



**STAFF REPORT
ACTION REQUIRED**

**84 Crescent Road, Alteration of a Structure in the South
Rosedale Heritage Conservation District**

Date:	September 29, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Toronto Centre – Rosedale – Ward 27
Reference Number:	

SUMMARY

This report recommends that City Council refuse the application to alter an “A” rated house in the South Rosedale Heritage Conservation District (SRHCD) in accordance with Section 42(1) of the Ontario Heritage Act.

This application requests the removal and replacement of the existing sun room. Staff recommends the refusal of this application as it would result in the removal of a heritage attribute of a significant heritage house in South Rosedale. This attribute is visible from the street, in good condition and contributes to the heritage character of the neighbourhood.

The consent under the Ontario Heritage Act is in addition to a demolition permit required under the Building Code Act and the approval of any variances to the existing zoning by-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the application to alter 84 Crescent Road received September 15, 2009 by the applicant Kelly Buffey of AKB Atelier Kastelic Buffey;

2. City Council authorize the City Solicitor and City staff to attend the Ontario Municipal Board hearing, should Council refuse this application and the refusal be appealed to the Board.

Financial Impact

There is no financial impact resulting from the approval of this report.

DECISION HISTORY

The property at 84 Crescent Road was listed on the City of Toronto Inventory of Heritage Properties on June 20, 1973. This property also forms part of the SRHCD which was approved under Part V of the Ontario Heritage Act by Council on February 7, 2003 (By-Law # 115-2003) and upheld by the Ontario Municipal Board on December 17, 2003.

ISSUE BACKGROUND

The subject property is located at 84 Crescent Road (Attachment No. 1) and is within the SRHCD. In designating the SRHCD, Council adopted an evaluation of all buildings within the district and endorsed guidelines for managing change. The heritage evaluation categorized buildings in the district as “A”, “B”, “C” or “unrated”.

The existing building (Attachment Nos. 2 and 3) is categorized as an “A” in the SRHCD Plan. Buildings categorized as “A” are considered to be individually outstanding, to have national or provincial significance and contribute to the heritage character of the District. Of note, the SRHCD study indicates that 37 properties have an “A” rating; this is out of a 724 identified potential heritage buildings and approximately 1080 total buildings in South Rosedale.

Section 42(1) of the Ontario Heritage Act requires that no owner of a property situated in a heritage conservation district that has been designated by a municipality shall alter or permit the alteration of any part of the property, other than the interior of any structure or building on the property, unless the owner obtains a permit from the municipality to do so. Under Article IV of Section 103-22 of the Municipal Code, if the work proposed in an application is not compatible with the guidelines that apply in the heritage conservation district in which the work is proposed to be undertaken, the application shall be submitted to Council for consideration. This consent under the Ontario Heritage Act is in addition to a building permit required under the Building Code Act and the approval of variances to the existing zoning by-law. In addition, on March 3, 4 and 5, 2008, City Council adopted the Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada* as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City.

The applicant’s architect initially met on site with Heritage Preservation Services on April 24, 2009 to discuss preliminary plans regarding the removal and replacement of the sun room of the “A” rated structure at 84 Crescent Road in the SRHCD. The applicant provided a letter in support of the application to replace the porch prepared by ERA Architects Inc. on May 4, 2009. HPS replied to ERA on May 19, 2009 indicating the porch had sufficient age and architectural merit to be considered an important attribute of

the “A” rated structure. Further options for conservation were recommended by HPS for consideration by the applicant however, the applicant has decided to continue with a formal application for the demolition of the existing porch and replacement with a new contemporary addition. A complete application for the proposed alteration was received by HPS on September 15, 2009. Subsequent to the application, the applicant provided an updated letter from their heritage consultant dated September 22, 2009. The applicant also provided letters from neighbours at 84A, 87 and 89 Crescent Road as well as a local architect supporting the design of the replacement sun room. The applicant has not yet applied for a building permit.

