



STAFF REPORT ACTION REQUIRED

Request for Heritage Evaluation – 31, 33, 35, 37 Dundonald Street

Date:	August 21, 2013
To:	Toronto Preservation Board Toronto East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\September 10 2013\teHPS31

SUMMARY

This report recommends the receipt of the heritage evaluation of the properties at 31, 33, 35 and 37 Dundonald Street. The report concludes that these properties should not be included on the City of Toronto Inventory of Heritage Properties or designated under Part IV, Section 29 of the Ontario Heritage Act because they do not meet Ontario Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation.

Located on the south side of Dundonald Street, between Yonge and Church St, each of the four properties contains a detached house form building dating to 1908-9.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Heritage Evaluation for 31, 33, 35 and 37 Dundonald Street be received for information.

Financial Impact

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

ISSUE BACKGROUND

Community Planning staff were alerted to the offer for sale of the four properties at 31-37 Dundonald Street. City Planning was concerned whether they should be identified and placed on the Inventory of Heritage Properties in the event of the sale and potential redevelopment of the site. Heritage Preservation Staff have undertaken research and have determined that these four properties should not be included on the inventory at this time.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Also appended is the Research and Evaluation Summary for the properties at 31, 33, 35 and 37 Dundonald Street (Attachment No. 3), which provides background information and an analysis of the sites. Following research, the sites were evaluated according to Regulation 9/06, the criteria prescribed by the Province of Ontario for designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when assessing properties for potential inclusion on the City of Toronto Inventory of Heritage Properties. The properties at 31, 33, 35 and 37 Dundonald Street contain detached house form buildings dating to 1908-9 that do not meet the criteria for listing and/or designation. This report is not determinative for any other purposes and does not preclude the inclusion of these properties in a potential designation of the street under Part V of the Ontario Heritage Act.

CONTACT

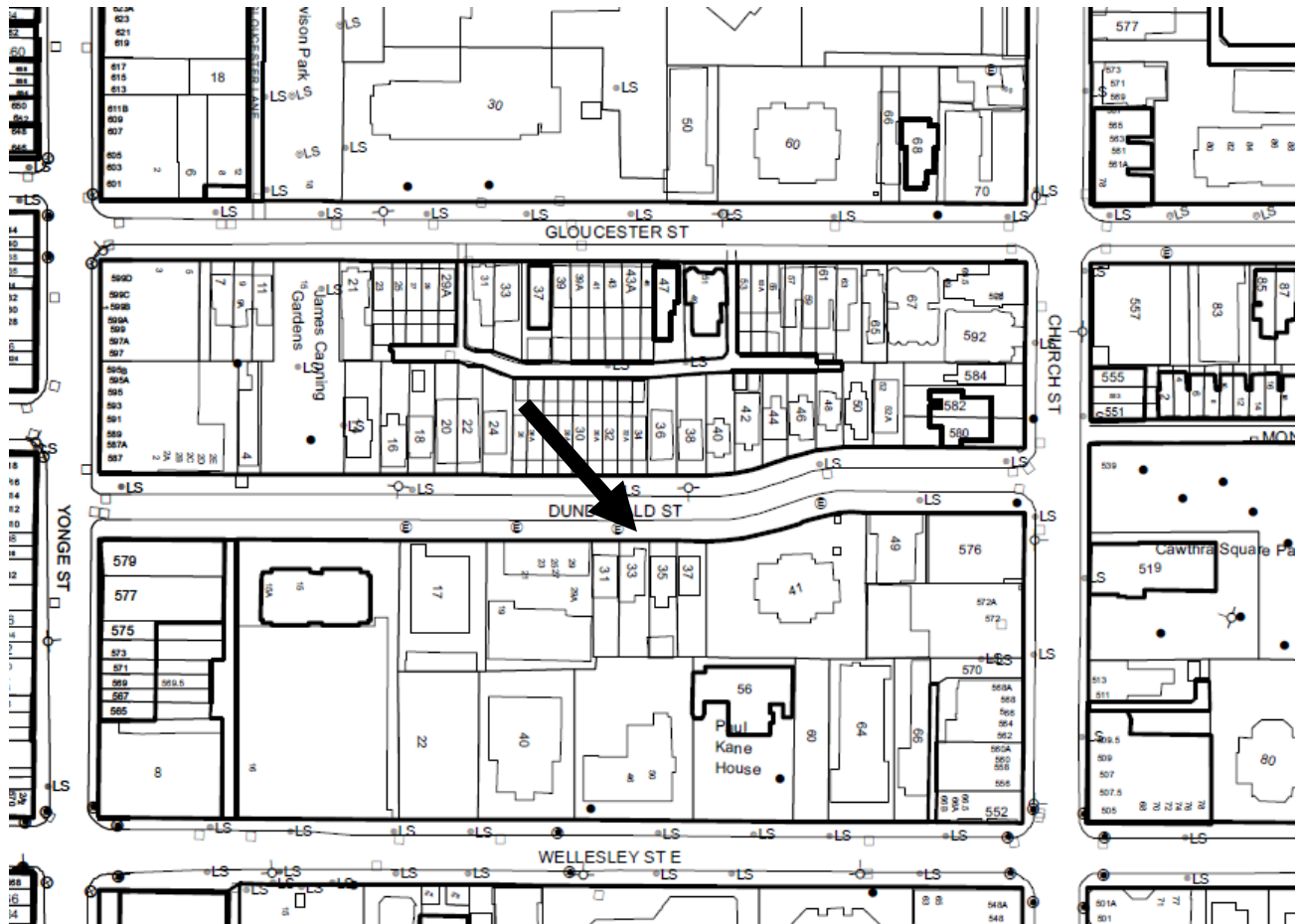
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph
Attachment No. 3 – Research and Evaluation Summary



