LAWRENCE PARK ESTATES

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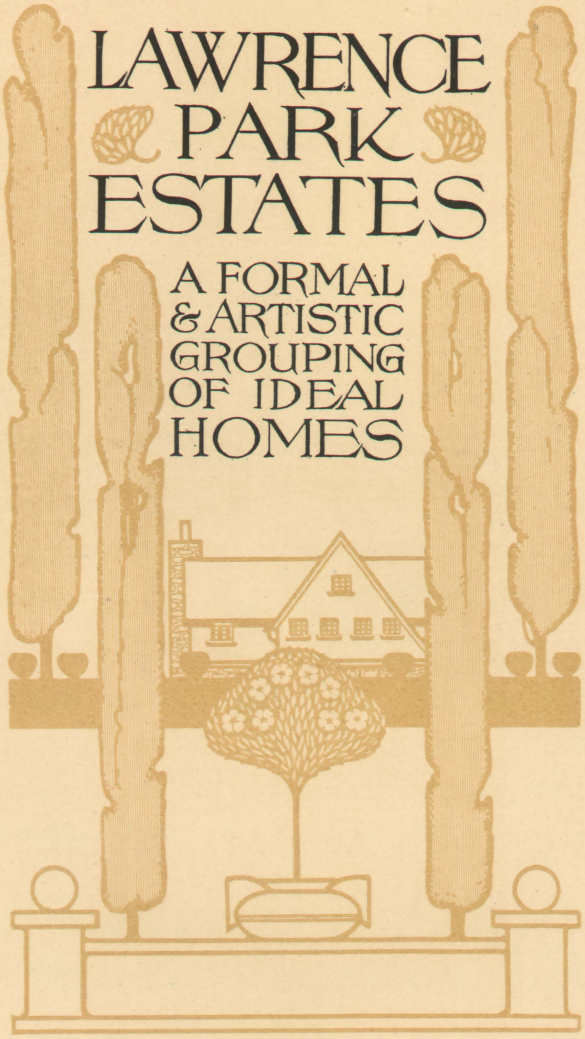
LAWRENCE PARK ESTATES

A FORMAL & ARTISTIC GROUPING OF IDEAL HOMES



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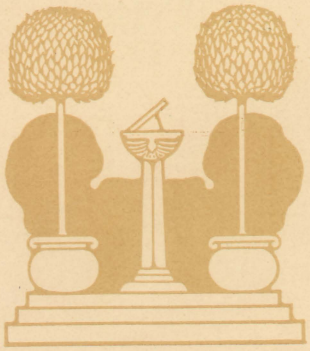

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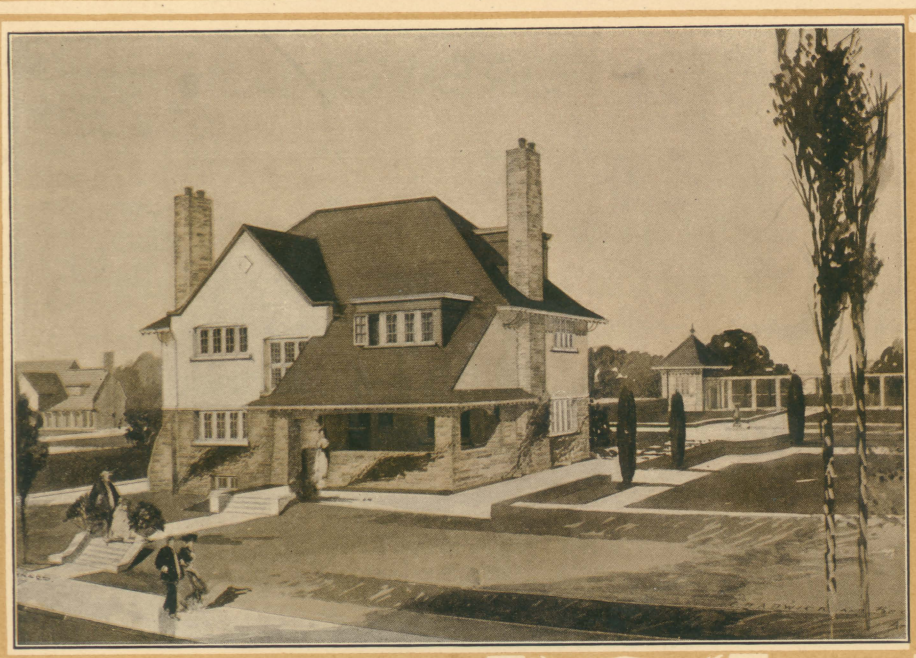
FOREWORD