COMMENTS

The applicant is proposing to remove the existing 2 storey sun room excluding the part of the existing sandstone and brick foundation wall and replace it with a new 2 storey sun room addition (Attachments Nos. 5, 6 and 7). This house was designed by the Toronto architecture firm Langley & Langley and constructed in 1899. The firm of Langley & Langley was led by Henry Langley and his son Charles Langley; they partnered from 1892 until Henry's death in 1907. Henry was a pupil of William Hay and Charles was the first graduate of the University of Toronto's School of Architecture in 1892. They worked on many of the City's finest properties including St. Michael's Cathedral, the Government House and the Necropolis. Based on visual investigation, the sun room has been determined to be an addition to the original house likely constructed in the 1920s or 30s.

The proposed replacement sun room will be a 2 storey addition which respects the existing building footprint. The proposed height is 21' - 4 5/8" to the top of the roof parapet; this is to the underside of the existing soffit. The proposed addition is in the contemporary architectural style. The cladding will be dark zinc or wood painted panels with a dark zinc or pre-finished aluminium flashing and aluminium windows. The existing brick base and sandstone sill is to be retained on the south elevation and in part on the east elevation (Attachment No. 5, 6 and 7).

The intent of the proposed alteration is to reorganize the interior space, improve the energy efficiency of this part of the house and increase the second floor height.

Section 5.3.2 of the SRHCD Plan sets out guidelines for alterations and additions to heritage buildings. The intent of these guidelines is to preserve heritage buildings as viewed from the street by ensuring that any change maintains and enhances the architectural style and character of the building and contributes to the district as a whole. Alterations and/or additions should: repair rather than replace significant architectural elements; consider replacing missing architectural elements; be consistent in size, scale, proportion and level of detail of this and other heritage buildings in the district; not be visually overwhelming; maximize the use of in kind materials; maintain the existing wall to window ratio; and relate to the scale and proportion of the heritage building. Any new height should not exceed the existing roof line.

It is staff's opinion that the proposed alteration does not comply with the Section 5.3.2. guideline, "Reasonable effort should be taken to repair rather than replace significant architectural elements" as the sun room:

- is a heritage attribute of this 'A' rated house;
- is an architectural feature visible from the street;
- contributes to the heritage character of the neighbourhood;
- is in good condition.

As such, it has not been demonstrated to staff that 'reasonable' effort has been taken to maintain this heritage attribute as viewed from the street as part of the proposed interior reorganization, energy efficiency alterations and increased second floor height.

The Parks Canada *Standards and Guidelines for the Conservation of Historic Places* provides the following guidance related to this proposal:

- Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
- Conserve changes to a historic place which, over time, have become character-defining elements in their own right.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Specifically related to energy efficiency the Parks Canada *Standards and Guidelines for the Conservation of Historic Places* provides the following recommendations relevant to this proposal (see Attachment No. 8 for guidelines in full):

- Complying with energy efficiency objectives in such a manner that character-defining elements are conserved and the heritage value maintained.
- Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no character-defining interior moulding around the windows or other character-defining interior architectural detailing.
- Improving thermal efficiency with weatherstripping, storm windows, interior shades and, if historically appropriate, blinds and awnings.
- Installing interior storm windows with air-tight gaskets, ventilating holes and/or removable clips to ensure proper maintenance and to avoid condensation damage to character-defining windows.

- Installing exterior storm windows that do not damage or obscure character-defining windows and frames.

