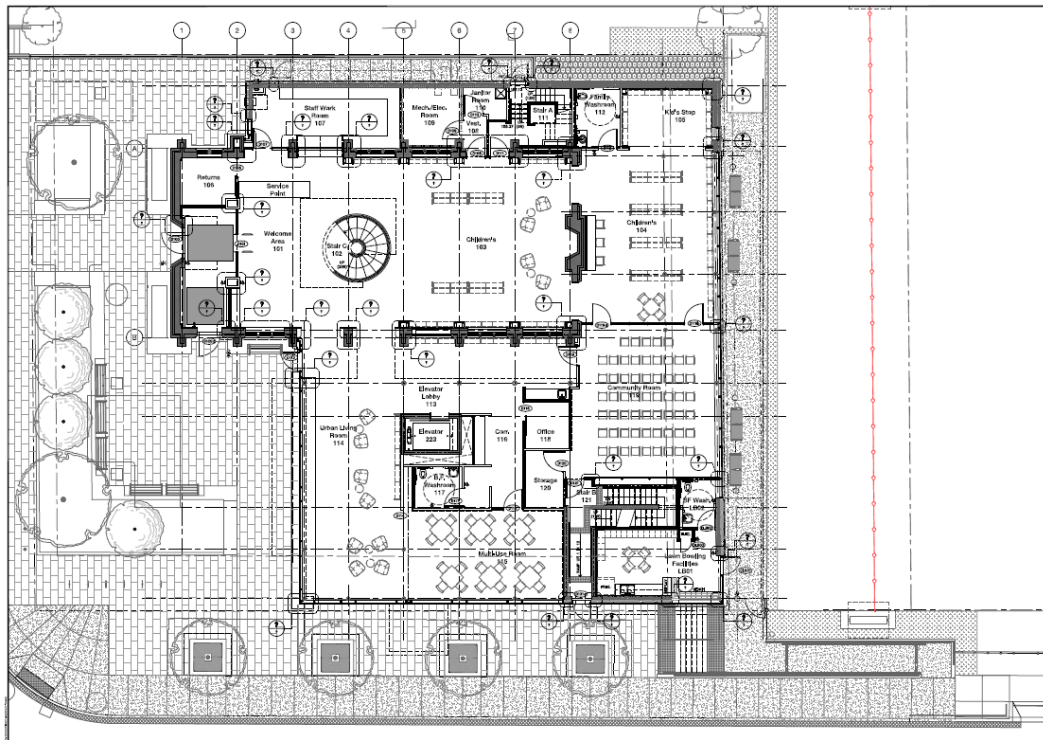


Southwest Elevation - 1433 Bathurst Street (HPS 2016)

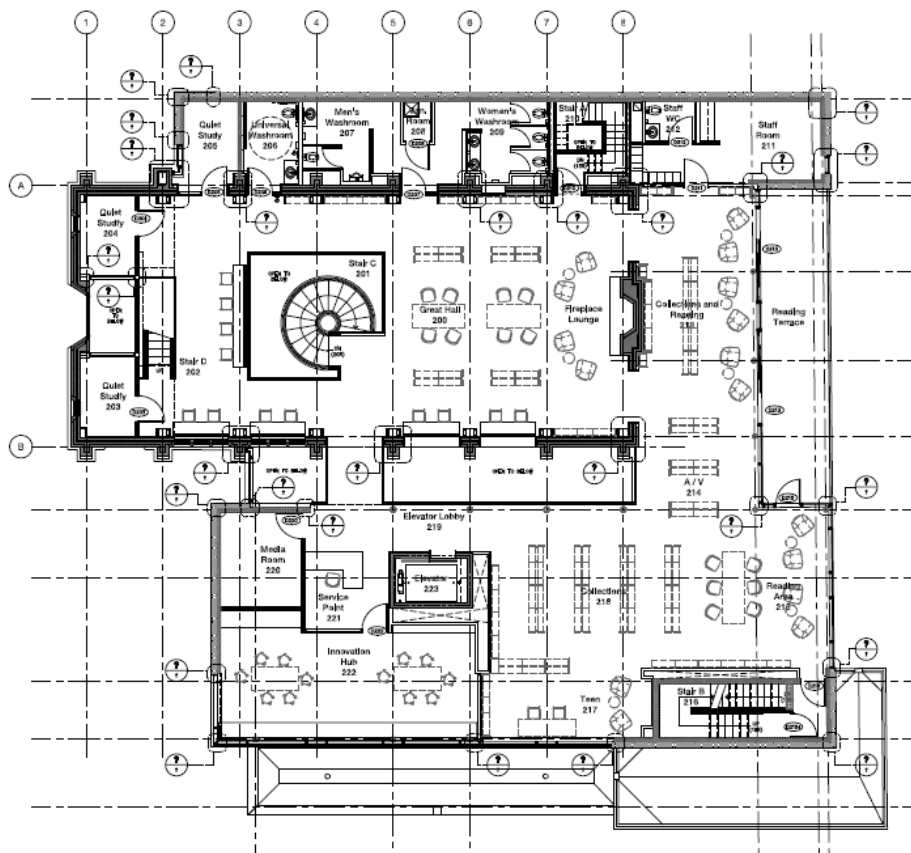


South Elevation - 1433 Bathurst Street (HPS 2016)

