



STAFF REPORT ACTION REQUIRED

166 Beaconsfield Avenue – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Date:	February 4, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director of Policy and Research, City Planning Division
Wards:	Davenport - Ward 18
Reference Number:	

SUMMARY

The owner of the property at 166 Beaconsfield Avenue has requested the designation of the property under Part IV, Section 29 of the Ontario Heritage Act. The property contains a late 19th century residential building that meets the criteria for municipal designation prescribed by the Province of Ontario.

The property owner has been restoring the heritage attributes of the property since 2001. The proposed designation of the site will enable the owner to qualify for the Toronto Heritage Grant Program, which funds restoration work.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 166 Beaconsfield Avenue (George Barrett House) on the City of Toronto Inventory of Heritage Properties;
2. City Council state its intention to designate the property at 166 Beaconsfield Avenue (George Barrett House) under Part IV, Section 29 of the Ontario Heritage Act;
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

ISSUE BACKGROUND

The property owner has requested the designation of the property at 166 Beaconsfield Avenue under Part IV, Section 29 of the Ontario Heritage Act and provided research information to assist in the preparation of the Reasons for Designation.

The property owner has been restoring the heritage attributes of the site since 2001. The proposed designation would enable the owner to qualify for the Toronto Heritage Fund Grant Program, which funds restoration work on heritage properties.

COMMENTS

The property at 166 Beaconsfield Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the west side of Beaconsfield Avenue, south of Dundas Street West, the George Barrett House is a well-crafted example of a late 19th century house form building that defines, maintains and supports the historical residential character of the street.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Designation (Attachment No. 3) are intended to be posted on the City of Toronto's web site and served on the owner of the property and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation include a statement of the cultural heritage value of the property with a description of its heritage attributes.

CONTACT

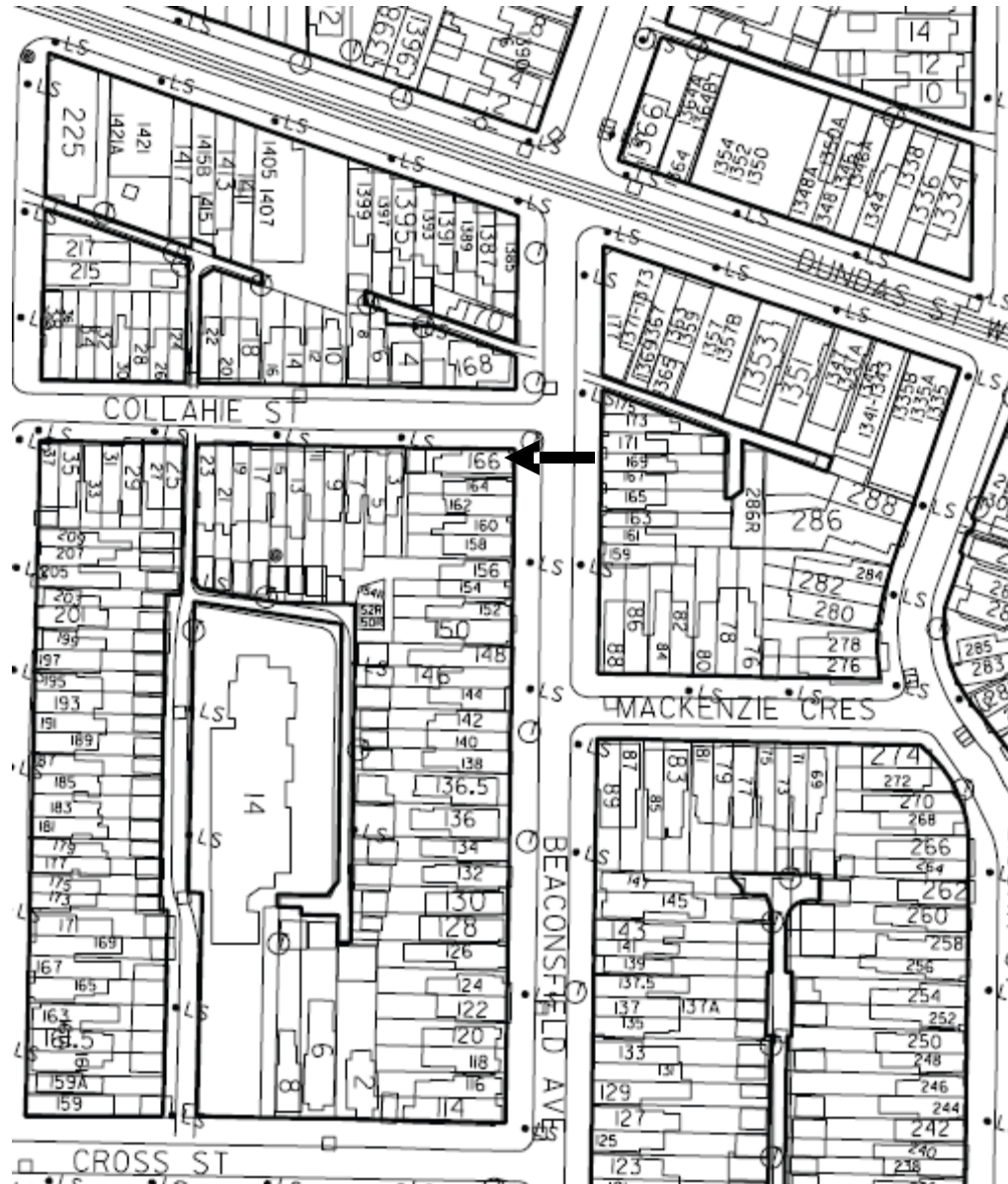
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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photographs
Attachment No. 3: Reasons for Designation



