



STAFF REPORT ACTION REQUIRED

558 (562) Gerrard Street East (Governor's House), Alterations to a Designated Heritage Property

Date:	July 14, 2010
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	P:\2010\Cluster B\PLN\HPS\TEYCC\te 08 17 10\teHPS15

SUMMARY

The purpose of this report is to recommend the approval of alterations to the designated heritage property at 558 Gerrard Street East, the Don Jail Governor's House. The Philip Aziz Centre for Hospice and Palliative Care (the "Philip Aziz Centre"), is proposing to construct an addition to the rear of the Governor's House to allow for its adaptive reuse as a non-profit children's hospice. The proposal also includes rehabilitation of the historic Gatekeeper's House adjacent to the Governor's House, for administrative space needed to support the children's home program.

This report further recommends as conditions of approval that the owner/applicant provide a Conservation Plan and a Letter of Credit to secure the conservation work to the Governor's House as generally outlined in this report, prior to the issuing of building permits.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the designated heritage property at 558 Gerrard Street East (Governor's House), substantially in accordance with the Select Plans and Drawings (Appendix II) of the Heritage Impact Assessment for 558/562 Gerrard Street East, Don Jail Governor's House, Toronto, Ontario, prepared by Goldsmith Borgal and Company Ltd. Architects, dated April 2010, subject to the following conditions:

- a. Prior to the issuance of any building permits for the proposed alterations, including a permit for demolition, excavation and/or shoring, the owner/applicant shall provide:
 - i. a Conservation Plan prepared by a qualified heritage consultant (“Heritage Consultant”) to the satisfaction of the Manager of Heritage Preservation Services, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the Don Jail Governor’s House prepared by Goldsmith Borgal and Company Ltd. Architects, dated April 2010, that describes in detail all proposed conservation work and the methods and materials to be used in undertaking the conservation work as well as photographic documentation of the as-found condition of the Governor’s House. The Conservation Plan shall include the significant deficiencies as outlined in the report prepared by ERA Architects Inc., Condition Assessment Report, Governor’s House, Gatekeeper’s House and St. Matthew’s Lawn Bowling Club, 548 and 558 Gerrard Street East, October 4, 2005 as updated July 21, 2009;
 - ii. a final Landscape Plan to the satisfaction of the Manager of Heritage Preservation Services that also illustrates the parkland directly adjacent to the Governor’s House and that identifies the limit of lands leased to the Philip Aziz Centre;
 - iii. a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan, with the exception of the amount previously secured pursuant to other applicable agreements with the City toward correction of the significant deficiencies as set out in this report;
 - iv. building permit drawings including plans and elevations as well as specifications for the heritage conservation work to be prepared by the Heritage Consultant, to the satisfaction of the Manager of Heritage Preservation Services;
- b. Prior to the release of the Letter of Credit to secure the conservation work, the owner/applicant shall provide a notice of substantial completion signed by the Heritage Consultant to the satisfaction of the Manager of Heritage Preservation Services, for the heritage conservation work included in the Conservation Plan;

- c. The owner/applicant shall undertake archaeological monitoring of the property during construction in order to document any buried landscape features that may still exist, and shall contact the Ministry of Culture and the City of Toronto Heritage Preservation Services Unit immediately in the event that deeply buried archaeological remains are encountered.

Financial Impact

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

DECISION HISTORY

The City of Toronto designated the property at 558 Gerrard Street East in 2000 under Part IV of the Ontario Heritage Act for architectural and historical reasons (By-law No. 411-2000) (Attachment No. 3). The designation by-law which refers to the entire property as 558 Gerrard Street East, includes both the Governor's House (municipally addressed as 562 Gerrard Street), and the Gatekeeper's House (558 Gerrard Street East) (Attachment No. 1). Both buildings were originally constructed to support the functions of the Old Don Jail (the "Don Jail"), a building that remains the historic centrepiece of the broader site.

In 2004 Bridgepoint Health submitted a comprehensive redevelopment proposal that includes lands owned by the City as well as by Bridgepoint Health. A series of land exchanges and transfers with the City were negotiated for a development that proposes the construction of a new state of the art hospital together with: the adaptive reuse of the three heritage buildings on the development site; the construction of a new City park and new City streets; and the delineation of four new redevelopment parcels (Attachment No. 4).

The Official Plan and Zoning Amendments for this development proposal were approved by City Council and subsequently upheld by the Ontario Municipal Board on January 29, 2007. Subdivision approval was obtained and most recently building permits were issued by the City for the commencement of below grade work for the construction of the new hospital and selective interior demolition of the Don Jail.

