

June 30, 2010

To: City Council

From: Toronto Preservation Board

Subject: 79 Dawlish Avenue – Inclusion of City of Toronto Inventory of Heritage Properties
[To be considered with Item NY35.33]

Recommendations:

That the Toronto Preservation Board recommends that City Council include the property at 79 Dawlish Avenue on the City of Toronto Inventory of Heritage Properties.

Background:

The Toronto Preservation Board on June 30, 2010, considered the following:

1. Letter (June 15, 2010) from Councillor Cliff Jenkins, Ward 25, Don Valley West.
2. Submission (June 15, 2010) from Hossein Tahami, M.A.Sc., M. Eng., P.Eng.
3. Submission (April 28, 2010) from Katarzyna Sliwa Davies Howe Partners LLB.

The following persons addressed the Toronto Preservation Board.

- Milena Estrah
- Katarzyna Sliwa, Davides Howe Partners LLB and filed a submission

For City Clerk

Margaret Sexton

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June 15, 2010

Bob Saunders, Chair
Toronto Preservation Board
Heritage Preservation Services
2nd Floor, Toronto City Hall

Dear Mr. Saunders,

RE: 79 Dawlish Avenue – Inclusion on Heritage Inventory

This is to request that this item be included on the agenda of the June 30 meeting of the Toronto Preservation Board (TPB):

Proposed Recommendation:

That the Toronto Preservation Board recommend that City Council include the property at 79 Dawlish Avenue on the City of Toronto Inventory of Heritage Properties.

Description

With its steeply-pitched roof and pointed dormers evoking French-Canadian architecture styles, 79 Dawlish Ave. has a distinctive and much-admired presence in Lawrence Park.

Built in 1928, it was designed and occupied by the notable architect Forsey Page who lived there until 1933. Page, with various partners, designed a number of houses in Lawrence Park, and the firm Page and Steele designed many landmark Toronto buildings including the Garden Court Apartments on Bayview, Benvenuto Place, and Commerce Court. Page served as president of both the Ontario Association of Architects and the Royal Architectural Institute of Canada.

The property is included in the Toronto Public Library Board's Historical Walking Tour of Lawrence Park, 2007.

This property has cultural heritage value and contributes significantly to the character of the Lawrence Park area. Inclusion on the City of Toronto heritage inventory would enable staff to monitor the property and be advised of any request for a demolition permit.

Background:

The Toronto Preservation Board (TPB) at its meeting on May 28:

- Endorsed the nomination of several properties in Lawrence Park, including 79 Dawlish, as candidates for designation under the Ontario Heritage Act, and
- Requested the Acting Manager, Heritage Preservation Services to prioritize the review of 79 Dawlish Avenue.

The North York Community Preservation Panel (NYCPP) passed a resolution requesting designation of 79 Dawlish Avenue under the Ontario Heritage Act at its May 17 meeting.

The North York Community Council will be considering the same Proposed Recommendation at its June 22 meeting.

TPB recommendation to City Council is a requirement for listing under the Ontario Heritage Act (OHA).

Attachments

Extensive documentation of the architectural and historical value of the 79 Dawlish Ave. property exists. Attached to this letter are:

- a recent photograph
- several photographs from the January 1929 article in Canadian Homes and Gardens
- photos of several architectural drawings from the North Toronto Historical Society archives
- letter dated May 17, 2010 from Marta O'Brien describing the architecture of the house and giving biographical details of Forsey Page

Thank you for your attention to this matter.

Yours sincerely,

Cliff Jenkins
Councillor
Ward 25, Don Valley West

c.c. **Mary MacDonald**
Scott Barrett
Kerri Voumvakis
Margaret Sexton, City Clerk's Office
Geoff Kettel, NYCPP





