

Heritage Property Research Report



Photo from Google street view, 2022

Riverbend: Huston House 2470 Jarvis Street

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For Heritage Planning & Indigenous Relations
Culture Division
Community Services

July-October 2023

EXECUTIVE SUMMARY

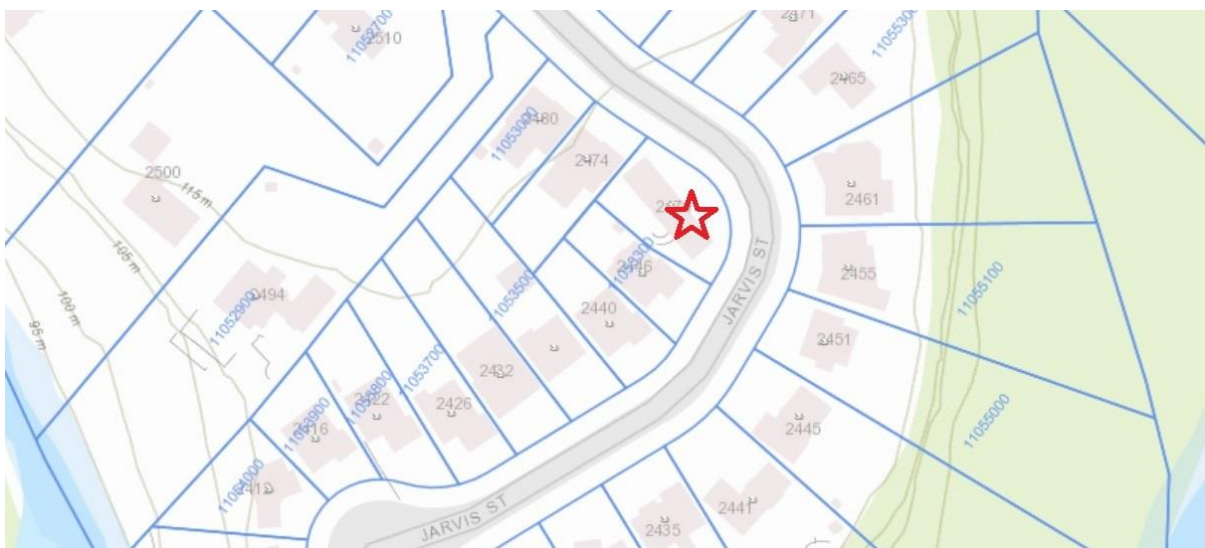
- The home on the subject property was constructed in 1937 for Alice and John Huston. John Huston owned the John A. Huston Company based in Toronto, it operated as a manufacturer's agent for many products, mainly in pharmaceuticals. The family lived in Port Credit prior to this.
- The house was designed by architectural firm, Allward & Gouinlock, who are responsible for many well known buildings and homes around Ontario.
- The subject property was included in the July 1946 edition of Canadian Homes and Gardens and is described as being inspired by French provincial architecture. Allward and Gouinlock won many awards for houses of this type.
- The house was moved in 1973 from its original location to another location a short distance away, to be the first house in a new subdivision being created in Erindale. There have been no additions to the house itself.

INTRODUCTION

This research report describes the history, architecture and context of the property at 2470 Jarvis Street.

DESCRIPTION OF PROPERTY

The subject property is a single residential property, a two-storey house, including attached garage, on the west side of the curve of Jarvis Street in what was the original Erindale Village. Originally located at the very end of Jarvis street, it was moved from there to its current location in 1973 by Riverview Heights, Inc., as the first house in a new subdivision. A location map is below, marking the current location.



