

17 Prince Arthur Avenue – Alterations to a Heritage Property Within the East Annex Heritage Conservation District

Date:	May 4, 2011
To:	Toronto Preservation Board Toronto East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Ward 20 - Trinity Spadina
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\May 25 2011\teHPS09

SUMMARY

This report recommends that City Council approve the proposed alterations to the designated heritage property at 17 Prince Arthur Avenue.

The property at 17 Prince Arthur Avenue is part of the East Annex Heritage Conservation District designated by City Council under By-law 520-94 on July 26, 1994.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage building at 17 Prince Arthur Avenue substantially in accordance with the Heritage Impact Assessment (HIA) prepared February 2011 by Goldsmith Borgal Ltd. Architects and plans prepared by Diamond and Schmitt Architects received by Heritage Preservation Services February 16, 2011, on file with the Manager, Heritage Preservation Services subject to the following conditions:

- a.
- a. Prior to final site plan approval the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:
 - i. an as-found record of the existing building including photographs keyed to plans and elevations of all the visible exteriors and interiors;
 - ii. a detailed Conservation Plan, including a condition assessment, for the conservation work described in the HIA, to be prepared by a qualified heritage consultant, detailing recommended interventions, exterior restoration and estimated costs and a schedule of short and long term maintenance requirements;
 - iii. a final landscape plan that enhances the heritage character of the heritage building and conforms to the District Plan to the satisfaction of the Manager, Heritage Preservation Services;
 - iv. a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all restoration work included in the detailed Conservation Plan;
- b. Prior to the issuance of any building permit for the heritage property located at 17 Prince Arthur Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property, the owner shall provide the following:
 - i. building permit drawings, including specifications for heritage conservation work prepared by the Heritage Consultant to the satisfaction of the Manager, Heritage Preservation Services.
- c. Prior to the release of the Letter of Credit, the owner shall:
 - i. complete the heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services;
 - ii. provide a Letter of Substantial Completion for the heritage conservation work signed by the project architect and Heritage Consultant to the satisfaction of the Manager, Heritage Preservation Services;

- d. There will be no alterations to the existing heritage building in front of the new addition, including visible rooftop additions. A small railed amenity space is shown on the attached drawings which must be eliminated from the final proposal.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 17 Prince Arthur Avenue is part of the East Annex Heritage Conservation District designated by City Council under By-law 520-94 on July 26, 1994.

ISSUE BACKGROUND

The house is located along the eastern portion of Prince Arthur Avenue on the south side of the street (See Map Attachment #1).

The building at 17 Prince Arthur Avenue is evaluated in the East Annex Heritage Conservation Study with a “B” rating. This rating refers to “Properties which are noteworthy for their overall quality and have city wide importance”.

The east end of Prince Arthur Avenue was developed earlier than the west on wider lots with generous front and side yard setbacks. In particular, the “villa” type of development (most notable in #17 and #15) sited the buildings with generous side yard setbacks rather than traditional urban development on smaller lots. The generous side yard setbacks of the building on the site means that any rear addition that takes advantage of the width of the property will be seen and have a significant presence as viewed from Prince Arthur Avenue.

Prior to the 1950s the asymmetry of the original Victorian composition was modified by infilling the south west corner resulting in the current Italianate appearance of the structure (Attachment #2).

COMMENTS

Proposal

The proposal is to construct a four storey addition behind the existing heritage building, coordinating the floors of the front portion of the building with those of the new construction behind. The new construction is clad on the north (Prince Arthur elevation) with a glass curtain wall, on the east and west with a zinc cladding, and on the north elevation there are ribbon windows with zinc spandrel panels.

There were various options explored for the massing and materials for the addition. The option proposed maximizes the potential GFA but eliminates the possibility of exterior amenity space on the south side of the building. The proposed scheme provides the simplest form and backdrop to the heritage building.

Heritage Comments

The District Guidelines make the following reference to Additions and Alterations:

- "In general, additions should be made at the rear of the property."
- "Use the height of the existing ridge of the roof as a limit for the height of the addition. The addition should be lower than the existing ridge."

The proposed addition is visible above the existing ridge line of the roof however the additional height of the rear volume allows for a distinct architectural expression of the new component of the development. The addition is restricted to the rear of the lot with no significant impact on the retained portion of the heritage building facing Prince Arthur Avenue.