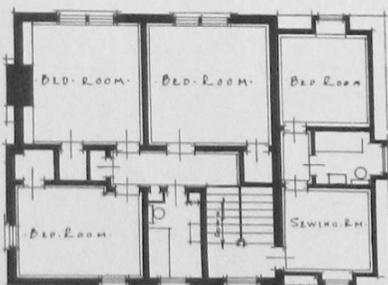
INGENUITY CREATES A HOUSE ON TWO LEVELS

The home of Forsey Page, Esq., Lawrence Park, Toronto

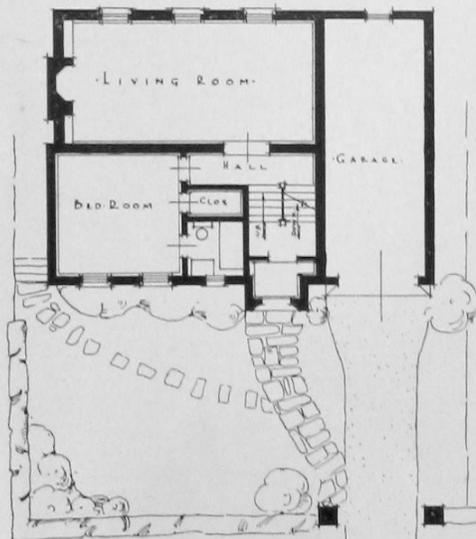
Forsey Page & Steele, Architects

In this original design for his own house Mr. Forsey Page has broken away from monotonous tradition. The house is gray brick, and from the front elevation seems to follow the English cottage design. At the back, however, it becomes a three-story building, as the ground slopes suddenly toward the Lawrence Park ravine, and the basement dining room opens out upon a terrace

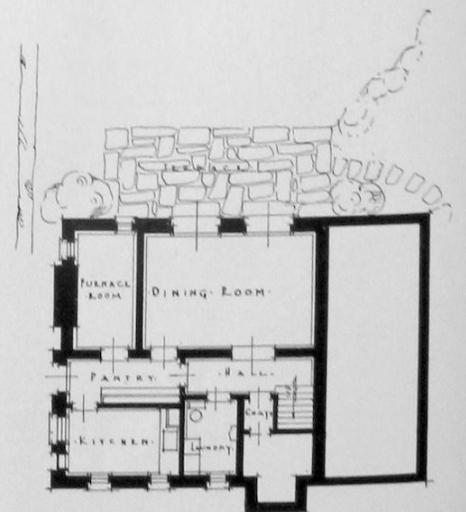
The design is compact, and, as a result of utilizing the basement for rooms that are ordinarily on the first floor, there are no less than nine important rooms included in the plans. In this age of oil heating, insulating and sound-proofing, the architect saw no reason why the dining room could not be comfortably placed beside the furnace room. The kitchen is also on this floor