RESEARCH

Relevant Historical Timeline

Date	Event
1887	John Arthur Huston born in Athlone, Ireland
1896	George Roper Gouinlock born in Toronto, Ontario, Canada
1899	Hugh Lachlan Allward born in Toronto, Ontario, Canada
1903	Huston goes to the United States
1912	Huston marries Alice May Humphrey in New York State
1913	The Hustons come to Canada
1914	Gouinlock enrolls in the Department of Architecture at the School of Practical Science at the University of Toronto
1915	Gouinlock works for Darling & Pearson as part of his practical training
1916-1917	Gouinlock's studies are put on hold while he serves in the war in France, until August 1917 when he was wounded. He returned to Toronto after this
1918	French-style homes begin to show up in the United States when returning soldiers inspired by European country manors build similar homes after their military service
1920	In January, Huston establishes John A. Huston Company Limited; manufacturers' agents to pharmaceutical companies and in the hardware-housewares industry. The company is located at 36 Caledonia Road, Toronto
1920	Gouinlock works for Sproatt & Rolph
1921	Gouinlock graduates from the University of Toronto in the Department of Architecture at the School of Practical Science
1921	Gouinlock works with F.H. Marani
1921	Late in 1921, Gouinlock formed a partnership with Henry J. Burden
1919-1922	Allward attends the University of Toronto in the Department of Architecture at the School of Practical Science
1923-1929	Allward works as apprentice and junior architect at Chapman & Oxley
1926	Allward marries Margaret Jean Hanna
1926	Gouinlock marries Jean Baird
1927	Gouinlock began to work under his own name
1929	In February, the John A Huston Company is incorporated, and the amount of share capital is reported in the Montreal Daily Star
1929	In September, Allward opens his own office in Toronto. Within 2 years, his designs for residences with a French provincial influence were winning prizes

1935	Huston acquires land in Erindale from Kenneth Skinner
1935	Allward forms a partnership with George Roper Gouinlock. Together they would design many significant buildings and win awards for their work prior to World War II
1936-1937	Huston v. Lloyd Refineries Ltd – while living in Port Credit in 1936, the Huston family sued the refinery as operation of it interfered with enjoyment of their adjoining property; and the Hustons claimed it damaged their home as well. They had been dealing with problems caused by the refinery since the end of 1933. In the article from the October 28 th , 1936 edition of The Port Credit News, it is mentioned that Huston bought another property to build a home on in order to escape the nuisance if nothing could be done about it. The case was also in the Court of Appeal in 1937
1937	“Riverbend” was built
1938	A fire of unknown origins breaks out in the building occupied by the John A. Huston Company Ltd, causing damages of \$40,000
1949	In October, Alice Huston dies
1949	In November, Huston sells Riverbend to Roxie R. and Frederick J. Otterbein
1953	Otterbeins sells Riverbend to George L. Carruthers
1963	John A. Huston dies
1971	Carruthers sells or transfers Riverbend to John D. Taylor, Trustee
1972	Taylor transfers Riverbend to Riverview Heights Inc.
1971	Hugh Allward dies
1973	Riverview Heights Inc. makes an application to be registered under The Land Titles Act as owner in fee simple with an absolute Title of: Part of lots 4 & 5
1979	George Gouinlock dies

Huston Family

John Arthur Huston & Alice May Huston

John and Alice married in New York State in 1912, and moved to Canada in 1913. He started his company, John A Huston Company Limited in January of 1920. The 1921 Census, the 1931 Census, and his obituary, specify that he was a manufacturers’ agent, selling the goods others produced. The company dealt mainly in pharmaceuticals and cosmetics, but also offered hardware and home goods. John and Alice had two children, Doris and John (Jack).

John and Alice had their home, “Riverbend” designed by architects Allward & Gouinlock. Allward had already become well known for his designs of French-style homes prior to this, and within the time period that Riverbend was designed and built, they were winning awards for their designs. Alice passed away in 1949, and John sold Riverbend a month later to Frederick and Roxie Otterbein.

John Huston’s obituary from the Globe and Mail is transcribed below:

John A. Huston Founded Firm in Drug Trade

John A. Huston, founder and chairman of the board of John A. Huston Ltd., manufacturers' agents to the drug trade, died here yesterday.

Born in Athlone, Ireland, in 1887, Mr. Huston went to the United States 60 years ago. Ten years later he came to Toronto and started his own business. He was a past president of the Canadian Pharmaceutical Manufacturer' Association. He was also active in the hardware-housewares industry, representing Corning Glass Works in Canada for many years.

Mr. Huston was a member of First Unitarian Church, the National Club, Toronto Golf Club, and the Downtown Rotary Club of Toronto. He leaves his wife, Elizabeth; a daughter, Mrs. D. H. Love; a stepdaughter, Jill Bethune-Williams; and a sister, Mrs. Elsie Bannih.

- The Globe and Mail, July 31, 1963, page 2.

Alice Huston's obituary from the Globe and Mail is transcribed below:

Huston, Alice May – On Tuesday morning, Oct. 4, 1949, at her home, Riverbend, Erindale, Ont., Alice May Humphrey, beloved wife of John A. Huston, mother of Mrs. Denis Love and J. R. T. Huston, and eldest daughter of the late Robert E. and Jennie Humphrey of North Kortright, Delaware County, New York State. At the Chapel of Fred W. Matthews Co., 665 Spadina Ave., Toronto, until Thursday morning. Private family service at the residence Thursday afternoon. Cremation, the Necropolis. Flowers gratefully declined.

