

CITY OF TORONTO

Bill 271

BY-LAW -2022

To amend By-law 2970-78 of the former Borough of York, being a by-law to designate property in the Borough of York, municipally known as Number 64 King Street, to be of historic and architectural value or interest.

Whereas By-law 2970-78 of the former Borough of York designated the property at 64 King Street under Part IV of the Ontario Heritage Act as a property of historic and architectural value or interest: and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to amend designating by-laws to clarify or correct the statement explaining a property's cultural heritage value or interest or the description of the property's heritage attributes and to otherwise revise the by-law to make it consistent with the requirements of the Act: and

Whereas authority was granted by Council to update and revise the statement of significance and reasons for designation in By-law 2970-78; and

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

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 64 King Street and upon the Ontario Heritage Trust, Notice of Intention to amend By-law 2970-78, and has caused the Notice of Intention to amend 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 no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. By-law 2970-78 is amended by adding a new Schedule B Statement of Significance (Revised Reasons for Designation) attached as Schedule A to this By-Law.
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 64 King 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 April , 2022

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**SCHEDULE A
STATEMENT OF SIGNIFICANCE
(REVISED REASONS FOR DESIGNATION)**

Borough of York By-Law 2970-78 designating the property at 64 King Street under Part IV, Section 29 of the Ontario Heritage Act is revised to update the cultural heritage values and attributes according to the 2021 amendments to the Ontario Heritage Act. The property containing the building known historically as the Tyrrell House meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

Description

The property at 64 King Street is located at the northeast corner of Rosemount Avenue and King Street. Known as the "Tyrrell House," it contains the original main dwelling fronting King Street and the original two-storey rear wing fronting Rosemount Avenue. The property was designed by and built for William Tyrrell, a successful politician in York Township and the Village of Weston and architect, carpenter, and builder, as his grand estate in 1859. The Tyrrell family continued to own the property until c.1920. The garage at the southeast corner of the property was added sometime from 1965-78. The side (north) and rear (east) elevations of the attached 2-storey rear wing are not publically accessible and therefore could not be inspected to confirm architectural features. The property was designated under the Ontario Heritage Act in 1978.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 64 King Street is valued as a representative example of the Georgian architectural style, which was popularized in Ontario during the late-eighteenth and into the mid-nineteenth centuries. Elements of the style are evident in the main dwelling in the two-storey scale on a raised basement, the rectangular form and massing, the masonry, with red brick throughout with a stone base, the symmetrical arrangement of the double-hung six-over-six windows and the door in the principal (south) elevation, the hipped roof, the double-hung windows in the principal (south) and side (east and west) elevations with cast stone lintels and sills, the shutters in the second-storey windows of the principal (south) elevation, the brackets below the roof cornice, and the presence of multiple chimneys. The style can also be seen in the central second-storey window in the principal (south) elevation that contains wood panelling bellow the sill and in the continuous projecting brick detail below the roof cornice and above the first-storey windows in the principal (south) and side (east and west) elevations.

The Georgian architectural style can further be seen in the attached rear wing. It contains a two-storey scale, rectangular form and massing, is clad in the same red brick with a concrete base and the primary entrances are located in the principal (west) elevation at the north and south ends, and it contains a similar symmetrical arrangement of the double-hung six-over-six windows and doors in the principal (west) elevation with brick lintels and cast stone sills in the windows. It also contains a sidegabled roof and multiple chimneys.

Historical and Associative Value

The property at 64 King Street is valued for its association William Tyrrell, who was an early land owner in Weston, was amongst the village's most prominent residents, and was a successful architect and builder. Emigrating from Ireland in 1836, by 1846 he owned 6-acres in Weston. Tyrrell went on to become a successful politician and was elected to York Township Council, including as Warden (head of government) for York Township in 1864. When Weston was incorporated as a village, he was elected its first Reeve (Mayor) (a position he would win in 8 elections) and designed the community's first Town Hall (now demolished). His foresight and force did much to get Weston off to a good start as a thriving village. In addition to his political aspirations, throughout his lifetime, Tyrrell was recorded as a Justice of the Peace, oil refiner, architect, carpenter, and builder. Although he was entirely self-taught, he maintained a successful career as both a builder and architect for nearly 50-years, designing several buildings in Weston and elsewhere, such as Common School House (1861) and his own grand estate at 64 King Street in Weston, as well as Lambton House Hotel (c.1848).

Contextual Value

Located on an expansive corner lot at the northeast corner of Rosemount Avenue and King Street, the property at 64 King Street is physically, functionally, visually and historically linked to its surroundings in the historic Village of Weston, where it sits on the only portion of land that was not subdivided into smaller lots by Tyrrell through his various plans of subdivision.

With its placement, deep setback, and orientation at the northeast corner of Rosemount and King Street and expansive front (south) and side (west) lawns that reference the original organization of Tyrrell's property, the Tyrrell House defines, maintains and supports the historic character of the Village of Weston. Though reduced from its original estate size throughout much of the twentieth century after it was built, the property continued to be amongst one of the largest lots in Weston.

The property at 64 King Street is considered a local landmark as it contributes to a sense of place within the Weston neighbourhood and is valued by the local community as a significant part of the area's history and present-day context.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 64 King Street being a representative example of the Georgian architectural style:

Main dwelling

- the two-storey scale on a raised based, and the rectangular form and massing
- the red brick masonry with a stone base
- the symmetrical arrangement of the windows and door in the principal (south) elevation
- the hipped roof
- the double-hung six-over-six windows in the principal (south) and side (east and west) elevations with cast stone lintels and sills
- the shutters in the second-storey windows of the principal (south) elevation

- the wood panelling below the sill in the central window at the second-storey of the principal (south) elevation
- the brackets below the roof cornice
- the multiple chimneys

Attached rear wing

- the two-storey scale and rectangular form and massing
- the red brick masonry with a concrete base
- the double-hung six-over-six windows and doors in the principal (west) elevation with
- the original south entrance being moved one bay to the north
- the brick lintels and cast stone sills in the windows in the principal (west) elevation
- the side-gabled roof
- the multiple chimneys

Contextual Value

Attributes that contribute to the value of the property at 64 King Street defining, maintaining and supporting the historic character of the Village of Weston:

- The placement, deep setback, and orientation of the property at the northeast corner
- of Rosemount Avenue and King Street that reference the original organization of Tyrrell's property
- The setting of the property with the expansive front (south) and side (west) lawns

SCHEDULE B
LEGAL DESCRIPTION

PIN 10327-0148 (LT)
PART OF LOT 1, N/S KING ST, REGISTERED PLAN 723 (WESTON) DESIGNATED AS
PART 1, PLAN 64R-9957
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)