

Alterations to a Designated Heritage Property - 276 Forest Hill Road

Date: October 22, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 12 - Toronto-St Paul's

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage property located at 276 Forest Hill Road. The property, known as the Alfred D. Morrow House, contains a two-storey residential building constructed in 1936 by Toronto architects Allward and Gouinlock. The windows in the house are original and are noted as heritage attributes in the designation by-law but are currently in disrepair. The proposal involves the replacement of all of the windows with new double glazed units that include wood frames and sashes that match the dimensions and profiles of the existing. On the front façade true-divided lites would be provided, however on the windows on the sides and rear the new windows would have matching materials, dimensions and profiles but would have simulated divided lites.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage building at 276 Forest Hill Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the replacement of all windows on lands known municipally as 276 Forest Hill Road, with such alterations substantially in accordance with the plans and drawings prepared by Norwood Windows and Doors, received October 21, and the Condition Assessment document prepared by ERA Architects, dated October 23, 2019 and file with the Senior Manager, Heritage Preservation Services.

FINANCIAL IMPACT

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

DECISION HISTORY

In September 2016, the Forest Hill Homeowners' Association nominated the property at 276 Forest Hill Road for designation under Part IV, Section 29 of the Ontario Heritage Act.

At its meeting of September 28, 2016, the Committee of Adjustment considered and deferred consideration of Application Nos. B0048/16TEY, A0768/16TEY and A0769/16TEY to sever the property at 276 Forest Hill Road into two lots and replace the current 1936 house form building with two single detached houses.

Staff prepared a report dated October 24, 2016 indicating that, following research and evaluation, the property at 276 Forest Hill Road meets Ontario Regulation 9/06 (the provincial criteria prescribed for municipal designation), and recommending that City Council state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

On December 13, 2016, City Council adopted TE20.12 to include the property at 276 Forest Hill Road on the City of Toronto's Heritage Register and stated its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

The designation was appealed to the Conservation Review Board (CRB) which recommended that the property be designated under Part IV, Section 29 of the Ontario Heritage Act.

<https://www.toronto.ca/legdocs/mmis/2018/cc/bgrd/backgroundfile-115096.pdf>

On May 22, 2018, City Council adopted the motion to designate the property at 276 Forest Hill Road under Part IV, Section 29 of the Ontario Heritage Act.

<http://www.toronto.ca/legdocs/mmis/2018/cc/bgrd/backgroundfile-115074.pdf>

BACKGROUND

The property at 276 Forest Hill Road is located in the Forest Hill neighbourhood, southeast of Eglinton Avenue West and Spadina Road, and contains a two-storey residential building commissioned in 1936 by financier Arthur [sic] D. Morrow, which was designed by the Toronto architectural partnership of Allward and Gouinlock. It is designated under Part IV of the Ontario Heritage Act as of May 22, 2018 with the passing of municipal by-law 785-2018. The City's policies seek the conservation of the cultural heritage value, attributes and character of properties included on the Heritage Register.

The Alfred D. Morrow House has cultural heritage value for its design in the Modern Georgian style, a variation of the Colonial Revival and one of the styles characterizing the Forest Hill neighbourhood. It blends the scale, the symmetrical placement of the door and window openings, and the formal classical detailing from earlier Georgian

prototypes, while announcing its modernity in the flat roofline, the piers flanking the entrance on the principal (north) elevation, and the undulating rear (south) elevation with the half-round balcony flanked by the full-height three-sided bay windows.

The Statement of Significance describing the cultural heritage value of the property and its heritage attributes can be found in Attachment 1.

Policy Framework

The City of Toronto's Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

The designation by-law for the property at 276 Forest Hill Road includes all of the window openings and the multi-paned sash windows as heritage attributes of this property.

The property owner has submitted a Condition Assessment (by ERA Architects Inc. dated October 23, 2019) of the existing original windows. The report states that the windows are in a fair to poor condition with areas of softening and broken wood particularly around the lower wood jambs and sills. In addition they include secondary glass panes on the interior, which are either missing, poorly sealed or in poor condition and this has led to moisture staining and mold on some windows. The report indicates that repairing the existing windows would leave little original material and potentially compromise the integrity of the window system. As such it recommends that all 37 original windows are replaced with new windows that are fabricated to match the details and specifications of the existing original window profiles in appearance, materials, and functionality.

The proposed new windows would be double glazed but would have full wood frames and sashes that match the profiles of the existing. On the front façade true-divided lites would be provided, however on the windows on the sides and rear, which are largely hidden from view from the public realm, would have simulated divided lites.

The Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" say that "where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements."

CONCLUSION

Staff are supportive of the proposal to replace the windows of the heritage property at 276 Forest Hill Road. The proposed window replacements are consistent with the standard for the in-kind replacement of extensively deteriorated character-defining elements as recommended by the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada".

Heritage Preservation Services is supportive of the proposed alterations in the context of the recommendations contained in the condition assessment and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property.

Contact

Daniel de Moissac
Assistant Planner, Heritage Preservation Services
Urban Design, City Planning
Tel: 416-338-1096; Fax: 416-392-1973
Email: daniel.demoissac@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Urban Design, City Planning

ATTACHMENTS

Attachment 1: Location map
Attachment 2: Statement of Significance (Reasons for Designation)
Attachment 3: Photographs of 471 Forest Hill Road
Attachment 4: Photographs of existing original windows from Condition Assessment
Attachment 5: Replacement window specifications



(REASONS FOR DESIGNATION)

Arthur D. Morrow House

The property at 276 Forest Hill Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 276 Forest Hill Road contains a two-storey detached house that is located on the south side of the street in the area southeast of Eglinton Avenue West and Spadina Road. In 1936, Toronto financier Arthur D. Morrow (1882-1970) commissioned Toronto architects Allward and Gouinlock to design the residence at 276 Forest Hill Road, which he occupied for the rest of his life. As part of Forest Hill, which remained an independent municipality from its incorporation in 1923 until its annexation by the City of Toronto in 1967, the Alfred D. Morrow House was constructed according to village by-laws controlling lot sizes, setback and architectural design.

Statement of Significance

The Alfred D. Morrow House has cultural heritage value for its design in the Modern Georgian style, a variation of the Colonial Revival and one of the styles characterizing the Forest Hill neighbourhood. It blends the scale, the symmetrical placement of the door and window openings, and the formal classical detailing from earlier Georgian prototypes, while announcing its modernity in the flat roofline, the piers flanking the entrance on the principal (north) elevation, and the undulating rear (south) elevation with the half-round balcony flanked by the full-height three-sided bay windows.

The associative value of the Alfred D. Morrow House is through its connection to the significant Toronto architectural partnership of Allward and Gouinlock. The firm designed it as one of its earliest residential commissions in Toronto, following the establishment of the practice in 1935. The Alfred D. Morrow House reflects the high-end residential projects that Allward and Gouinlock were lauded for and, with its modern design elements, forecasts their subsequent role in advancing the Modern Movement in Canadian architecture after World War II.

The property at 276 Forest Hill Road also has associative value for its contribution to the understanding of the development of Forest Hill Village following its incorporation in 1923. Constructed according to municipal by-laws introduced in the 1930s that required residential buildings to be designed by an architect with the plans approved by a panel of architectural experts, the Alfred D. Morrow House contributes to the historical identity of Forest Hill as an upscale area known for the quality of its architecture.

The property at 276 Forest Hill Road supports and maintains the historical character of Forest Hill as part of the significant intact collection of residential buildings that reflect the popular revival styles from the interwar era when the area was incorporated as a village. The Arthur D. Morrow House is historically and visually related to its setting

where it shares its setback and vintage with the neighbouring houses, but stands out in the street with its visual appearance and its position on a double lot with extended frontage.

Heritage Attributes

- The heritage attributes of the Arthur D. Morrow House at 276 Forest Hill Road are:
- The setback, placement and orientation of the two-storey detached house form building
- The scale, form and massing of the long rectangular-shaped plan, with the two-storey east wing incorporating the garage with living quarters above
- The materials, with the brick cladding and the brick, stone, wood and metal detailing
- The flat roofline with the coping and the extended brick chimneys
- On the principal (north) elevation, the symmetrical organization with the central frontispiece that contains the main (north) entrance
- The main (north) entrance, which is set in a flat-headed surround with the paneled wood door and the sidelights beneath the classical portico
- Above the north entrance, the vertical window opening with the multi-paned sash windows (designed to light the interior staircase) and, on the remainder of the north elevation, the flat-headed openings with the multi-paned sash windows
- The rear (south) elevation and the side elevations (east and west), which continue the fenestration from the north elevation
- On the south (rear) elevation adjoining the stone terrace, the central entrance in the first (ground) floor beneath the curved balcony in the upper storey, which is flanked by the three-sided bay windows
- The brick detailing, with the panels and the stringcourses



