



STAFF REPORT ACTION REQUIRED

Residential Buildings on Beverley Street and Stephanie Street – Inclusion on Heritage Inventory

Date:	October 28, 2008
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

Following a request from a property owner, staff have researched and evaluated the properties along the east side of Beverley Street, south of Stephanie Street, and determined that many of the residential buildings have cultural heritage value that merit inclusion on the City of Toronto Inventory of Heritage Properties. The inclusion of the properties on the City's heritage inventory would enable staff to monitor any changes to the sites and encourage the retention of their heritage values and attributes.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council include the property at 15 Beverley Street (Samuel Caplan House) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 27 Beverley Street (James Kelly House) on the City of Toronto Inventory of Heritage Properties;
3. City Council include the property at 29 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
4. City Council include the property at 31 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;

5. City Council include the property at 33 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
6. City Council include the property at 35 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
7. City Council include the property at 37 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
8. City Council include the property at 39 Beverley Street (Robert Brown Row House) on the City of Toronto Inventory of Heritage Properties;
9. City Council include the property at 45 Stephanie Street (Robert Brown House) on the City of Toronto Inventory of Heritage Properties; and
10. City Council include the property at 47 Stephanie Street (Robert Brown House) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

ISSUE BACKGROUND

City Planning staff have evaluated the properties on the east side of Beverley Street, south of Stephanie Street, as well as the neighbouring properties on the south side of Stephanie Street and determined that many of the residential buildings have cultural heritage value and merit inclusion on the City of Toronto Inventory of Heritage Properties. The inclusion on the heritage inventory of the properties listed in Recommendations 1-10 would enable staff to monitor any applications affecting the sites and encourage the retention of their heritage values and attributes.

COMMENTS

The properties at 15, 27, 29, 31, 33, 35, 37 and 39 Beverley Street and 45 and 47 Stephanie Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties. Located on the east side of Beverley Street in the block south of Stephanie Street, and on Stephanie Street east of Beverley Street, the surviving residential buildings illustrate the evolution of the residential character of the street from the mid-19th to early 20th centuries.

A location map (Attachment No. 1) and Photographs (Attachments. Nos. 2 and 3) are attached. The Reasons for Listing (Attachments Nos. 4, 5 6 and 7) include statements of the cultural heritage values of the properties with descriptions of their heritage attributes.

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SIGNATURE

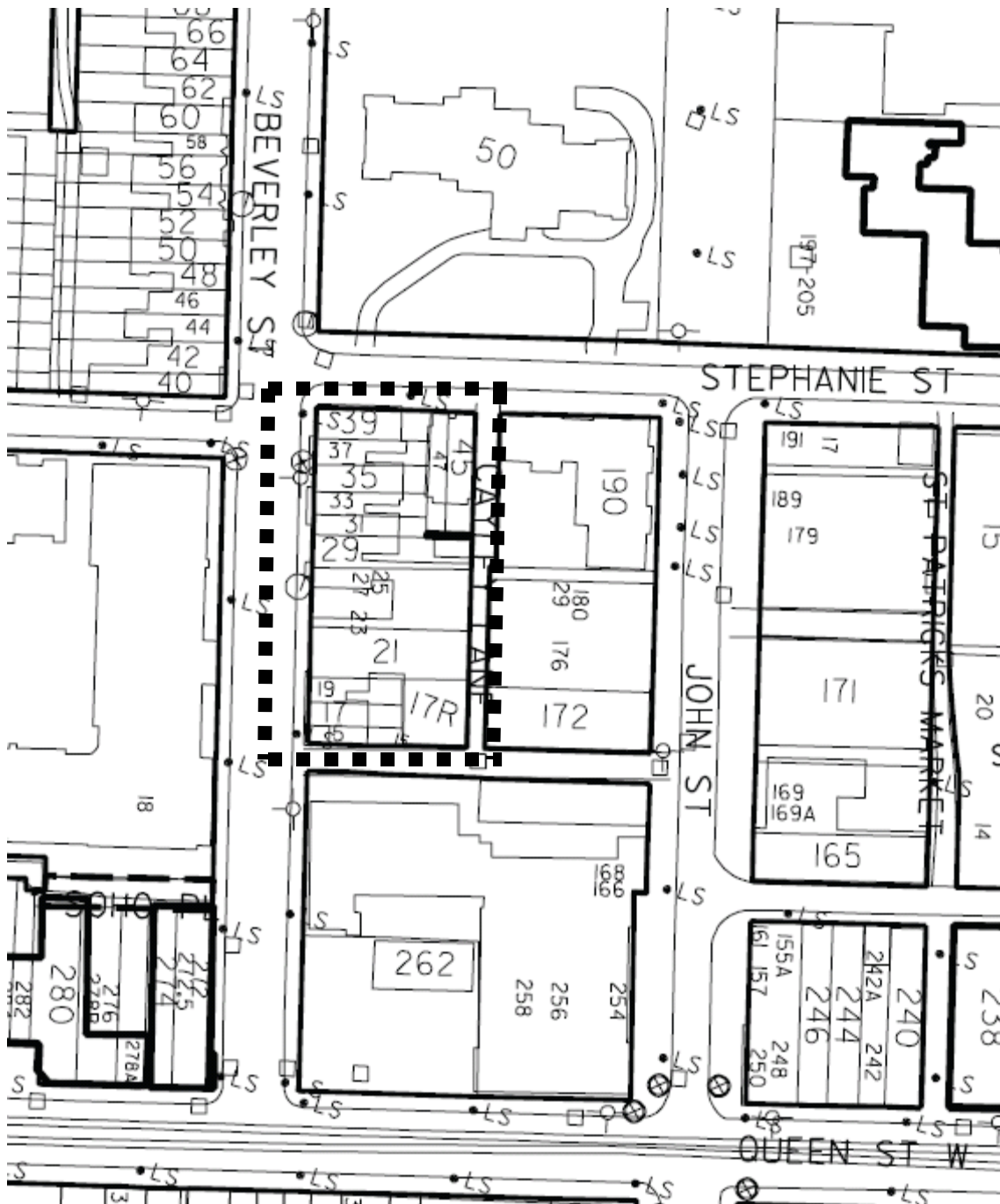
Barbara Leonhardt
Director, Policy & Research
City Planning Division

ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photographs, 15 and 27 Beverley Street
Attachment No. 3: Photographs, 29-39 Beverley Street and 45 and 47 Stephanie Street
Attachment No. 4: Reasons for Listing, 15 Beverley Street
Attachment No. 5: Reasons for Listing, 27 Beverley Street
Attachment No. 6: Reasons for Listing, 29-39 Beverley Street
Attachment No. 7: Reasons for Listing, 45 and 47 Beverley Street

LOCATION MAP: 15, 25 & 29-39 BEVERLEY STREET
AND 45 AND 47 STEPHANIE STREET

ATTACHMENT NO. 1



The properties at 15, 25 and 29-39 Beverley Street and 45-47 Stephanie Street are located within the area marked by the dotted lines.

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

PHOTOGRAPHS: 15 AND 25 BEVERLEY STREET

ATTACHMENT NO. 2



above: 15 Beverley Street



above: 25 Beverley Street



above: 29-39 Beverley Street



above: 45-47 Stephanie Street

Samuel Caplan HouseDescription

The property at 15 Beverley Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The two-storey row house (built in 1858 and subsequently altered) is located on the east side of Beverley Street in the block south of Stephanie Street. While it is the end unit of a row of three houses identified as 15, 17 and 19 Beverley Street, the properties at 17 and 19 Beverley Street are not included in the Reasons for Listing.

Statement of Cultural Heritage Value

The property at 15 Beverley Street has associative value for its connections to the internationally recognized architect, Frank Gehry. Born as Ephraim Goldberg in Toronto in 1929, Gehry resided in the city until 1947 (apart from a brief sojourn to Timmins, Ontario) when his family relocated permanently to Los Angeles, California. During his formative years in Toronto, Gehry primarily resided at 15 Beverley Street, which was owned by his maternal grandparents, Samuel and Lillian Caplan, from 1925 until the 1950s. His grandfather operated a hardware store nearby on Queen Street West, and the property was in walking distance to the synagogue where Gehry celebrated his bar mitzvah and other institutions associated with his childhood. In biographies, articles and interviews, Frank Gehry has described the impact of the years he spent at this address in Toronto on his architectural career, particularly his close relationship with his grandmother who encouraged his creativity. He recalls his fascination with the live carp his grandmother purchased for Sabbath suppers, which were stored temporarily in the family's bathtub and later inspired the form and liquidity of Gehry's works such as the Barcelona Fish Sculpture (1992).

Contextually, the house form building at 15 Beverley Street is visually and historically linked to Beverley Street in the Grange neighbourhood. The specific block it occupies on the east side of the street, south of Stephanie Street, contains a range of residential buildings that together reflect the evolution of the area from the mid 19th century to the early 20th century. 15 Beverley was one of the earliest houses built on Beverley Street, north of Queen Street, which is evident in its modest appearance compared with the row houses (1891) at 29-39 Beverley, the neighbouring semi-detached houses (1891) at 45 and 47 Stephanie Street, and the detached house form building (1905) at 27 Beverley. Overall, the block is indicative of the transitional development of the Grange neighbourhood where the unassuming buildings that represented the first generation of houses constructed on the Park Lots were replaced or joined over time by more elaborate edifices that reflect the residential context in scale, form and massing.