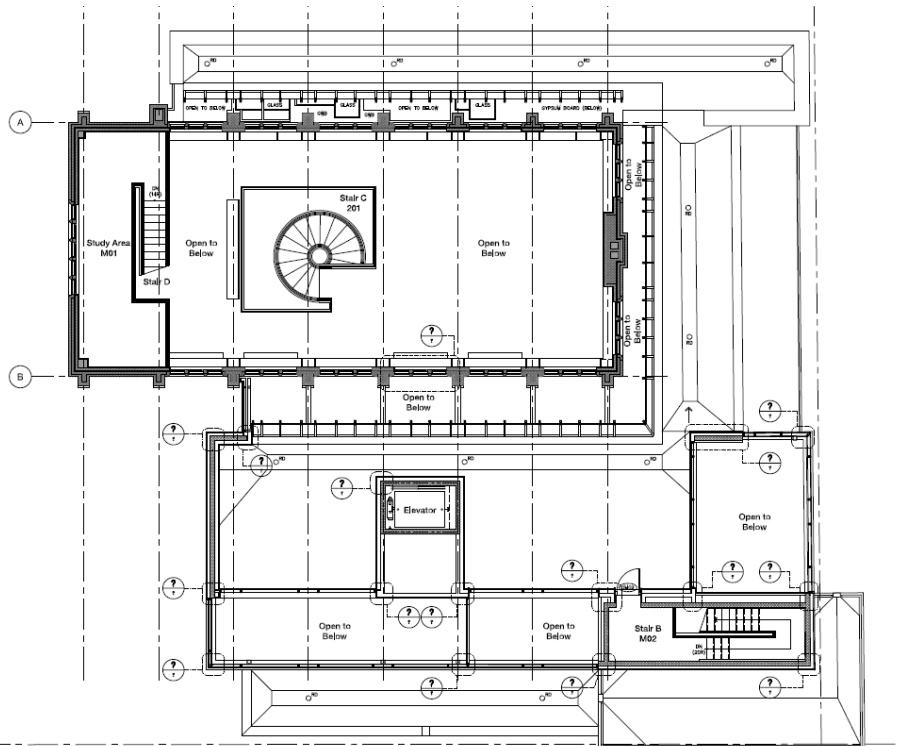




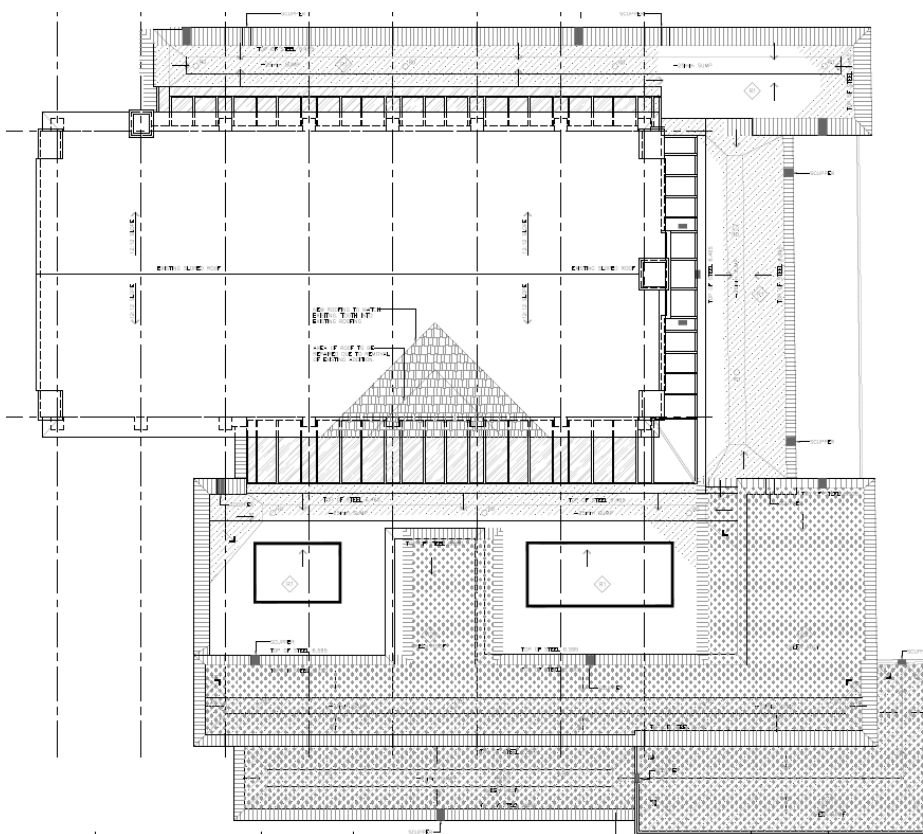
Proposed Ground Floor Plan - 1433 Bathurst Street