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

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



Principal (north) façades of the detached house form buildings at 31 and 33 Dundonald Street (Heritage Preservation Services, July 2013)



Principal (north) façades of the detached house form buildings at 35 and 37 Dundonald Street (Heritage Preservation Services, July 2013)

RESEARCH AND EVALUATION SUMMARY: 31, 33, 35 & 37 Dundonald Street

31, 33, 35 and 37 Dundonald Street (Heritage Preservation Services, July 2013)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1796	Park Lot 8, (currently bound by Queen S, Yonge, Bloor and Church Sts) is granted to Captain George Playter
1796	Southern 40 acres is sold to John McGill
1822	North 60 acres (Gerrard St to Bloor St) are sold to Captain John Elmsley
1843-6	Kearnsey House, designed by John G Howard is built in a section currently bound by Wellesley Street to the south and Gloucester St. to the north.
1846	William and Caroline Proudfoot move into Kearnsey House
1858	Boulton's Atlas of the City of Toronto shows Kearnsey House property occupying the south west corner and centre of the block.
1862	Kearnsey House is purchased by Robert Cassels
1869	Kearnsey House is purchased by Donald MacKay. The name of the house is changed to "Dundonald."
1880-1899	The updates to Goad's Atlas show the property fronting on to Yonge Street and identified as belonging to Donald MacKay.
1903	The updates to Goad's Atlas shows the new Dundonald Street pasted onto the map. Dundonald House has been demolished.
1904	The tax assessment rolls identify 591 Yonge St as the address of the estate owned by Donald MacKay (This information would be from 1903)
1905	The tax assessment rolls identify Dundonald Street intersecting with Yonge St. Vacant lots on the street are owned by Frank McMahon including No.'s 31-37 Dundonald St on the south side.
1909	Assessment rolls identify unfinished houses owned by Edward and Henry Reynolds at 31, 33, and 35 Dundonald. 37 Dundonald is recorded as vacant land owned by Annie, Emma, Esther and Madeline Hooey
1910	Assessment rolls identify Alfred Parkes, "tailor", owns a house at 31 Dundonald. His wife Annie and two children are recorded as living at the property. Mary A Snarr, widow, owns the house at 33 Dundonald and Levy W. Schnur ("traveller") own 35 Dundonald. His wife Annie Schnur also lived at 35 Dundonald. The Hooey sisters are recorded as owning their house at 37.