IT is with pride—both in the book and in the story it tells—that we present the following views and brief description of

Lawrence Park Estates

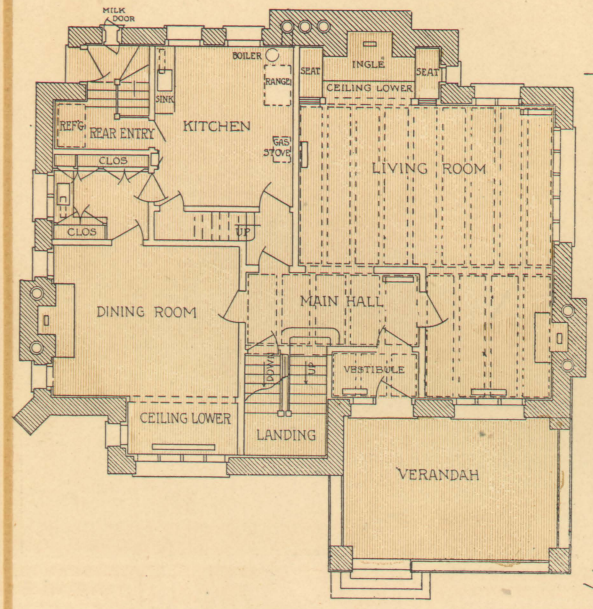
We can promise anyone who is at all interested in the possibility of acquiring a high-class suburban site for a residence that the following few pages will prove of more than ordinary interest and value

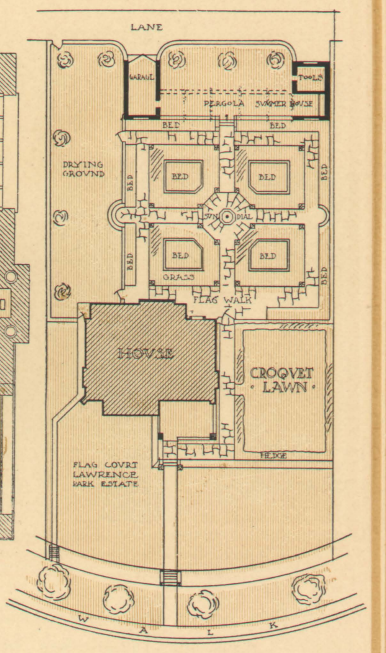
Lawrence Park Estates



This view gives only a moderate idea of its broad, free lines, and lasting character. The grey rubble stone, grey stucco, and natural roof are in perfect harmony with the surroundings. The same English country house style has been the motive for its interior, as may be seen from the other views.

"Flag Court"





The garden to "Flag Court" has a quaint old-world effect with its broad walks, sun-dial, garden seats, box trees and box edging. A pleasing background is formed by the stone garage, pergola and summer-house. The whole is framed in by hedges and stone walls.