– The Globe and Mail, October 5th, 1949, page 22.

Otterbein Family

Frederick John Otterbein & Roxie Reese Otterbein

The Otterbein family purchased Riverbend from John Huston in 1949. While research has not confirmed this, it is suspected that it was purchased due to Frederick's promotion while working for General Foods Corporation. He was made president and general manager of General Foods Ltd, the Canadian subsidiary of the company, in 1951. Two years later, he returned to New York as general manager of the Birds Eye division.

Frederick Otterbein's obituary is below, copied from The New York Times:

Frederick J. Otterbein, retired senior executive of General Foods Corporation, died yesterday in Stamford Hospital in Connecticut. Mr. Otterbein, who was a resident of Stamford and Fort Lauderdale, Fla., was 69 years old.

Mr. Otterbein was born in Harrisburg, Pa., and graduated from Pace Institute in 1937. He joined General Foods in 1945, starting as an assistant corporate controller, and served in various executive posts until his retirement in 1977.

Mr. Otterbein is survived by his wife, Roxie Reese Otterbein; two sons, Harry of Stamford, and Frederick J. 3d of Charleston, S. C.; a daughter, Kathleen Sadler of Jacksonville, Fla., and nine grandchildren.

- The New York Times, May 4, 1981, Section B, Page 10

Roxie Otterbein's obituary from the South Florida Sun Sentinel is transcribed below:

Otterbein – Roxie R., 83, passed away Tuesday, July 4, 1995. A resident of Ft. Lauderdale since 1980, formerly of Stamford, CT. A member of St. Nicolas Episcopal Church as well as St. John's Episcopal Church of Stamford, CT. Pre-deceased by her husband, Frederick John Otterbein, and vice president of General Food Corporation. Beloved mother of, Harry E. and Carol Otterbein of Glastonbury, CT, Kathleen O. Muller, wife of Dr. Henry Muller of Hendersonville, NC, Linda and Frederick J. Otterbein III of Charleston, SC; brothers Harold Reese and Fred Reese; sisters, Mildred Donnelly and Gwen McQuarde; 15 grandchildren and 7 great-grandchildren. Religious services today, July 6, 1995, 12 Noon at St. Nicholas Episcopal Church, 1111 E. Sample Road, Pompano Beach, FL. Burial will be at Spring Grove Cemetery, Darien CT. In lieu of flowers, donations may be made to The American Cancer Society. Arrangements entrusted to BAIRD-CASE FUNERAL HOME of Ft. Lauderdale.

- South Florida Sun Sentinel, July 6th, 1995

Hugh Lachlan Allward and George Roper Gouinlock

From the Biographical Dictionary of Architects in Canada:

ALLWARD, Hugh Lachlan (1899-1971) was a prominent Toronto architect and son of the eminent Canadian sculptor Walter S. Allward. Born in Toronto on 25 December 1899 he was educated in the Dept. of Architecture at the School of Practical Science, University of Toronto, from 1919 until 1922. He served as apprentice and junior architect in the office of **Chapman & Oxley** from 1923 until 1929 when he opened his own office in Toronto in September of that year. Within two years his designs for residences with a decidedly French influence were winning prizes; in 1931 the Toronto Chapter of the Ontario Association of Architects awarded him a Second Prize for his newly completed residence for R. DeBruno Austin on Rosedale Road, Toronto. In 1933 he received a First Award for the chateau style house of A.H.C. Proctor, Beaumont Road, Toronto.

Forming a partnership in 1935 with **G. Roper Gouinlock** their new firm rose in prominence, continuing to win local and national awards for residential designs completed before World War II. The project which earned the office international attention in the press, however, was the decidedly modernist scheme for the Mechanical Engineering Building on the campus of the

University of Toronto (1948). This was an important point of departure for the University which had, until now, relied on conservative Beaux-Arts and Collegiate Gothic styles for all buildings on its campus. The new aesthetic notions of strip windows and planar massing were employed at an even larger scale by Allward in the development for Sunnybrook Hospital, Toronto (1944-47), and on the Department of Veteran's Affairs Building, Ottawa (1949-58). Allward was elected to the Royal Canadian Academy in 1945 and served as its president from 1954 to 1957. He was active in his practice until the mid-1960s and died in Toronto on 29 December 1971; his nephew Peter A. Allward has continued the practise (biography in the R.A.I.C. Journal, xxvi, Oct. 1949, 362; obituary in the Globe & Mail [Toronto], 30 Dec. 1971, 5)