Bridgepoint Health is the current owner of both the Governor's House and the Gatekeeper's House. These lands will form part of a new City park that will create a forecourt to the Don Jail. The signing of a lease agreement between Bridgepoint Hospital and the Philip Aziz Centre is imminent. The proposed lease is for a term of 21 years (with potential for extension to 50 years) for the adaptive reuse and operation of the Governor's House as a children's home for hospice and respite care. The lease also includes the adaptive reuse of the Gatekeeper's House for administrative functions to support the children's home. Under the terms of the lease agreement, the Philip Aziz Centre will undertake the significant deficiencies as outlined in the Condition Assessment Report, Governor's House, Gatekeeper's House and St. Matthew's Lawn Bowling Club, prepared by ERA Architects dated October 4, 2005 (updated July 21, 2009). Bridgepoint Health is obligated under the terms of its agreements with the City (Subdivision Agreement, Land

Exchange Agreement), to contribute \$400,000 toward the cost of completing these deficiencies. Both the Governor's House and the Gatekeeper's House will be transferred to the City's ownership subject to the lease arrangements at the time of transfer of the lands for the new City park.

On March 10, 2010 a variance application was before the Toronto and East York Committee of Adjustment to permit the children's home to expand into the proposed new addition on the north side of the historic Governor's House. The variance request was approved on the condition that among other things: the Toronto Preservation Board and City Council approve the proposed alterations to the Governor's House under the provisions of the Ontario Heritage Act; a heritage permit is issued under the provisions of the Ontario Heritage Act; and a final Landscape Plan is submitted and approved by staff of Community Planning, Heritage Preservation Services, and Parks, Urban Forestry and Recreation.

Bridgepoint Health (the owner), the Ontario Heritage Trust (who hold a heritage easement agreement on the property) and Kuwabara Payne McKenna Blumberg Architects (the architects for the owner), have all indicated their support in writing for the proposal and this application to alter the designated heritage property. Alterations to the Gatekeeper's House will be dealt with under a separate heritage permit application and will be reported on to the Toronto Preservation Board and to City Council as may be required.

ISSUE BACKGROUND

Historically, the Don Jail is among the most important public buildings erected in Toronto during the mid-19th century and is an integral part of the history and development of the City of Toronto and of Canada's penal system. The Governor's House is an important historic feature of the Don Jail. While a number of subsidiary structures related to the jail once existed, the Gatekeeper's House (1864) and the Governor's House (1888), are the only two nineteenth century buildings in addition to the jail proper, that remain on the site today.

The two-storey brick Governor's House served a residential purpose from 1888 when it was constructed until 1974, beginning with John Green who was the first Governor of the Don Jail. The Governor's House ceased to serve as a residential building following the transfer of the Don Jail from City to Provincial jurisdiction in 1968-1969. The building was subsequently occupied for programmes related to the Ministry of Correctional Services.

As with the other heritage buildings on the site, the Governor's House has suffered extensive physical deterioration due to neglect and vacancy. Its rehabilitation and adaptive reuse is critical to its long-term preservation.

Finding a viable contemporary use for heritage buildings is often challenging. In this case, the new use must be compatible with Bridgepoint Hospital and the new campus of medical services that will be developed on the larger site. The Philip Aziz Children's

Home presents an excellent fit, both in supporting the adaptive reuse of two heritage buildings (the Governor's House and the Gatekeeper's House), and in the compatibility of its program with the other service providers in its proximity.

COMMENTS

Goldsmith Borgal and Company Ltd. Architects prepared a Heritage Impact Assessment for the Don Jail Governor's House (April 2010). The following information summarizes the findings of this report.

Historical / Architectural Background

The Don Jail was similar to other nineteenth century prisons in that it originally provided accommodation for the Jail's governor or warden within the Jail building itself. It was only in the latter half of the nineteenth century that living quarters were no longer integrated into the Don Jail proper and a separate building was constructed adjacent to it.

The architect of the Governor's House was Mancel Wilmot. Rather than designing a building stylistically similar to the Jail itself (an elaborate Renaissance Revival style), Wilmot used a more typical Victorian residential aesthetic, incorporating the bay-and-gable form then popular in Toronto. Oriented to Gerrard Street, the Governor's House has a generous setback from Gerrard Street but is clearly integrated into the residential fabric of Riverdale, which by the 1880's had begun to develop.

The asymmetrical main façade is created by the L-shaped plan under a cross-gable roof. Four chimneys rise above the gable roof. The building features a projecting two-storey bay window, under a gable on the eastern portion of the front façade (Attachment No. 2). The main entrance is centrally located within a projecting vestibule. The existing verandah replaces what originally was a simple wood porch that was accessed by a separate set of stairs at its west end. French doors likely connected the front porch to the main public room on the ground floor.

The building is constructed of buff brick on a high limestone foundation. Stone is used sparingly for details such as windowsills and coping. Visual interest is added to the otherwise simple design through the use of decorative brick patterns. The woodwork is simple by Victorian standards. The windows, which were originally double-hung sash have flat-headed openings. Some of the original windows remain but most have been replaced with new aluminium windows that do not maintain the original double-hung configuration.