Plans of Ground Floor and Garden of Flag Court

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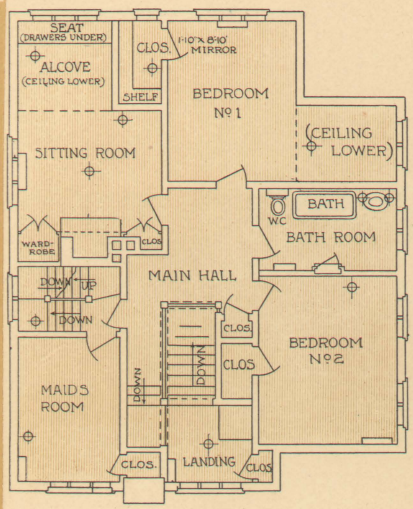
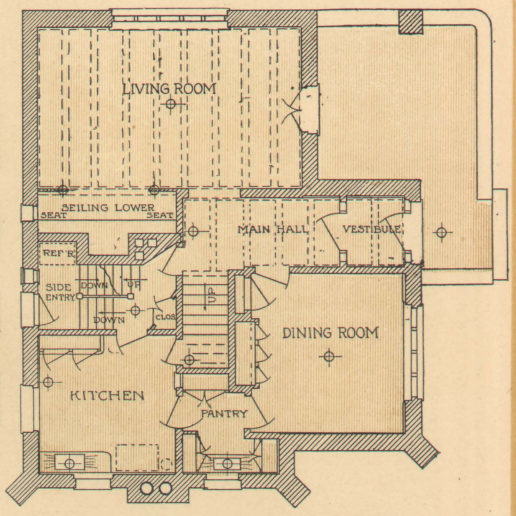
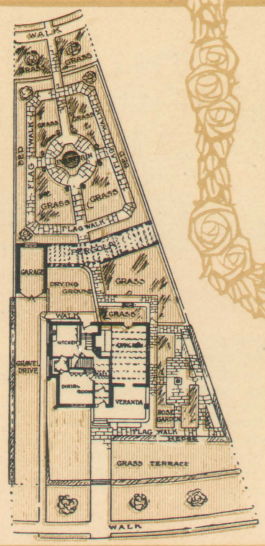
In this house the incomparable English country house has been adapted, in style, and plan, to suit climate and environment, and though somewhat similar in character to Flag Court, the materials are treated so as to give it a stamp of individuality. The interior, apart from the ground floor rooms, as seen on the plan, also contains five bedrooms, and upper and lower bathroom, and an upstairs sitting room, with a large open fireplace.

"Grey Gables"

LAWRENCE PARK ESTATES







The shape of the grounds of "Grey Gables" has enabled the architect to develop them along especially charming lines. The whole front is a sweeping curve, terraced back to the house, with a rose-garden and sun-dial on the right-hand side. Opening from this is the lawn and formal garden, with its walks and fountain, and at the further end, the pergola arranged in semi-circular form. The same flowers and shrubs, walls and hedges, are found here as in the other gardens.

Floor and Garden Plans of "Grey Gables"

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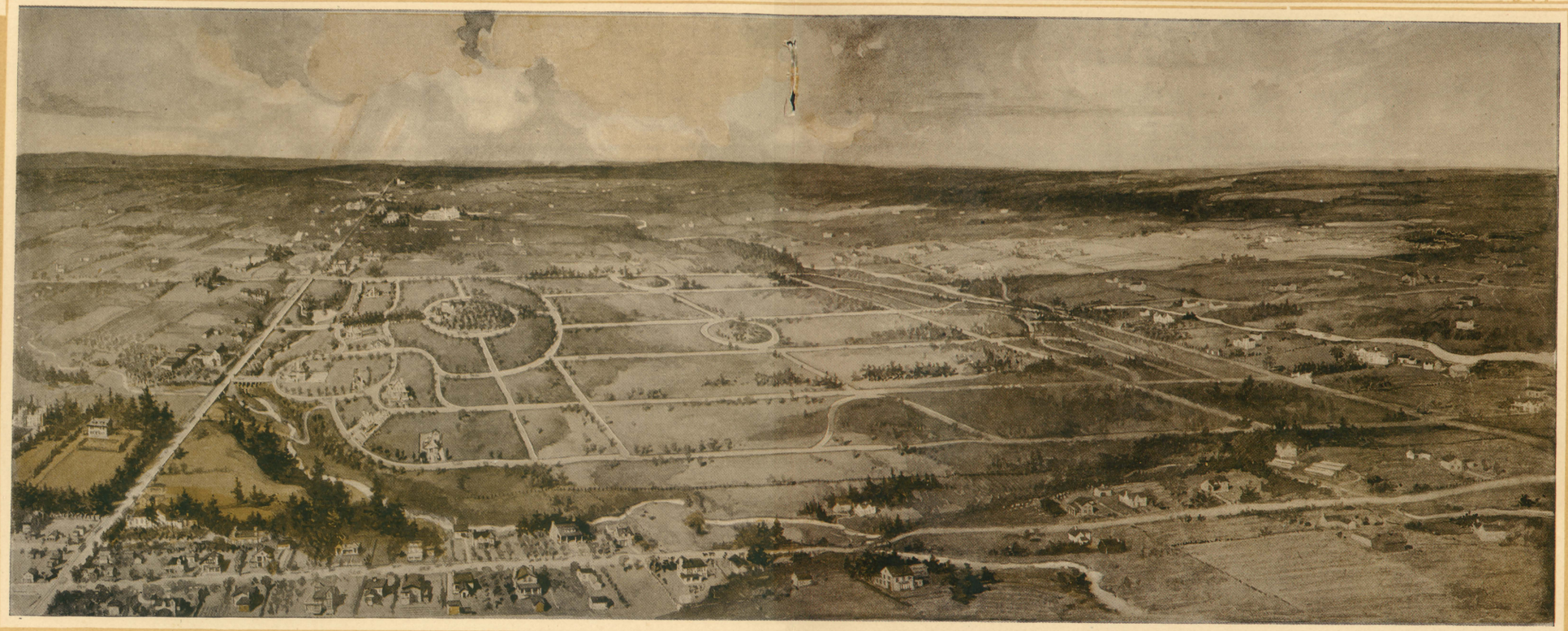
LAWRENCE PARK ESTATES



