

Report for Immediate Heritage Protections - TE 32.3 & TE 32.4 Ontario Wind Engine and Pump Company Building 25 - 35 Liberty Street, 65 Jefferson Ave

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In the matter of the Report for Action dated April 6, 2018 pertaining to “Alterations to a Designated Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 58 Atlantic Avenue”, the Sunnyside Historical Society is requesting that the Toronto East York Community Council defer the Staff Report to allow Heritage Services Staff to review the heritage significance of 35 Liberty street and 65 Jefferson Ave, as unanimously recommended by the Toronto Preservation Board on April 19, 2018 (Meeting No. 33, Item PB33.1)

Both of these addresses (35 Liberty St. and 65 Jefferson Ave) are directly linked to 25 Liberty Street (referred to as 58 Atlantic Ave.) as part of the design, associative and contextual heritage values of the Ontario Wind Engine and Pump Company Building and the industrial history of Liberty Village.

35 Liberty Street is the original 1898 two-storey Georgian style wood post-and-beam factory warehouse that still retains its original structure, rubble stone foundation walls and brick exterior which is currently concealed by a **removable** stucco coating applied on Styrofoam insulation layer overtop the north masonry wall. 65 Jefferson Ave (built 1906) is a mirrored book-end of 25 Liberty Street at the opposite end of the Liberty Street block in its three-storey massing and restrained brick detailing and classical features. The north and west exterior masonry walls of 65 Jefferson are also covered with a **removable** stucco finish applied on Styrofoam insulation which is anchored to the brick walls.

The Sunnyside Historical Society has compiled the following images that demonstrate both 35 Liberty and 65 Jefferson are not so heavily modified beyond restoration and integration into the current development proposal, and in fact contain more original heritage attributes in their interiors than the Part IV seeking 25 Liberty Street (58 Atlantic Ave in reports). There are also precedents in Liberty Village that demonstrate the existing post-and beam structures inside 35 Liberty and 65 Jefferson are commercially valuable and can be adapted into successful and highly sought-after retail, restaurant and business spaces. An example is directly across Liberty Street from the subject site at 60 Atlantic Ave.

The Sunnyside Historical Society insists that given the new information outlined in this document that the Toronto East York Community Council vote to allow Heritage Services to revisit the significance and historical value of 35 Liberty Street and 65 Jefferson Ave for Part IV designation along with 25 Liberty Street (58 Atlantic Ave. in city reports) to retain the integrity of one of the earliest surviving factory buildings in the former King-Dufferin industrial district.



Figure 1: Photo looking east along Liberty Street at Jefferson Ave, c.1980s with all original brick facades intact on 35 Liberty and 65 Jefferson Ave.



Figure 2: Same vantage point, February 2018 showing 65 Jefferson and 35 Liberty street with a stucco exterior facade.



Figure 3: Photo looking east at the corner of Liberty Street at Jefferson Ave, c.1990s. The brick facade of 65 Jefferson Ave. and 35 Liberty Street are painted white. Red rectangle indicates area of recently revealed original brick facade visible below stucco and Styrofoam insulation.



Figure 4: Enlarged details of west facade of 65 Jefferson Ave. with approx. 20" x 20" section of recently removed stucco finish on Styrofoam insulation layer exposing the original brick masonry wall.



Figure 5: Photo of north basement foundation wall of 35 Liberty along Liberty Street indicating original stone rubble foundation wall. The basement under 35 Liberty Street also contains original fireproof brick arch ceilings and tin counterweight fire doors throughout the basement level.



Figure 6: Photo of south basement wall of 60 Atlantic along Liberty Street, directly north across Liberty Street from the Ontario Wind Engine and Pump Company Building. The original brick and stone rubble foundation has been preserved, exposed and utilized as a successful heritage element within the Big Rock Brewery restaurant.



Figure 7: South view inside the ground floor of the Liberty Village Market and Cafe at 65 Jefferson Ave showing the exposed post-and-beam framing. This framing continues intact throughout the upper 2 floors of the building. The original post-and-beam framing is also intact throughout 35 Liberty Street.



Figure 8: Exposed original post-and-beam framing at the Big Rock Brewery restaurant inside 60 Atlantic, across Liberty Street from the Ontario Wind Engine and Pump Company Building.