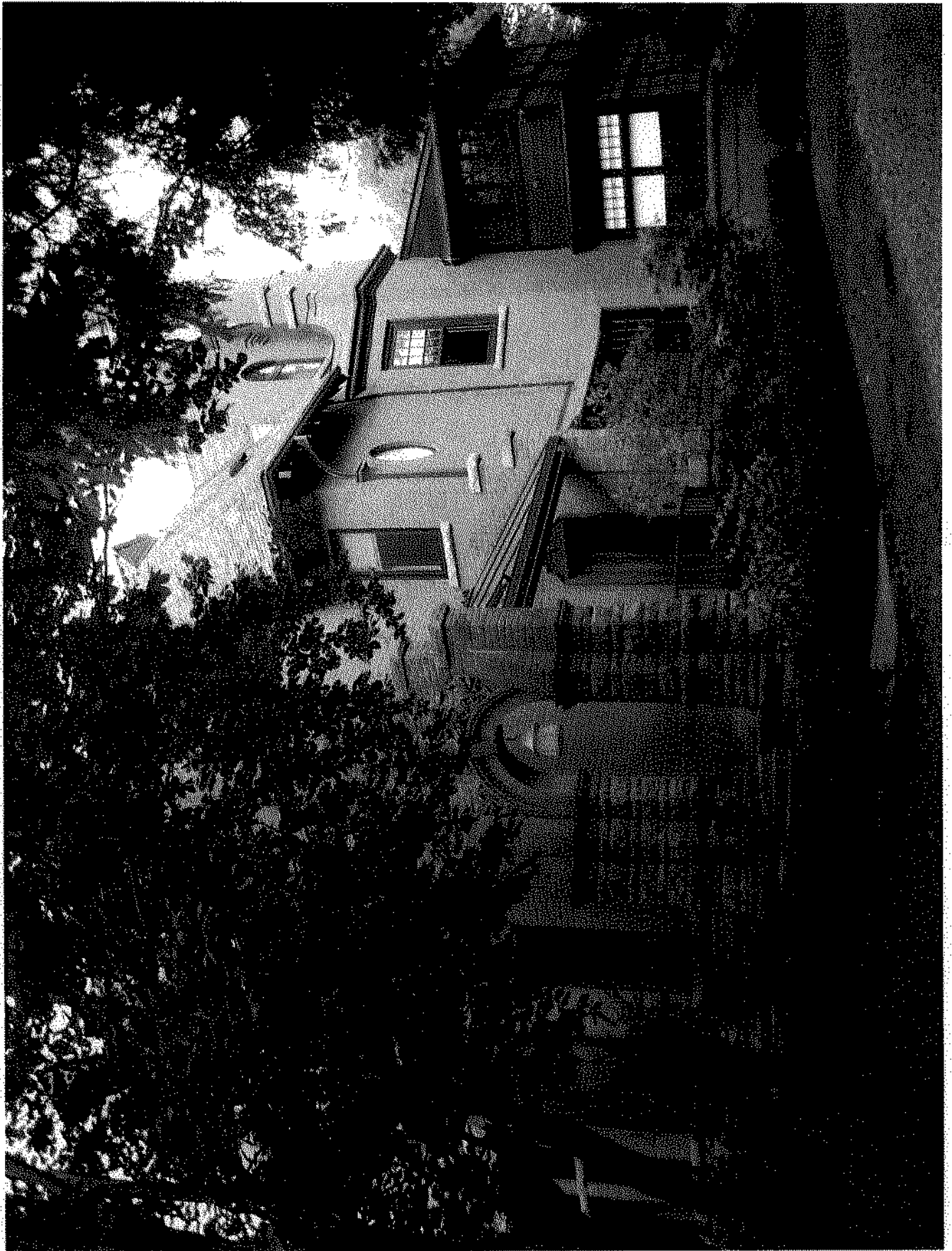
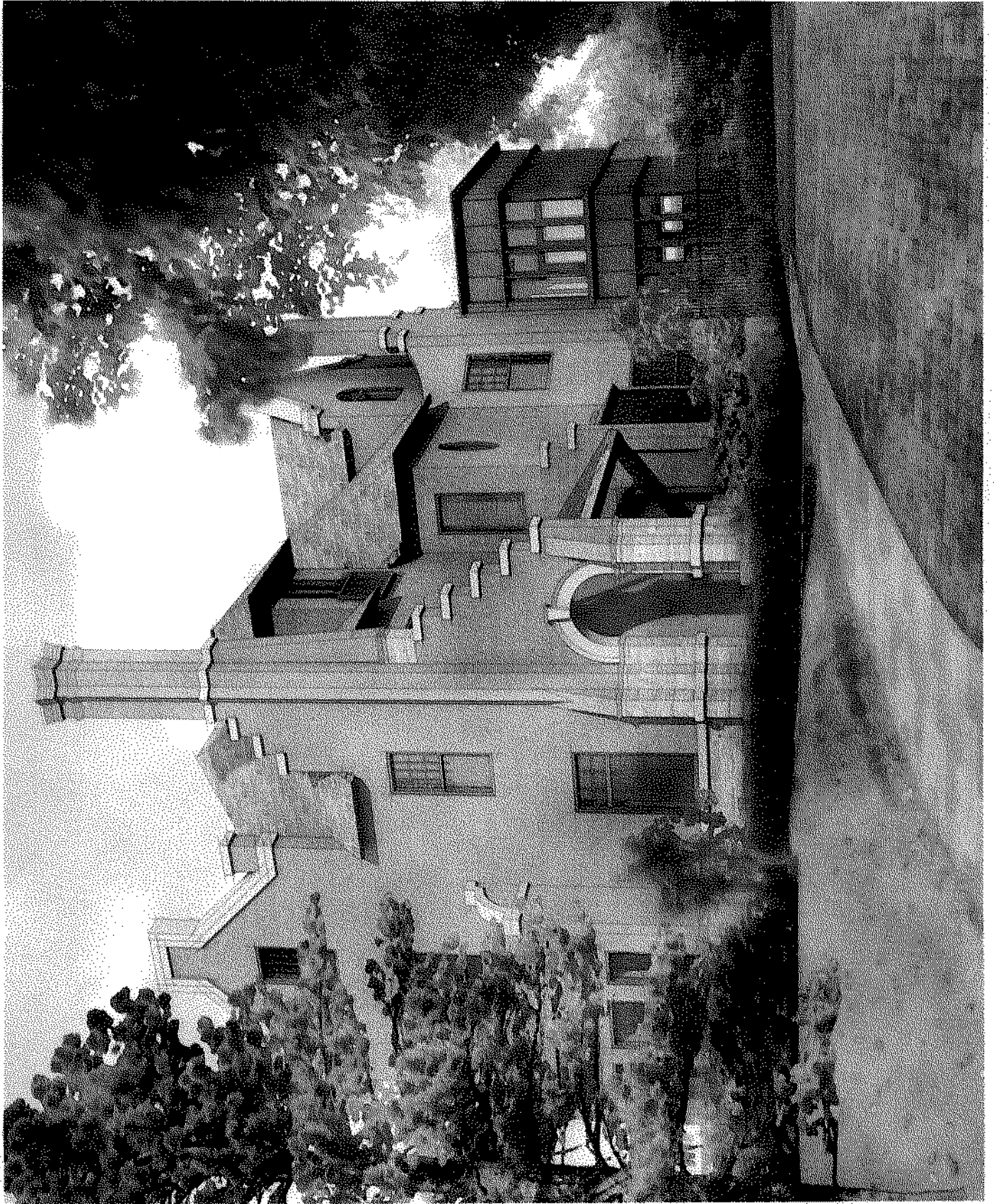