Located on Dundonald Street which was laid out between 1903 and 1904, each of the properties at no.'s 31, 33, 35 and 37 contains a 2½-story house form building. The construction of the street cut through the former Donald MacKay estate which with its address at 591 Yonge Street had occupied a large portion of the land on the block bound by Yonge, Wellesley, Church and Gloucester Streets. The new street resulted in the demolition of Dundonald House, originally known as Kearnsy House, dating to 1843-6 designed by the architect John George Howard. The land on either side of Dundonald was partitioned into lots for housing. Originally owned by Frank McMahon the lots were sold to Henry and Edward Reynolds (31-35) and to the Hooey sisters (37). Four houses were built between 1908 and 1909 and were owned and occupied by the Parkes, Snarr, Schnur and Hooey families.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	N/A
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	N/A
iii. landmark	N/A

The houses at 31, 33, 35 and 37 Dundonald Street can be described as representative examples of a common house type built during the end of the 19th century and first decades of the 20th century in variations of Toronto's Bay and Gable style. This style is evident in the two-and-a-half story massing with a pitched roof in a gable or gambrel form, a verandah across the front street-facing facade, single bay windows at the main floor and sometimes second floor level and occasionally dormer windows. These houses do not display any special elements to distinguish their design or craftsmanship as exceptional in terms of the level of detail and craftsmanship or rarity. They are late examples of a style rooted in the nineteenth century and much of the original detailing

has been removed. 31 Dundonald Street has had its verandah and original windows and door removed. 33 and 35 Dundonald Street have had their bay windows and gable details clad in aluminum. 37 Dundonald Street still has many of its original features in tact including shingles in the gable, wood detailing in the soffits and a verandah with Tuscan Doric columns and pilasters. Along with the classical columns an oval window with stone keystones and leaded glass adjacent to the main entrance is an indication that the house was built in the Edwardian period. Photographs of the buildings are attached in Images 8 and 9 with contextual images following.

No historical associations for the site have been identified at the time the property was researched and evaluated. A building permit or other record naming an architect was not located.

Contextually, these properties are part of a streetscape of house-form buildings mostly dating from the first decade of the twentieth century. Typically the houses are set within close proximity to the sidewalk, have narrow frontages so that they are close to their neighbours and provide landscaping elements in the form of lawns, shrubs and tall trees. Some of this streetscape has been eliminated and compromised in the intervening years. To the east at 41 Dundonald Street, is an eighteen story apartment tower from the postwar period set in a patch of grass without planting or trees. Beyond at 49 Dundonald Street a five-story apartment building from the period between the two World Wars is set right at the property line. Both developments represent increases in density with little sensitivity to amenities, scale or set-back of the existing context.

However to the west of 31-7 Dundonald Street more sensitive recent developments at 19-29 Dundonald Street in the form of 2 ½ story townhouses with a mid-rise building at the back of the site maintain the scale, set back and landscaping of the 1910 streetscape. While 31-7 are the lone four to survive on the south side of the street on the north side No.'s 14-24 and 36-50 Dundonald Street are also surviving neighbours from the first decade. More recent redevelopment in the form of townhouses between 24-36 Dundonald Street has maintained the form and scale by matching the 2 ½ story form with pitched roofs, dormers and bay windows and by providing substantial landscaping.

In determining the quality of Toronto's architecture that may be described as particularly indigenous to the city the noted architectural professor and architectural conservation pioneer Eric Arthur wrote:

...the repetition of a single house...on a street of limited length can give pleasure....We still have streets where the Victorian rhythm of bay windows, whimsical porches and fretted gables seen through elms or flowering chestnuts can give real aesthetic enjoyment.... another quality is necessary to complete the urban picture. That was human scale that characterized our architecture both commercial and domestic. The (combination of these elements) plus walls of brick or stucco and the shade trees for which Toronto is famous are what give so many of our residential streets their restfulness, their sparkle and their charm. When one contrasts the older residential districts in Canadian cities with ours, one

feels instinctively that the architects and builders of the past in Toronto have produced something that, in many ways, might be called indigenous.¹

While the properties in question have the qualities described above and contribute positively to the street and surrounding neighbourhood, these properties do not meet the criteria for listing and/or designation. In considering the current status and future of the site it is recommended that the qualities of scale, massing and landscaping identified in these properties built c1909 be maintained whether through the existing houses or through future development.

