



STAFF REPORT ACTION REQUIRED

414-418 Church Street – Amendment of Reasons for Designation and Passage of Designating By-law under Part IV, Section 29 of the Ontario Heritage Act

Date:	January 8, 2010
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 amend the Reasons for Designation for the properties at 414-418 Church Street (Stephen Murphy Houses and Store) as adopted by Council at its meeting of April 25-27, 2006, and that Council pass the by-law designating the properties at 414-418 Church Street under Part IV, Section 29 of the Ontario Heritage Act.

Following its meeting of April 25-27, 2006, City Council served notice of its intention to designate the properties at 414-418 Church Street under Part IV, Section 29 of the Ontario Heritage Act. On June 29, 2006, the property owners' representative submitted an objection to the notice of intention to designate and the matter was referred to the Conservation Review Board. The property owners have agreed to withdraw their objections subject to minor revisions to the original Reasons for Designation (Attachment No. 3) and their replacement by the revised Reasons for Designation (Attachment No. 4).

Heritage Preservation Services is satisfied that the revised Reasons for Designation will ensure that the property's cultural heritage values and attributes are preserved.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the Revised Reasons for Designation as set out in Attachment No. 4 of this report.
2. Upon receipt of the owners' withdrawal of their notice of objection, the City Solicitor be authorized to introduce a bill in Council with the amended Reasons for Designation as set out in Attachment No. 4, designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

City Council included the properties at 414-418 Church Street on the City of Toronto Inventory of Heritage Properties on April 25-27, 2006. At the same meeting, City Council stated its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act.

ISSUE BACKGROUND

Following Council's statement of intention to designate the properties at 414-418 Church Street, the property owners objected to the proposed designation and the matter was referred to the Conservation Review Board. Since this process began in 2006, the CRB has convened a number of pre-hearing conferences and the ownership of the properties has changed twice. In December 2009, City staff met with the representative of the current owners to discuss minor changes to the Reasons for Designation that would address the owners' concerns while preserving the properties' key cultural heritage values and attributes. With these revisions, the owners have agreed to withdraw their objection, allowing the designating by-law to be passed.

COMMENTS

The property owners and City staff have agreed to two revisions to the original Reasons for Designation. The original Reasons for Designation are attached as Attachment No. 3, with the revised Reasons for Designation for the designating by-law found in Attachment No. 4.

In the revised Reasons for Designation, the section describing the heritage attributes has been reformatted with bullet points. The Reasons for Designation have been changed to clarify that although the lower storey of the building has been reclad, the solid to void ratio of openings to wall remains important.

With these revisions to the Reasons for Designation, the properties at 414-418 Church Street still meet Regulation 9/06, the criteria developed by the Province of Ontario for municipal designation. To warrant designation under Part IV, Section 29 of the Ontario Heritage Act, a property must meet “one or more” of the criteria under any of, but not necessarily all of the categories of Design/Physical Value, Historical/Associative Value, and Contextual Value. The properties at 414-418 Church Street retain their cultural heritage values under all three categories as stated in the revised Reasons for Designation.

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached.

CONTACT

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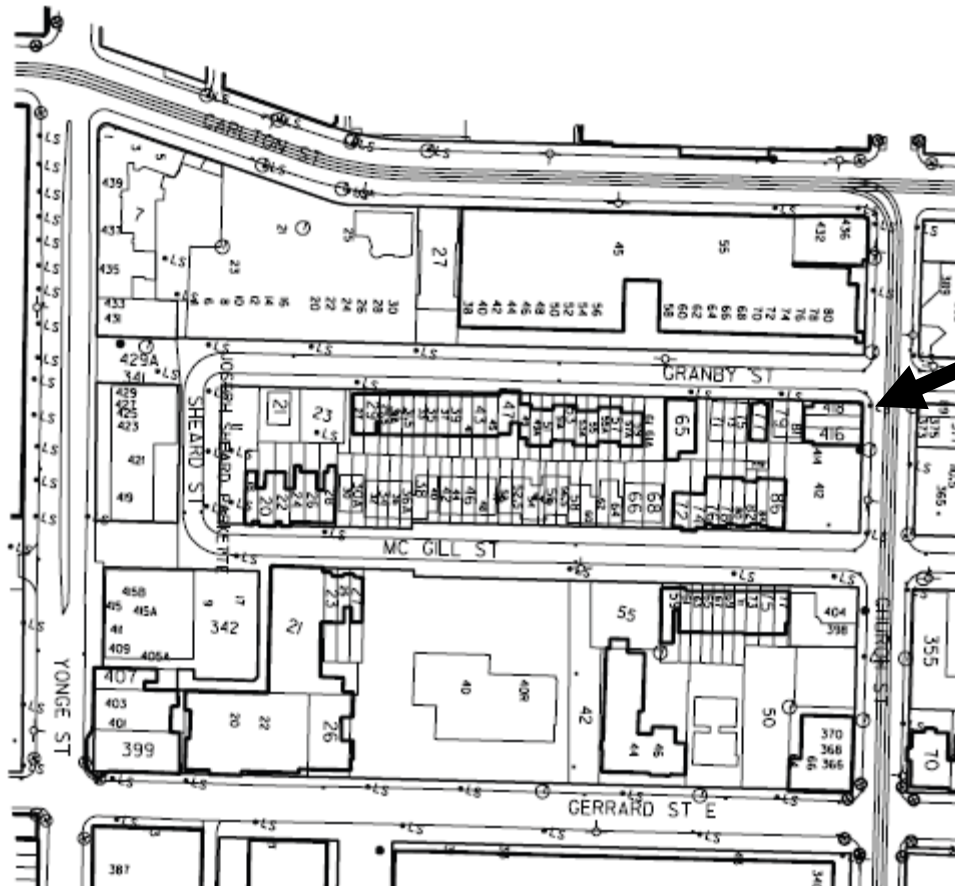
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Barbara Leonhardt
Director, Policy and Research
City Planning Division