Proposed Second Floor Plan - 1433 Bathurst Street

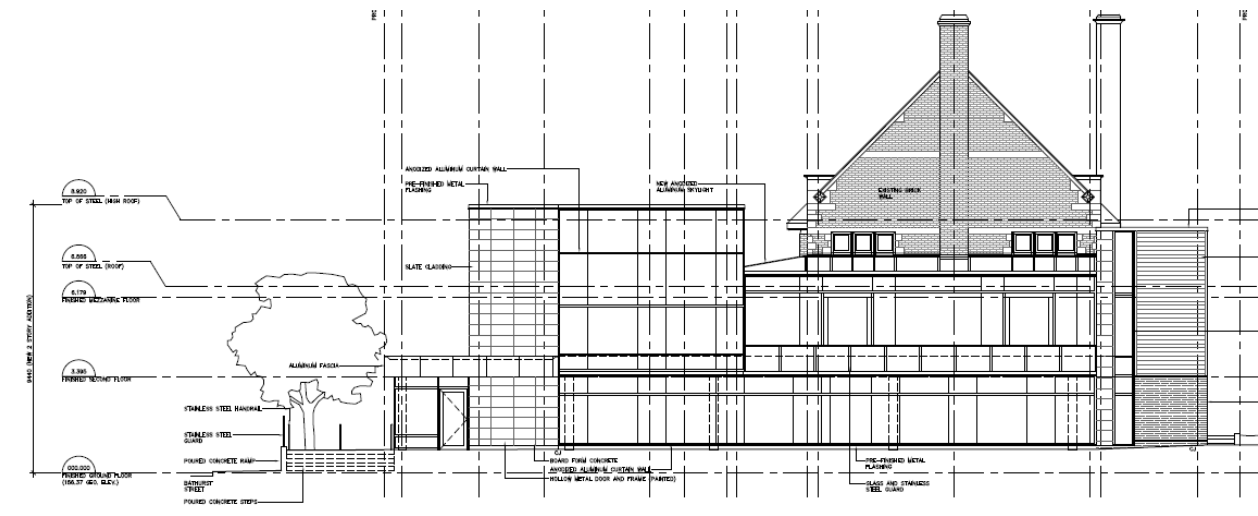


Proposed Mezzanine Floor Plan - 1433 Bathurst Street

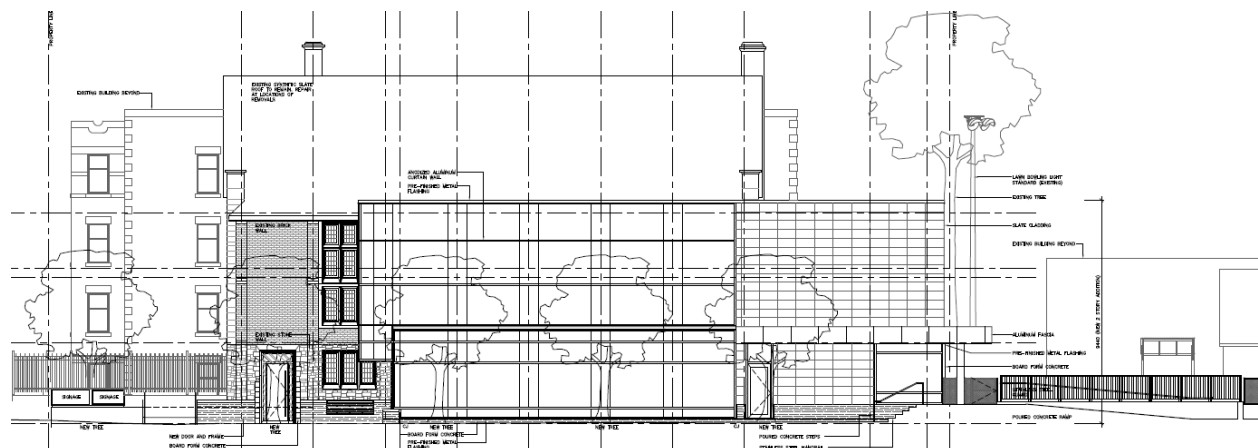


Proposed Roof Plan - 1433 Bathurst Street





Proposed East Elevation - 1433 Bathurst Street



Proposed South Elevation - 1433 Bathurst Street



Detail view of proposed entrance on west elevation
(Shoalts and Zaback Architects Ltd.)



Perspective view of proposed addition from the south-west
(Shoalts and Zaback Architects Ltd.)



Perspective view of proposed addition from the south-east
(Shoalts and Zaback Architects Ltd.)



Perspective view of proposed addition from the east
(Shoalts and Zaback Architects Ltd.)

The property at 1433 Bathurst Street (including the entrance address at 1431 Bathurst Street) 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 Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value.

Description

Located on the northeast corner of Bathurst Street and Melgund Road, one block south of St. Clair Avenue West, the property at 1433 Bathurst Street contains the Wychwood Branch of the Toronto Public Library, which was completed in 1916 according to the designs of Toronto architect Eden Smith. The property at 1433 Bathurst Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1976.

Statement of Significance

The Wychwood Library has cultural heritage value as an excellent example of a custom-designed library with features of the early-20th century Neo-Gothic style influenced by the Arts and Crafts Movement with its features drawn from English medieval architecture and traditional craftsmanship. Its design is distinguished by the steeply-pitched gable roof, the stepped buttresses, and the Tudor-styled windows with the stone embellishments, as well as the first-floor interior reading room that resembles a medieval Great Hall with its high timber-frame ceiling, minstrel's gallery and large stone fireplace that is repeated in the basement level. The Wychwood Library set the precedent for the near-identical High Park and Beaches libraries.

The Wychwood Library is valued for its historical association with the Toronto Public Library Board, which was organized in the late 19th century to plan and build publicly-funded libraries in the city. With the rapid growth of Toronto in the early 1900s, and under the leadership of Chief Librarian George H. Locke, the Toronto Public Library Board accessed funding from the famed Carnegie Foundation of New York (which financed over 100 libraries in Ontario) to expand its library system, including in 1916 the collection of three branch libraries whose opening coincided with the tercentenary of the death of William Shakespeare. Wychwood was the first of the trio to be completed, and reflected the ideals of Locke with its design inspired by 17th-century English grammar schools that incorporated the innovative programming of the period with separate areas devoted to adults and children. In continuous operation for over a century, the Wychwood Library celebrated its centennial in 2016.

The associative value of the Wychwood Library is also through its connection to Toronto architect, Eden Smith, who designed the building. Eden Smith was considered Toronto's foremost Arts and Crafts practitioner who was best known for his design of St. Thomas Anglican Church on Huron Street, as well as residential projects on Indian Road and in neighbouring Wychwood Park, the community that developed as a unique artists' colony and was the first residential Heritage Conservation District in the city.