The location of the property is indicated by the arrow.

This location map is for information purposes only.
The exact boundaries of the property are not shown.



East façade on Beaconsfield Avenue



North Elevation on Collahie Street

George Barrett House

Description

The property at 166 Beaconsfield Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the southwest corner of Beaconsfield Avenue and Collahie Street, south of Dundas Street West, the 2½-storey house form building was under construction in 1892 and first occupied by George Barrett, an auditor with the Canadian Pacific Railway.

Statement of Cultural Heritage Value

The George Barrett House is a well-crafted example of a late 19th century house form building that is representative of the superior residential design found along Beaconsfield Avenue. It stands out in the upper (north) section of the street with its prominent placement on a corner lot and its blend of architectural features from the most popular styles of the period, including the Gothic Revival and Italianate. The design illustrates the variety of detailing popular in the late 19th century, including the elaborate woodwork on the two-storey entrance porch and roof (gables and dormer), and the mixture of window shapes highlighted by the oriel window on the principal (east) façade and the monumental ogee-arched window openings on the east and north walls. As one of the earliest houses on this section of Beaconsfield Avenue, its appearance set the standard for the high quality of residential design in the neighbourhood.

Contextually, the George Barrett House anchors the southwest corner of Beaconsfield Avenue and Collahie Street, directly south of Dundas Street West, where it defines, maintains and supports the historical residential character of Beaconsfield Avenue in its scale, materials and late 19th century styling. It forms an integral part of this important residential district that emerged near the City of Toronto's western boundary at the close of the 19th century, following the arrival of the steam railways and the extension of street car service that brought access to transportation and opportunities for local employment. Beaconsfield Avenue emerged as one of the most attractive streets in the vicinity, where much of the 19th century housing stock is recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the George Barrett House associated with its cultural heritage value as a well-crafted late 19th century house form building that supports the historical residential character of Beaconsfield Avenue are:

- The scale, form and massing
- The materials, with red brick, stone and wood

- The 2½-storey rectangular plan
- The hipped gable roof, with brackets, a gabled dormer (north), and projecting gables on the north and east where the east gable incorporates a balcony
- The chimney on the north wall (which has been replaced above the roof ridge)
- The principal (east) entrance, which is set in a wood surround with a transom
- Protecting the east entry, the two-storey porch that is enclosed in the upper floor and features decorative wood detailing
- The placement and detailing of the fenestration, including the two-storey two-sided bay on the east façade that incorporates an oriel window in the upper floor, the monumental ogee-shaped openings on the east and north walls, and the flat-headed openings
- The decorative detailing, including the corbelled and decorative brickwork