While Gehry's architectural creations are celebrated throughout the world, it is fitting that his inaugural work in Toronto is the transformation of the Art Gallery of Ontario

(completed in 2008), which is located literally up the street from his grandparents' Beverley Street abode. The fact that the setting of Gehry's architectural debut in Toronto is in such close proximity to his childhood residence is unique and highlights the associative and contextual values of the property at 15 Beverley Street.

Heritage Attributes

The heritage attributes of the property at 15 Beverley Street that relate to maintaining the appearance of the building relative to the period of Frank Gehry's association with it are:

- The scale, form and massing
- Above the raised base with window openings, the two-storey rectangular plan
- The red brick cladding with brick, stone and wood detailing
- The gable roof, with extended eaves at the west end where a cornice with brackets wraps around the south corner
- On the west façade on Beverley Street, the main entrance that is raised and placed in the left (north) bay, and the segmental-arched window openings in both stories
- The south elevation, which faces a laneway and is visible from Beverley Street

James Kelly HouseDescription

The property at 27 Beverley Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the east side of Beverley Street in the block south of Stephanie Street, the James Kelly House (1905) is a 2½-storey house form building.

Statement of Cultural Heritage Value

The James Kelly House has design value as a representative example of an early 20th century house form building with Edwardian Classical detailing. The house is typical of many built in Toronto's central neighbourhoods after 1900 when architectural design turned away from the richly embellished styles of the Victorian era in favour of balanced proportions and restrained Classical elements. The Edwardian Classical style is applied to the James Kelly House in the extended eaves with brackets, and the application of cast stone for the belt course dividing the lower stories and the pilasters and entablature adorning the main entrance.

Contextually, the James Kelly House is visually and historically linked to Beverley Street in the Grange neighbourhood. The specific block it occupies on the east side of the street, south of Stephanie Street, contains a range of residential buildings that together reflect the evolution of the area from the mid 19th century to the early 20th century. The James Kelly House was the last house built in this block, which is evident in its scale, roof shape and Classical detailing in comparison to the modest house form building (1858) at 15 Beverley, as well as the embellished row houses (1891) at 29-39 Beverley and the complementary semi-detached houses (also 1891) at 45 and 47 Stephanie Street, directly east of Beverley. Overall, the block is indicative of the transitional development of the Grange neighbourhood, where the unpretentious buildings first built on the Park Lots were gradually replaced or joined by more substantial edifices that respect the residential scale, form and massing of the area.

Heritage Attributes

The heritage attributes of the John Kelly House related to its design and contextual value as a representative example of an early 20th century house form building that is historically and visually linked to Beverley Street in the Grange neighbourhood are:

- The scale, form and massing
- Above a raised base with window openings, the 2½-storey rectangular plan
- The half-hipped roof, with the dormer window on the west slope, the extended eaves with brackets, and the frieze with dentils
- The red brick cladding with brick and stone detailing

- The principal (west) façade, which is organized into two bays, with the stone band course dividing the lower stories
- On the west façade, the main entrance that is raised in the left (north) bay and has a stone surround with pilasters and an entablature
- The window openings on the west façade, which are flat-headed with stone sills
- Viewed from Beverley Street, the south elevation with flat-headed window openings in each storey

Robert Brown Row Houses

Description

The properties at 29-39 Beverley Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. Located on the southeast corner of Beverley Street and Stephanie Street, the six properties identified as 29, 21, 33, 35, 37 and 39 Beverley contain 2½-storey row houses (1891).

Statement of Cultural Heritage Value

The six-unit row houses have design value as representative and well-crafted examples of residential buildings from the late Victorian era. The houses are embellished with features associated with the Italianate and Gothic Revival styles favoured for residential architecture near the end of the 19th century. The Gothic Revival influences are seen in the oversized chimneys and the extended gables with wood detailing, while Italianate design is referenced for the oversized round-arched window openings, some of which retain stained glass transoms. The row houses are complemented by the neighbouring pair of semi-detached houses at 45 and 47 Stephanie Street (also constructed in 1891 by Robert Brown) that share many of their stylistic features.

