

January 28, 2020

Robert Levy  
President  
Casa Loma Residents Association

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Dear Mr Levy,

**Re: 136 Lyndhurst Avenue  
Toronto ,Ontario**

As you requested, I was able to examine the exterior of the above property, to determine if it had any outstanding features that merited further investigation, to determine if any of these features meet the criteria for designation under the Ontario Heritage Act ( Ontario Regulation 9/06).

136 Lyndhurst Avenue was built circa 1919 making it one of the earlier houses in the district. It is an Arts and Crafts designed house, that occupies a prominent position on Lyndhurst Avenue, which is a significant street in the proposed district.

No's.133, 134, 136, Lyndhurst are all recommended for further study in the Casa Loma Heritage Conservation District Study - City of Toronto. As they are all in a position to be either designated, listed, or a contributing property, it is important that all three are investigated before any decisions are made regarding each property.

From this visual inspection of the exterior, the following features merit further investigation.

### **The Front Elevation Arched Windows**

The windows on every floor of the front elevation, including the basement, have a wide base to the arch in comparison to the low height of the arch. The placement of the stone work at the spring point is used to emphasize this special arch design. Although this window design may have been used in Arts and Crafts houses, the flamboyant stone work make them quite unique.

These arched windows are quite unique to this area. The windows have leaded glass designed to be compatible with the shape of the arches. The window detailing is difficult see due to the storm windows.

The design of the arches and the windows lead to the idea that there was an experienced builder, architect or designer involved in the design of this house.

### **Front Porch**

The porch is an elegant example of an Arts and Crafts porch and the design and detailing raises the significance of this house. This design of this architectural element also contributes to the idea that someone experienced was involved with the design of this house. The front door and sidelights are well integrated into the overall design of the house.

### **Brick**

It was observed that the brick was a colour unique to the area. The unique colour of the brick suggests that the source of the brick needs to be investigated.

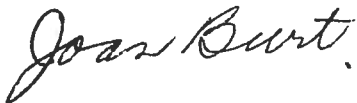
### **Contribution to the District**

The house is located on the curve of Lyndhurst Avenue which gives it prominence . It is sited comfortably with potentially listed properties on either side. This makes a strong statement and a case for designation within the heritage district

Although No.136 Lyndhurst Avenue is not in the designated street areas, it is with No's 133 and 134 which do support the adjacent Heritage streets.

The above observations indicate that further investigation should be done on this house as well as No's 133 and 134, to determine their Heritage value.

Sincerely



Joan Burt B.Arch. OAA, CAHP

Joan Burt  
Architect

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