With his commissions for the Wychwood Library and the near-identical branches for High Park and the Beaches, Eden Smith was the first architect engaged by the Toronto Public Library Board to design a collection of buildings.

Contextually, the Wychwood Library is historically, visually and physically linked to its setting on the northeast corner of Bathurst Street and Melgund Road, south of St. Clair Avenue West, where it stands as a local landmark in the Casa Loma neighbourhood.

Heritage Attributes

The heritage attributes of the Wychwood Library on the property at 1433 Bathurst Street are:

- The setback, placement and orientation of the building on the northeast corner of Bathurst Street and Melgund Road
- The scale, form and massing of the single-storey building with the raised stone base and the rectangular-shaped plan
- The materials with the mottled red and brown brick cladding and the brick, stone and wood detailing
- The steeply-pitched gable roof with the slate cladding, the stone coping on the gable ends, and the brick chimneys on the north and east
- On all of the elevations, the flat-headed window openings with the stone hood moulds, sills, quoins and mullions, which contain multi-paned windows (the original lead-paned windows were replaced)
- The principal (west) elevation with the centrally-placed compound-arched entrance surround (the original doors were removed) that is flanked and surmounted by the flat-headed window openings with the stone quoins and band courses, and the name band reading “Public Library, Wychwood Branch”
- The side elevations (north and south) where the window openings are separated by stepped brick buttresses with stone coping (on the south elevation, the entrance and the wing are not original and are not identified as heritage attributes)
- The rear (east) elevation where the chimney divides the window openings in the base and first storey
- On the interior, the first-floor reading room with the wood hammer-beam ceiling with brackets, the stone fireplace at the east end and the minstrel’s gallery at the west end (which has been altered), and the stone fireplace on the east wall in the basement

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT
ATTACHMENT 8



WYCHWOOD LIBRARY
1433 BATHURST STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2017

1. DESCRIPTION

Cover photograph: principal (west) elevation (Heritage Preservation Services)

| 1433 Bathurst Street: Wychwood Library | |
|--|--|
| ADDRESS | 1433 Bathurst Street, with an entrance address at 1431 Bathurst (northeast corner of Melgund Road) |
| WARD | Ward 21 (St. Paul's) |
| LEGAL DESCRIPTION | Plan D1380, Lots 1-2 and part Lot 3 |
| NEIGHBOURHOOD/COMMUNITY | Casa Loma Neighbourhood |
| HISTORICAL NAME | Wychwood Branch, Toronto Public Library |
| CONSTRUCTION DATE | 1916 |
| ORIGINAL OWNER | Toronto Public Library Board |
| ORIGINAL USE | Library |
| CURRENT USE* | Library * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | Eden Smith, architect |
| DESIGN/CONSTRUCTION/MATERIALS | Brick cladding with brick, stone and wood trim |
| ARCHITECTURAL STYLE | See Section 2 |
| ADDITIONS/ALTERATIONS | 1978, south wing, Phillip Carter, architect |
| CRITERIA | Design/Physical, Historical/Associative & Contextual |
| HERITAGE STATUS | Listed on the City of Toronto's Heritage Register |
| RECORDER | Heritage Preservation Services: Kathryn Anderson |
| REPORT DATE | February 2017 |

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 1433 Bathurst Street (including the entrance address at 1431 Bathurst Street), and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

| Key Date | Historical Event |
|----------|---|
| 1821 | Colonel Joseph Wells purchases Lot 25, a 200-acre farm lot southeast of present-day St. Clair Avenue West and Bathurst Street, for his country estate |
| 1860 | Tremaine's Map of Toronto and the County of York shows the subject property when it was part of the Wells Estate (Image 2a) |
| 1898 | A library is opened in the Bracondale Post Office, serving the |

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|-----------|--|
| | communities west of Bathurst Street |
| 1901 | The Bracondale Public Library relocates to Christie Street where the building is destroyed in a fire three years later |
| 1903 | Goad's Atlas illustrates the early-20th century subdivision of the land southeast of Bathurst and St. Clair (Image 2b) |
| 1904 | The Bracondale Public Library reopens in the Wychwood Fire Hall before moving to the new Hillcrest Public School on Bathurst Street the next year |
| 1909 | After the City of Toronto annexes the Bracondale and Wychwood districts, the assets of the Bracondale Public Library are transferred to the Toronto Public Library Board |
| 1912 | The Wychwood Branch of the Toronto Public Library remains at Hillcrest Public School |
| 1914 Mar | The Toronto Public Library Board approves architect Eden Smith's design for the Wychwood Branch |
| 1914 May | Plan D1380 is registered on the lands southeast of St. Clair Avenue West and Bathurst Street where the City of Toronto owns six lots |
| 1915 May | Building permit #16579 is issued for a "one-storey brick public library, northeast corner Bathurst and Melgund" valued at \$16,000 |
| 1915 Aug | The City of Toronto provides land on Bathurst Street for the new library |
| 1915 Sept | The Carnegie Foundation approves \$50,000 in funding for the three near-identical libraries at Wychwood, High Park and the Beaches (originally Kew Gardens) |
| 1915 Nov | The Toronto Public Library Board reports that construction of the Wychwood Library is "well underway" |
| 1916 Apr | The Wychwood Library is officially opened |
| 1924 | The library building is first illustrated on Goad's Atlas (Image 2c) |
| 1925 | The Wychwood Library is awarded a silver cup from the St. Clair Horticultural Society for "the best-kept public grounds in the district" |
| 1945 | The Toronto Public Library Board leases land adjoining the east end of the Wychwood Library to the Wells Hill Bowling Club for a clubhouse (which is relocated closer to the library building in 1951) |
| 1958 | The Wychwood Library is illustrated on an update to the Underwriters' Survey Bureau Atlas (Image 2d) |
| 1976 | The property at 1433 Bathurst Street is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) |
| 1978 | The south wing is added to the library according to the designs of architect Phillip Carter |
| 1992 | The library is briefly closed for barrier-free access improvements |
| 1995-96 | The building is retrofitted by Robin Tharin Architects |
| 2016 | The Toronto Public Library celebrates the Wychwood Library's 100th anniversary |

ii. HISTORICAL BACKGROUND

Casa Loma Neighbourhood:

The property at 1433 Bathurst Street is located on the east side of the boulevard, one block south of St. Clair Avenue West, at the west end of the Casa Loma neighbourhood. Following the founding of York (Toronto) at the end of the 18th century, the area between present-day Bloor Street and St. Clair Avenue was divided into 200-acre farm lots that were coveted for their elevated position overlooking the escarpment and Lake Ontario beyond. The subject property was part of the parcel acquired in 1821 by Colonel Joseph Wells, a retired military officer, who developed a country estate named "Davenport" on "Wells Hill." Wells began subdividing his acreage in the mid 19th century, when portions of the tract were conveyed to his family members. In 1902, the Colonel's granddaughter, Nina de Pencier and another heir registered a plan of subdivision on the remaining lands, part of which were acquired by Henry Pellatt as the location of his landmark residence that gives the current neighbourhood its name. At the north end of the former Wells Estate, the City of Toronto purchased land for the ongoing construction of St. Clair Avenue West to provide access to the residential communities developing in Toronto's western suburbs. Among them were the unincorporated areas of Bracondale and Wychwood, west of Bathurst Street, which were annexed by the City in 1908. The latter district was named for the "Wychwood" estate developed by Toronto artist Marmaduke Matthews, who transformed it into a unique artists' colony named Wychwood Park (which became the City's first residential Heritage Conservation District). By 1913, when the Toronto Civic Railways streetcar line opened on St. Clair, the adjoining area was among the fastest growing in Toronto and demanded additional municipal services, including a permanent public library.

Wychwood Library:

The first library serving Toronto's western suburbs opened in the Bracondale Post Office on Davenport Road, west of Bathurst Street, in 1898. The Bracondale Public Library was relocated to a commercial building on Christie Street in 1901 where it was destroyed by fire three years later. The library was temporarily accommodated in the Wychwood Fire Hall until 1905 when it acquired space in the newly-built Hillcrest Public School on Bathurst Street. It remained in this location following the annexation of the area in 1908 when the library was absorbed by the Toronto Public Library Board. By 1908, the Toronto Public Library Board had served the City of Toronto for 25 years. Following the passage in 1882 of the provincial government's "free libraries act" that enabled public funding for new libraries, a municipal library board was constituted. It acquired the assets of the Mechanics' Institutes, which had provided libraries for its members since 1834, and opened the Toronto Central Library in 1883. Within a decade, branch libraries were unveiled in the north, east and west ends of the city, and others were absorbed through the annexation of suburban areas including West Toronto Junction. Beginning in 1903, the library board accessed the grants provided by the Carnegie Foundation, the philanthropic organization created by American steel magnate, Andrew Carnegie, which funded purpose-built public libraries throughout North America, including over 100 in Ontario. The Yorkville branch (1906) was the first Carnegie Library completed in Toronto prior to 1908 when George H. Locke became the new Chief Librarian. Locke continued the ambitious building program, including a

“tentative plan for a group of three branch libraries in three far-outlying portions of our city where the need is particularly pressing.” The latter included the Wychwood Library. Following the provision of a City-owned site on Bathurst Street, the Wychwood Library was under construction at the end of 1915 and officially opened in April 1916. In the Library Board’s annual report, Locke noted that “the outstanding event of this year was the opening of three branch libraries, for which money was furnished through the generosity of the Carnegie Corporation of New York. The opening of the Wychwood Branch, the first of the three, was planned very opportunely to occur upon the Tercentenary, even to the month, of the death of Shakespeare. Opportunely it was because this building was designed after the fashion of the Collegiate Grammar School of the 17th century in England, such a building as might be seen in Shakespeare’s country in his day.”

Eden Smith, Architect:

Toronto architect Eden Smith designed the Wychwood Library, along with the near-identical High Park and Beaches branches. Chief Librarian George Locke informed the Carnegie Foundation that “I am fortunate in having for this purpose an architect whose work is distinguished on this continent for its adaptation of English architecture for American requirements.” Born and educated in Birmingham, England, Smith immigrated to Canada in the late 19th century and, by the late 1880s, apprenticed with the firm of Strickland and Symons. Beginning in 1891, Smith conducted a solo practice (apart from a brief partnership with Eustace C. Bird in the mid 1890s) until the early 1900s when he worked with one or both of his sons, Ralph and Harry, as Eden Smith and Son/Sons. Prior to securing the commissions from the Toronto Public Library Board, Smith was known as the foremost practitioner in Toronto of buildings informed by the Arts and Crafts principles of William Morris and his circle, which relied on inspiration from early English architecture and the application of traditional materials and craftsmanship. While his design of St. Thomas Anglican Church (1892) on Huron Street is a highlight of Smith’s Arts and Crafts-inspired designs, he remains especially noted for his residential buildings in the city’s fashionable neighbourhoods, particularly in Wychwood Park where he planned houses for artists and cultural patrons as well as himself. Eden Smith was the first architect to design a collection of branches for the Toronto Public Library Board.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 1433 Bathurst Street are found on the cover and in Section 6 of this report. The Wychwood Library was custom-designed in the early-20th century Neo-Gothic style according to the Arts and Crafts principles favoured by Eden Smith. With its steeply-pitched gable roof, decorative stonework, buttresses and Tudor-styled multi-paned windows, it was described in a newspaper article as resembling “a small church in simplicity of outline and has heavy church-like doors” (The Mail, June 22, 1921). As illustrated in the archival photographs in Image 3, the entrance on the west elevation led to the first-floor reading room (for adults) that was modelled after a Tudor Great Hall with a hammer-beam ceiling (rising to an apex of 29 feet or nine metres) and a minstrel’s gallery (west). The medieval theme continued in the basement where the children’s library contained a large stone fireplace, similar to the one in the adult space above.