SUMMARY

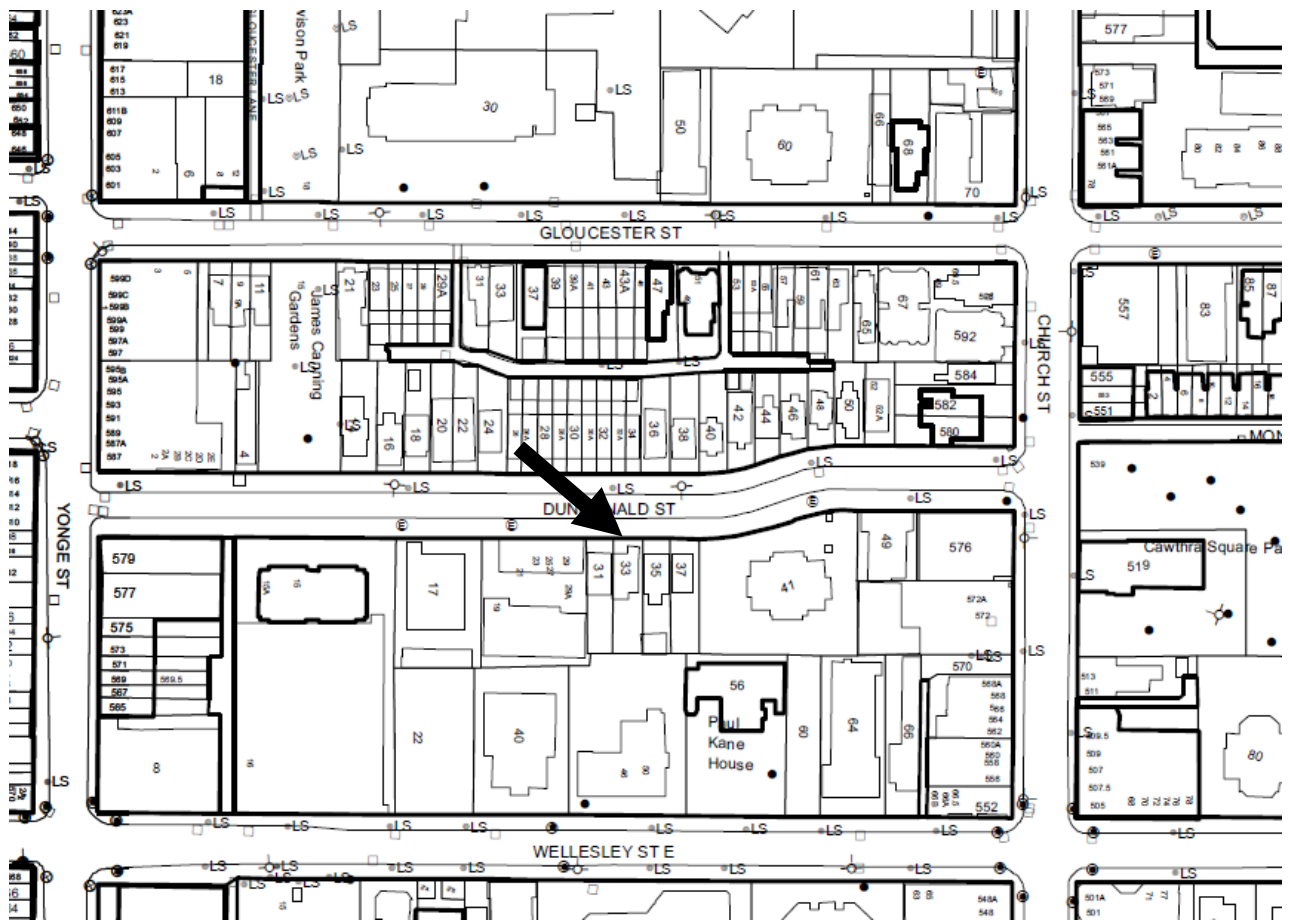
Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 31-37 Dundonald Street do not meet the criteria for inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV, Section 29 of the Ontario Heritage Act. This report is not determinative for any other purposes and does not preclude the inclusion of these properties in a potential designation of the street under Part V of the Ontario Heritage Act.