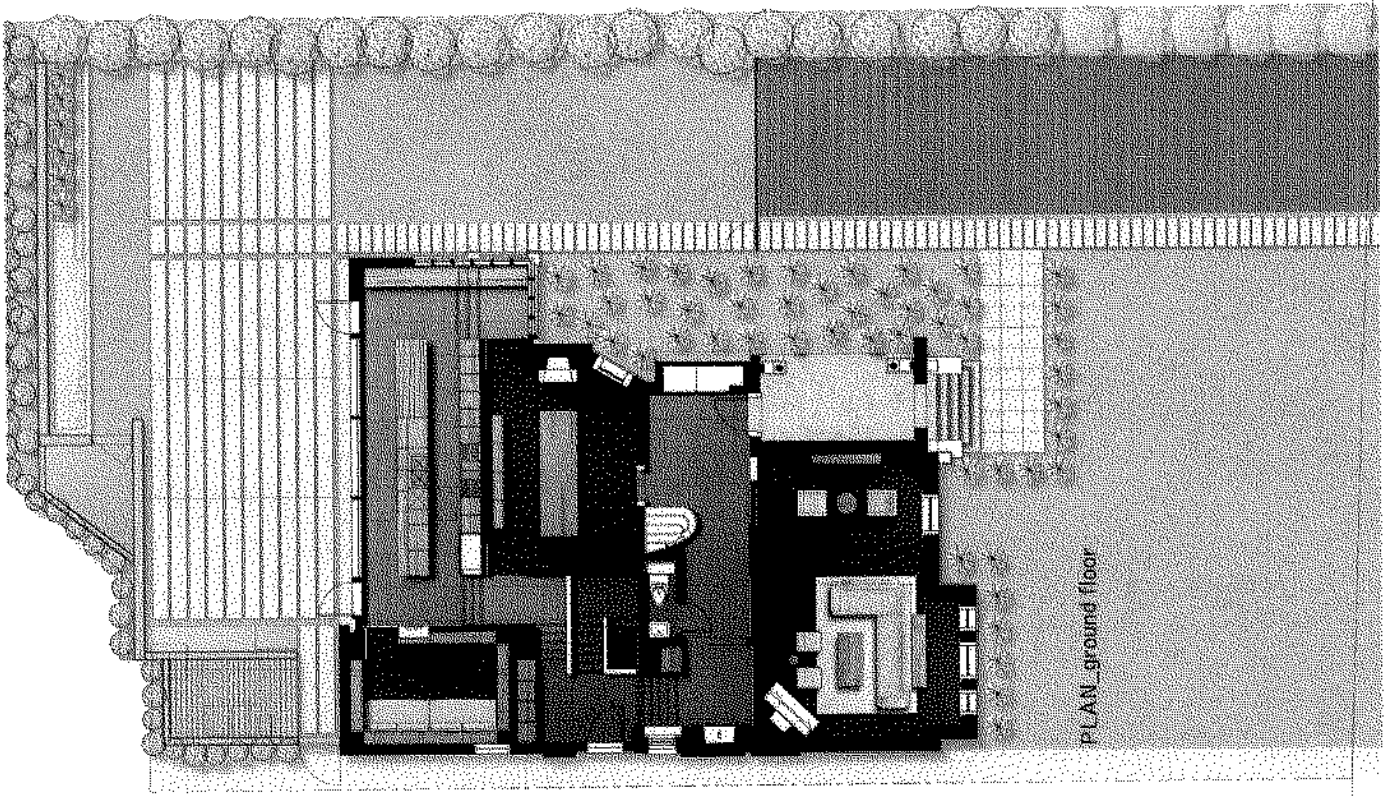
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84 Crescent Road

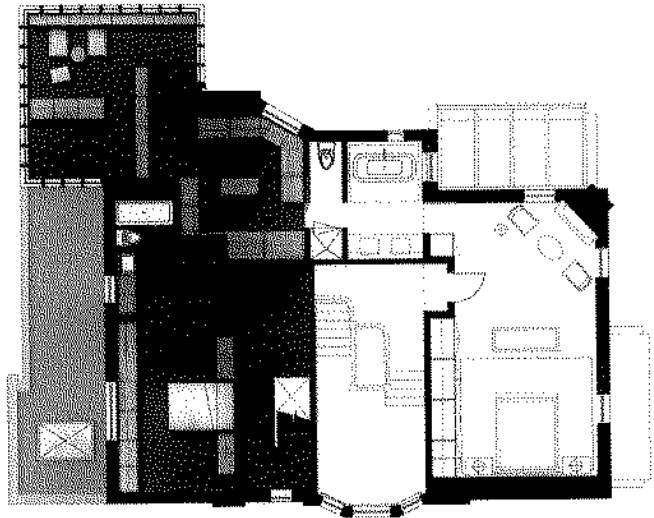
AKB, OCTOBER 22, 2009.







PLAN_ground floor



PLAN_second floor

Letters of Support

ERA, September 22, 2009

ERA, May 4, 2009

Marianne McKenna, KPMB, July 30, 2009

Kelly Buffey, AKB, July 30, 2009

Gonda Angus, Neighbour

Jennifer Morton, Neighbour

Marianne and Andrew Clarke, Neighbour

Alex Murray, SRA, email correspondence

10 St. Mary St., Suite 801
Toronto, Canada, M4Y 1P9
416 963.4497 T
416 963.8761 F

E.R.A.
Architects Inc.

September 22, 2009

Marilyn Miller
Heritage Preservation Services
Toronto City Hall
100 Queens Street West
2nd Floor, Room A18
Toronto, Ontario
M5H 2N2

Dear Marilyn:

Re: 84 Crescent Road Alteration

ERA was asked by AKB Atelier Kastelic Buffey to comment on the appropriateness of a proposed alteration to the house at 84 Crescent Road, which is included in the South Rosedale Conservation District. The proposed alteration includes the removal of the wood and glass elements of a rear and side porch addition, replacing it with a new structure to house a kitchen on the ground floor and a study above. The majority of the alteration is at the rear of the property. ERA has reviewed the proposal and worked with AKB and the client through multiple revisions exploring how best to respond to the character of the building and to the heritage conservation district. We outlined our reasons for approval in our letter of May 4, 2009.