GOUINLOCK, George Roper (1896-1979), son of **George W. Gouinlock**, was born at Toronto on 5 November 1896 and educated at Upper Canada College, at St. Andrew's College, and at the University of Toronto Schools. In 1914 he enrolled in the Dept. of Architecture at the School of Practical Science but his studies were interrupted by his service in France where he was wounded in August 1917. He returned to Toronto to complete his courses and graduated from the University of Toronto in 1921. Gouinlock may have received some encouragement from his father in his choice of a career but he decided to work in other offices for his practical training, including brief periods with **Darling & Pearson** (in 1915), for **Sproatt & Rolph** (in 1920), and for **F.H. Marani** (in 1921). In late 1921 he formed a partnership with **Henry J. Burden** (see list of works under **Burden & Gouinlock**), and in 1927 commenced practice under his own name, designing neo-Georgian and Tudor Revival hotels, commercial buildings and sumptuous private houses. In April 1935 he formed a new partnership with **Hugh L. Allward** (see list of works under **Allward & Gouinlock**) and together with him won several awards for works designed before WWII. Their firm was one of first to introduce a modernist aesthetic to institutional buildings in post-war Toronto. Gouinlock retired in 1970 and died in Toronto on 9 August 1979 (death notice in the Toronto Star 11 Aug. 1979, A 17; inf. from Ont. Association of Architects)

Among the properties the Biographical Dictionary of Architects in Canada lists as being designed by Allward & Gouinlock is the subject property:

ERINDALE, ONT., residence for John A. Houston, 1946 (C.H.G., xxiii, July 1946, 24-25, illus.)

They also designed the Small Arms Inspection Building, a Heritage Designated building in Mississauga, built for the Department of National Defense in 1940.

Architectural Description

The description in Canadian Homes and Gardens, July 1946, transcribed below:

The steeply pitched roof and rugged stone walls of "Riverbend," delightful residence of Mr. and Mrs. John A. Huston, Erindale, Ontario, denote French provincial inspiration.

This beautifully proportioned house has an informal, sturdy air, entirely in keeping with the character of the spacious property on which it stands. The front door is painted green, other woodwork ivory. The cedar shingles of the roof have assumed a natural, weathered shade.

On the ground floor, living room, sunroom, dining room and kitchen all enjoy a view of the river. Particularly attractive features are the terrace opening off the dining room, and the porch shared by the living room and sunroom. One bedroom downstairs and three bedrooms upstairs are provided. The master bedroom comprises a suite in itself and includes bedroom, dressing room and bathroom.

Approached by a winding driveway, this charming Ontario residence has a spacious rural setting. The house, sturdy and substantial, seems to cling to its site. It provides a splendid example of French provincial domestic architecture.

An updated architectural description remains much the same, there have been no additions to include in the description. However with the move of the house from the end of Jarvis Street to its current location, it is no longer on a spacious property with a view of the river and a winding driveway.

From the website, My Domaine, in the article titled *What Is a French-Style Home?* French-Style homes are described:

Given the variety of homes found in France, there's no single definitive French-style house. According to Susan Spath, an architect and interior designer, the term "French-style home" usually refers to the characteristic French countryside home, also called a French provincial home, a property that balances grand size with laid-back, rustic features.

Classic French-style homes are usually constructed of durable materials such as stone, brick, or stucco, and they often include steep rooftops and large, arched windows with shutters. These homes, says Spath, often feature courtyard entries and exterior gardens. For example, a French-style home may include a large iron gate that opens up to a courtyard garden with stone pavers that lead to an oversized arched entry made entirely of stone. These homes are also often surrounded by distinctive greenery, such as rose bushes, hydrangea, lavender, or even topiaries and creeping ivy.

French provincial homes originated in France in the 1600s, during the reign of King Louis XIV, when French aristocrats began to build manor and chateaux homes in the countryside for their summer getaways. While the term "provincial" may imply "unsophisticated," these homes typically embody an understated, rustic feel.

French-style homes began showing up in the United States after World War I, when American soldiers inspired by European country manors built similar homes after their military service. While the original homes were situated in the countryside, many French-provincial style homes popped up in the American suburbs that developed between the two world wars. Now, French-style homes—which are considered revivals of French homes built in the 17th century—can be seen throughout the country, often with modern upgrades.

Context

The subject property located in the original Erindale Village, between Dundas Street West and Mississauga Road, on the west side of the curve of Jarvis Street. It is surrounded by homes of varied styles. It has a smaller front yard, with a brick driveway in front of the attached garage and a few trees.