· SECOND FLOOR ·



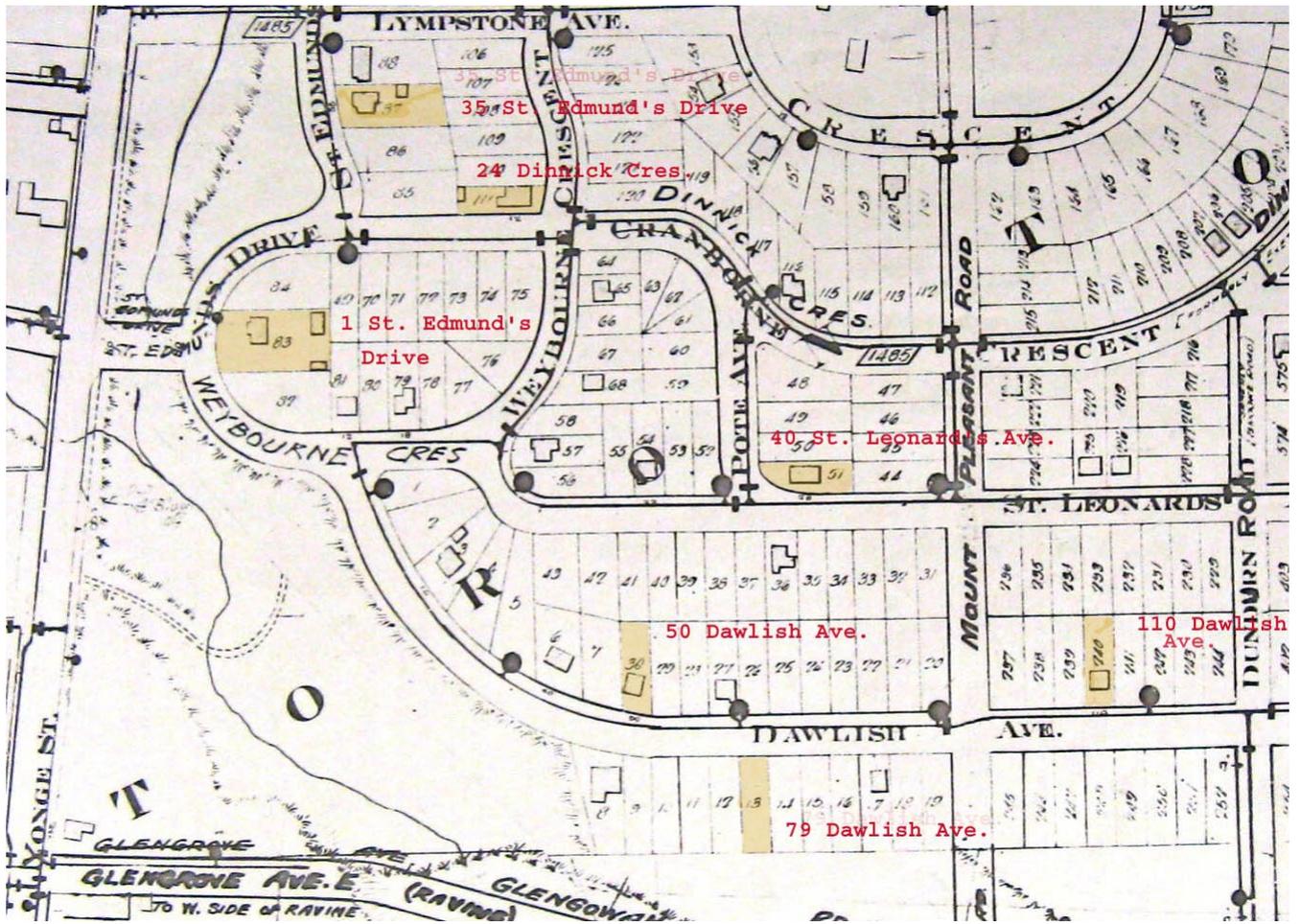
· FIRST FLOOR ·



· GROUND FLOOR ·



INGENUITY CREATES A HOUSE ON TWO LEVELS



35 St. Edmund's Drive

24 Dinnick Cres.

1 St. Edmund's Drive

40 St. Leonard's Ave.

50 Dawlish Ave.

110 Dawlish Ave.

79 Dawlish Ave.



TAHAMI engineering and construction
266 Maplehurst Ave
Toronto, ON M2N 3C4
Tel. 416 227 1328

DATE: June 29th 2010

SITE VISIT REPORT STRUCTURAL EVALUATION

Reference: 79 Dawlish Ave

To: Mr. Michael Rozenblit

At your request, a site inspection was performed at 79 Dawlish Ave. Scope of review was structural evaluation of existing building. Inspection was performed on June 28th 2010 at 12:30 pm.

Executive summary:

Building shows signs of an active settlement in the west side. Major cracks are observed at several locations especially at the rear-west portion of the building.

The house was not found structurally stable and therefore it is recommended to demolish the house.

Findings:

- Building is a single family two storey dwelling house.
- Exterior walls are masonry (brick).
- House has a partial basement.
- Integral-at grade garage is located at west side of the house and one story living space is constructed above the garage.
- Westerly exterior wall is settled more than other parts of the building.
- Garage door's frame is sloped toward the west side (Pic. 1).
- Major cracks are visible on masonry walls around the garage (Pic. 2).
- Major Cracks are measured from 5 mm to 25 mm (Pic. 3).
- The storey above the garage is sunken due to west wall settlement and interior door frames are skewed and sloped toward the west side (Pic. 4).
- Masonry bricks around windows in the basement and second floor are cracked and lintels are damaged (Pics. 5 and 6).

Recommendations:

- West wall and rear west wall shall be shored as per SK1 details.
- Safety fence and signs shall be installed to keep peoples away from the settled corner of the house.
- Cracks shall be monitored periodically and any sudden change shall be reported to the engineer promptly.
- Space above garage shall be vacant and no extra load be applied to the floor.



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- Garage's temporary ceiling shall be removed and shoring be installed under second floor joists.
- The structure is not stable and safe to be used as dwelling unit. Municipal authorities shall be consulted to grant a demolition permit.
- As a result of partial basement location, Garage's footing (west side of the building) is not at the same level of the rest of the building's footing. The un-even settlement is expected to be a continuous issue and we can not provide any repair solution for the current condition of the house. Cracks in the masonry wall have caused structural failure and a patch – repair methods will not solve the problem.
- We propose to demolition and rebuild the house. New house shall be founded on natural undisturbed soil with a minimum bearing capacity of 100 KPa for 24" strip footing. A soil report by a geotechnical engineer is required to prevent similar problems for the future structures.

Disclaimer:

This report is not intended to cover all applicable codes and shall be used in conjunction with an approved building permit.

This report is prepared for **Mr Rozenblit** only. TAHAMI is not liable for third parties loss due to use of the contents of this report or TORT or in any other means.

Hossein Tahami, M.A.Sc., M. Eng., P.Eng.





Picture 1:



Picture 2:





Picture 3:



Picture 4:





Picture 5:



Picture 6:

