

TORONTO STAFF REPORT

January 21, 2006

To: Toronto Preservation Board
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 516, 518 and 520 Wellington Street West - Inclusion on the City of Toronto
Inventory of Heritage Properties
Trinity Spadina - Ward 20

Purpose:

This report recommends that City Council include the three properties at 516, 518 and 520 Wellington Street West on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) City Council include the following three properties on the City of Toronto Inventory of Heritage Properties:
 - (a) 516 Wellington Street West (Henry Howson House);
 - (b) 518 Wellington Street West (Eude Saunders House);
 - (c) 520 Wellington Street West (Sarah Schofield House); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Implications and Impact Statement:

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

Background:

The owner of the property at 520 Wellington Street West has indicated his support for protecting the property. Because the property is not threatened, staff recommend that it be listed on the City of Toronto Inventory of Heritage Properties.

In evaluating the property at 520 Wellington Street West, staff also considered the surviving house form buildings that adjoin it along Wellington Street West. As a result, staff have determined that the three properties listed in Recommendation No. 1 merit inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value or interest. The inclusion of the properties on the Inventory of Heritage Properties would enable staff to monitor any changes to the sites and encourage the preservation of their heritage attributes.

The Community History Project, a Toronto advocacy group, has provided research material that assisted in the evaluation of the properties.

Comments:

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

As described in the Reasons for Listing (Attachment No. 3A-B), the property at #516 Wellington contains a single residential building, parts of which purportedly date to the 1870s, which was altered by architect Herbert G. Paull in 1891. During the latter year, Paull prepared the plans for the construction of the semi-detached houses at #518 and #520 Wellington. The three residential properties anchor the northeast corner of present-day Wellington Street West and Portland Street and overlook Victoria Memorial Square directly southwest (the latter property is included on the City of Toronto Inventory of Heritage Properties and recognized by the federal government as a National Historic Site). As examples of late 19th century Queen Anne Revival design, the properties have architectural and contextual significance as surviving house form buildings on Wellington Street West. They date from the street's development as a select residential enclave, when it was known as Wellington Place.

Conclusions:

It is recommended that City Council include the properties listed in Recommendation No. 1 on the City of Toronto Inventory of Heritage Properties.