Erindale Village is part of the land that was ceded in Provisional Agreement 13-A and Treaty 14 in 1806. The land was mostly used for farming, which can be seen with the prominent rows of Norway spruce in the area and remnants of the former agricultural fields.

Property Changes

The subject property was moved in 1973. Previously located at the end of Jarvis, overlooking the Credit River, Riverview Heights Inc., moved it to its current location at the curve of Jarvis Street as part of a new subdivision being built. It was the first house in the new subdivision and would be sold after it was moved. No other changes have been made.

COMMUNITY ENGAGEMENT

At the time of this report, there has been no community engagement or effort in designating the property.

CONCLUSION

The subject property is unique as a French-style house. While they were popular for many years between WWI and WWII, there is no set floor plan or design to a French-style house, just elements that they have in common, making each house different. The architects of the property designed many significant buildings around Ontario, but their talent for designing homes is not to be disregarded as it also won awards for the partnership.

REFERENCES

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“Gouinlock, George Roper” <http://dictionaryofarchitectsincanada.org/node/745> accessed 9 September 2023

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“What Is a French-Style Home?” <https://www.mydomaine.com/what-is-a-french-style-home-5208600> accessed August 2023

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“General Foods” https://en.wikipedia.org/wiki/General_Foods accessed 12 September 2023

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“GF Appoints New Officer, Unit Head” The Daily Item, Friday September 18th, 1964

Ancestry.ca records (marriage certificates; military personnel documents; Canadian Census 1921 & 1931; American Census 1941)

“John A. Huston Company Limited” <https://www.can1business.com/company/Inactive-Amalgamated/John-A-Huston-Company-Limited> accessed August 2023

The Port Credit News, Wednesday October 28, 1936 page 1
https://pub.canadiana.ca/view/omcn.PortCreditNews_3/993 accessed October 6th, 2023

The Port Credit News, Wednesday October 28, 1936 page 4,
https://pub.canadiana.ca/view/omcn.PortCreditNews_3/996 accessed October 6th, 2023

“Osgoode Hall Court of Appeal.” The Globe and Mail, May 12, 1937 page 28

The Mississauga Times, Wednesday July 18 1973 page 6
https://pub.canadiana.ca/view/omcn.MississaugaTimes_7/805 accessed October 6th, 2023