North elevation of subject property as viewed from the street



Detailed view of existing original windows on north facing elevation of the property

PHOTOGRAPHS OF EXISTING ORIGINAL WINDOWS FROM CONDITION ASSESSMENT



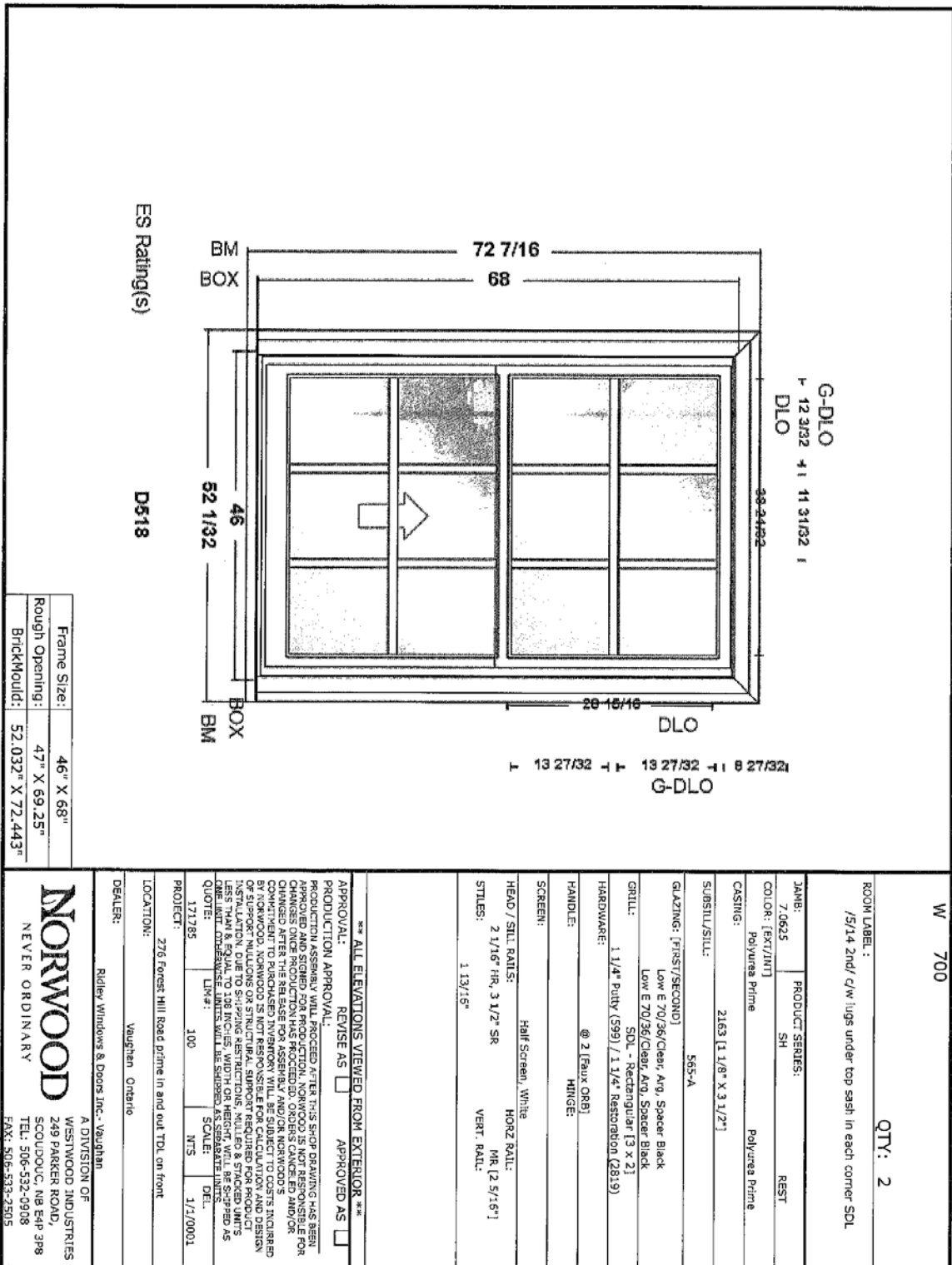