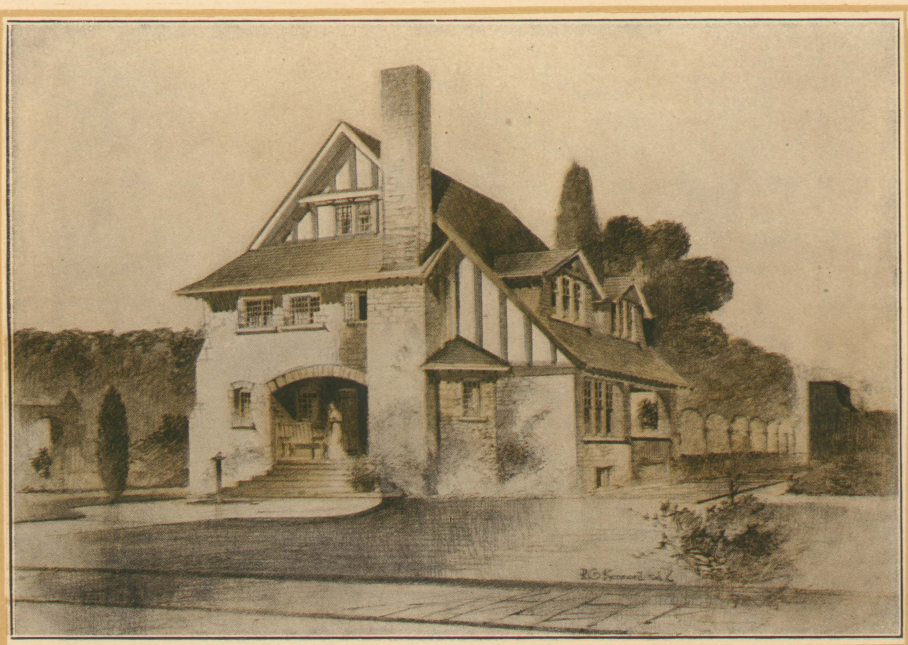
Lawrence Park Estates has been skilfully laid out by an English expert, Mr. W. S. Brooke (Consulting Engineer), Member of the Institute of Civil Engineers, the Municipal and County Engineers, and the Royal Sanitary Institute of Great Britain.

Mr. Brooke had had a wide experience in connection with some of the largest estates around London, Hove and Brighton, England, and carried out the alterations of the far-famed Terrace Gardens on Richmond Hill into Public Gardens for the Richmond Vestry.

Birds Eye View of Lawrence Park Estates

Chadwick & Beckett (Official Architects for Lawrence Park Estates) have already designed and supervised the erection of several houses, in which are evident the distinction and refinement of style which might be expected from this prominent firm.

All plans of houses to be erected on the property must be approved by the Official Architects in order to ensure the maintainence of a high architectural standard throughout.



This is a peculiarly dignified and very attractive home of solid stone, half timbered, with a tile roof.

Around the entire property is a stone wall, with imposing gates giving entrance to driveway and garage.

"Buena Vista"