We remain in support of the proposal. It is our understanding that members of the community are also in support, and that the South Rosedale Ratepayers Association has also submitted a letter stating their support.

In working with the South Rosedale Heritage Conservation District and with heritage in general in the City of Toronto we think it is important to have an understanding of appropriateness in relation to decisions regarding heritage conservation. Heritage conservation is about preserving what is important and significant in our communities. It is about encouraging good stewardship and investment in our built environment. When South Rosedale was designated as a heritage district it was to discourage the repeated and wasteful demolitions that were occurring in the area. 84 Crescent Road is not being demolished. This side porch addition is being replaced, very sensitively, as part of an overall investment in the heritage building. If it is understood that additions can form part of the evolved heritage character of the building or a community then it follows that the new additions and alterations, sensitively considered, should be understood as part of that ongoing evolution. Those new alterations should respect the scale, form, design, and proportions of what exists.

The guidelines for the District state that 'reasonable effort should be taken to repair rather than replace significant architectural elements'. In this case reasonable efforts


have been taken, numerous designs have been explored, and it is our opinion that the proposal 'maintains and enhances rather than detracts from the existing architectural style and character of the building'.

We continue to support this proposal and repeat the following reasons for support:

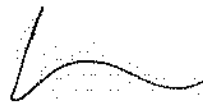
- While some material that is part of the history of the building is being removed, it is not significant material, and is being replaced by work that is of a high quality that we believe contributes to the architectural value of the building.
- Architecture needs to be loved to survive. This phase of work is part of a long-term conservation strategy for this house that involves the improvement of the functionality and comfort for the owners to keep the use of space relevant. The owners have demonstrated an interest and commitment to this building shown through conservation work and approved improvements being completed using high quality materials and design. In this case, the current rear additions of the building function poorly and combine to form a jarring view, which this proposal would greatly improve in appearance and use.
- This proposal supports the goal of the HCD, that the character of the neighbourhood be conserved. The design proposed relates to the main house in a similar manner to the current arrangement, and incorporates fine materials in a beautiful design.

If you have any questions please feel free to contact us directly.

Sincerely,
ERA ARCHITECTS INC.



Scott Weir, Associate



Michael McClelland, Principal

CC: Mary MacDonald, HPS
Kelly Buffey, AKB
Sarah Dinnick, Home owner (84 Crescent Road)

10 St. Mary St., Suite 801
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416 963.8761 F

E.R.A.
Architects Inc.

May 4, 2009

Marilyn Miller
Heritage Preservation Services
Toronto City Hall
100 Queens Street West
2nd Floor, Room A18
Toronto, Ontario
M5H 2N2

Dear Marilyn:

Re: 84 Crescent Road Alteration

ERA was asked by AKB Atelier Kastelic Buffey to comment on the appropriateness of a proposed alteration to the house at 84 Crescent Road, which is included in the South Rosedale Conservation District as a "A" grade property. The proposed alteration includes the removal of the wood and glass elements of a rear side glazed porch addition, replacing it with a new structure to house a kitchen on the ground floor and a study above. ERA has reviewed the proposal and worked with AKB and the client through multiple revisions to determine a result that responds to the character of the building. We are in support of the current proposal.

The building at 84 Crescent is an exuberant Queen Anne revival house. The Building Permit, dated 1899, notes the architects as being Langley and Langley (Fig 1). The house is a very interesting asymmetrical composition of red brick with rusticated and carved sandstone ornament with a front façade featuring a prominent gable bay with projecting ground floor crow stepped bay window, a rotated corner chimney and stepped buttressed entrance porch (Fig. 2). The visible east side elevation expands outwards with a double height bay window, elaborate chimney and recessed front entry porch. The front façade's rock-faced stone foundation is capped by a stone belt course (Fig. 3) that continues around the sides of the building. To the rear of the east elevation is a two storey glazed wooden classically detailed sunroom with a masonry foundation (Fig. 4 & 5).

The house is in excellent condition having been conserved by the current and past owner to a high standard, on both the interior and exterior. It has undergone a few renovations since it was constructed, including multiple rear additions, subdivision of the property, alteration of windows and changes to the entrance porch. Generally the work has been well executed and is in keeping with the design of the building.

The phase of work currently proposed represents the final phase of renovation, which would provide the owner with a new kitchen designed to open onto the rear yard, and a more usable second floor space above. The owner would like to replace the porch to create a more convenient organization of space, improved access to the garden from the kitchen, and better insulation and climate control than the current single glazed porch. In addition, the second floor space is currently covered by a low hipped roof that the owner would like to increase to a more commodious height. (Fig. 6)

Porches like this one emerged in the 19th century as a mediating zone of inhabitation that spanned between interior and the garden, allowing the occupants enjoy the idealized wilderness from a position of comfort. Formally, these porches often provided a counterpoint to a house's mass, with a delicacy provided by the translucent or transparent nature of the enclosure and articulation of structure often contrasting with the mass of the main building.

AKB is proposing to replace with glazed two-storey porch with a structure that closely responds to the form and articulation of the current porch, toward the goal of responding to the main building in a similar manner (Fig. 7). The design of the porch rests a light structure on a heavy masonry base, and incorporates a rhythm of fenestration that comprise a light articulated frame contrasting with the weight of the adjacent main building's masonry. The height and defining elements respond to the horizontal banding present at the cornice level and sill heights, and its translucency afforded by the windows surrounding the space on four sides further addresses the earlier porch's form and use. The second floor roof adjacent to the "aerie" is to be a green roof (Fig. 8). The intent is to produce a fine design of articulated high quality materials (zinc has been proposed) that will visually respond to the main building in a similar manner to the current porch's form. This design is the result of a process between AKB, the client and ERA Architects that explored a number of different options to accommodate client requirements and the heritage building context (Fig. 9).

While it is not yet confirmed whether the masonry has usable foundations (there is no basement below the porch), the intent is to retain the masonry base in the altered porch if they exist and are sufficient. If usable foundations are not present then a brick and stone base would be constructed to match the existing on the street front side.

The sun porch is a non-original addition to the structure, likely added in the 1920s or 30s. The house appears on Goad's Atlas' in 1912, without the rear porch. Subsequent maps also show the house without the porch through to 1923, it only showing up on the 1950 map (see Historical Maps section). It appears that the structure may have originally been added on as a single storey open porch, with later renovations including the addition of a second floor above and enclosing both floors with windows single glazed windows, some also including storm windows. Heating radiators on the interior are different in design than that of the main house.