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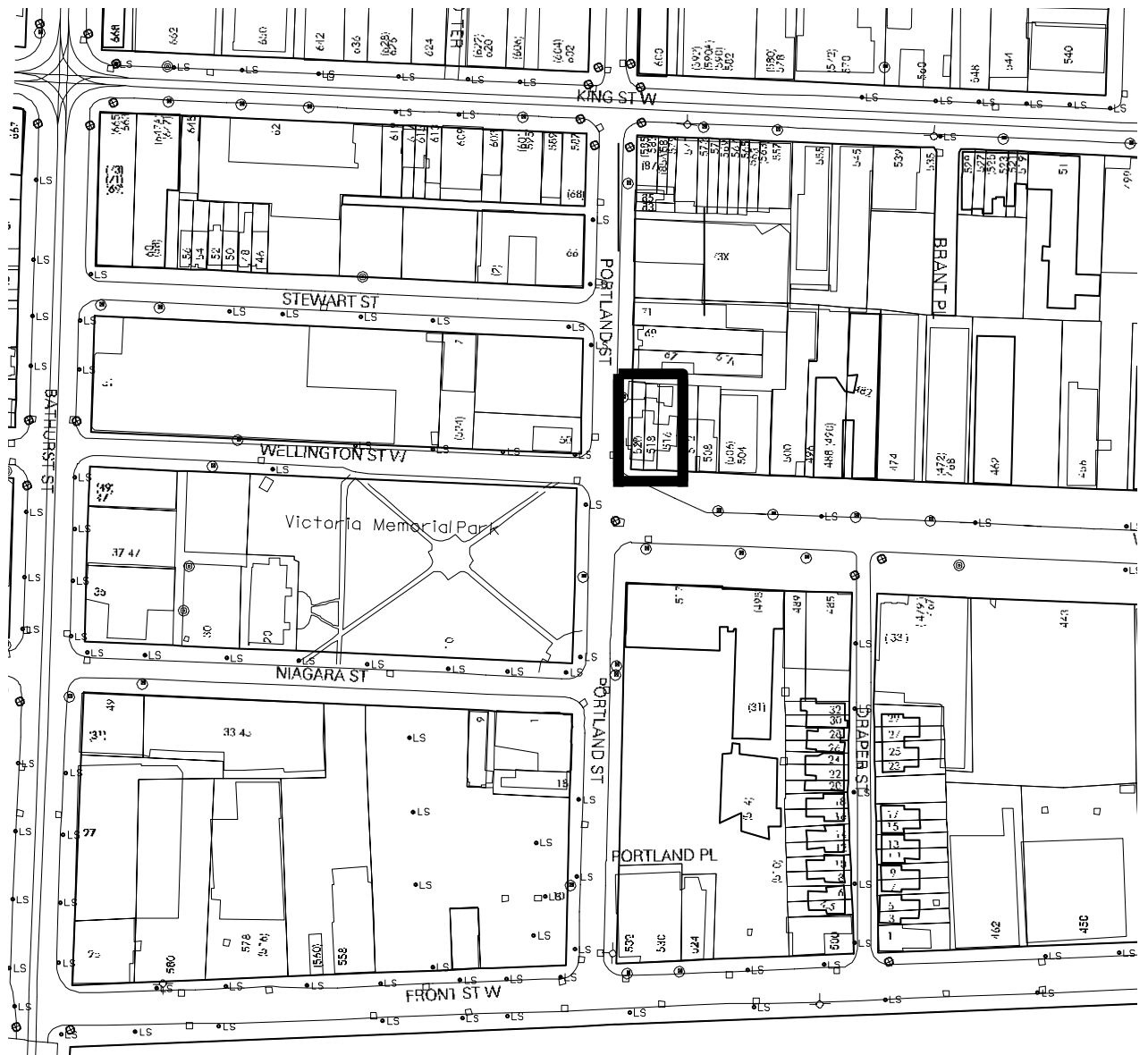
List of Attachments:

Attachment No. 1 - Location Map (516, 518 and 520 Wellington Street West)

Attachment No. 2 - Photographs (516, 518 and 520 Wellington Street West)

Attachment No. 3A-B - Reasons for Listing (516, 518 and 520 Wellington Street West)

LOCATION MAP: 516, 518 and 520 WELLINGTON STREET WEST ATTACHMENT NO. 1



PHOTOGRAPHS: 516, 518 and 520 WELLINGTON STREET WEST ATTACHMENT NO. 1



516 Wellington Street West



518 and 520 Wellington Street West

516 Wellington Street West: Henry Howson HouseDescription:

The property at 516 Wellington Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value or interest. According to the tax assessment rolls, by 1871 a house was constructed in this location on the north side of Wellington Street West (then known as Wellington Place), directly east of Portland Street. Estate agent J. C. Musson acquired the house and developed the surrounding land in the late 1880s. In April 1891, Toronto architect Herbert G. Paull, an architect who lived east of the site, received building permits to alter the dwelling at present-day #516 Wellington and construct the neighbouring semi-detached houses at #518 and 520 Wellington. Following the alterations, #516 Wellington was occupied by Henry Howson.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 516 Wellington Street West is related to its architectural and contextual significance as a surviving late 19th century house form building designed in the Queen Anne Revival style that, with its neighbours at #518 and 520 Wellington, was developed when the street was known as Wellington Place. With its wide boulevard and setbacks, Wellington Place was a select residential enclave linking Clarence Square (east of present-day Spadina Avenue) to the east and St. John's Square (now known as Victoria Memorial Square) to the west. The Henry Howson House and the adjoining buildings at #518 and 520 Wellington display a residential scale that overlooks and complements the park setting of Victoria Memorial Square, which is recognized as a National Historical Site by the federal government.

