

## **Alteration of a Designated Heritage Property – 571 Jarvis Street**

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| <b>Date:</b>             | February 28, 2014   |
| <b>To:</b>               | Toronto Preservation Board<br>Toronto & East York Community Council |
| <b>From:</b>             | Director, Urban Design, City Planning Division                      |
| <b>Wards:</b>            | Toronto Centre-Rosedale – Ward 27                                   |
| <b>Reference Number:</b> | P:\2014\Cluster B\PLN\TEYCC\TE14018                                 |

### **SUMMARY**

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This report recommends approval of alterations to the designated property at 571 Jarvis Street, the William R. Johnston House.

A previous application for alterations to 571 Jarvis Street and 119 Isabella Street was reviewed by the Toronto Preservation Board and adopted by City Council in July 2012. The application proposed to rehabilitate and alter the existing designated building at 571 Jarvis Street and to construct an addition to the building in order to continue to re-use the building as part of the Casey House hospice with a new Day Health Program to provide care for those living with HIV/AIDS. The application also proposed to demolish the listed coach house building at 119 Isabella Street in order to allow for the new facility which will be attached to the William R. Johnston House.

This application includes additional alterations to the south Billiard Room, an interior attribute of the heritage property identified in the designation by-law. These alterations are required to create a barrier-free connection between the existing building and the new addition. Staff are recommending in support of this application.

### **RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. City Council approve the alterations to the heritage property at 571 Jarvis Street, in accordance with Section 33 of the Ontario Heritage Act, substantially in accordance with plans and drawings dated October 4, 2013, prepared by Hariiri Pontarini Architects, date-stamped received by Heritage Preservation Services

February 19, 2014, and on file with the Manager, Heritage Preservation Services, and the Conservation Plan, "Casey House, 571 Jarvis Street & 119 Isabella Street", prepared by E.R.A. Architects, revised February 18, 2014, date-stamped received by Heritage Preservation Services February 19, 2014, and on file with the Manager, Heritage Preservation Services, subject to the following conditions:

- a. Prior to the issuance of any permit pursuant to the Ontario Heritage Act for the heritage property located at 571 Jarvis Street the owner shall provide the following:
  - i. full building permit drawings, including notes and specifications for the alteration keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.

### **Financial Impact**

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

### **DECISION HISTORY**

The property at 571 Jarvis Street was included on the City of Toronto Inventory of Heritage Properties by City Council on March 5, 1984. City Council designated the property at 571 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act on August 2, 2002 by By-Law No. 621-02 for its architectural value.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE17.12>

The City of Toronto received an application for a Zoning By-law and Official Plan Amendment for 571 Jarvis Street and 119 Isabella Street on June 22, 2011. The application was to permit an institutional building (Community Health Centre) and included the retention and incorporation of the designated building at 571 Jarvis Street and the demolition of the listed building at 119 Isabella Street. The final staff report from Community Planning (Item TE 17.11) recommending approval of the proposed Zoning By-law and Official Plan Amendment was adopted by City Council in July 2012. A staff report from Heritage Preservation Services recommending the alteration of the designated heritage property at 571 Jarvis Street and the demolition of the listed heritage property at 119 Isabella Street (Item TE 17.12) was also adopted with amendments by City Council at the July 2012 meeting.

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-47573.pdf>

Subsequent to the statutory public meeting relating to the proposed Zoning By-law, the applicant requested certain modifications to the draft By-law to reflect revisions to the project, including a roof-top amenity space, projected stairwells, and a larger 4<sup>th</sup> floor. These modifications were adopted and the Official Plan Amendment and Zoning By-law Amendments (Item TE 29.43) were adopted by City Council on February 19 and 20, 2014.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE29.43>

A site plan application has been submitted for this property. As a condition of the Site Plan Approval, the applicant is required to enter into a Heritage Easement Agreement with the City and provide a Conservation Plan (now completed) to the satisfaction of the Manager, Heritage Preservation Services. In addition to the alterations previously approved by Council, the applicant is proposing alterations to the Billiard Room, which must be considered by the Toronto Preservation Board and approved by City Council.