As an alternative, staff had proposed to the applicant the following conservation strategy which would maintain this heritage attribute as viewed from the street and allow for the intended alterations:

- limit removal of this attribute to the exterior walls not visible from the street;
- incorporate energy efficiency upgrades sensitively into the existing building envelope, ie: new insulation of walls and roof from interior, improved heating and cooling as part of the interior renovations, window improvements as appropriate (re-glazing, new storm windows or replacement wood windows to match appearance of existing), etc.; and
- alter the existing roof line from a pitched roof to a flat roof to accommodate an increased height.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
 Attachment No. 2 – Existing Structure
 Attachment No. 3 – Existing Elevations
 Attachment No. 4 - Site Plan
 Attachment No. 5 – Proposed Floor Plans
 Attachment No. 6 – Proposed Elevations
 Attachment No. 7 – Proposed Renderings
 Attachment No. 8 – Parks Canada *Standards and Guidelines for the Conservation of Historic Places*, Energy Efficiency Considerations



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



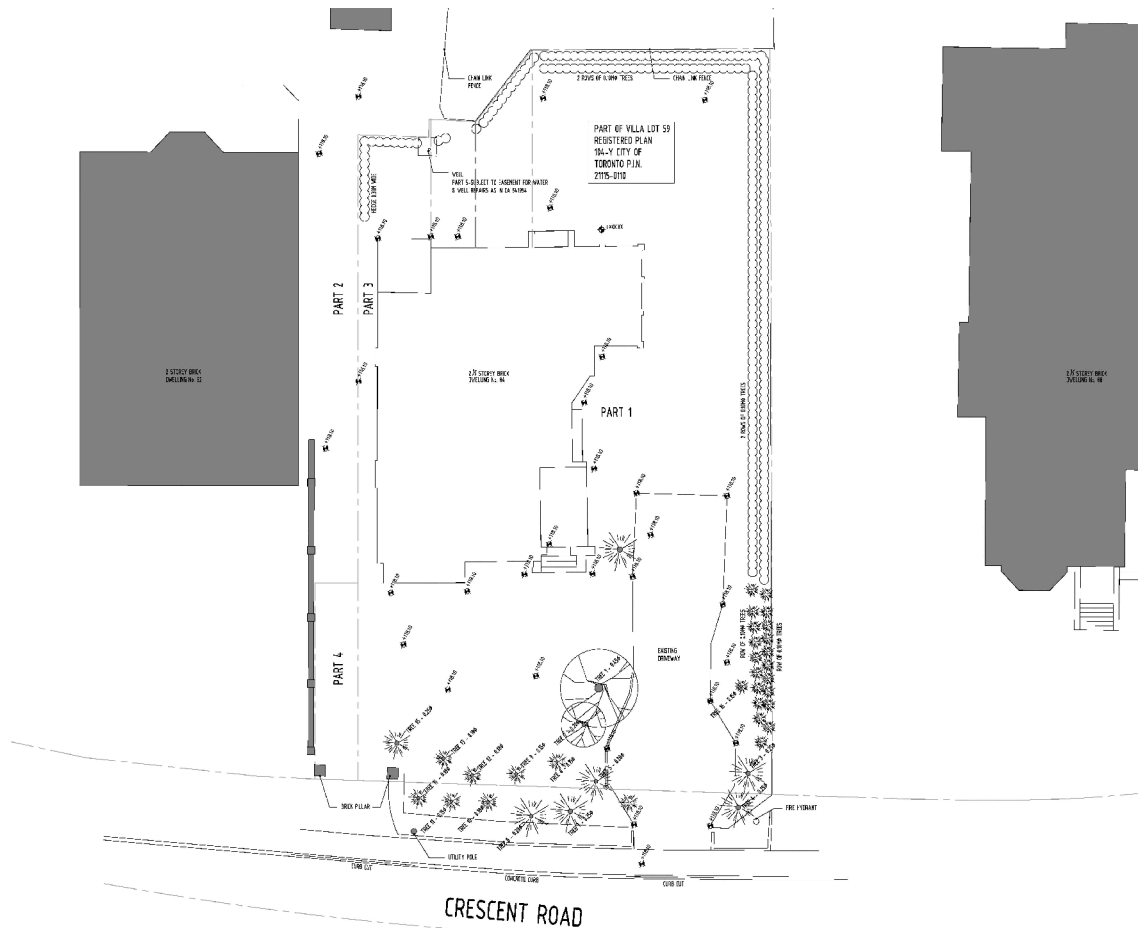
South (Front) Elevation



View looking at side and rear elevations of the sun porch

SITE PLAN: 84 CRESCENT RD

ATTACHMENT NO. 3





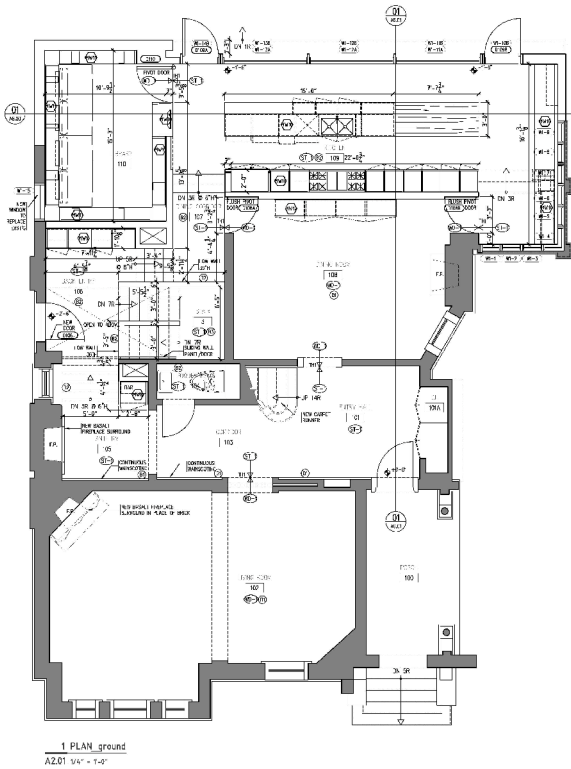
1 ELEVATION [EXST'G]_south
A4.00 1/4" = 1'-0"

South Elevation

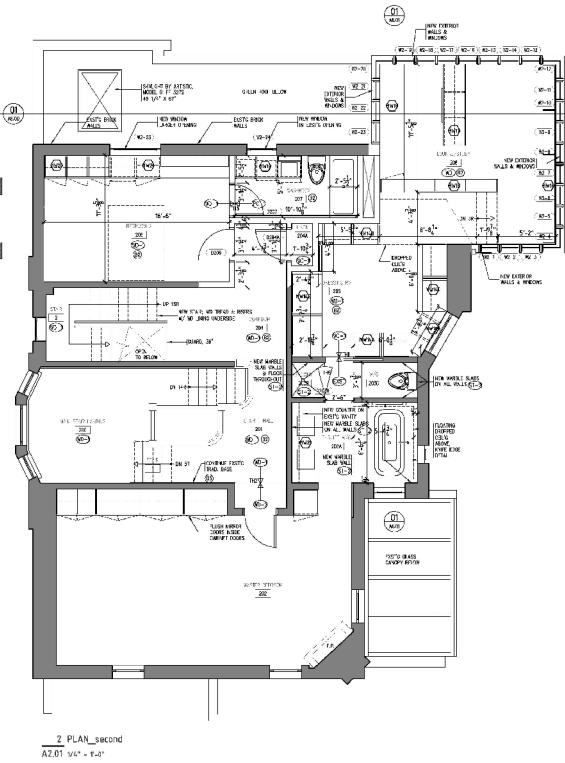


1 ELEVATION [EXST'G]_east
A4.02 1/4" = 1'-0"

East Elevation



Ground Floor Plan



Second Floor Plan



South Elevation



East Elevation



View from street



View north and east elevations

Recommended

Identifying the historic place's heritage value and character-defining elements — materials, forms, location, spatial configurations, uses and cultural associations or meanings — so that energy efficiency modifications will not damage or eliminate them.