Heritage Attributes:

The heritage attributes of the Henry Howson House, related to its architectural and contextual significance as a surviving late 19th century house form building from Wellington Place with Queen Anne Revival styling, are found on the principal (south) façade and gable roof above. Rising 2½ stories, the structure is faced with red brick, apart from an area of buff brick cladding in the first floor, and trimmed with brick and wood. A pair of jetties identified with the Queen Anne Revival style dominates the upper portion of the south façade. Each jetty displays shingled cladding, extended eaves with moulded bargeboards, a diminutive window opening in the attic level, and a single opening set in a pedimented wood surround that contains a double window. In the first storey, the principal entrance is placed in the right (east) bay where it is protected by an open porch with brick and wood detailing. A bay window with segmental-arched window openings with brick voussoirs and keystones is located in the left bay beside the entrance. Its detailing and contrasting buff brick cladding suggests that it is a remnant from the house as it appeared prior to the alterations of 1891. The side elevations (east and west) face the neighbouring buildings and, with the rear (north) wall that is not visible from the street, are not included in the Reasons for Listing.

518 and 520 Wellington Street West: Eude Saunders and Sarah Schofield HousesDescription:

The properties at 518 and 520 Wellington Street West are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value or interest. Located on the northeast corner of Wellington Street West and Portland Street, the corner lot was initially developed by estate agent J. C. Musson by the time the tax assessment was compiled in 1888. Toronto architect Herbert G. Paull received a building permit to erect a pair of semi-detached houses in 1891 at the same time that he designed alterations to the neighbouring house at present-day #516 Wellington. Following their construction, #518 and 520 Wellington were occupied by lawyer Eude Saunders and widow Sarah Schofield, respectively.

Statement of Cultural Heritage Value:

The cultural heritage value of the properties is related to their architectural and contextual significance as surviving late 19th century house form buildings designed in the Queen Anne Revival style that, with their neighbour at #516 Wellington, were developed when the street was known as Wellington Place. With its wide boulevard and setbacks, Wellington Place was a select residential enclave linking Clarence Square (east of present-day Spadina Avenue) to the east and St. John's Square (now known as Victoria Memorial Square) to the west. The adjoining buildings at #516, 518 and 520 Wellington display a residential scale that overlooks and complements the park setting of Victoria Memorial Square, which is recognized as a National Historical Site by the federal government.

Heritage Attributes:

The heritage attributes of the properties at #518 and 520 Wellington, related to their architectural and contextual significance as surviving late 19th century house form buildings from Wellington Place with Queen Anne Revival styling, are found on the principal (south) façades, the west elevation of #520 Wellington overlooking Portland Street, and the shared roof. Rising 2½ stories above a stone base, the building displays the irregular silhouette and mixture of materials and decorative elements that typify the Queen Anne Revival. The structure is clad with red brick and trimmed with brick, stone and wood. The main body of the house is covered by a jerkinhead roof with arched dormers on its north slope. On the south slope, an oversized gable displays bargeboards and extended eaves with wood brackets, but the original oriel windows have been removed and the tile facing replaced with metal cladding. In the lower stories, the houses are designed as mirror images with the main entrances in the outer bays. On #518 Wellington, the entry is protected by a single-storey brick porch with stone trim and is flanked by a flat-headed window opening with similar detailing. The entrance and first-floor window opening on #520 Wellington are presently concealed by a single-storey addition that is not included in the Reasons for Listing. Pairs of flat-headed window openings with stone detailing light the second floor where a three-sided bay window is placed beneath the gable. On the west elevation, #520 Wellington has window openings in all floors, with the large staircase window retaining its coloured glass transom (one window opening on this wall has been bricked in). The east elevation of #518 Wellington faces the adjoining building at #516 Wellington, and the rear (north) walls of and additions to #518 and 520 Wellington are not included in the Reasons for Listing.