SOURCES

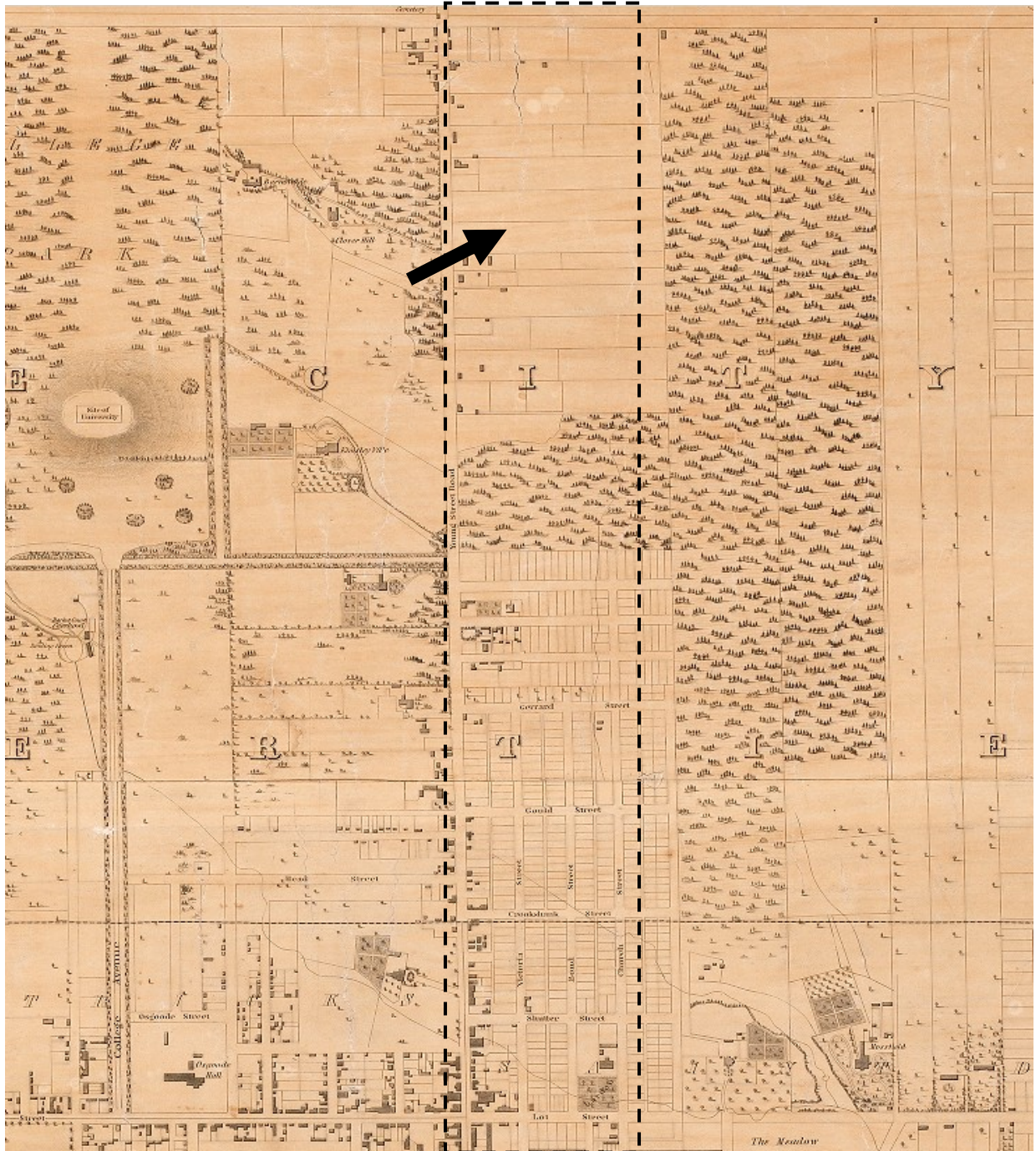
Arthur, Eric, Toronto: No Mean City, 3rd edition, 1986.
Assessment Rolls, City of Toronto, Ward 3, Division 3
Cruikshank, Tom, and John De Visser, Old Toronto Houses, 2003
Hains, David, "Historic Dundonald St. Homes at Risk," Daily Xtra, 18 July, 2012
Goad's Atlases, 1884, 1890, 1899, 1903 and 1913.
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