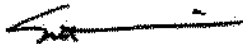
In addition, the conclusion that this porch is an addition can be reached through a review of the materials and details of the structure. A water-table plinth course present on the main building does not continue through the sun porch base adjacent (Fig. 13). The brick is slightly different in colour to the main building. The sandstone is also slightly different in colour to the main building and is of a lesser quality, showing more wear than the stonework on the main building having been exposed to a similar force of weathering.

ERA is in support of this proposal because it supports the goal of the HCD, that the character of the neighbourhood be conserved. While the wood and glass portions of the porch would be removed, the design proposed relates to the main house in a similar manner to the current arrangement, and incorporates fine materials in a beautiful design. The current rear additions of the building function poorly and combine to form a jarring view, which this proposal would greatly improve.

The design follows the format of the existing porch framework and glazing and provides a translucency that continues the extension of the house into the garden intended by the original porch. The existing porch addition was not an original nor particularly early addition to the building, and the usability of the building will be improved by this change.

If you have any questions please feel free to contact me directly.

Sincerely,
ERA ARCHITECTS INC.



Scott Weir, Associate

CC: Kelly Buffey, AKB

Attachments: Figs 1 to 9
Historical Maps
Architectural Drawings

BUILDING PERMIT

No. 257

Toronto, MAR 27 1899

PERMIT GRANTED TO

Mr. R. H. Davies

To erect a Three Story
Brick dwelling house
No. 14.

on Chestnut St.

Architects. Langley & Langley

Builder. Perry 1312

Cost of building. \$ 9,000⁰⁰/₁₀₀

Passed by *Edw. Coppinger* Inspector.