## **ISSUE BACKGROUND**

### **Heritage Attributes – 571 Jarvis Street**

The Reasons for Designation for 571 Jarvis Street are related to its architectural value as commissioned by William R. Johnston, co-owner of Livingston, Johnston and Company and as designed by the notable Toronto architectural firm of Langley, Langley and Burke. The property is located on the east side of the block between Isabella and Earl Streets. The mansion is a notable example of late 19<sup>th</sup> century residential architecture and is a significant visual reminder of the affluence and grandeur of Jarvis Street during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The heritage attributes of 571 Jarvis Street related to its architectural value include:

- The grounds as defined by a decorative cast iron and sandstone fence at Jarvis and Isabella Streets
- The hipped roof with dormers and brick chimneys
- The 2 ½ storey hip-roofed plan
- The stone foundations, brick construction and brick and stone trim
- The three-storey tower flanked by faceted pilasters
- The central bay on the front façade
- The mixture of bay, round-headed, square-headed and fanlight windows
- The interior including: first floor vestibule, main hall, stairwell, drawing room, billiard room, sitting and dining room, and the second floor hall

The identified heritage attributes in the Billiard Room include a square tile parquet floor with decorative border, wood baseboards, a wood window with surrounds that extend to the floor, a fireplace surround with iron and tile inset and a decorative plaster cornice.

### **Alterations to the Billiard Room**

The previous application included the conservation of the building envelope of 571 Jarvis Street and the restoration of many interior features, including several heritage attributes in the Billiard Room. However, during the preparation of the Conservation Plan it was determined that the approved layout of the interior would not meet code and would not allow for barrier-free access from the original house to the new addition. This is due to the headroom beneath the staircase over the existing doorway and the narrow width of the existing corridor.

To comply with code and to provide a barrier-free connection with the new facility, the south Billiard Room wall must be relocated 1.2 m to the north. The parquet flooring, baseboards and ceiling detail, all of which are identified heritage attributes in the Billiard Room, will be adjusted and rebuilt to the room's smaller size. The window on the east

wall of the Billiard Room will be removed to allow for the south wall relocation and for the enlarged opening to the new addition. The door to the Billiard Room, which is currently located on the west interior wall, will be relocated to the south wall once it has been moved further to the north.

Missing pieces of the parquet floor will be replaced in kind and restored. Around the fireplace, loose and missing tiles will be reinstated and replaced to match the existing tiles. The radiator pipes at the north east corner of the room may be removed and the area will be patched with plaster and made good.

## **COMMENTS**

### **Policy Framework**

#### **Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada**

The relevant Standards include, but are not limited to, the following:

- Conserve heritage value by adopting an approach calling for minimal intervention
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference
- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place

### **Evaluation of the Proposal**

Casey House has committed to a high degree of conservation of the interior and exterior of 571 Jarvis Street which has been secured through previous approvals. Furthermore, the adaptive re-use of this facility requires it to be fully accessible, and this cannot be achieved without alterations to the interior. The new widened connection between the existing house and the new addition will allow barrier-free access for staff, patients and visitors and will allow Casey House to continue to use the mansion as an integral part of their expanded facility. The Conservation Plan proposes a sensitive and sympathetic approach that will have the least impact on the heritage attributes of the building.

Based on these considerations, Heritage Preservation Services staff feel that the proposed alterations to the Billiard Room are necessary interventions for the accessibility of the heritage building. This alteration has been integrated into the Conservation Plan for the entire project and all securities and permissions will be linked to the existing site plan approval conditions.