The immediate setting of the Governor's House was most dramatically altered by the construction of the Riverdale Branch Library in 1910 (with later additions in 1927, 1979, and 1991), blocking the view to the east façade of the house and resulting in the loss of the gardens that extended east from the Governor's House to the corner of Broadview and Gerrard Streets.

Heritage Character Statement

The key character defining elements of the Governor's House as set out in the designation by-law can be summarized to include the following: the brick building with its stone foundation; brick detailing; the hipped gable roof; the four tall chimneys with brick detailing; significant features on the principal (south) façade including the main entrance and two-storey bay window; the flat and segmental-headed window and door openings with brick and stone detailing on all of the elevations; the landscape setting and the setback from Gerrard Street.

The Provincial Heritage Easement Agreement identifies the exterior of the Governor's House as having architectural significance for its Queen Anne Revival residential style, roofline, materials and general character. Its historical significance is in its association with the Jail and the evolution of the Jail Precinct.

Development Proposal

The proposal is for a non-profit home hospice providing pediatric palliative care for six children living with a life-threatening illness, and respite care for four children with a seriously ill parent or sibling. The home is proposed within the space of the Governor's House and a new 523 square metre rear addition (Attachment Nos. 5, 6). The proposed alteration to the Governor's House is needed to provide the additional space required for a kitchen and dining room facility, chapel, elevator and additional bedroom space to support the home's program. The addition is a two-storey with green roof and partial third storey structure with the primary entrance to the new facility facing the new Don Roadway on the north (Attachment No. 9). The addition is modern in its design connected to the heritage building through a recessed connection on the north side of the Governor's House.

Heritage Impact Assessment

Heritage Preservation Services staff concur with the assessment of impact presented in the report prepared by Goldsmith Borgal and Company Ltd. Architects. The proposed alterations to the designated heritage property at 558 Gerrard Street East conform to the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada as adopted by City Council, the Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties, and the Provincial Policy Statement. The following summarizes the assessment of impact to the Governor's House by the proposed new use.

Scale, Form and Massing

The new addition is placed discretely at the rear of the historic house so as not to impact the key features of the house on its principal south façade. Also, other than the removal of the small rear vestibule with window on the north façade, the addition requires minimal intervention to the rear face of the heritage building which will be conserved and repaired as an interior wall connecting the original house to the new space. The new addition is recessed and scaled to allow the existing chimney breast on the north elevation to be

seen, and also allows one to visually distinguish the juncture between the original house and the new addition.

The footprint of the addition has been intentionally limited in its height and location to minimize its visibility from Gerrard Street. The roofline of the new building corresponds to the eaves of the heritage house and the partial third floor of the new building is held below the gable roof of the house. The addition is also aligned with the most recessed portion of the west elevation of the Governor's House to preserve the primacy of the south elevation of the heritage building as viewed from Gerrard Street (Attachment No. 7).

Materiality

While the material palette of the addition is decidedly modern, the addition is light and residential in character and provides visual references to the Governor's House. This includes the addition of a stone base and stone veneer cladding, the substantial use of wood elements, glazed windows and a wall cladding system compatible in colour to the masonry of the historic building. References are also made to the horizontal lines in the west elevation of the house, specifically the punched windows in the new addition reference the levels of the window lintels and sills on the heritage building (Attachment No. 8). The addition maintains the simple detailing of the Governor's House, and provides a quiet visual presence adjacent to the Don Jail building that is the iconic landmark structure on the site (Attachment No. 10).

Rehabilitation

The adaptive reuse of the Governor's House proposes substantial restoration to the exterior of the structure including the reversal of previous interventions that have diminished the heritage character of the structure over time. These include the following:

- replacement of the aluminum windows with new wood double hung units to replicate the original condition
- replacement of the front porch on the south elevation based on physical and documentary evidence including the replacement of the main floor front windows with french doors
- removal of the awning over the front door that is not original to the house
- replacement of the front door that is not original with a more appropriate door
- replacement of the balcony railing over the front door that is not original with one of an appropriate design
- removal of the metal fire exist stair on the west and north elevation
- masonry repairs based on a full evaluation of the condition of existing masonry with selective repointing and brick replacement to match original in size, colour and porosity

The following significant deficiencies as identified in the Condition Assessment Report prepared by ERA Architects Inc. in 2005 and updated in July 2009, will also be addressed in accordance with the provisions of the lease agreement between Bridgepoint Health and the Philip Aziz Centre:

- upgrade of waterproofing at foundation walls
- repair of roof at north and south entrances (asphalt roof to be replaced)
- repair to rainwater disposal; replacement of missing gutter
- repair of interior plaster walls affected by water damage

Conclusions

The Philp Aziz Centre provides an opportunity for necessary rehabilitation to two important heritage buildings, the Governor's House and the Gatekeeper's House that have suffered from neglect and lack of maintenance over several years. As the only two nineteenth century buildings associated with the Don Jail that still exist on the site today, their careful conservation and interpretation is long overdue.

