



Conservation  
Review Board

Ministry of  
Culture and  
Communications

Commission des  
biens culturels

Ministère de la  
Culture et des  
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RE: CITY OF TORONTO  
INTENTION TO DESIGNATE  
GEARY HOUSE  
124 Park Road

Hearing pursuant to section 29(8) of the Ontario Heritage Act, R.S.O. 1980, Chapter 337 on the Notice of Intention given by the Council of the City of Toronto to designate 124 Park Road, the Geary House, to be of architectural value or interest.

APPEARING FOR THE CITY OF TORONTO

John Phillips

APPEARING FOR THE OWNER

Julia Holland

R E P O R T

The Board attended at the City Hall, City of Toronto at 10 A.M. Monday, August 27, 1990 to conduct a public hearing to determine whether the property known as the Geary House, Toronto, should be designated as being of architectural value or interest.

The Board was advised at the outset of the hearing that the objection to the designation of this property had been withdrawn. The representative appearing for the owners tabled a letter to this effect (Exhibit 2).

The Board then proceeded to hear evidence presented by the City of Toronto with regard to the Notice of Intention to designate this property under Part IV of the Ontario Heritage Act.

The Board received exhibits showing that proper notice had been given and procedures properly followed (Exhibits 1, 3, 4, 5).

#### FINDINGS OF FACT

##### Ownership:

The registered owner, as shown by instrument number CT 688877 dated August 30, 1984, is 596245 Ontario Limited (Exhibit 6).

##### Summary

The City of Toronto introduced evidence that the designation of the subject property had been considered and approved by Council at its meetings on 29-30 January 1990 and 7-8 May 1990 (Exhibits 3 and 4).

The City of Toronto then called Kathryn Anderson, Preservation Officer, Toronto Historical Board (Exhibit 9) to present expert evidence. Ms. Anderson presented a series of slides to explain the Heritage Property Report (Exhibit 8) prepared by the Toronto Historical Board.

The exhibits tabled by Mr. Philipps and the evidence presented by Ms. Anderson demonstrates that the City of Toronto has consistently deemed the Geary house to be an architecturally significant property. The City had placed the house on its inventory of heritage properties in 1973 and the Toronto Historical Board had taken recommended designation in 1984. This designation process was halted when it was felt that the house did not need protection at that time. (Exhibit 3).

The City reactivated designation proceedings in January 1990 based on a recommendation of the Toronto Historical Board in November 1989.

The heritage property report of 1989, outlines the significant elements of the history and the architectural details of the house and concluded that the property contains the "second oldest surviving house in Rosedale ... and consequently one of the oldest buildings in the City of Toronto." In terms of its architecture, the house is "an important early example of Georgian design." In addition, the location of the Geary House on a large ravine lot is indicative of the origins of Rosedale as the setting of suburban villas." (Exhibit 9)

Ms. Anderson pointed out that the house, originally a single storey Regency cottage built in 1857, had been modified in 1860 by adding a second story. This new addition, Italianate in style, was altered again in 1875 when a rear wing and kitchen were constructed. Finally, the verandah and a brick carriage house were designed by architect F.H. Herbert and built in 1904.

In terms of its context, the City pointed out that the house was quite distinctive. Situated on a large ravine lot, it was separated from the surrounding houses and can be viewed from three sides. Unlike most other houses in the area, it is recessed from the street and built at an angle rather than aligned with Park Road.

The Board, as is its custom, conducted a site visit. This confirmed the evidence presented by Mr. Philipps and Ms. Anderson. The house has been left empty and has not been maintained for several years.

#### RECOMMENDATION

During the course of the hearing, the Board was made aware that the Geary House has a historical significance by virtue of its age and uniqueness in Rosedale and in the City of Toronto.

In light of the withdrawal of the objection to designation and considering the unrefuted architectural and historical evidence presented by the City of Toronto to support designation, this Board recommends to the Council of the City of Toronto that the property known as the Geary House, 124 Park Drive, be designated as a property of architectural and historical value and interest.

(Original Signed by)

M. Elizabeth Burnham  
Acting Chair

William R. Young  
Member

LIST OF EXHIBITS

1. Declaration by Nancy Smith, Secretary to the Conservation Review Board, 17 August 1990.
2. Letter from Paul D. Blundy to Conservation Review Board, 23 August 1990.
3. Copy of Clause 20, Report 2, Neighbourhoods Committee, adopted by City Council, 29-30 January 1990.
4. Copy of Clause 15, Report 6, Neighbourhoods Committee, adopted by City Council, 7-8 May 1990.
5. Copy of the Notice of Intention to Designate which appeared in The Toronto Star, 27 February, 6,13 March 1990.
6. Copy of Instrument number CT 688877, 30 August 1984.
7. Copy of Plan of Survey, 63R-3179.
8. Heritage Property Report, November 1989.
9. Resume, Kathryn H. Anderson.