Complying with energy efficiency objectives in such a manner that character-defining elements are conserved and the heritage value maintained.

Working with energy efficiency and conservation specialists to determine the most appropriate solution to energy conservation problems that will have the least impact on character-defining elements and the overall heritage value

Weighing the total environmental cost of energy saving measures against the overall environmental costs of retaining the existing features or fabric, when deciding whether to proceed with energy saving measures.

Landscapes

Retaining and maintaining character-defining landscape elements such as deciduous trees, windbreaks and lakes or ponds that perform passive energy conserving functions and moderate the effects of climate on the historic place.

Improving the energy efficiency of existing character-defining landscape elements through non-destructive means, such as utilizing a recirculating system in a fountain rather than uncontrolled discharge to a storm system.

Buildings: Insulation

Exercising caution and foreseeing the potential effects of insulating the building on the envelope system so as to avoid damaging changes such as displacing the dew point and creating thermal bridges.

Installing thermal insulation in attics and in unheated cellars and crawl spaces to increase the efficiency of the existing mechanical systems unless this could adversely affect the building envelope.

Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no

Not Recommended

Undertaking energy efficiency modifications before identifying those elements that are important in defining the overall heritage value of the historic place.

Damaging or destroying character-defining elements or undermining the heritage value while making modifications to a historic place to comply with energy efficiency objectives.

Making changes to historic places without first exploring equivalent energy efficiency systems, methods or devices that may be less damaging to character-defining elements and heritage value.

Removing or altering those character-defining landscape elements or parts of elements that serve an energy conservation purpose, creating a situation where the effects of wind, rain and sun result in accelerated deterioration of the historic place.

Replacing energy inefficient character-defining landscape elements rather than improving their energy conservation potential, such as replacing an entire historic light standard rather than retrofitting the fixture to be more efficient.

Installing insulation without anticipating its potential impact on the building envelope.

Inserting thermal insulation with a high moisture content in wall cavities that might damage character-defining elements.

Installing wall insulation without considering its effect on character-defining interior moulding or

character-defining interior moulding around the windows or other character-defining interior architectural detailing.

other character-defining architectural detailing.

Buildings: Windows

Utilizing the inherent energy conserving features of a building by maintaining character-defining windows and/or louvered blinds in good operating condition for natural ventilation.

Removing character-defining shading devices rather than keeping them in an operable condition.

Improving thermal efficiency with weatherstripping, storm windows, interior shades and, if historically appropriate, blinds and awnings.

Replacing character-defining multi-paned sashes with new thermal sashes utilizing false muntins.

Installing interior storm windows with air-tight gaskets, ventilating holes and/or removable clips to ensure proper maintenance and to avoid condensation damage to character-defining windows.

Installing interior storm windows that allow moisture to accumulate and damage character-defining windows.

Installing exterior storm windows that do not damage or obscure character-defining windows and frames.

Installing new exterior storm windows that are inappropriate in size, design or colour and therefore damage or obscure character-defining windows and frames.

Replacing character-defining operable windows or transoms with fixed thermal glazing, or allowing operable windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Buildings: Entrances and Porches

Maintaining character-defining porches and double vestibule entrances so that they can retain heat or block the sun and provide natural ventilation.

Altering character-defining porches or double vestibule entrances that serve an energy-conserving function so that they no longer retain heat or block the sun and provide natural ventilation.

Buildings: Interior Features

Retaining character-defining interior shutters and transoms for their inherent energy conserving features.

Removing character-defining interior elements that play an energy conserving role.

Buildings: Mechanical Systems

Improving the energy efficiency of existing mechanical systems by installing insulation in attics and basements, unless this could adversely affect the building envelope.

Replacing existing mechanical systems that could be repaired for continued energy efficient use.

New Additions to Historic Places

Putting on a new addition that may be necessary to increase energy efficiency on non-character-defining elevations.

Designing a new addition which obscures, damages or destroys character-defining elements.