Heritage Preservation Services staff will review and report separately as may be required on the proposed conservation strategy for the Gatekeeper's House when this information becomes available. Presently, it is the intention of the Philip Aziz Centre to open their new facility in December 2011.

CONTACT

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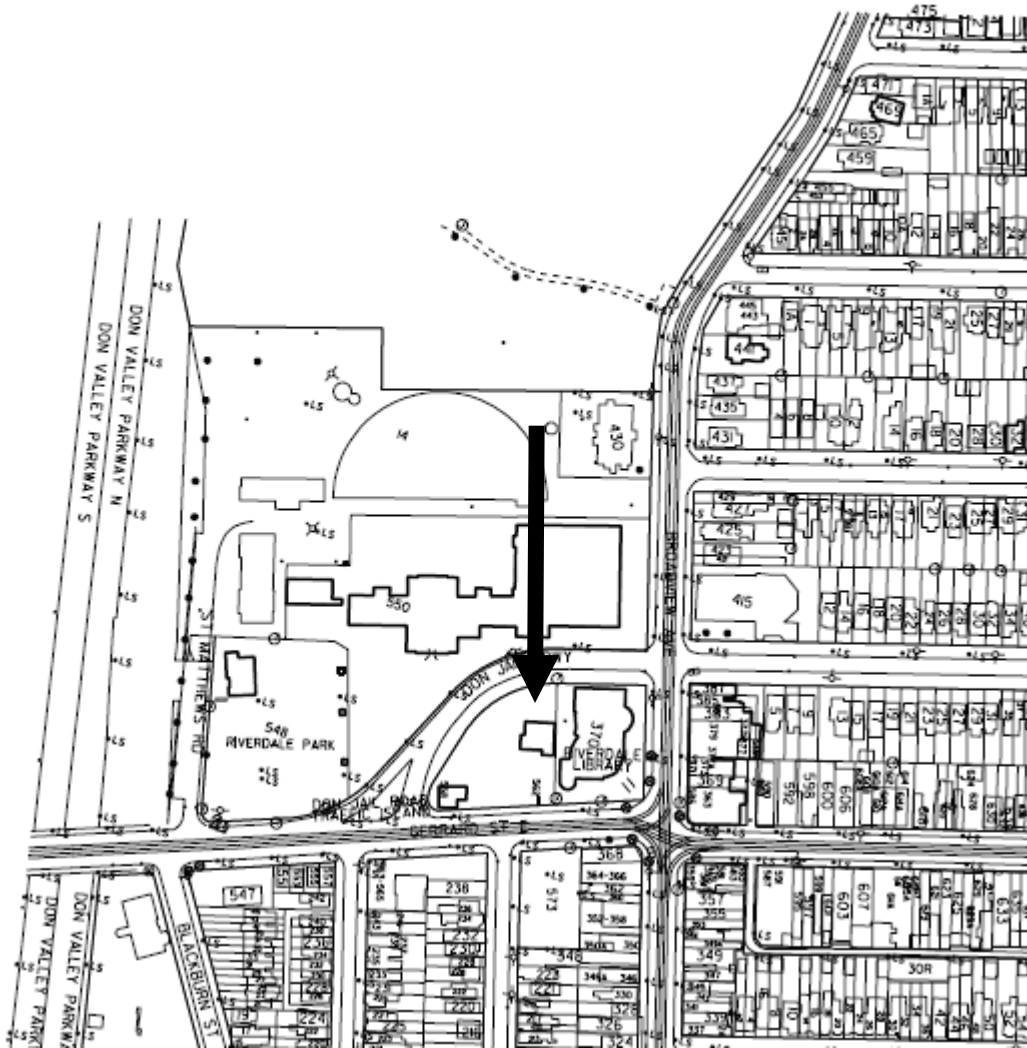
SIGNATURE

Kerri A. Voumvakis, Acting Director
 Policy and Research
 City Planning Division

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ATTACHMENTS

Attachment No.1 – Location Map
 Attachment No.2 - Photographs
 Attachment No.3 – Long Statement of Reasons for Designation
 Attachment No.4 – Site Context
 Attachment No.5 - Landscape Concept Plan
 Attachment No.6 – Ground Floor Plan
 Attachment No.7 – South Elevation
 Attachment No.8 – West Elevation
 Attachment No.9 – North Elevation
 Attachment No.10 – Artist's Rendering



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

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



GOVERNOR'S HOUSE, C1930



GOVERNOR'S HOUSE, CURRENT CONDITION

HERITAGE PRESERVATION SERVICES
HERITAGE PROPERTY REPORT

558 Gerrard Street East: Governor's House, Don Jail

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 558 Gerrard Street East (Governor's House, Don Jail) under Part IV of the *Ontario Heritage Act*. It contains Basic Building Data, as well as sections on the Historical Development, Architectural Description and Context of the property. Sources, the "Short Statement of Reasons for Designation" (intended for publication), Map and Photographs are attached.