The design of the Wychwood Library not only reflected Eden Smith's aesthetic, but the influence of Chief Librarian George H. Locke and James Bertram, secretary for the Carnegie Foundation who approved the plans. As discussed in architectural periodicals, Locke wanted the exterior to "bring to the minds of the people of the outlying districts some reconnection of their Scottish and English Village type of architecture" and, on the interior, to "take away all the unnecessary decoration...." The layout reflected Locke and Bertram's preference for a rectangular-shaped two-level structure with a single large open room on each floor and, in the reading room, the placement of the window openings in the upper walls to allow open-book shelving along the perimeter. The dedicated area in the basement for the children's library was another design requirement, introduced to all branches by Lillian Smith, the new head of children's programming, in 1912. In this space, the Toronto Public Library Board's inaugural story-telling program continued after its successful trials at the Wychwood and Riverdale libraries.

The Wychwood Library rises one extended storey above a high stone base. The rectangular-shaped plan is covered by a steeply-pitched gable roof with slate cladding and brick chimneys on the north and east ends. The exterior is clad with mottled red and brown brick, with stone applied for the quoins, the band courses, the door and window detailing (with hood moulds, sills and mullions), the name plate (west), and the coping on the gables (east and west) and the stepped buttresses (north and south). The principal (west) elevation is symmetrically organized where the centrally-placed oversized opening with the compound arch originally contained the main entrance (which was converted to a window in 1978). The latter opening is flanked by diminutive flat-headed window openings with stone embellishments and surmounted by an oversized version with a name band reading "Public Library Wychwood Branch." On the long side elevations (north and south), stepped buttresses organize the flat-headed openings in the basement and first storey. Facing Melgund Road, the south elevation was altered in 1978 with the introduction of a new entrance in the raised base (west end) and the addition of a two-storey round wing with a conical roof and detailing inspired by the main body of the library. The rear (east) wall, which is transected by a chimney, has large symmetrically-placed window openings with stone detailing. On all of the elevations, the window openings contain multi-paned windows (the original windows with the lead glazing were replaced).

On the interior, the first-floor reading room retains its exposed timber-beam ceiling with brackets and the large stone fireplace at the east end. On the opposite (west) wall, the minstrel's gallery was converted to a mezzanine during the 1978 alterations. The stairs from the reading room to both the mezzanine and the basement date to that period. In the basement, the stone fireplace remains on the east wall.

iv. CONTEXT

The map attached as Image 1 show the location of the property at 1433 Bathurst Street. The Wychwood Library anchors the northeast corner of Melgund Road, which is a gateway to the residential neighbourhood to the east. Behind (east of) the library, the City-owned bowling green extends to Hilton Avenue where it overlooks Wells Hill Park. With its placement on a major city street, the library faces commercial buildings on the

west side of Bathurst Street, and is adjoined by an early-20th century low-rise apartment building directly north. Opposite and south of the Wychwood Library, Bathurst Street contains more recent infill, with intact residential and commercial buildings from the same period as the library further south. With its corner location that is viewed from Bathurst Street and on Melgund Road, the Wychwood Library is a local landmark.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

| Design or Physical Value | |
|--|-----|
| i. rare, unique, representative or early example of a style, type, expression, material or construction method | X |
| ii. displays high degree of craftsmanship or artistic merit | X |
| iii. demonstrates high degree of scientific or technical achievement | N/A |

Well-crafted Example of a Style and Type – The Wychwood Library has cultural heritage value as an excellent example of a custom-designed library with features of the early-20th century Neo-Gothic style influenced by the Arts and Crafts Movement with its features drawn from English medieval architecture and traditional craftsmanship. Its design is distinguished by the steeply-pitched gable roof, the stepped buttresses, and the Tudor-styled windows with the stone embellishments, as well as the first-floor interior reading room that resembles a medieval Great Hall with its high timber-frame ceiling, minstrel's gallery and large stone fireplace that is repeated in the basement level. The Wychwood Library set the precedent for the near-identical High Park and Beaches libraries.

| Historical or Associative Value | |
|--|---|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | X |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture | |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | X |

Institution – The Wychwood Library is valued for its historical association with the Toronto Public Library Board, which was organized in the late 19th century to plan and build publicly-funded libraries in the city. With the rapid growth of Toronto in the early 1900s, and under the leadership of Chief Librarian George H. Locke, the Toronto Public Library Board accessed funding from the famed Carnegie Foundation of New York (which financed over 100 libraries in Ontario) to expand its library system, including in 1916 the collection of three branch libraries whose opening coincided with the

tercentenary of the death of William Shakespeare. Wychwood was the first of the trio to be completed, and reflected the ideals of Locke with its design inspired by 17th-century English grammar schools that incorporated the innovative programming of the period with separate areas devoted to adults and children. In continuous operation for over a century, the Wychwood Library celebrated its centennial in 2016.