Appendix A

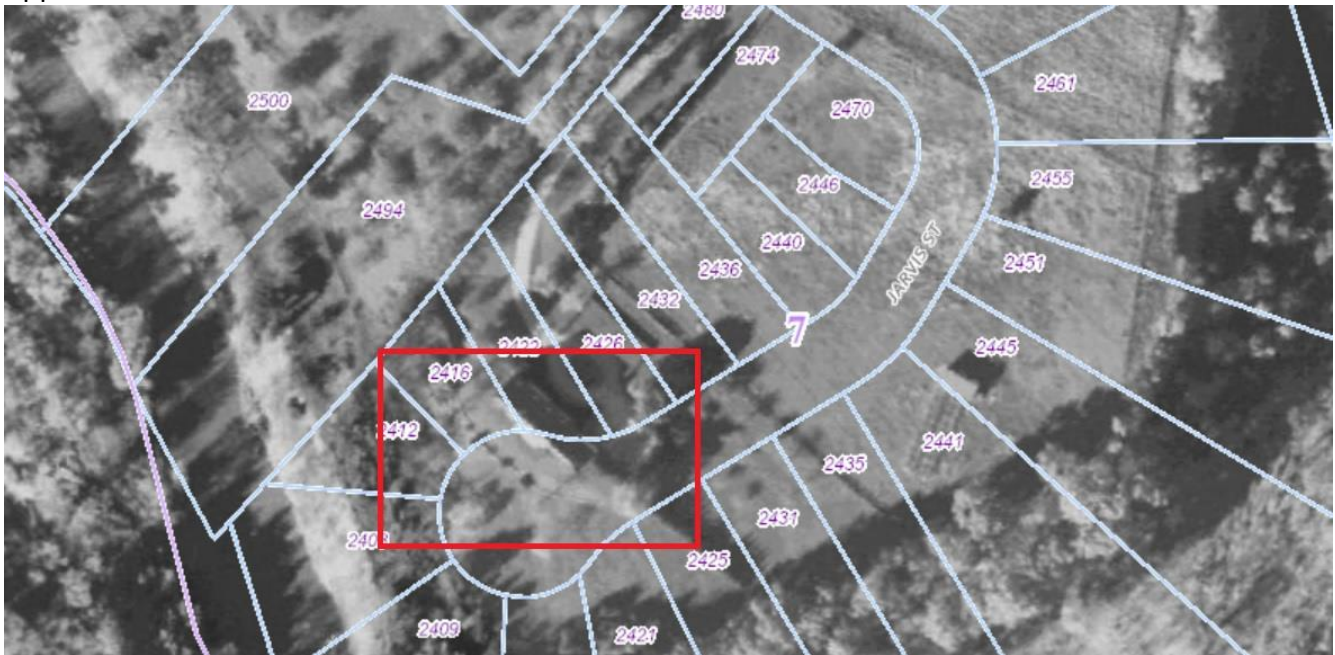


2470 Jarvis Street, Google street view image from 2022

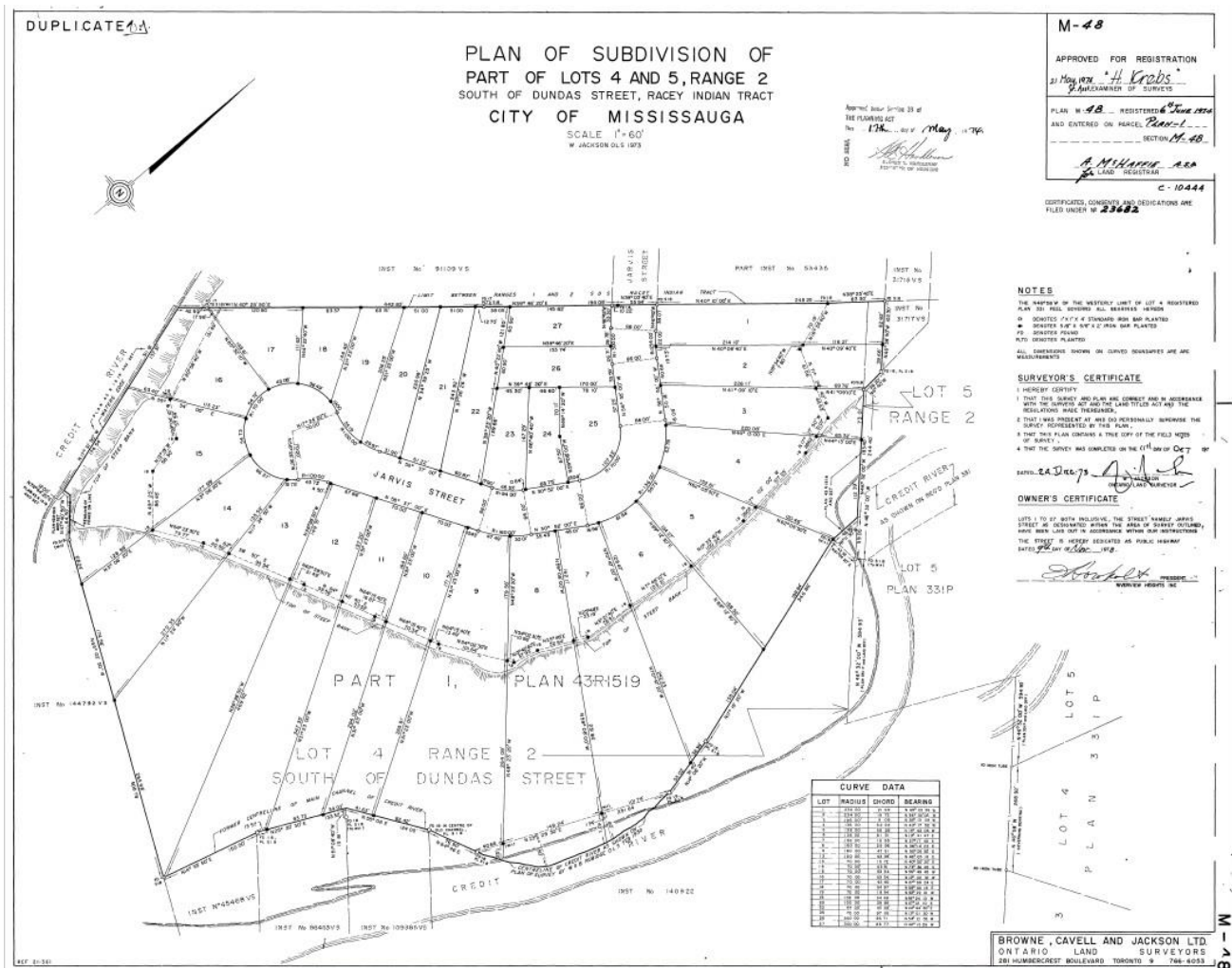


2470 Jarvis Street, Google street view image from 2022

Appendix B



City of Mississauga, Aerial Map 1954. Riverbend house is visible in the highlighted area



Subdivision plan for Jarvis Street, 1974



City of Mississauga aerial photograph of 2470 Jarvis Street, 2021

CLAIMS PLANT FUMES HAS DAMAGED HOME

Port Credit Resident Asks For
Reimbursement at Fall
Assizes

CASE IS STILL HEARD

Action Against National Rail-
ways Transferred to
the City

When the Peel county assize court resumed its fall session before Mr. Justice Green, of Ottawa, in Bramp- ton this week, John Huston, Port Credit, proceeded to give evidence re- garding the odour of fumes from the Lloyd Refineries Limited plant, the company against which he has entered suit. The basis of his action is that, since the end of 1933, fumes, dirt and noise from the refinery, situated on property closely adjoining his own, had "made life much less pleasant than it was," had depreciated the value of his property, had kept him awake at night, and had left him completely "fed up."

Sounds like the cutting of metal had annoyed him, he said, there had been oil films on the windows of his home, and he had, finally, to purchase another property on which he would build a home to escape the nuisance if nothing could be done about it. Mrs. Huston said that during the summer it had been necessary to remove and clean the screen of the windows every three weeks.

Opposed to Location

Counsel for the defense elicited the information from Huston that, had

—Continued on page 4

Claims Plant Fumes Has Damaged Home

Continued from page 1—

there been no fumes, dirt or noise, the plaintiff would still have been opposed to the location of the refinery next to his premises, on grounds that the refinery would induce a depreciation in the value of the plaintiff's home. Asked if he also objected to the location of a coal industry on the shore of Lake Ontario, on the same block of property occupied by the refinery, the plaintiff said that he knew nothing about the coal business, but that if it caused him one-tenth the annoyance that he had derived from the refinery, he would enter suit for damages.

Huston declared that he would be willing to sell his home at the present time for between \$10,000 and \$12,000. The insurance policy on the property when he bought it in 1927 amounted to \$14,000, he added. Defense counsel pointed out that there was a railway track at about the same distance from Huston's home as the refinery, and asked if Huston had known that when he bought the property. Huston said that he had, but that there was no nuisance committed by the operation of the railway.

The Port Credit News, Wednesday October 28, 1936, pages 1 & 4

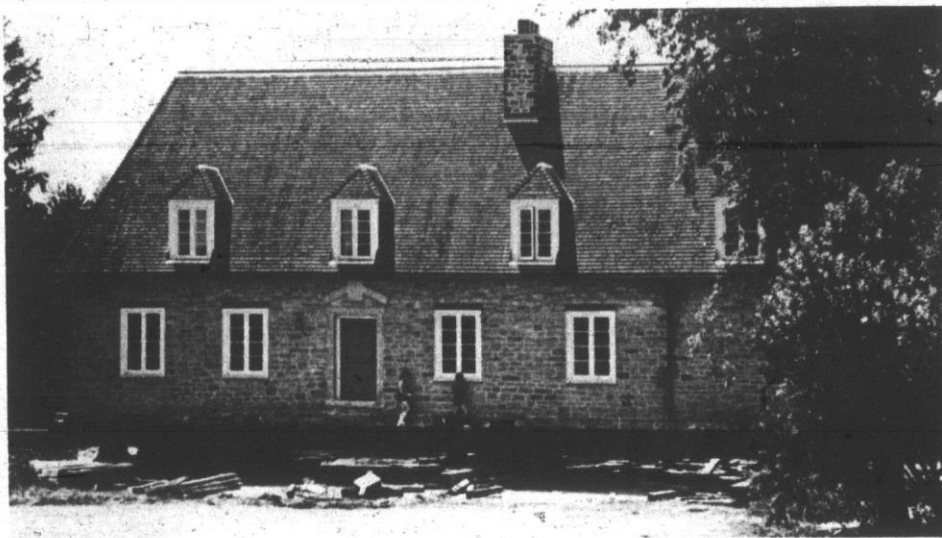
COURT OF APPEAL.

Before Rowell, C.J.O., Middleton, Ma-
ten, Fisher and Henderson, J.J.A.