Basic Building Data:

Address: 558 Gerrard Street East (north side of Gerrard Street East, between Don Jail Roadway and Broadview Avenue)

Ward: 25 (Don River)

Current Name: not applicable

Historical Name: Governor's House, Don Jail

Construction Date: 1888

Architect: Charles Mancel Willmot

Contractor/Builder: none found

Additions/Alterations: dates unknown: south verandah replaced; dormer window added on south slope of roof; some window and door openings altered;
fire escapes added; 1978, 3rd floor door added, Marcel Millcrest, architect

Original Owner: City of Toronto

Original Use: residential (single family dwelling)

Current Use*: not applicable; * this does not refer to permitted use(s) as defined in the Zoning By-law

Heritage Category: Category B

Recording Date/Recorder: February 2000/KA

Heritage Property Report

Historical Background:

Riverdale:

After the founding of Toronto as the Town of York in 1793, Lieutenant-Governor John Graves Simcoe directed the division of portions of land around the townsite into a series of Park Lots and farm lots that were distributed to government and military officials. Lot 15 in Concession 1 from the Bay was awarded to John Scadding (c.1754-1824), the manager of Simcoe's Wolford Estate in Devonshire. During Simcoe's tenure in North America from 1791 to 1796, Scadding accompanied him as his secretary. The Don River and present-day Queen Street East, Broadview Avenue and Danforth Avenue delineate Scadding's allotment. In 1798, he erected a log cabin near Queen Street that was later relocated to Exhibition Place. The oldest known surviving building in Toronto, Scadding Cabin is listed on the *City of Toronto Inventory of Heritage Properties*. Scadding returned to Canada in 1821, selling the south half of his farm lot and building a second house on the property now occupied by the Don Jail.

In 1856, the heirs of the Scadding property sold nearly 120 acres north of present-day Gerrard Street East to the City of Toronto as the future location of an "Industrial Farm, House of Refuge, and Jail for City and County". A commission for the city's fourth prison was awarded in 1857, and a House of Industry and Refuge "for the less criminal portion of the disorderly population" opened on the property north of the jail site by 1860. The House of Industry was converted into an isolation hospital for smallpox victims prior to its demolition in 1894. It was the forerunner of present-day Riverdale Hospital.

When the House of Industry and the fourth Toronto Jail (Don Jail) opened, their location was outside the city boundaries. With the second Toronto General Hospital (1855) on the west bank of the Don River, the area was reserved for institutional uses and parkland. The City opened Riverdale Park on either side of the Don Valley in 1880. With the construction and improvement of bridges across the lower Don River, residential development began east of the valley. In 1884, the City of Toronto annexed Riverdale.

Governor's House and Gatekeeper's House, Don Jail:

In 1857, Toronto City Council awarded the commission to design the new prison to the Toronto architectural firm of William Thomas and Sons. Following a series of delays, the Don Jail opened in 1864. The central administration block included an apartment for the Governor, or "Head Gaoler". The following year, a gatekeeper's house was constructed near the entrance to the prison grounds. Housing for prison guards, or "turnkeys", was provided on the property, with additional accommodation on the adjacent streets.

In the late 1880s, Toronto architect Charles Mancel Willmot oversaw alterations to the interior of the Don Jail and designed a laundry (now known as the Don Jail Annex) on the west side of the complex. Willmot prepared the plans for a separate residence for the Governor of the Don Jail in 1888. Located on the east side of the driveway leading to the main entrance of the prison, the Governor's House faced south onto Gerrard Street East.

Charles Mancel Willmot (1855-1936) was born in the Village of Yorkville. Following an apprenticeship with the noted Toronto architect, William G. Storm (1826-1892) from 1874 to 1875, Willmot spent the early 1880s in Winnipeg. In Toronto, he designed the Cottingham Street School (1877) and an addition to the Yorkville Fire Hall (1889). After a series of residential commissions, in the 1920s Willmot assisted the architectural partnership of Forsey Page and Stanford Warrington by supervising the construction of St. Clement's Anglican Church in North Toronto.