Heaved and split window sill

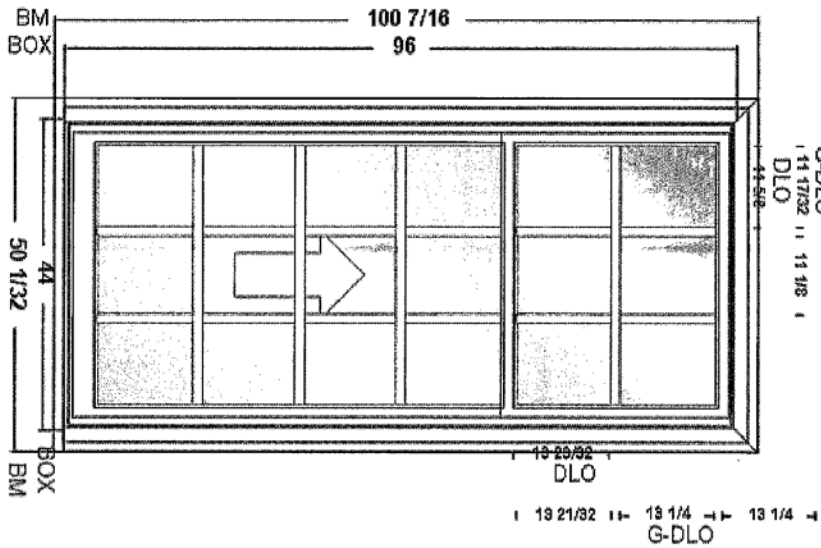


Broken glass pane & peeling paint



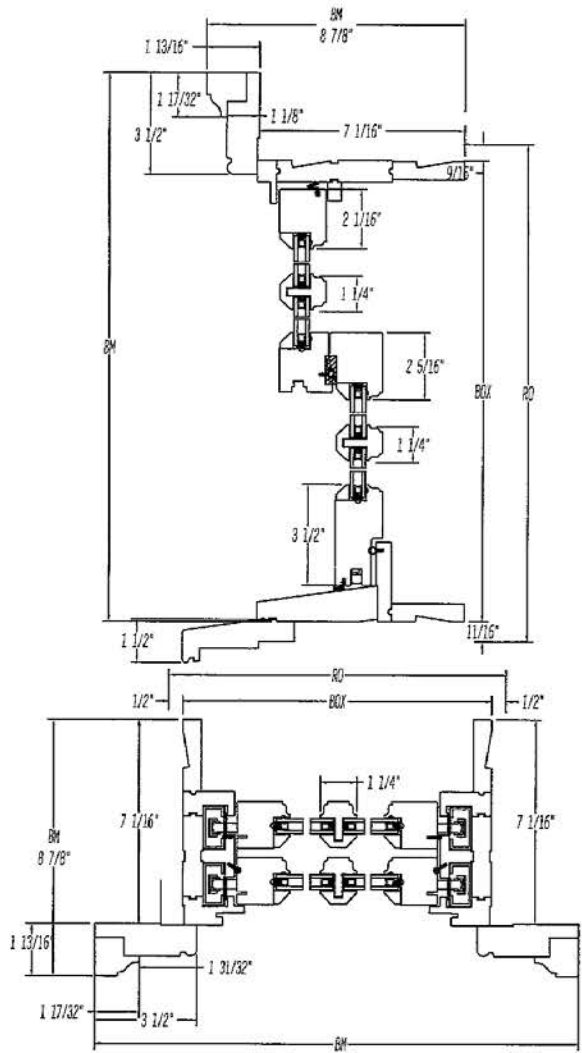
Broken sill, rusted substructure





Frame Size:	44" X 96"
Rough Opening:	45" X 97.25"
Brickmould:	50.032" X 100.443"