Alice H. Huston and John A. Huston
v. Lloyd Refineries Ltd.—Appeal by the
defendant from the judgment of
Greene, J., pronounced Dec. 21, 1936,
granting an injunction restraining the
defendant from operating its oil refin-
ing plant at Port Credit in any man-
ner which interferes with the plaintiffs'
enjoyment of their adjoining residence
more than the method of operation dur-
ing the month of October, 1936. The
plaintiffs were granted \$7,000 as dam-
ages for inconvenience and depreciation
to their property. The defendants now
appeal on the ground that the learned
Judge erred in not finding the property
of the defendant was located in an in-
dustrial area. H. J. McLaughlin, K.C.,
and H. W. Alles for defendants; R. S.
Mills for plaintiff. Appeal part heard,
to be continued.

The Globe and Mail, May 12, 1937, page 28

Appendix D



Home moved at cost of \$40,000

Riverbend, a 36-year-old estate on the Credit River south of Jarvis Road, is being relocated 400 yards from its original site to become the first house in a high-priced 27-house subdivision.

"We had a lot of trouble finding someone to move it" said real estate man Bill Sorokolit, who is marketing the subdivision.

At 600,000 pounds, the 9-room stone house far overburdens most equipment used to move houses.

"They'll probably just move it a few feet a day," says Sorokolit, who estimates the moving job alone will cost the price of an ordinary house — about \$40,000.

"They couldn't put it on wheels so it has to be moved on rollers," he said.

Once in place, with a three-car garage and a deep basement, the house will sell for around \$140,000.

It was built in 1937 for the John A. Hustons.

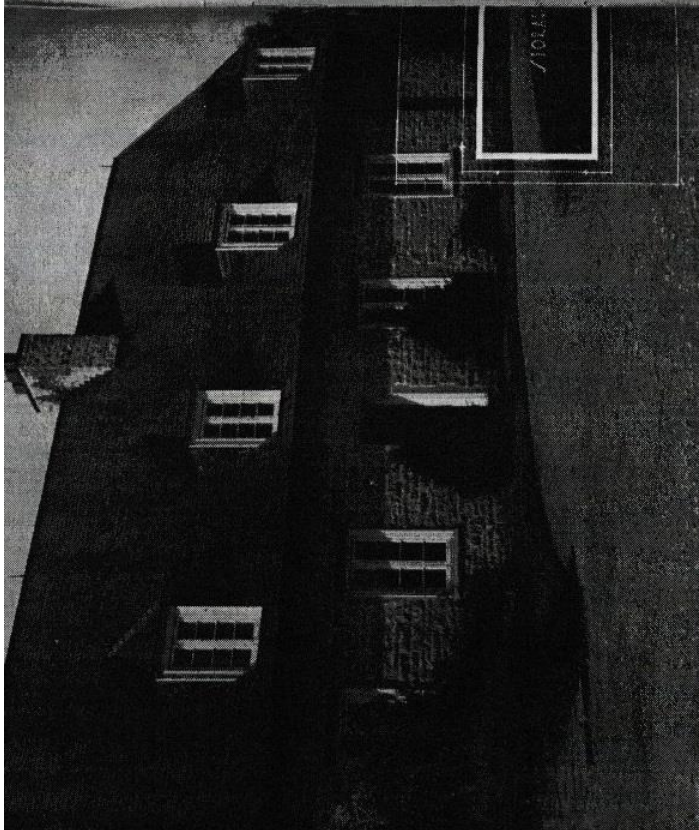
The Mississauga Times, Wednesday July 18 1973 page 6

Appendix E

CANADIAN HOMES & GARDENS, JULY, 1946

Approached by a winding driveway, this charming Ontario residence has a spacious rural setting. The house, sturdy and substantial, seems to cling to its site. It provides a splendid example of French provincial domestic architecture.

"RIVERBEND" handsome stone dwelling on spacious suburban site



Allward and Gounillock, architects

THE steeply pitched roof and rugged stone walls of "Riverbend," delightful residence of Mr. and Mrs. John A. Huston, Etobicoke, Ontario, denote French provincial inspiration.

This beautifully proportioned house has an informal, sturdy air, entirely in keeping with the character of the spacious property on which it stands. The front door is painted green, other woodwork ivory. The cedar

shingles of the roof have assumed a natural, weathered shade.

On the ground floor, living room, sunroom, dining room and kitchen all enjoy a view of the river. Particularly attractive features are the terrace opening off the dining room, and the porch shared by the living room and sunroom. One bedroom downstairs and three bedrooms upstairs are provided. The master bedroom comprises a suite in itself and includes bedroom, dressing room and bathroom.