From 1888 to 1974, a series of Governors of the Don Jail occupied the residence. Of particular note was Walter Rayfield (1883-1949), who served from 1934 until his death in 1949. Rayfield was awarded the Victoria Cross during World War I, receiving the nickname "Canada's Sergeant York" for his heroism. Rayfield refused to capitalize on his wartime exploits, and turned down offers of Hollywood movies to work with disabled veterans. In 1921, he ran unsuccessfully as a candidate in the federal riding of East Toronto. The provincial government chose Rayfield to serve as "Sergeant-at-Arms" during ceremonial occasions at the Ontario Legislature. This honour was followed by Rayfield's appointment as Deputy-Governor, then Governor of the Don Jail. Gerald Whitehead, the last Governor of the Don Jail, occupied the residence from 1965 to 1974. The Governor's House was subsequently used as a halfway house for prisoners who had completed their sentences.

In 1909, the City of Toronto conveyed the property on the east side of the Governor's House to the Toronto Public Library Board. The Riverdale Branch opened in 1910. Designed by City Architect Robert McCallum, it is the last of the three libraries in Toronto funded by the Carnegie Foundation, and one of only six corner Carnegie libraries in Ontario. The library covered the former gardens of the Governor's House. Under special arrangements with the Don Jail, prisoners tended the library grounds.

Architectural Description:

The Governor's House displays elements drawn from the architectural styles popular for residential design in the later part of the 19th century. The asymmetrical plan and decorative brickwork are associated with the Gothic Revival style, while the tall chimneys reflect Italianate styling.

Above a raised stone basement, the Governor's House is constructed, clad and decorated with buff brick. Stone is applied for the window sills, lintels and band courses. Featuring an ell-shaped plan, the building rises 2½ stories under a hipped gable roof. Chimneys with brick detailing extend up the west, rear (north) and east walls of the house and rise high above the roof.

The principal (south) façade is organized into three sections. The right (east) bay projects to create an “ell” beneath the gable end of the roof. A two-storey bay window has flat-headed window openings with stone sills, stone lintels above the first-storey windows and brick voussoirs over the second-floor openings. The roof of the bay window has extended eaves with brick crenellets beneath. Above the bay window, the attic has a segmental-headed window opening set in a brick surround and flanked by decorative brickwork. The centre bay projects slightly. The principal entrance is placed in the lower floor. Brick piers with capitals flank a single-leaf door with narrow ¾-length sidelights. The entry is sheltered by an open porch with brick supports and a shed roof. In the second storey, a balcony with a wood railing provides access from the second-storey doorway with its brick surround. On the left end of the south façade, pairs of flat-headed window openings are placed in the two floors. The lower storey is protected by a verandah with a bellcast roof and a wood apron (the verandah has been altered). Decorative brickwork surmounts the second-floor window openings.

The pattern of flat-headed window and door openings with brick and stone detailing continues on the side (east and west) walls. The rear (north) elevation has a single-storey projection with brick crenellets. Some of the openings have been altered.

At the southwest corner of the property, the Gatekeeper’s House is constructed of buff brick on a stone foundation. The two-storey ell-shaped plan is organized in two parts, with a flat roof on the east section and a mansard roof with dormers on the west façade. Flat- and segmental-headed window openings have brick voussoirs and wood sills. An unusual lancet opening (now bricked in) is found at the south end of the west wall. While openings have been altered and added, the building is an important surviving component of the Don Jail complex.

Context:

The Governor’s House is located on the north side of Gerrard Street East between the Don Jail Roadway and Broadview Avenue. Set back from the surrounding streets, the Governor’s House shares the property at 558 Gerrard Street East with the Gatekeeper’s House to the southwest. On the adjoining property to the east, the Riverdale Branch of the Toronto Public Library anchors the northwest corner of Gerrard Street East and Broadview Avenue.

The Governor’s House and Gatekeeper’s House are situated directly south of the Don Jail in the landscaped grounds in front of the prison. To the west, the setting is extended by the open space created by Riverdale Park and the lawns of St. Matthew’s Lawn Bowling Club.

The Governor’s House and the Gatekeeper’s House are part of a significant institutional enclave on the north side of Gerrard Street East between Broadview Avenue and the Don Valley. The Don Jail, the lawn bowling clubhouse and the Riverdale Library are identified on the City of Toronto Inventory of Heritage Properties.

Summary:

The property at 558 Gerrard Street East is identified for architectural and historical reasons. The Governor's House of the Don Jail was constructed in 1888 according to the designs of Toronto architect Charles Mancel Willmot. The adjoining Gatekeeper's House was completed in 1865 near the main entrance to the prison grounds.

The Governor's House is an excellent example of late-19th century period design, highlighted by its brick detailing and chimneys. The Gatekeeper's House, while altered, is important in context with the Governor's House and the Don Jail.

The Governor's House and the Gatekeeper's House are important surviving components of the Don Jail property. With the Don Jail, the lawn bowling club to the west and the Riverdale Library on the east, the buildings are integral components of an institutional enclave on Gerrard Street East between Broadview Avenue and the Don Valley. With their placement in the landscaped open space in front (south) of the Don Jail, the Governor's House and the Gatekeeper's House assist in identifying the breadth of the grounds when the prison was developed in the 19th century.