Contextually, the row houses are visually and historically linked to Beverley Street in the Grange neighbourhood. This specific block on Beverley Street contains a range of residential buildings that reflects the evolution of the area from the mid 19th to the early 20th centuries. The row houses, together with the semi-detached houses at 45 and 47 Stephanie Street, appeared during the middle phase of development, as illustrated in their scale and variety of architectural features. In comparison, the modest dwelling at 15 Beverley (1858 and subsequently updated) was among the earliest buildings on the street, while the James Kelly House (1905) at 27 Beverley was the last house completed in the block and marks the return to more restrained architectural designs after 1900. Together, the built forms in the block are indicative of the transitional development of the Grange neighbourhood, where the unpretentious buildings that first appeared on the Park Lots were gradually replaced or joined by more pretentious ones that retain the residential scale of the area. The Robert Brown Row Houses, in particular, support the residential context of the Grange neighbourhood in their scale, form and massing.

Heritage Attributes:

The heritage attributes of the row houses that contribute to their design and contextual value as representative and well-crafted residential buildings from the late Victorian era that are visually and historically linked to Beverley Street in the Grange neighbourhood are:

- The scale, form and massing

- Above stone foundations with window openings, the 2½-storey rectangular plans
- The gable roofs, which are hipped on the east end, with the large brick chimneys and the cross gables with extended eaves, brackets, and shingles
- The red brick cladding with brick, stone and wood detailing
- The principal (west) facades, which have the main entrance to each unit elevated and placed in a round-arched opening with a transom
- The organization of the central units at 31 and 33 Beverley and 35 and 37 Beverley as mirror images under projecting gables, with oversized round-arched window openings with transoms in the first and second stories
- The end units at 29 and 39 Beverley, which are distinguished from the central units by the pairs of round-arched window openings in the second stories
- On all of the units, the flat-headed and segmental-arched window openings that have stone sills and, in some cases, wood entablatures or brick hood moulds
- The north elevation of 39 Beverley that faces Stephanie Street

Robert Brown Houses

Description

The properties at 45 and 47 Stephanie Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. The pair of 2½-storey semi-detached house form buildings (1891) are located on the south side of Stephanie Street in the first block east of Beverley Street.

Statement of Cultural Heritage Value

The semi-detached house form buildings have design value as representative and well-crafted examples of residential buildings from the late Victorian era. The houses are embellished with features associated with the Italianate and Gothic Revival styles favoured for residential architecture near the end of the 19th century. The Gothic Revival influences are seen in the oversized chimneys and the extended gables with wood detailing, while Italianate design is referenced for the oversized round-arched window openings, many of which retain stained glass transoms. The semi-detached houses are complemented by the neighbouring group of six-unit row houses at 29-39 Beverley Street (also constructed by Robert Brown in 1891) that share many of the same stylistic features.

Contextually, the semi-detached houses are visually and historically linked to Beverley Street in the Grange neighbourhood because they were constructed at the same time as the neighbouring row houses at 29-39 Beverley Street and share similar architectural detailing. The semi-detached houses complement the row houses at the north end of the group of late 19th and early 20th century residential buildings that complete the block outlined by Beverley Street, Stephanie Street and two laneways and reinforce the sense of visual continuity. This range of residential buildings reflects the evolution of the area from the mid 19th to the early 20th centuries. The semi-detached houses and the adjoining row houses appeared during the middle phase of development, as illustrated in their scale and architectural embellishments. In comparison, the modest dwelling at 15 Beverley (1858) was among the earliest buildings on the street, while the James Kelly House (1905) at 27 Beverley was the last house completed in the block and marks the return to more restrained architectural designs after 1900. Together, the built forms in the block are indicative of the transitional development of the Grange neighbourhood, where the unpretentious buildings that first appeared on the Park Lots were gradually replaced or joined by more pretentious ones that retain the residential scale of the area. The Robert Brown Houses at 45 and 47 Stephanie Street support the residential context of the Grange neighbourhood in their scale, form and massing.

Heritage Attributes:

The heritage attributes of the semi-detached house form buildings that contribute to their design and contextual value as representative and well-crafted residential buildings from the late Victorian era that are visually and historically linked to Beverley Street in the Grange neighbourhood are:

- The scale, form and massing
- Above the raised bases with window openings, the 2½-storey rectangular plans
- The cross-gable roofs, with brick chimneys and cross-gables with wood detailing
- The red brick cladding, with brick, stone and wood trim, including the wood cornices above the first-storey window openings
- The central round-arched door opening that contains the entrances to both houses, with wood doors and transoms
- The placement, shape and detailing of the round-arched, segmental-arched and flat-headed window openings, including the stone sills, brick hood moulds and, in the outer bays, stained-glass transoms