¹ Arthur, 202

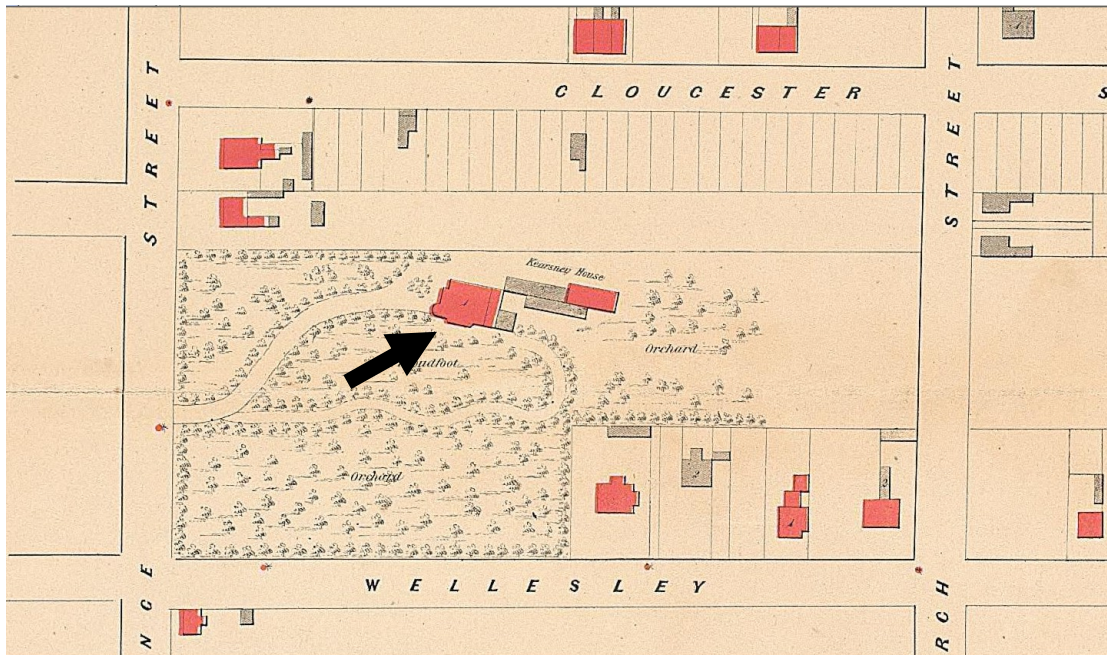
IMAGES: the **arrows** mark the location of the subject property



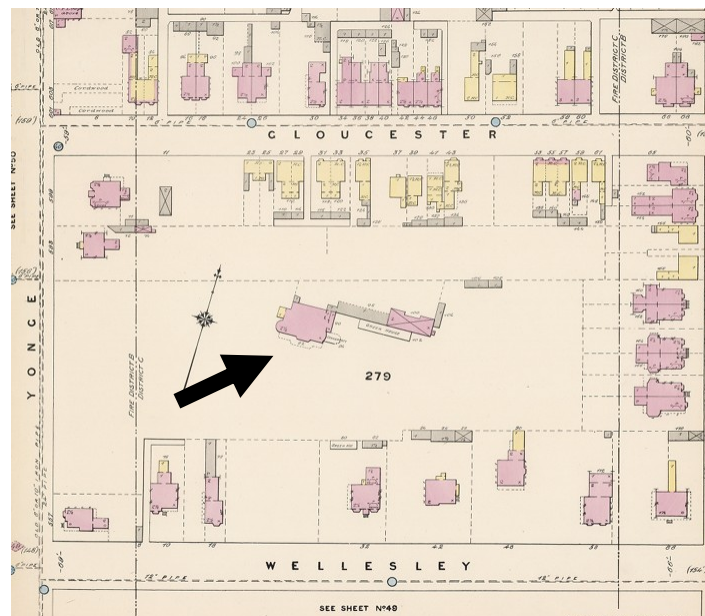
1. City of Toronto Property Data Map: the arrow marks the location of 31, 33, 35 and 37 Dundonald Street in the Church Street neighbourhood north of Wellesley between Yonge and Church Streets