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph
Attachment No. 3 – Original Reasons for Designation
Attachment No. 4 – Revised Reasons for Designation



The **arrow** marks the location of the site.

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



Stephen Murphy Houses and Store on the southwest corner of Church Street and Granby Street, showing the east (left) and north (right) facades and the chamfered corner tower with an entrance.

Stephen Murphy Houses and Store

Description

The properties at 414-418 Church Street are recommended for designation under Part IV of the Ontario Heritage Act for their cultural heritage value or interest. Located on the southwest corner of Church Street and Granby Street one block south of Carlton Street, tax assessment rolls indicate that the three-part complex was under construction in September 1891 with two house form buildings adjoining a commercial unit.

Cultural Heritage Value

The cultural heritage value of the Stephen Murphy Houses and Store is related to their Second Empire design, popularized in the late 19th century and identified by the mansard roof.

The cultural heritage value of the properties is also linked to their contribution to the evolution of the Church Street neighbourhood as the centre of gay culture in Toronto. Beginning in the early 1990s, the buildings were occupied by the Barn and Stables, a popular gay nightclub.

The context of the properties contributes to their cultural heritage value. The Stephen Murphy Houses and Store are prominent local features and visible corner buildings that, in appearance and scale, relate to the adjoining residential neighbourhood along Granby Street and McGill Street.

Heritage Attributes

The heritage attributes of the Stephen Murphy Houses and Store are found on the principal facades facing Church Street (east) and Granby Street (north), respectively. Clad and trimmed with brick (currently painted), the house form buildings rise 2½ stories, while the commercial component extends three stories with a corner tower (its roof has been altered). In the first floor, the east and north facades have been reclad and the door and window openings altered.

The tower is bevelled on the northeast corner where an entrance is found. Above, the second storey of the tower is marked by flat-headed window openings with transoms. On the third floor of the tower and the adjoining north elevation, round-arched window openings have corbelled sills and elaborate brick hood moulds with keystones. Cornices extend across the tower and the north façade.

On the east elevation, the mansard roof that covers the house form buildings is marked by a firebreak wall (south) with corbelled brickwork. The pair of gabled dormers contains Palladian windows flanked by decorative shingles. The second storey displays decorative brickwork and flat-headed window openings.

The south and rear (west) walls of the complex are not included in the Reasons for Designation.

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Heritage Attributes

The heritage attributes of properties at 414-418 Church Street are:

- The building that is known historically as the Stephen Murphy Houses and Store
- The scale, form and massing
- Above the first storey, the brick cladding and trim (currently painted)
- The mansard roof with the firebreak wall (south) and corbelled brickwork
- On the east, the pair of gabled dormers with Palladian windows and decorative shingles
- The three-storey corner tower (its roof has been altered) with the chamfered northeast corner, the first-floor entrance, and the decorative brickwork in the upper stories
- The cornices that extend across the tower and north facade
- On the principal east (facing Church Street) and north (facing Granby Street) facades, the ratio of window openings to wall in the first floor (which has been reclad)

- On the east and north facades, the second-storey fenestration where some of the flat-headed window openings have transoms
- The third-floor fenestration on the tower and north facade, with round-arched window openings with corbelled sills, elaborate brick hood moulds and keystones

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