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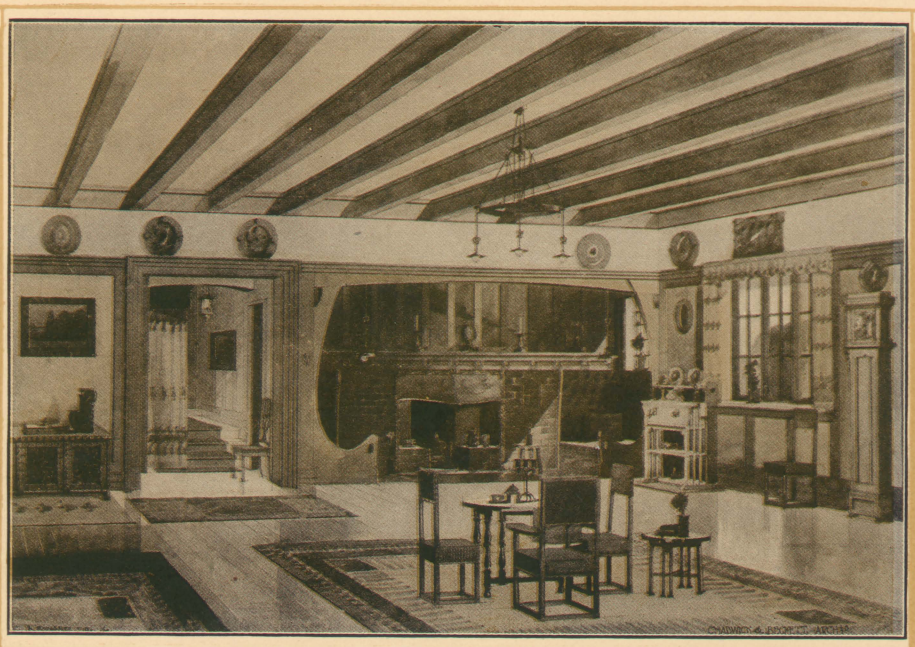
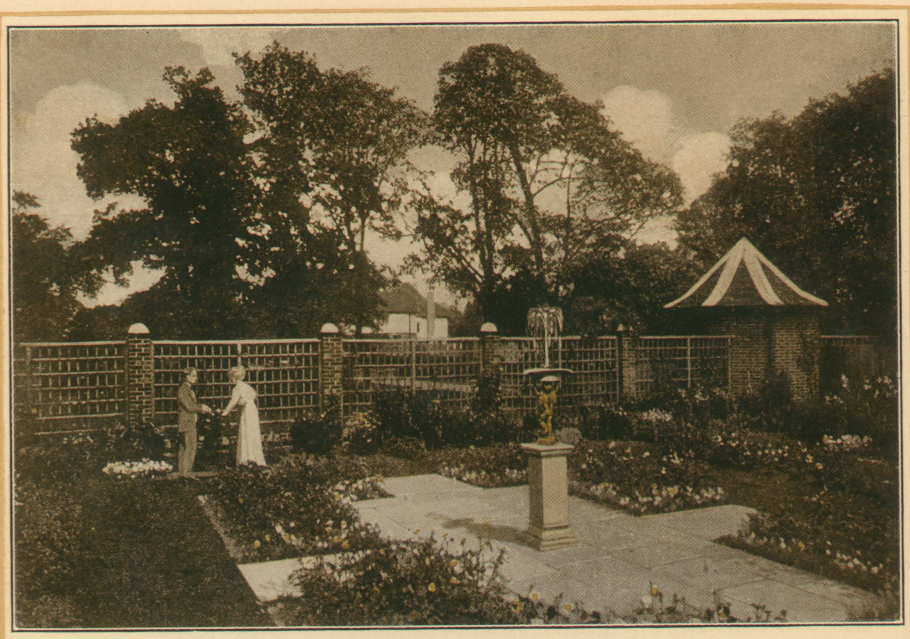


LIVING ROOM "GREY GABLES"

THE Lawrence Park Estates offer something unique in the development of the City from a residential standpoint. Never before, in the history of Toronto, has such a large area been opened up for high-class residences as these Estates, comprising some three hundred acres of the choicest land in North Toronto—with nearly half a mile Park Frontage—extending a mile and a half from Yonge Street east to the Valley of the Don. It is situated 640 feet above the level of the lake, and the owners of Lawrence Park Estates feel that the development of the City and its rapid growth demand a district restricted to high-class homes where one disposed to live away from the