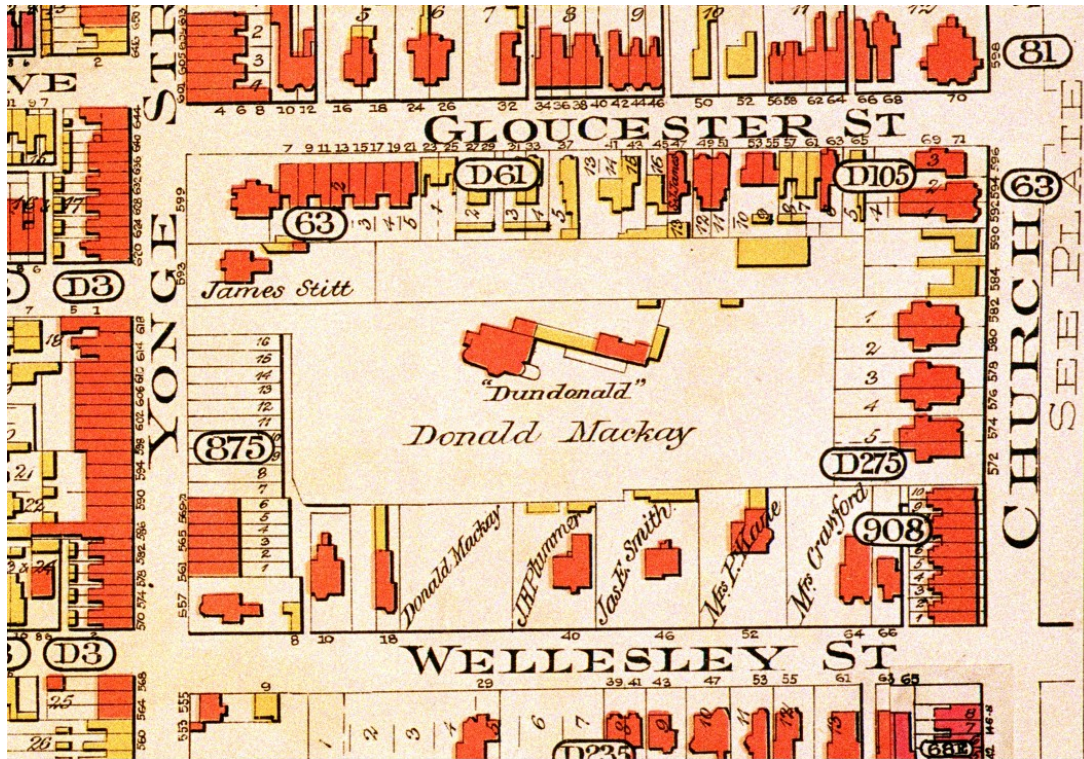
2. Topographical Map of the City and Liberties of Toronto, Cane, 1842: showing the extent of the Park Lot estate No. 8 granted to George Playter. By this time he had sold the portion south of Gerrard Street which has been subjected to extensive subdivision. (Yonge Street is at the left and Church is on the right). The arrow shows the approximate location of the subject properties.



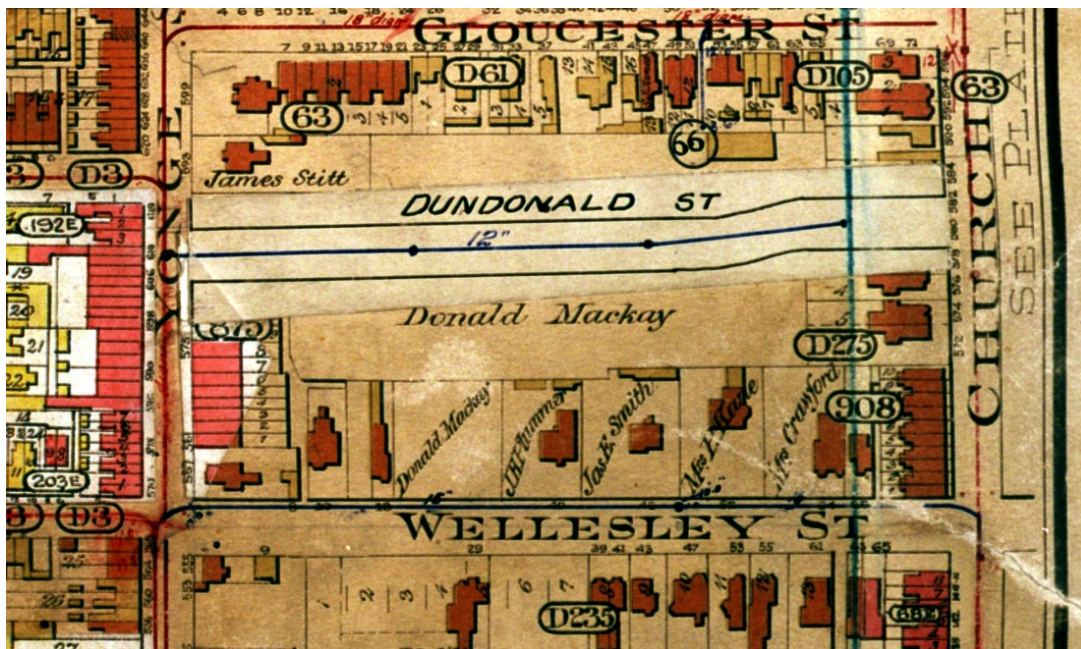
3. WS Boulton, Atlas of the City of Toronto and Vicinity, 1858: showing the subject property with Kearney House occupying a south west corner and central portion of the block bound by Yonge, Gloucester, Church and Wellesley Streets (City of Toronto Archives). By 1843 William Proudfoot owned the property and commissioned John George Howard to design Kearney House (1843-6) marked with the arrow.