Sources:

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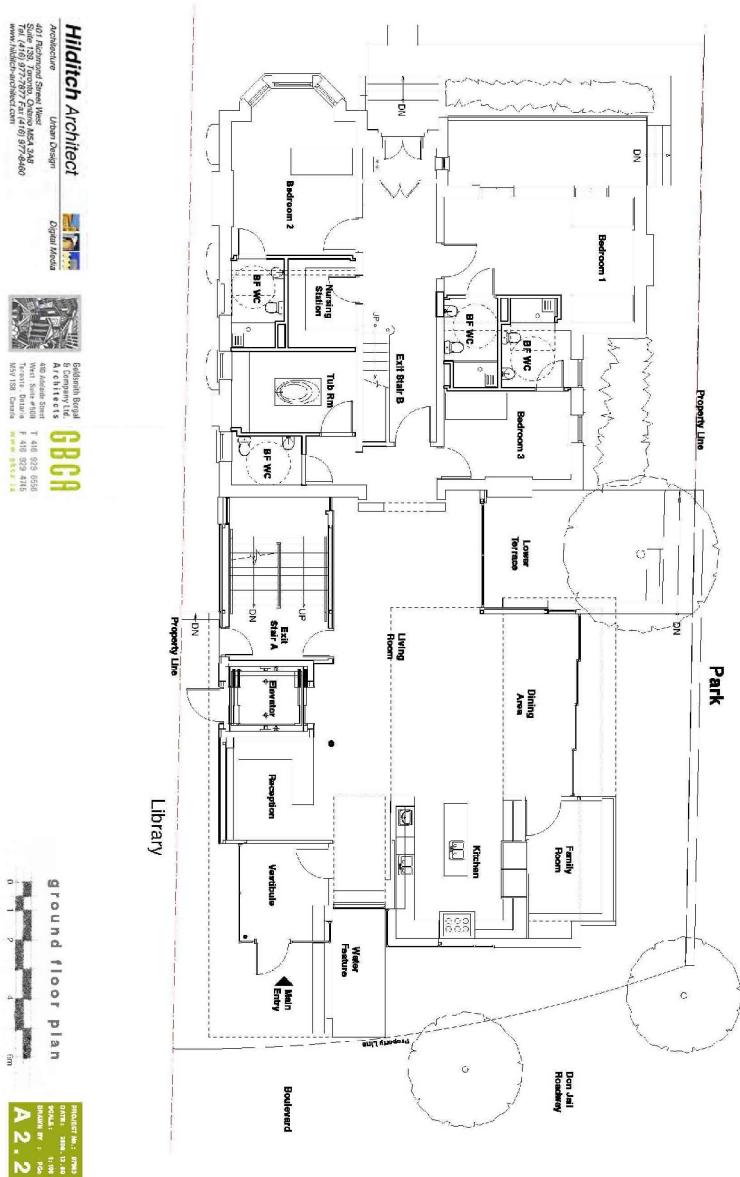
Strange, Carolyn. Imposing Goodness: Crime and Justice in "Toronto the Good" 1793-1953. Toronto: Archives/Heritage Centre of the Law Society of Upper Canada with the Market Gallery of the City of Toronto Archives, 1991.



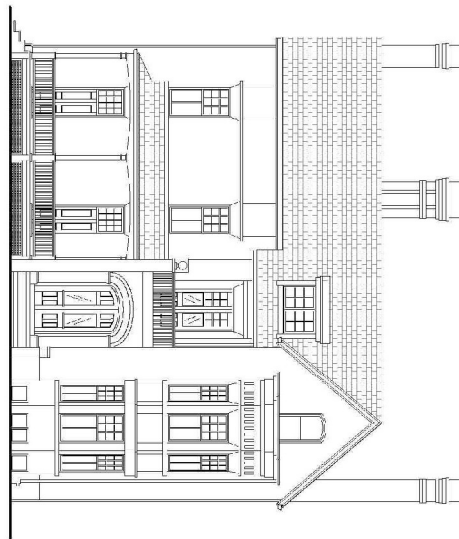
The Philip Aziz Centre • Children's Home
 Landscape Concept Plan 1:100 Mar. 2010



