

Authority: Toronto and East York Community Council Item TE22.24, as adopted by City of Toronto Council on March 9, 2017

CITY OF TORONTO

Bill 1017

BY-LAW -2017

To designate the property at 28 Howard Street (formerly known as 28-30 Howard Street) (William Whitehead House) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 28 Howard Street, formerly known as 28-30 Howard Street (William Whitehead House) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 28 Howard Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas the reasons for designation are set out in Schedule A to this by-law; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 28 Howard Street more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 28 Howard Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on October , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

REASONS FOR DESIGNATION (STATEMENT OF SIGNIFICANCE)

The property at 28 Howard Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design and contextual values.

Description

The William Whitehead House (1887) is a 2½-storey detached house form building that was commissioned and first occupied by a commissions' merchant & manufacturers' agent who represented English industrialists in Toronto. The house was constructed at 76 Howard Street, west of Parliament Street, where it was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974 and designated under Part IV, Section 29 of the Ontario Heritage Act in 2014 by City of Toronto By-law 385-2014. In 2016, the heritage building was relocated further west to a new site at 28 Howard Street on the north side of the street between Glen Road (west) and Edgedale Road (east) and beside the designated heritage properties at 32-34 Howard Street.

Statement of Cultural Heritage Value

The William Whitehead House is a late 19th century house form building with decorative Queen Anne Revival styling that is distinguished by its sprawling plan with the classical and medieval-inspired elements and the stone and terra cotta detailing.

Contextually, the William Whitehead House is an integral part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries and characterizing the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Historically and visually linked to its surroundings, the William Whitehead House is among the last remaining buildings on the north side of Howard Street.

Heritage Attributes

The heritage attributes of the William Whitehead House at 28 Howard Street are:

- The placement, setback and orientation of the building on the north side of Howard Street
- The scale, form and massing of the 2½-storey detached house form building with the rectangular-shaped plan
- The cross-gable roof with the brick chimney
- The red brick cladding with the brick, stone, wood and terra cotta trim
- The principal (south) elevation, which is dominated by the 2½-storey bay window under the projecting gable with the classical detailing, shingles and, in the attic level, paired round-arched window openings

- The main entrance, which is recessed in the right (east) bay and protected by the brick porch with the round-arched opening and classical detailing
- The fenestration, with the flat-headed window openings, the round-arched windows in the side (east and west) gables and, on the west elevation, the bay window

SCHEDULE B

LEGAL DESCRIPTION

PIN: 21086-0123 (LT)

Part of Lot 3, Plan 360, designated as parts 2 and 5 on Plan 66R- 28628
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)