Architect - The associative value of the Wychwood Library is also through its connection to Toronto architect, Eden Smith, who designed the building. Eden Smith was considered Toronto's foremost Arts and Crafts practitioner who was best known for his design of St. Thomas Anglican Church on Huron Street, as well as residential projects on Indian Road and in neighbouring Wychwood Park, the community that developed as a unique artists' colony and was the first residential Heritage Conservation District in the city. With his commissions for the Wychwood Library and the near-identical branches for High Park and the Beaches, Eden Smith was the first architect engaged by the Toronto Public Library Board to design a collection of buildings.

| Contextual Value | |
|---|-----|
| i. important in defining, maintaining or supporting the character of an area | N/A |
| ii. physically, functionally, visually or historically linked to its surroundings | X |
| iii. landmark | X |

Surroundings and Landmark – Contextually, the Wychwood Library is historically, visually and physically linked to its setting on the northeast corner of Bathurst Street and Melgund Road, south of St. Clair Avenue West, where it stands as a local landmark in the Casa Loma neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1433 Bathurst Street has design, associative and contextual value as a highly-crafted library with Neo-Gothic styling influenced by the early 20th century Arts and Crafts Movement in Canada that was designed by the notable Toronto architect Eden Smith for the Toronto Public Library Board to provide library service to residents in the adjoining area. Anchoring the northeast corner of Bathurst Street and Melgund Road where it adjoins the residential community to the east, the Wychwood Library is a local landmark in the Casa Loma neighbourhood.

5. SOURCES

Archival Sources:

- Abstract Index of Deeds, Plan D1380, Lots 1-3
- Archival photographs, Toronto Public Library (citations with images in Section 6)
- Assessment Rolls, City of Toronto, Ward 4, Division 5, 1915-1916
- Building Permit 16579, May 10, 1915, City of Toronto Archives
- Building Records, City of Toronto, Toronto and East York, 1914 ff.
- City of Toronto Directories, 1910 ff.
- Goad's Atlases, 1884-1923

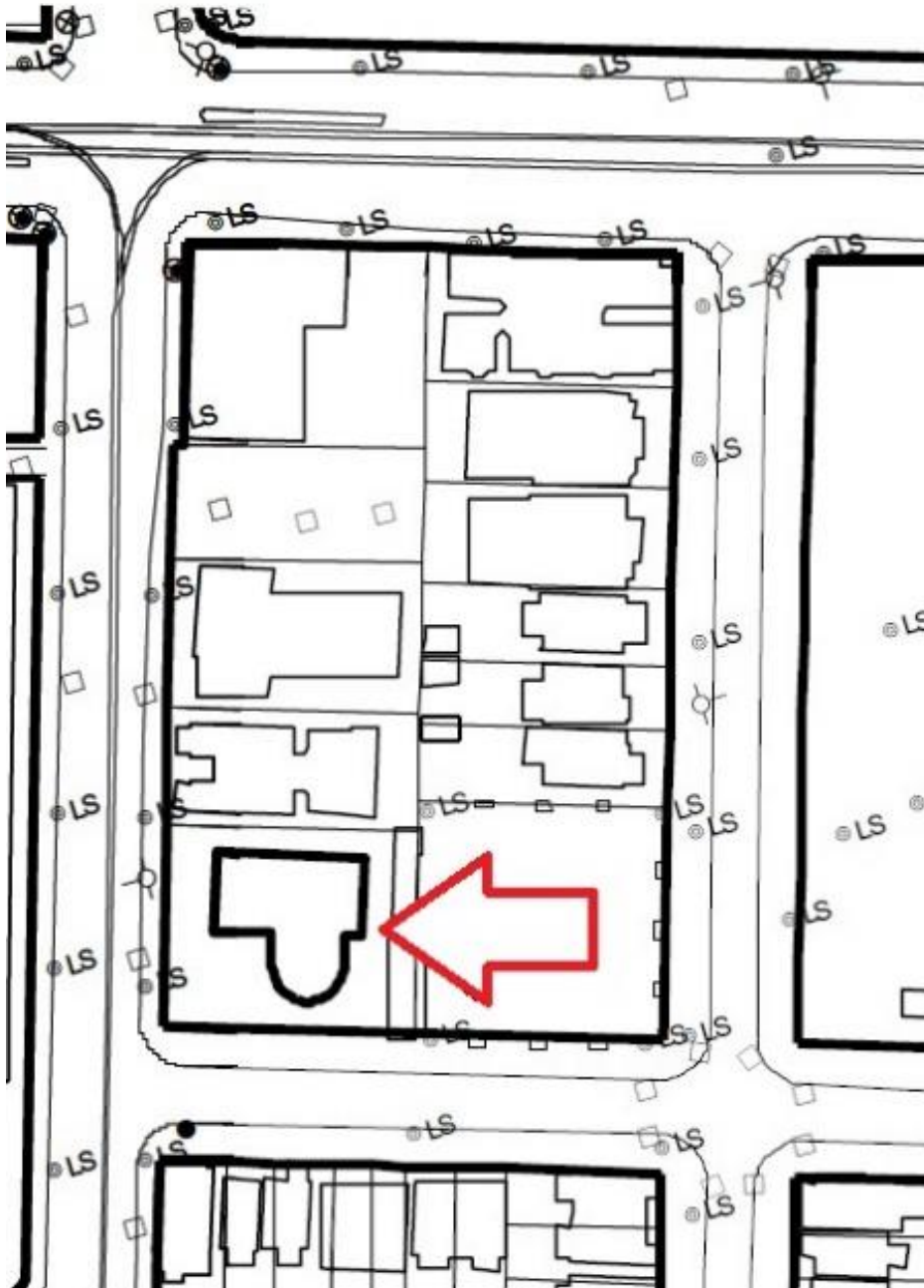
- Miles, Historical Atlas of the County of York, 1878
- Tremaine, Map of the City of Toronto and the County of York, 1860
- Underwriters' Survey Bureau Atlas, 1958