GROUND FLOOR PLAN – 558 GERRARD STREET EAST ATTACHMENT NO. 6



SOUTH ELEVATION – 558 GERRARD STREET EAST ATTACHMENT NO. 7



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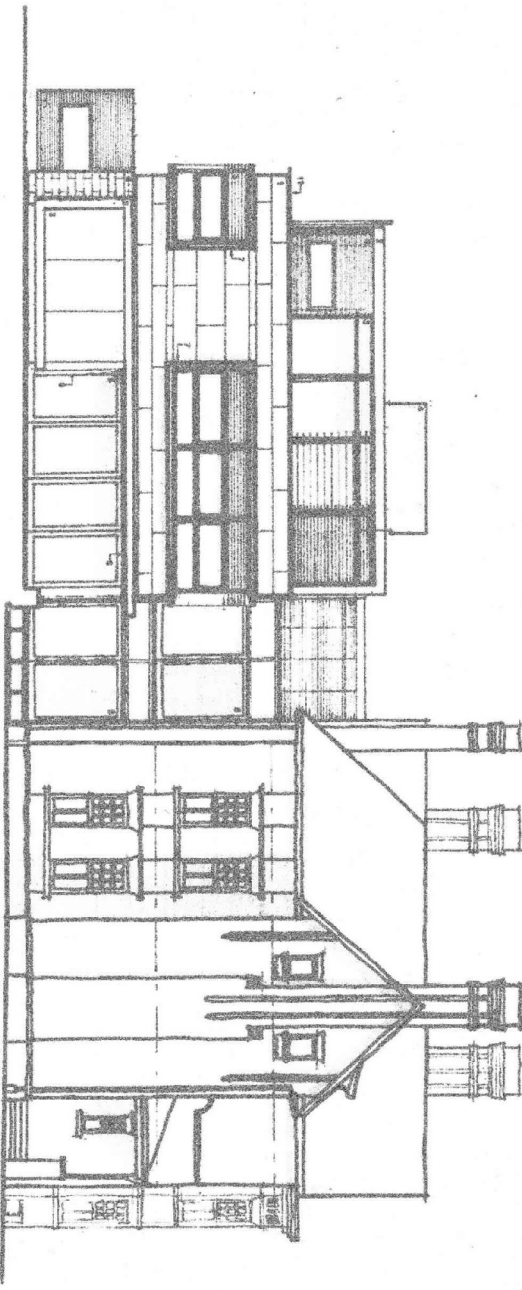
MATERIALS
 1. Finish, Three Severe Wood Finishing
 2. Woodwork Color Matching
 3. Paint Color Matching
 4. Wood Scaffolding
 5. Staircase Wood Finishing
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8. T & G Wood Scaffolding Vertical Robert at Wall
 9. Wood Framed Entrance Framing
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west elevation

PROJECT NO.: 5583
 DATE: 2016.11.27
 SCALE: 1/8" = 1'-0"
 DRAWN BY: KAC
 CHECKED BY: KAC

A3.1



NORTH ELEVATION - 558 GERRARD STREET EAST ATTACHMENT NO. 9

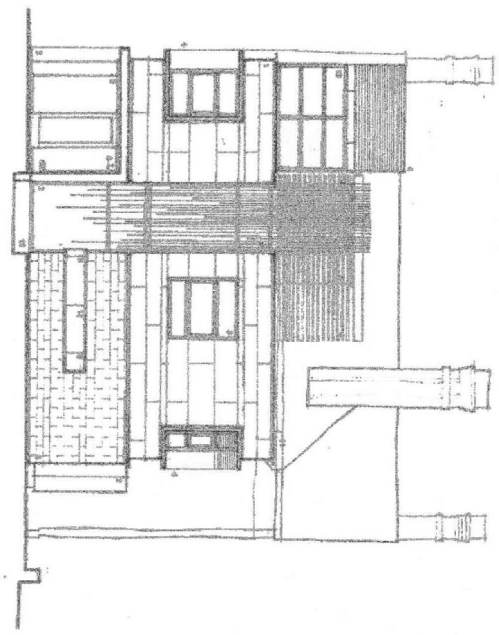
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 www.hilditch-architect.com

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 F 416 839 4245
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GBCA

- MATERIALS**
- 1. Frame, Trim, Sill, Caser, Wood Finishing
 - 2. Stone
 - 3. Wood Finishing, Paint, Eel, Clay Windows
 - 4. Wood Sill, Caser, Window Frame
 - 5. Stone Veneer Cladding
 - 7. Zinc Coat Steel Finishing
 - 8. T & G Wood Sill and Vertical Return at Wall
 - 9. Stone
 - 10. Stone Panel Finishes Finishing
 - 11. Painted Steel Sill, Caser, Window
 - 12. Painted Steel Sill, Caser, Window
 - 13. Wood Finishing, Paint, Eel, Clay Windows
 - 14. Zinc Coat Steel Finishing
 - 15. Wood Finishing, Paint, Eel, Clay Windows
 - 16. Zinc Coat Steel Finishing
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 - 100. Zinc Coat Steel Finishing



north elevation

A.3.2

ARTIST'S RENDERING – 558 GERRARD STREET EAST ATTACHMENT NO. 10



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perspective view from north west corner