No. of Block Plan 149

Figure 1. Building Permit, March 27, 1899. Source: Toronto Archives



PHOTOGRAPHS



Figure 3. South Elevation. Source: ERA Architects

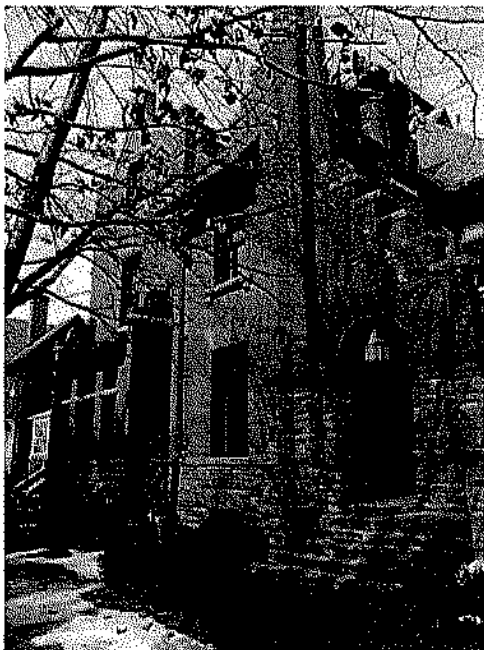


Figure 3. South Elevation.
Source: ERA Architects



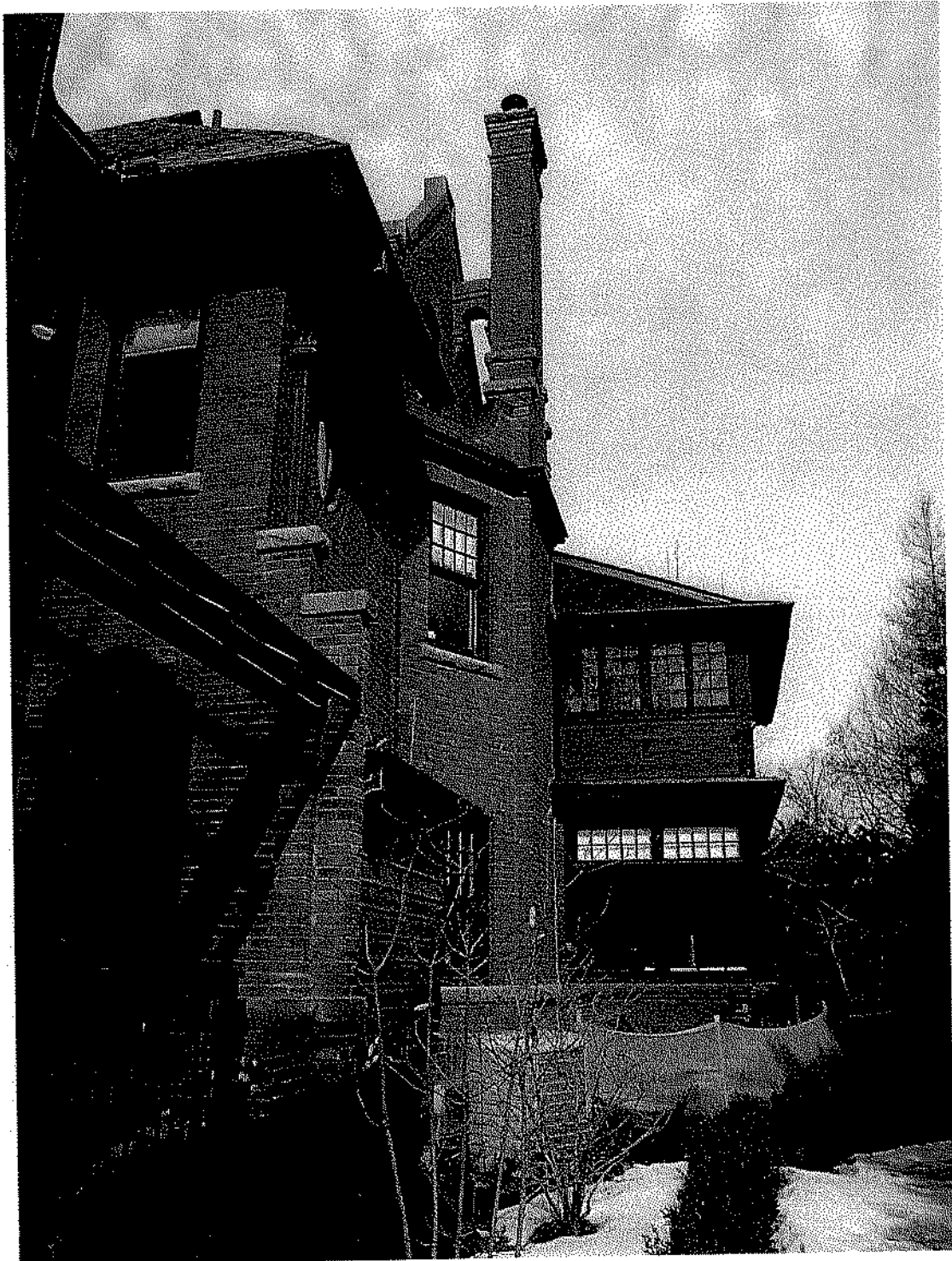


Figure 4. Sun Room. Source: ERA Architects





Figure 5. Sun Room. Source: ERA Architects



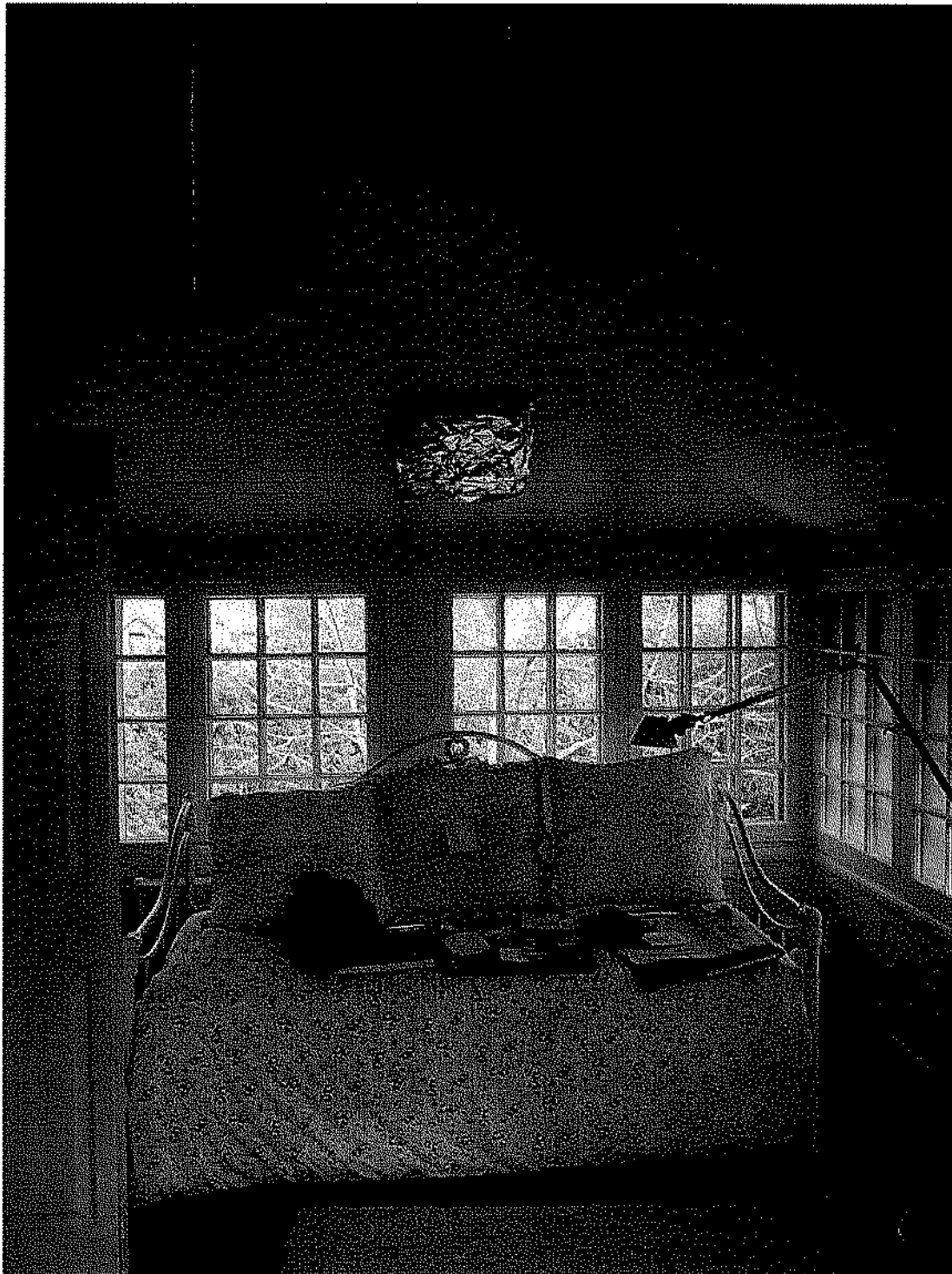


Figure 6. Interior of Sun Room. Second Floor. Source: ERA Architects



Figure 7. Proposed replacement porch. Source: AKB Atelier Kastelic Buffey



Figure 8. Rear of proposed replacement porch. Source: AKB Atelier Kastelic Buffey



Figure 9. Proposed replacement porch, Version 1.
Source: AKB Atelier Kastelic Buffey



Figure 10. Rear of proposed replacement porch.
Version 1. Source: AKB Atelier Kastelic Buffey



Figure 11. Proposed replacement porch, Version 2.
Source: AKB Atelier Kastelic Buffey

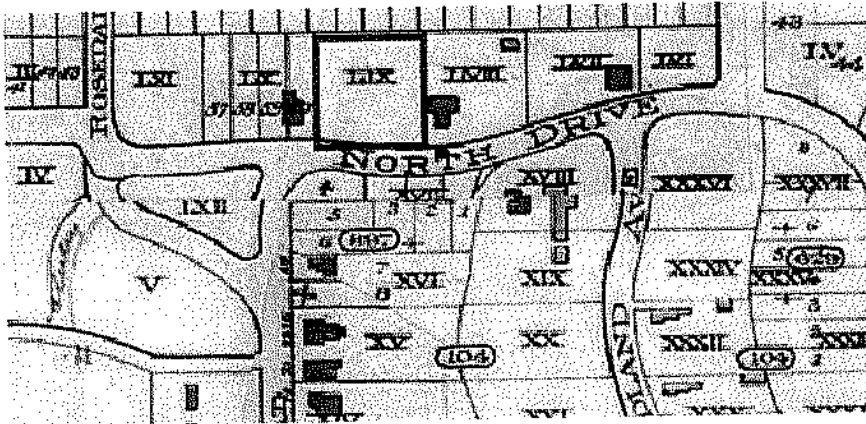


Figure 12. Rear of proposed replacement porch.
Version 2. Source: AKB Atelier Kastelic Buffey