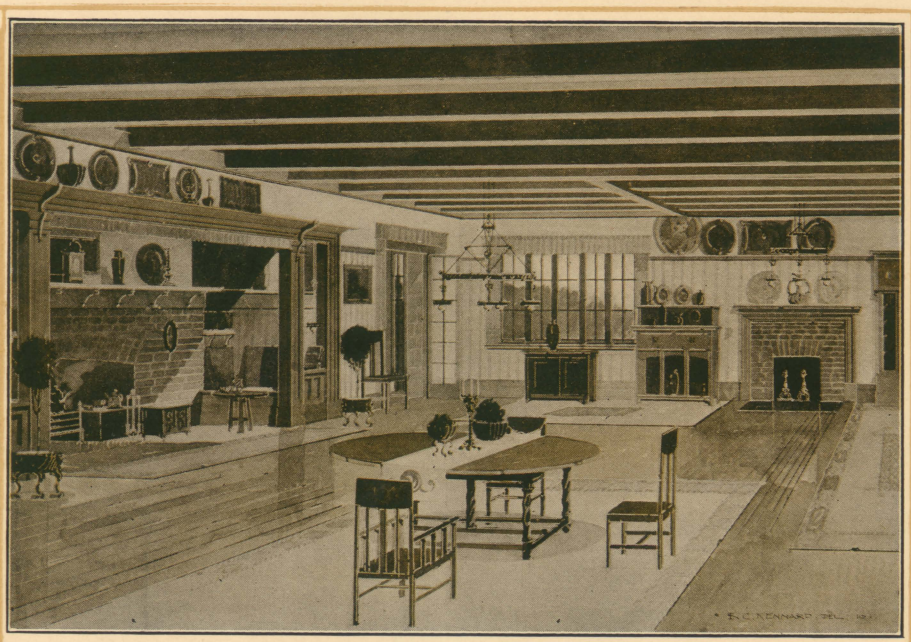
ROSE GARDEN "GREY GABLES"

centre of the City will feel absolutely safe in buying a lot and building a home.

The truly remarkable expansion of Toronto in recent years has created a condition which we are endeavoring to meet by the establishing of a really high-class residential park within easy distance of the business section. Toronto's commercial enterprises show evidence of encroaching upon the residential sections upon every hand, and where previously Toronto's select wealthy families had their homes now may be heard the hum and din of business. The expansion of the City to the north is inevitable because of the lake to the south of it. Jarvis Street, St. George Street, Queen's Park, Rosedale and Deer Park were each in turn planned to

A CORNER OF THE PARK

meet the necessity born of this displacement. But the increased population and demand for desirable building sites has been such that at the present time there are few to be obtained in these localities—and these only at prohibitive prices. It is true, of course, that there are some beautiful spots on the outskirts—more especially on the Highlands—that are still obtainable. But in the selection of a home, the points which make any site desirable are proper drainage, water, light and rapid transportation. Once these difficulties are overcome, however, the demand for the properties is so great that they are quickly taken up, and, in order to escape the noise and turmoil of the city, newer and farther fields must be developed.



LIVING ROOM "FLAG COURT"

Another important feature to be considered in selecting a site for a home is that of "neighborhood." There is an intangible something about a select locality that makes one feel at ease—just as living amongst undesirable neighbors makes one feel ill at ease. The importance of this has not been overlooked in Lawrence Park Estates. Careful restrictions have been imposed as to the nature of the houses to be constructed and also as to the area allotted to each house, thus insuring for everyone who may decide to live in Lawrence Park a certainty that their surroundings will be agreeable.

A charming feature of the Park is its western boundary. Here, where the entrance gates are located, is a little vale spanned by an ornamental bridge which crosses a sparkling brook, whose waters ripple through the glen on their way

eastward to join the River Don. A part of this rivulet is held in check by curb and dam, forming a pool and lily pond.

This entire valley, on the western frontage, is laid out as a central park for the whole estate, with rustic bridges, flowering shrubs, rockeries and fountains lending picturesqueness to the scene. A rough stone wall, through which are pierced the entrances with the stone pillars on either side, runs along the western front of the property, cutting it off from the road and lending a degree of privacy to the park. The residences have all been designed to include everything that makes for comfort and convenience, to make them—in every sense—homes. Landscape gardens, formal courts, croquet lawns and terraces, summer-houses, pergolas and seats, stone walks, flower gardens, decorative shrubbery and trees have all been utilized to make the whole a harmonious picture. All this work has been under the direct care of no less an authority than Mr. W. S. Brooke, the eminent consulting engineer. The houses and gardens have been designed by Messrs. Chadwick & Beckett, whose reputation as domestic architects is beyond question, and to say that they have given their best services is to say the least.

Transportation facilities to the property are excellent, the entrance gates are nearly opposite the Glen Grove "stop" on the Metropolitan Railway. This car line has a first-class equipment and provides a regular and efficient service to the City. The time consumed in going from King Street to the entrance is in all but thirty-five minutes, which is a great point in its favor to the business man.