## **CONTACT**

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## **SIGNATURE**

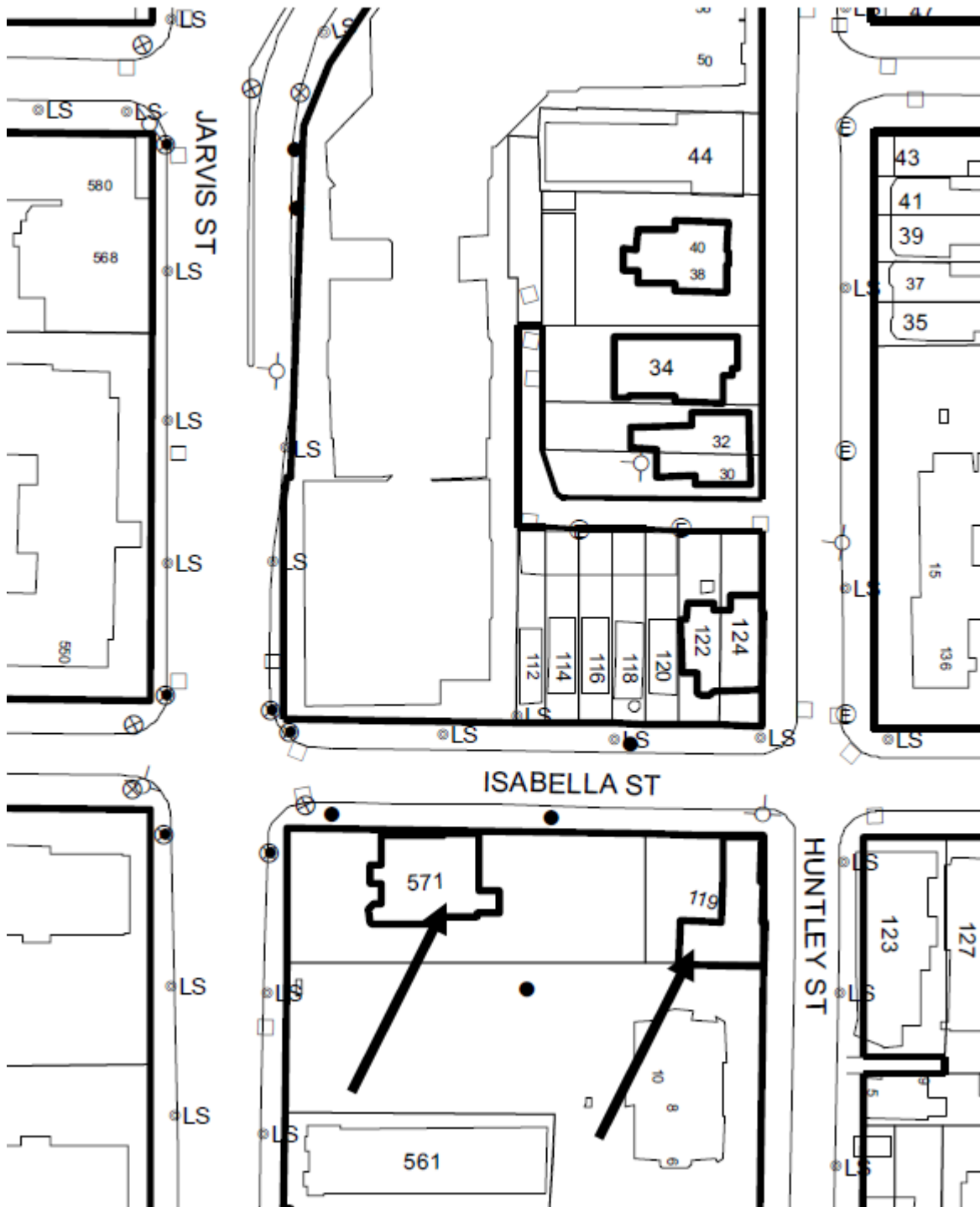
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Harold Madi  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map: 571 Jarvis Street  
Attachment No. 2 – Photographs: 571 Jarvis Street  
Attachment No. 3 – Photographs: Existing Interior Condition – Billiard Room  
Attachment No. 4 – Elevation: Existing East Elevation  
Attachment No. 5 – Drawings: Layout Comparison – Billiard Room

LOCATION MAP: 571 Jarvis Street and 119 Isabella Street      ATTACHMENT NO. 1



The arrows mark location of the heritage buildings at 571 Jarvis Street and 119 Isabella Street. This location map is for information purposes only; the exact boundaries of the properties are not shown

PHOTOGRAPHS: 571 Jarvis Street

ATTACHMENT NO. 2



William R. Johnston House, Constructed 1875 (post-renovation)



Existing Condition – 571 Jarvis Street, Exterior

PHOTOGRAPHS: Existing Interior Condition – Billiard Room ATTACHMENT NO. 3



East Window(To be Removed)



Fireplace Detail



Ceiling Moulding Detail



ELEVATION: Existing East Elevation



Parquet Floor Detail

ATTACHMENT NO. 4