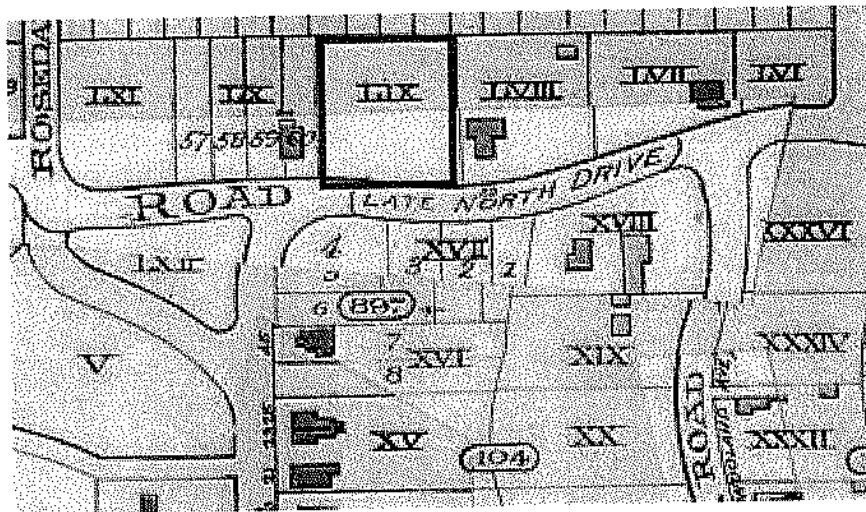


Figure 13 . Plinth Stone. Source: ERA Architects

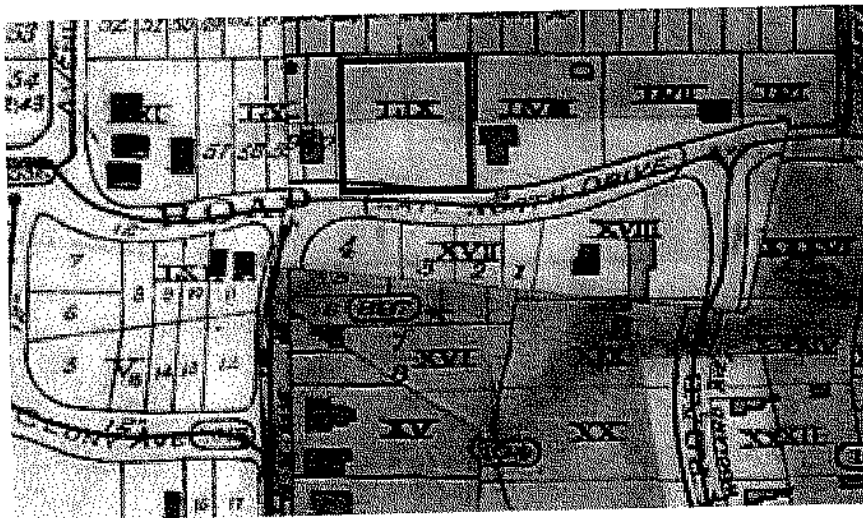
HISTORICAL MAPS



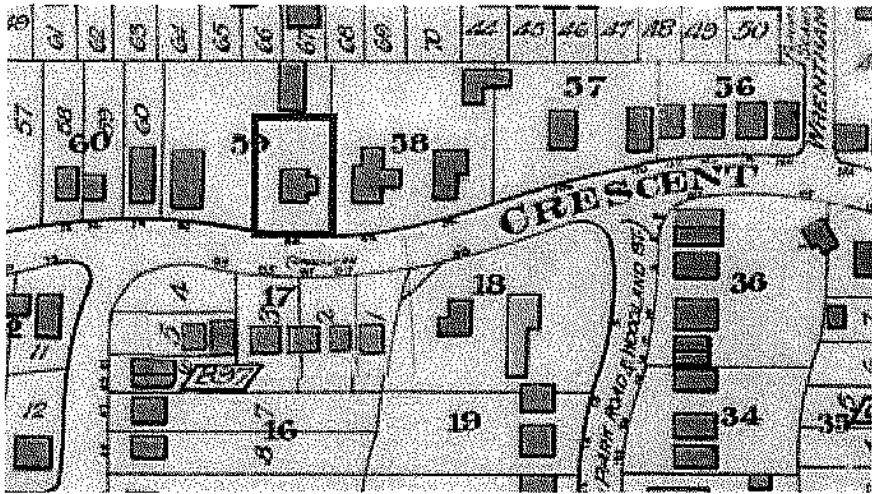
Fire Insurance Map.
1894.
Toronto Archives.



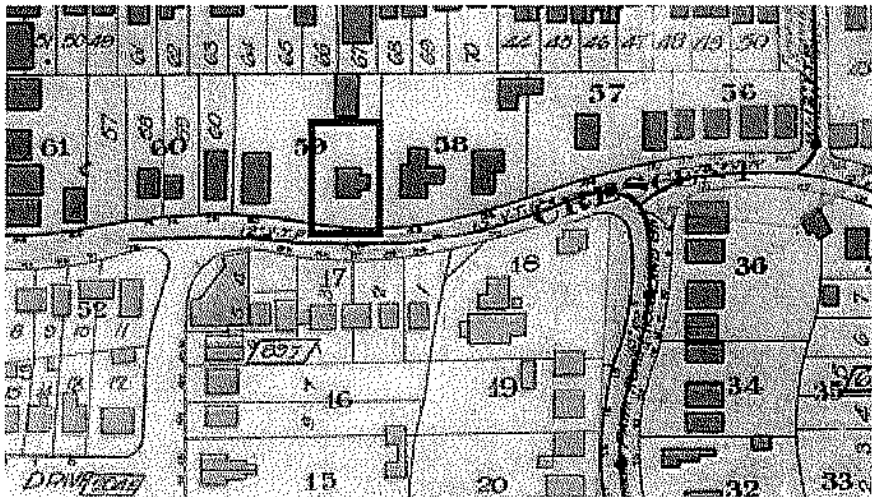
Fire Insurance Map.
1899.
Toronto Archives



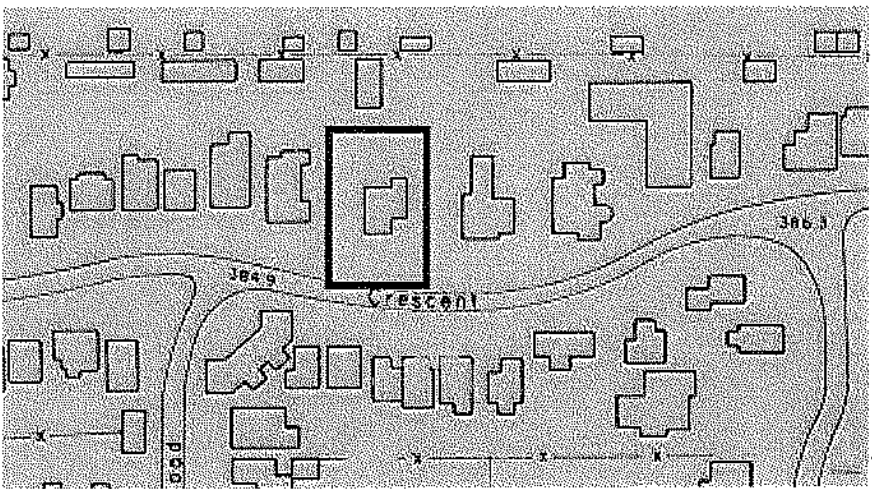
Fire Insurance Map.
1903.
Toronto Archives



Fire Insurance Map.
1912.
Toronto Archives



Fire Insurance Map.
1923.
Toronto Archives



City of Toronto Survey
Map.
1950.
Toronto Archives

30 July 2009

KPMB

Marylyn Miller
Toronto City Planning, Policy & Research
City Hall, 2nd floor, suite A16
100 Queen St. W., Toronto, ON, M5H 2N2

Re: AKB Proposal for 84 Crescent Road

Dear Marilyn,

I am writing to you on behalf of the owners and residents of 84 Crescent Road and their architects AKB. I have reviewed AKB's design proposal and advised on its modifications to the proposal for re-submission for your consideration.