A point worth considering in estimating the value of Lawrence Park property is the fact that this Estate is within a stone's throw of the new Rosedale Golf Club, with its handsome club house and superb links.

If your interest has been aroused by the foregoing, together with the rough idea of the beauty of Lawrence Park which we have tried to give in the illustrations, why not make, right now, a further move in the direction of obtaining a home in this ideal spot? A call at our office (Dovercourt Land, Building & Savings Co., 24 Adelaide Street East; or at our North Toronto office, on Lawrence Park Estates) will in no wise commit you—but will simply result in a courteous explanation of the terms upon which Lawrence Park property can be reserved—and the building restrictions that have been imposed. You may be surprised to find that the cost of establishing a home in Lawrence Park is less than the attractiveness of the proposition would lead you to anticipate. Why not get posted, anyway? A post card will bring one of our automobiles to your door to take you to the property. If you cannot find it convenient to call at our office, phone M. 7281, or North 4894.

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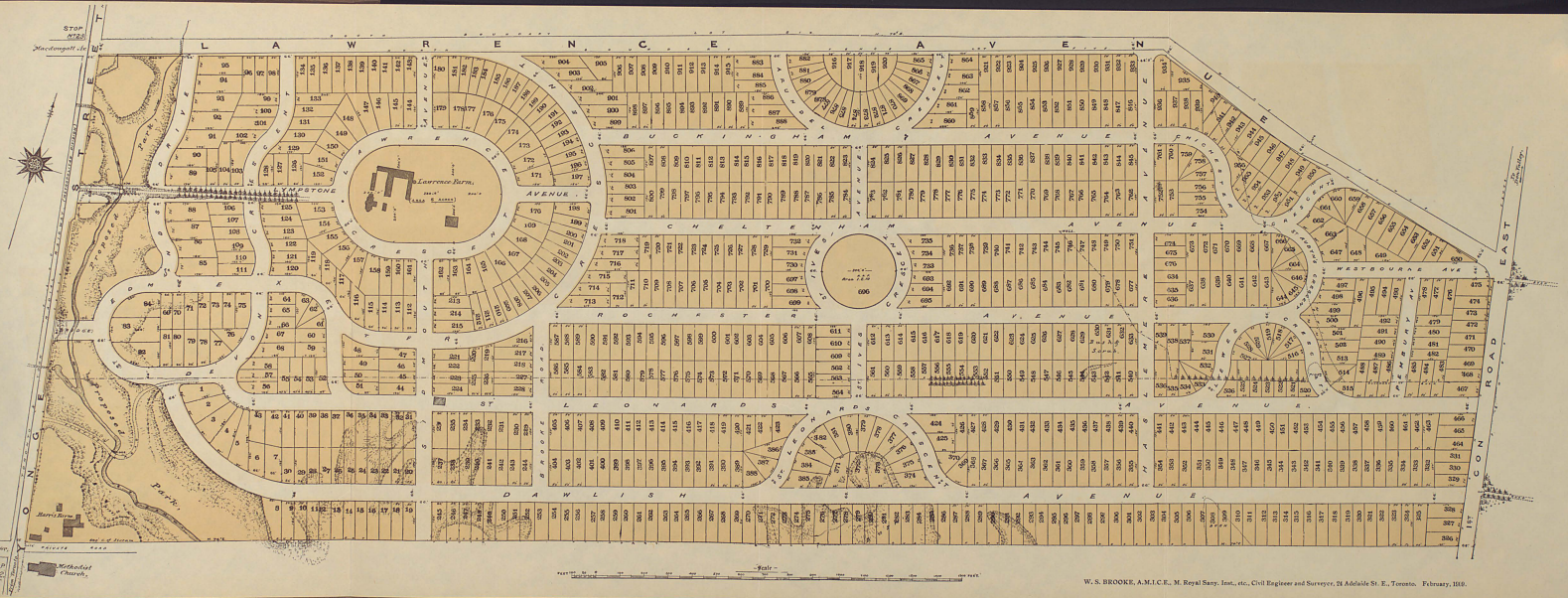

W. S. BROOKE, A.M.I.C.E., M. Royal Sany. Inst., etc., Civil Engineer and Surveyor, 24 Adelaide St. E., Toronto. February, 1919.