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- <http://dictionaryofarchitectsincanada.org/node/1310>
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- Penman, Margaret, *A Century of Service: Toronto Public Library, 1883-1983*, 1983
- "Toronto Branch Libraries Ground Treatment," *Construction*, November 1917
- "Toronto Public Library," *Construction*, October 1917
- "Wychwood Branch, Toronto Public Library, History," <http://www.torontopubliclibrary.ca/detail.jsp?Entt=RDMLIB096&R=LIB096>
- Wychwood Branch, Toronto Public Library, Local History Collection, various
- "The Wychwood Library," *The Mail*, June 22, 1921
- "Wychwood Library," *The Canadian Architect*, December 1978, 42-44, and November 1979, 47-49

6. IMAGES

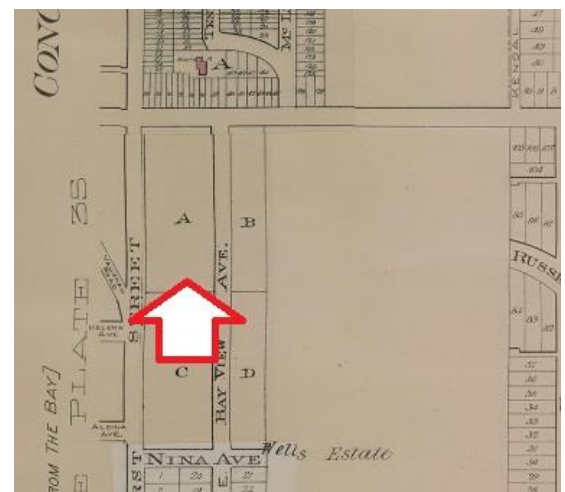
Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the property at 1433 Bathurst Street. All maps are oriented with north on the top.



City of Toronto Property Data Map: showing the location of the subject property on the northeast corner of Bathurst Street and Melgund Road, south of St. Clair Avenue West.



2a. Tremaine's Map, 1860: Wells Estate



2b. Goad's Atlas, 1903: original survey

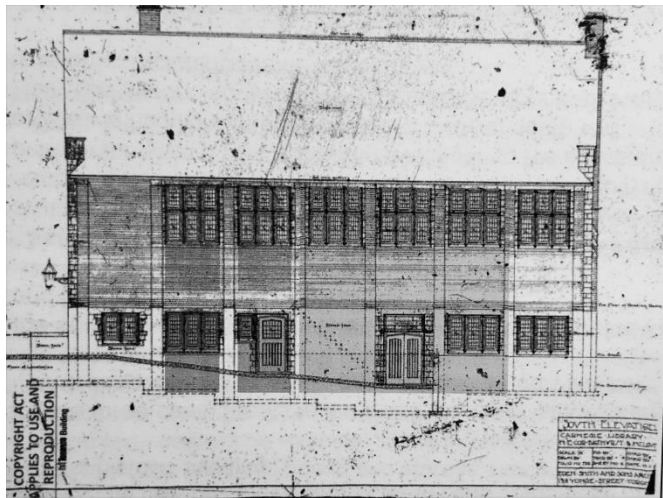


2c. Goad's Atlas, 1924: library in place

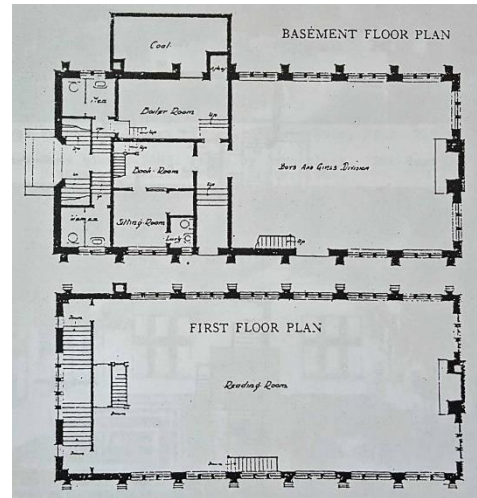


2d. Underwriters' Survey Bureau Atlas, 1958

2. Historical Maps and Atlases: <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>, <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=7cb4ba2ae8b1e310VgnVCM10000071d60f89RCRD> and Toronto Reference Library, Special Collections.



3a. Architectural Drawing, 1915



3b. Floor Plans, 1915



3c. Archival Photograph, Exterior, 1916



3d. Archival Photograph, First Floor, 1916



3e & 3f. Archival Photograph, Basement, Children's Library, 1927 (left), and Sketch, TPL Branches, 1933 (right)

3. Archival Images: architectural drawing from City of Toronto Building Records; floor plans from RAIC Journal (May-June 1926); archival photographs from Toronto Public Library, Items 6, 6654 and 12159; and, TPL Sketch from Penman.



4a. South elevation from Melgund Road



4b. East elevation from Hilton Avenue



4c. North Elevation



4d. First Floor Reading Room



4e. First Floor Fireplace (east)



4f. Basement Fireplace

4. Current Photographs: Heritage Preservation Services