As both a founding partner at KPMB Architects, who has worked on several historically significant buildings in the city and as a long standing resident of Rosedale with an invested interest in maintaining the quality of the neighbourhood, I would like to express my full support of the design as per the attachments to this letter. The adjustments to the later addition to the original house addition will, in my opinion, not diminish the character of either the neighbourhood as a whole or the house itself.

The proposed design takes its most significant cues from the existing porch addition, while unifying all of its elements in a more aesthetically cohesive and functional manner. The design respects and reinterprets the heritage of the existing addition through its preservation of the existing base, relationship to the existing massing and proportions and, sensitive choice of materials and colours.

Preservation of Base

By preserving the brick and sandstone base of the current addition, the proposed design maintains its visual continuity with the house proper in exactly the same manner as does the existing addition. The base is conserved on the south elevation and on three quarters of the east elevations, where it is visible from the street.

Massing and Proportions

The proposed design uses the footprint of the existing porch addition. The volume of the new envelope maintains the two storey height of the porch, where the top of the parapet tucks below the line of the existing eaves. The flat roof enables a more reasonable interior ceiling height on the second floor which is currently too low for comfortable use.

The proposed division of windows on the south and east elevations replicates the division of the original windows on the second floor porch while the proposed height of the new windows are the same as the existing ground floor porch windows. The second floor windows have been revised in this proposal to match this height. This provides a more unified and elegant elevation than the existing porch, which is enabled by the flattened roof and thus higher interior ceiling height on the second floor.

*A Partnership of
Corporations*
Bruce Kuwabara
Thomas Payne
Marianne McKenna
Shirley Blumberg

Senior Associates
Christopher Couse
Luigi LaRocca

Associates
John Allen
Andrew Dyke
Mitchell Hall
David Jesson
Goran Milosevic
Robert Sims
Judith Taylor

page 2
Marilyn Miller, City of Toronto
30 July 2009

The open panes of glass on the proposed windows compliment the precedent of open glass panes on the house proper. The use of the narrow glass divisions breaks down the scale of these windows which establishes a rhythm and texture on the south and east elevations similar to the feeling of the existing porch while enabling less restrictive views from the inside out.

Materials & Colours

The proposed materials have been modified in this proposal to replicate those of the existing addition – dark wood, brick, sandstone and copper. The wood cladding above the existing base will be painted a dark grey/black colour as would the wood windows. The new red brick mix on part of the east and the north elevations closely matches the colour and size of the brick on the house proper while the existing red brick and sandstone will remain on the base. The eaves are copper to match the existing.

The proposed addition in many ways resembles the existing – heavy brick, stone base with a lightly framed wood structure a top with extensive glass openings – yet it enables more control of the alignments and proportions which are missing on the current addition as it appears to have evolved from the accretion of a porch on top of a porch with infill windows rather than with the intention of being inhabitable interior space.

I feel that AKB's design proposal respects the heritage character of this Grade A building and the new addition will only serve to enhance the current house and the value of the neighbourhood.

Should you wish to discuss this in person, I would be happy to do so at your convenience.

Sincerely,



Marianne McKenna
Partner

cc.

Mary MacDonald	Heritage Preservation Services, City of Toronto
Tim Birkholder	Community Planning, City of Toronto
Alex Murray	South Rosedale Rate Payers Association
David Townley	South Rosedale Rate Payers Association
Kelly Buffey	AKB
Sarah Dinnick	Home Owner (84 Crescent Road)

ATTENTION

Marilyn Miller
Preservation Officer
Heritage Preservation Services, City of Toronto
Toronto City Hall 2nd floor
100 Queen St. W.
Toronto, ON,
M5H 2N2

176 John Street - Suite 203
Toronto Ontario M5T 1X5
t. 416.204.1331 f.416.204.9778
www.akb.ca kbuffey@akb.ca

July 30, 2009

Re: Proposal for 84 Crescent Road

Dear Ms Miller,

As a partner of AKB, and designer for the proposed addition at 84 Crescent Road, I am writing to express our design intent in the revised proposal as per the drawings attached.

In working with our client to design a contemporary addition using the footprint of the existing porch, we retained ERA as an architectural heritage consultant early in the process as a means of ensuring the appropriate development of our design, one that would fully respect the heritage stature of this Grade A South Rosedale home.

More recently, we consulted with Marianne McKenna, partner of KPMB Architects, a highly educated and experienced architect whom, as you know, has worked on numerous historically significant buildings in the city such as the Royal Conservatory of Music, The National Ballet School and the Young Centre.

Given the feedback and direction of both ERA and Marianne McKenna over several months of development, we have worked through multiple iterations of the design to realize the current, revised proposal for your consideration.

Our primary goal in designing the reconstruction of the existing porch addition has been to respect the heritage quality of the house and neighbourhood while reinterpreting the current addition in a manner that would *not* diminish the character of the house proper, the streetscape or the community as a whole but would rather enhance them. Our revised proposal achieves this through a synthesis of conservation, relating proposed proportions and volumes with the existing, maintaining a lightness of form similar to that which is current, refining a rhythm of fenestration based on the existing and selecting materials of a high quality that are appropriate to the neighbourhood.

Conservation

We are proposing a conservation of the brick base and sandstone sill of the existing porch addition on the south and part of the east elevations as a means of visually and historically linking the new addition to the existing house. By doing so, we retain the most materially substantial part of the current addition which mediates the relationship between the earlier construction of the house proper (1899, Langely and Langley) and the proposed, while also standing as a record of the original porch construction (thought to have been built between 1924 and 1950). While we are not certain whether or not this base has existing foundations, if we find during construction that a new foundation is required, we propose to replicate a similar base at the same elevation to maintain the same visual connection between the addition and the house proper.

Proportion/Volume

The two storey volume of the proposed addition is similar to that of the existing with the exception of its flat roof. The new roof line enables a useable interior ceiling height on the second floor while it also elongates the vertical proportion of this addition, providing a more elegant counterpart to the house proper. The flat roof also maintains the same high point as the current sloped roof, slipping the new volume below the line of the existing eaves.

The north and west elevations, unseen from the street, are composed of a more solid and contemporary language in response to the client's request. The north consists of both a single and two storey brick elevation with large window openings, and the west is a single storey of solid brick.

