

*Mrs. Kathryn A. Holden*

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## **Heritage Concerns re Restoration of 774-776 Yonge Street (as part of the Re-development of 1 Bloor West)**

The heritage houses at 774-776 Yonge Street are the sole remaining heritage buildings being retained on the 1 Bloor West site. As such, their facades should be given the highest level of restoration to return them to their original style of the 1880's.

This requires that the developer take a high level of attention to:

1. The more elaborate decorative features at the roofline to the 1880's style of the original building
2. The brickwork details on the façade from the third floor up to the roofline need to be restored to the 1880's design
3. The ground level retail entrances which in the latest Mizrahi drawings reflect modern retail ground level frontages rather than the retail frontages of the 1880's.

### **Additional Comments for the 3 points above:**

1. The roofline: The current architectural drawing of the façade of 774-776 suggest the detailing on the roofline as much more subdued/less decorative than the original house, more in line with 1930's photographs of these heritage houses. We ask the developer to restore the roofline heritage detailing to the earlier 1880's style.
2. The decorative Brickwork on the façade: We request that the brickwork be returned to the style of the original 1880's building. The current Mizrahi drawing have lines drawn in which we assume to be the the intentions for the restoration. They do not show sufficient detail to reassure that the brickwork will be restored to the 1880's style which we are requesting be the requirement.
3. Ground level entrances and windows: It is critical that the ground floor retail entrance and display window design be dramatically altered to reflect the original 1880's style rather than the plate glass ground floor treatment in the current architectural drawings.

In the research for the Historic Yonge Street HCD, we found that ground floor retail entrances and display windows followed a very clear pattern, namely, the doorway was recessed by about 3 feet and was usually, but

not always, a single door. The side windows were contoured with either curved windows or angled windows to complement the recessed entrance door. The entrance door varied in its location as to whether it was to the left, the right or in the middle of the retail frontage. The frequency of entrance doors was significantly high because the original buildings had very narrow frontages ranging from 9 to 21 feet in width.

## **Closing Comments:**

To make way for the re-development of 1 Bloor West, all heritage buildings were demolished except for 774, 776 Yonge Street. These remain the token heritage of this very large development site.

The community expects that the heritage restoration treatment of 774-776 Yonge Street will be done with care and respect. Further, the community expects that the restoration will demonstrate the original style of the 1880's which is the salient date of this Bloor/Yonge area for the purposes of the restoration.

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