800	QTY: 1
ROOM LABEL:	2A 2nd/ c/w lugs under top sash in each corner TDL
JAMB:	PRODUCT SERIES:
COLOR: [EXT/INT]	
CASING:	
SUBSILL/STILL:	
GLAZING: [FIRST/SECOND]	
GRILLE:	
HARDWARE:	
HANDLE:	HINGE:
SCREEN:	
HEAD / SILL RAILS:	HORIZ RAIL:
STILES:	VERT. RAIL:
** ALL ELEVATIONS VIEWED FROM EXTERIOR ** APPROVAL: REVISE AS <input type="checkbox"/> APPROVED AS <input type="checkbox"/> PRODUCTION APPROVAL:	
PRODUCTION APPROVAL: PRODUCTION ASSEMBLY WILL PROCEED AFTER THE SHOP DRAWING HAS BEEN APPROVED AND SIGNED FOR PRODUCTION. NORWOOD IS NOT RESPONSIBLE FOR CHANGES ONCE PRODUCTION HAS PROCEEDED. ORDERS CANCELED AND/OR CHANGED AFTER THE RELEASE FOR ASSEMBLY AND/OR NORWOOD'S COMMITMENT TO PURCHASED INVESTORY WILL BE SUBJECT TO COSTS INCURRED BY NORWOOD. NORWOOD WILL BE RESPONSIBLE FOR THE PROVISION OF SUPPORT MILLIONS OR STRUCTURAL SUPPORT REQUIRED FOR PRODUCT INSTALLATION. DUE TO SHIPPING RESTRICTIONS, MILLERS & STICKER UNITS LESS THAN & EQUAL TO 108 INCHES, WIDTH OR HEIGHT, WILL BE SHIPPED AS ONE UNIT. DIMENSIONAL UNITS WILL BE SHIPPED AS SEPARATE UNITS.	
PROJECT:	1/21/85
SCALE:	1/1/0001
LOCATION:	276 Forest Hill Road prime in and out TDL on front
DEALER:	Vaughan Ontario
RIDLEY WINDOWS & DOORS INC. - VAUGHAN A DIVISION OF NORWOOD WESTWOOD INDUSTRIES 249 PARKER ROAD, SCUDOUQC, NE 44# 3P8 TEL: 506-532-0908 FAX: 506-533-2505 NEVER ORDINARY	



DWG: **W100-DET** 1,2,3,4,5 MAIN FLOOR

LUGS UNDER TOP SASH EACH SIDE
CASING WILL BE FLUSH WITH SILL

REVISION #: **5** QTY: **5**

JAMB: 7 1/16"	PRODUCT SERIES: SH500 - RESTORATION	
COLOR: POLYUREA PRIME EXT & INT		
CASING: 1 1/8" X 3 1/2" PROFILE CASING EM 2163 CW 2408 BACKBAND		
SUBSILL/SILL: 1 1/2" SUBSILL 565-A		
GLAZING: LOW-E / ARGON	SPACER: BLACK	
TDL: 1 1/4"	EXT: PUTTY	INT: RESTORATION
ALUMINUM INTERNAL GRILL: X		
HARDWARE COLOR: RESTORATION LOCK FAUX ORB		
SCREEN COLOR: X		
HEAD RAIL: 2 1/16"	HORZ. RAIL: 2 5/16"	
SILL RAIL: 3 1/2"	VERT. RAIL: X	
STILES: 1 13/16"		

ALL ELEVATIONS VIEWED FROM EXTERIOR

APPROVAL: REVISE AS SHOWN
APPROVED AS SHOWN

PRODUCTION APPROVAL:
PRODUCTION ASSEMBLY WILL ONLY PROCEED AFTER THIS SHOP DRAWING HAS BEEN APPROVED AND SIGNED FOR PRODUCTION. NORWOOD NOT RESPONSIBLE FOR CHANGES ONCE PRODUCTION HAS PROCEEDED. ORDERS CANCELLED AND/OR CHANGED AFTER THE RELEASE FOR ASSEMBLY AND/OR NORWOOD'S COMMITMENT TO PURCHASED INVENTORY WILL BE SUBJECT TO COSTS INCURRED BY NORWOOD. NORWOOD IS NOT RESPONSIBLE FOR CALCULATION AND DESIGN OF SUPPORT MULLIONS OR STRUCTURAL SUPPORT REQUIRED FOR PRODUCT INSTALLATION. DUE TO SHIPPING RESTRICTIONS, MULLED & STACKED UNITS LESS THAN & EQUAL TO 108 INCHES, WIDTH OR HEIGHT, WILL BE SHIPPED AS ONE UNIT. OTHERWISE, UNITS WILL BE SHIPPED AS SEPARATE UNITS.

DATE: APR 24/19	REQ: 341	REV: 2019-10-17
SCALE: NTS	QUOTE #: 171316	DRN: RE/IT/SB/CG

FILE NAME: RIDLEY / P-171316 / W100-DET

PROJECT: 276 FOREST HILL ROAD

LOCATION: ONTARIO, CANADA

DEALER: RIDLEY WINDOWS & DOORS INC.

NORWOOD
NEVER ORDINARY

A DIVISION OF
WESTWOOD INDUSTRIES LTD.
249 PARKER ROAD,
SCUDOUOC, NB E4P 3P8
TEL: 506-532-0908
FAX: 506-533-2505

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