Lightness/Fenestration

The lightness of the existing wood porch with glazed infill windows has been maintained in the proposed design of the south and east elevations: large glass openings on the ground and second floors are divided with solid cladding in between. The windows have been divided into 4 equal parts on the south elevation as are the existing windows on the second floor. The height of the proposed windows matches the height of the existing windows on the ground floor. By combining these two reference points from the original porch design, a taller, more elegantly proportioned window is proposed. To further unify this elevation, the upper and lower windows are proposed to be the same size. They are designed as open glass panels which reference the open window panes on the house proper while they also speak honestly of the current era in which this new addition is to be built.

This rhythm of tall, open glazing carries three quarters of the way around the east elevation on the ground floor and on all four sides of the second floor "aerie", providing a translucence that relates to the back and side gardens as intended by the original porch addition.

Materials

The proposed materials have been selected on the basis of their relationship to the existing house; finding a balance between integration and contrast that is similar to the current porch addition. As a means of unifying the new addition with the existing, we have proposed the conservation of the existing brick and sandstone base as mentioned above. A new Glen Ghery red brick mix closely resembling the existing red brick will be used on part of the east elevation and on all of the north and west. Copper eaves will be detailed similar to the existing and extend the visual coordination between the house proper and new addition.

While we favour the inherent beauty and timeless quality of dark zinc cladding on the solid massing between and above the windows on the south and east elevations, we are proposing an alternate of dark grey/black painted wood panels for consideration by the HPS if deemed more appropriate.

The windows, then, would be either a dark grey/black painted wood to match the painted wood cladding or aluminum clad in a colour resembling dark zinc.

Our proposal for the design of the existing porch addition has evolved thoughtfully, with much care and consideration for the heritage character of this Grade A building. While it is a close reinterpretation of the existing porch addition, it enables greater aesthetic unity in a design of more elegant proportions, with quality material choices, and an improved functional interior space. We believe that our design not only enhances the house but also enriches the streetscape and quality of the neighbourhood.

If you have any questions, please feel free to contact me.

Sincerely,



Kelly Buffey
Partner

cc.	Mary MacDonald	Heritage Preservation Services, City of Toronto
	Tim Birkholder	Community Planning, City of Toronto
	Alex Murray	South Rosedale Rate Payers Association
	David Townley	South Rosedale Rate Payers Association
	Marianne McKenna	KPMB Architects
	Micheal McLelland	ERA Architects
	Scott Weir	ERA Architects
	Colin Webster	Home Owner/Resident (84 Crescent Road)
	Sarah Dinnick	Home Owner/Resident (84 Crescent Road)

Please find below copies of the letters of support for the alteration at 84 Crescent Road submitted by the three neighbours who can see the existing porch from their homes.

From Gonda Angus:

Dear Mr. Murray:

My husband Hamish and I live directly behind Sarah Dinnick and Colin Webster at 84A Crescent Road in the converted coach house that was once part of 84 Crescent Road. I have seen the plans that their architect Kelly Buffey have drawn up. Their desire to replace the existing side porch with a more solid, lasting version is something that Hamish and I fully support. We think this replacement will enhance the streetscape and the materials being used are more appropriate than the clapboard that is currently there. I hope they are allowed to proceed with their design.

Please do not hesitate to contact me directly at the number below if you have any further questions.

*Sincerely,
Gonda Angus*

From Jennifer Morton:

Dear Mr. Murray:

I live at 87 Crescent Road and directly across from Sarah Dinnick and Colin Webster. Sarah and Colin have shown me the drawings that their architect has done to replace the existing porch and replace it with a more thought out and planned design. The existing porch looks very haphazard and although the scale is almost the same as the old porch I feel that the new design will be much more pleasing to the eye and the quality of the materials being used more consistent with the character of the neighbourhood. I hope that Sarah and Colin will be able to move ahead with their intention to improve 84 Crescent Road and that they are successful in their bid to convince the Heritage Preservation Services that this is an improvement to the existing structure. I look forward to the possibility of looking at this new design from across the road!

Please call me if you have any with any further questions

*Sincerely,
Jennifer Morton*

From Marianne and Andrew Clarke:

Dear Ms. Miller:

My husband, Andrew Clarke, and I live at 89 Crescent Road across the street from Sarah Dinnick and Colin Webster at 84 Crescent Road. We are in full support of Sarah and Colin's plan to replace the existing porch addition with a more enduring and sophisticated version. We feel this new design will be more in keeping with the house and the neighbourhood as a whole. They are maintaining the existing footprint so the scale is very similar - just more elegant.

We sincerely hope that this issue can be resolved in a timely matter and in favour of Kelly Buffey's architectural plan for 84 Crescent Road. We look forward to seeing the completed design.

Please do not hesitate to call or email me with any questions.

*Yours sincerely,
Marianne Anderson
416-966-1417
ma_at_home@yahoo.com*

Kelly Buffey

From: amurray@yorku.ca
Sent: Friday, September 25, 2009 1:00 PM
To: Kelly Buffey
Subject: SRRA support letter

Kelly,
Instead of a conventional letter of support I enclose below the correspondence between SRRA and Marilyn Miller regarding 84 Crescent Road. It clarifies our support and our reasons.

Regards

Alex Murray
VP, SRRA

"Thanks Alex, I will be discussing this with my team at our next meeting.

Marilyn Miller
Heritage Preservation Services
Policy and Research
City Planning Division
Toronto City Hall,
2nd floor, Suite A16,
100 Queen St. W.,
Toronto, Ontario
M5H 2N2

Phone (416) 338-1091
Fax: (416) 392-1973

Marilyn,
By "existing amount of fenestration" I mean that the Figure 7&8 proposal appears to have roughly the same amount of fenestration as the existing porch with an equivalent translucency.

Although retaining the look of the existing porch is a reasonable default position, I feel that the existing porch has an awkward tacked-on look whereas the Figure 7 proposal fits in as well or better and has a dignified elegance that somewhat echoes the southwest corner of the house.

Regards,
Alex

Quoting Marilyn Miller <mmiller2@toronto.ca>:

> Alex, thanks for the feed-back. Can you clarify what you mean by
> "existing
amount of fenestration? My understanding is they are not proposing to retain the
fenestration.

>
> Marilyn Miller
> Heritage Preservation Services
> Policy and Research
> City Planning Division
> Toronto City Hall,
> 2nd floor, Suite A16,
> 100 Queen St. W.,
> Toronto, Ontario
> M5H 2N2
>

> Phone (416) 338-1091
> Fax: (416) 392-1973
> email: mmiller2@toronto.ca

> >>> <amurray@yorku.ca> 06/15/2009 1:47 PM >>>

> Marilyn,

> I have looked at the Webster proposal and read carefully ERA's
> accompanying
statement. I think the design proposal is quite acceptable. Particularly important is the
retention of the existing amount of fenestration. I am confident that HPS will monitor the
use of appropriate materials in the foundation walls and framing.

> David Townley and I agree that HPS should approve the design proposal
> for 84
Crescent Road.

> Sincerely,

> Alex Murray"