

Clause embodied in Report No. 1 of the Midtown Community Council, as adopted by the Council of the City of Toronto at its regular meeting held on February 4, 5 and 6, 2003.

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**2 The Bridle Path - Hubert Page House
Alterations to a Heritage Property
Designated Under Part IV of the
Ontario Heritage Act (TPB2002-054)
(Don Valley West - Ward 25)**

(City Council at its regular meeting held on February 4, 5 and 6, 2003, adopted this Clause, without amendment.)

The Midtown Community Council recommends adoption of the following report (January 3, 2002) from the Commissioner, Economic Development, Culture and Tourism:

Purpose:

This report recommends approval of alterations proposed for the Hubert Page House, located at 2 The Bridal Path, which is designated under Part IV of the Ontario Heritage Act.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) the alterations, as shown in Attachment No. 5, to the designated property located at 2 The Bridle Path be approved; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The Toronto Preservation Board at its meeting held November 14, 2002 endorsed the staff recommendations as noted above.

The Hubert Page House was designated on April 26, 1995, by the former City of North York for historical and architectural reasons.

The eastern portion of the house was built in 1936 for real estate developer Hubert Daniel Bull Page. It was designed by his brother, Forsey Page, of the noted architectural firm of Page and Steele. The Page brothers travelled to Cape Cod to seek out authentic examples of the style when designing the house. In 1939, a brick-veneered wing was added to the west.

The Hubert Page House was the first to be built in the subdivision, which was registered in 1941. Architectural control was placed on each lot to ensure a high quality of design. Page's subdivision, named for the riding trail used by the area's emerging estate class in the 1930's, provided the impetus for the establishment of the exclusive Bridle Path neighbourhood. The Hubert Page House is located on the north side of The Bridle Path, at the intersection of Bayview Avenue and The Bridle Path, more particularly as shown in Attachment No. 1, (Location Plan).

Architecturally, the Hubert Page House is a prime example of the Cape Cod Colonial Revival style, illustrated in Attachment No. 2, (Cape Cod Style (Cape Style c. 1675-c.1950)). Later additions and alterations have been sensitively handled, and preserve the integrity of the original design. The original site planning, also typical of the style, orients the front elevation to the south, as shown in Attachment No. 3, (Site Plan).

The one-and-a-half storey clapboard house is basically rectangular, with a small ell between house and garage. The double hung windows are variously six-over-six, eight-over-eight, and twelve-over-twelve, many having louvred shutters. Gable-end windows are both circular and semi-circular. The front door has nine lights and three panels. The medium-pitched gable roof has multiple pedimented dormers and a central stone chimney. The garage features plank doors and an octagonal ventilator topped with a ship-under-sail weathervane. These features are depicted in Attachment No. 4, (Evolution of the South Elevation).

In March 2002, the current owner contacted Heritage Preservation Services (HPS), to clarify the status of the house, and to determine if their proposed renovations could be approved.

In September 2002, M.J. Design Consultants, on behalf of the owner, provided HPS with designs for proposed renovations to the rear of the property as well as the front entrance. The Consultant and HPS reviewed issues generated by the proposed design.

In October 2002, M.J. Design Consultants submitted revised plans as shown in Attachment No. 5, (Proposed Alterations to the South Elevation), which addressed the concerns of HPS pertaining to the maintenance of the character of Cape Cod style, an exercise that has been appropriately executed over the years through its evolution.

This report focuses on the proposed alterations to the front entrance, which affect the Reasons for Designation and require the approval of City Council under the *Ontario Heritage Act*.

Comments:

In its original form, enclosed porches were not a common feature of the Cape Cod style (also referred to as "Capes"). The original design for the Hubert Page House is in keeping with the typical style.

Over time, people added on to the Capes, either doubling the half Cape or adding a wing to the rear. As people's need for space grew, dormers were cut into roofs to add more space, light and ventilation. Porticos were sometimes added to emphasize the point of entry and to provide shelter at the front door. The 1939 and 1985 additions and alterations to the Hubert Page House are in keeping with these types of modifications to the typical style.

Further modifications to the style include functional requirements and energy efficiency interventions, which account for changing lifestyles and greater demands for higher degrees of comfort. Although the enclosure of historic porticos is generally not recommended, the existing portico of the Hubert Page House is neither historic nor a character-defining feature of the Cape Cod style. The existing portico is a contemporary addition, constructed after 1985, which is compatible with its context. The proposed enclosure is also designed to be compatible with the overall heritage-character of the place.

If a future owner wished to "restore" the original south elevation of the Hubert Page House, both the portico and the enclosure could be removed without impairing the integrity of the original Cape Cod style. Thus the conservation principle of 'reversibility', is applicable to the proposed portico alterations.

The integrity of the style, New England's most popular export, has endured numerous modifications through a combination of nostalgia and practicality. The proposed additions and alterations to the Hubert Page House reflect issues of practicality and evolution of the style.

Conclusions:

The Culture Division supports the proposed alterations, which affect the reasons for designation as shown on Attachment No. 5, (Proposed Alterations to the South Elevation) and staff are satisfied that they do not significantly diminish the heritage character of the Hubert Page House.

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List of Attachments:

Attachment No. 1	Location Plan
Attachment No. 2	Cape Cod Style (Cape Style c. 1675-c.1950)
Attachment No. 3	Site Plan
Attachment No. 4	Evolution of the South Elevation
Attachment No. 5	Proposed Alterations to the South Elevation

(Attachments appended to the foregoing report were forwarded to all Members of the Midtown Community Council with the agenda for its meeting on January 21, 2003, and copies thereof are on file in the office of the City Clerk, North York Civic Centre.)