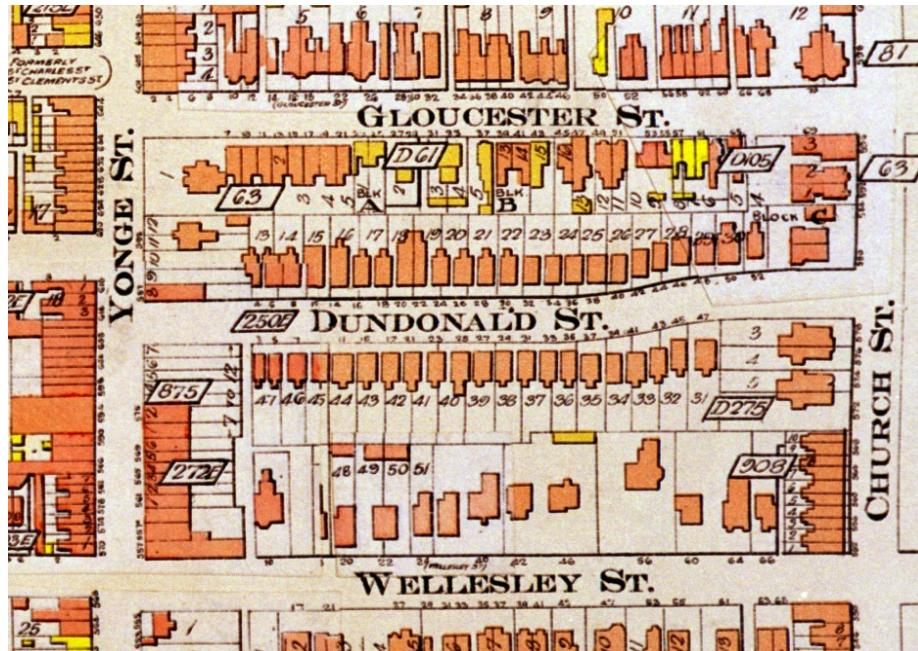
4. Goads Atlas, 1880: Kearney house was purchased in 1869 by Donald MacKay and the estate is renamed "Dundonald". Increasing development of the block is indicated.



5. Goads Atlas, 1899: The Dundonald estate has shrunk to the centre of the block with access from at 591 Yonge Street.



6. Goads Atlas, 1903: The update to the atlas shows the new Dundonald Street stretching from Yonge to Church pasted across the former Dundonald estate and the house has been demolished.



7. Goads Atlas, 1913: The update to the atlas shows the new development along Dundonald Street including the subject properties at 31-37 which were completed between 1909 and 1910. The properties are typically single family dwellings set close to the street edge with large rear gardens. This contrasts with the dense commercial development on Yonge, the larger plot sizes still populating Wellesley and the tightly knit terraces and semi-detached dwellings on Church St.



8. 31 and 33 Dundonald Street: Principal (north) façades of the detached house form buildings (Heritage Preservation Services, July 2013)



9. 35 and 37 Dundonald Street: Principal (north) façades of the detached house form buildings (Heritage Preservation Services, July 2013)



10. Contextual Images: showing 38-44 Dundonald, built at the same time, c. 1910



11. Contextual Images: showing 30-36 Dundonald, with 36 at the right built at the same time, c. 1910 and 30-34 built more recently likely but maintaining form, massing, scale and landscaping.