There should be no alterations to the existing heritage building in front of the new addition, including visible rooftop additions. A small railed amenity space is shown on the attached drawings which must be eliminated from the final proposal as a condition of approval. A skylight will be constructed (that will not be visible from the street) on the flat rooftop to bring natural light into the third floor of the existing heritage building.

The highrise buildings along Bloor Street are currently visible beyond the properties on the south side of Prince Arthur Avenue and form a modern backdrop to the heritage building. The rear addition will remain subordinate to the main heritage building and ensure that there will be a modest visual impact on the streetscape while maintaining the prominence of the heritage building.

Restoration Work

- "Generally do not make alterations or additions to the street façade of the building, except where such alterations are intended to restore the original appearance of the building."

A condition of the development of the site is the preparation of a detailed Conservation Plan for the conservation work described in the HIA which will include:

1. Cleaning and repointing where necessary on the foundation, masonry walls and limestone details.
2. Removal of loose paint and repainting of wood soffit, fascia, porch and dormer windows.

A comprehensive condition assessment will be prepared and inform specific conservation techniques.

The addition, which consists of a new volume to the back of the site, allows for minimal intervention on the front façade and majority of the roofscape.

Heritage Character

The District Guidelines identify the following aspects of the character of the District:

"2.2.2 The Architectural Character of the Study Area

The nineteenth-century buildings in the study area include residential buildings influenced by both the development of the Village of Yorkville and the creation of the Annex. They also include dwellings which reflect the unique character of the area as a transitional suburban development of the 1870s, sharing an affinity with other neighbourhoods in the City of Toronto such as Parkdale.

The detached house, which ranged from the roughcast cottage to the brick villa, and the semidetached house, also in roughcast and brick variants, formed the basis for construction in the study area until urban intensification and commercial development began to affect structures on Davenport and Avenue Road."

"A limited number of residential building types recur throughout the area, representing a number of shifts in architectural style for the residential buildings constructed prior to 1920. These residential buildings reflect three specific periods of development."

"3.1.3 The Buildings on Prince Arthur

With the exception of a very fine row at #25 – 31, each of the buildings are distinct from its neighbours, with eclectic stylistic differences, including the second Empire style of #21-23, the sober Italianate of #17, and the remarkable Tudor Revival, crenellations and all, of #35. Some of the earlier buildings reflect the villa development which first occurred on the street, and others, particularly at the ends of the block, reflect the later Queen Ann variants which were to appear throughout the Annex. Each of these stylistic differences reflects different street frontages, roof-lines, setbacks, building massing and materials. Roughcast stucco, now covered by a later siding in the case of #21-23 and both the white brick and the later red brick can be seen on the street."

The guideline's specific direction for infill on Prince Arthur in the HCD states that:

- "Substantial development in rear yards is evident on Prince Arthur and is indicative of present commercial uses. Rear yard additions should not over-power the existing buildings and preferably should have low visibility from the street."

The heritage character of the building is conserved by restricting the new addition to the back portion of the site and intersecting with the original house form behind the bay window feature of the east façade. The new addition's single diagonal curtain wall reduces the visual impact of the intervention by forming a simple glass backdrop. The three dimensional form of the building and character defining elements are conserved.

Legibility of Additions/Interventions

The majority of streets in the District contain attached house forms or minimal side yards such that rear additions can easily remain below sightlines from the street. Properties along Prince Arthur that have introduced significant rear additions (in the context of generous side yard setbacks) have typically used materials in harmony with the heritage building. Although this approach minimizes the visual contrast between the historic building and its additions the original form is not always distinguishable from its additions.

The choice of a contrasting contemporary material reinforces the distinguishability between new and old. The proposed fourth floor of the new addition would be visible from the street but will allow a clear uncluttered form and unified backdrop which is otherwise currently interrupted by the higher density development along Bloor Street to the south.

A number of design versions were explored and the current proposal is based on the simplicity of the form and materials that create a distinct line between the old and new and legibly contrast with the heritage building while respecting its integrity.

The unusually generous side yards of this property allows little opportunity for a rear addition that would not be visible from the street. The proposal develops the rear portion of the lot with a simple form and modern aesthetic while preserving the street related front mass of the original building.

CONTACT

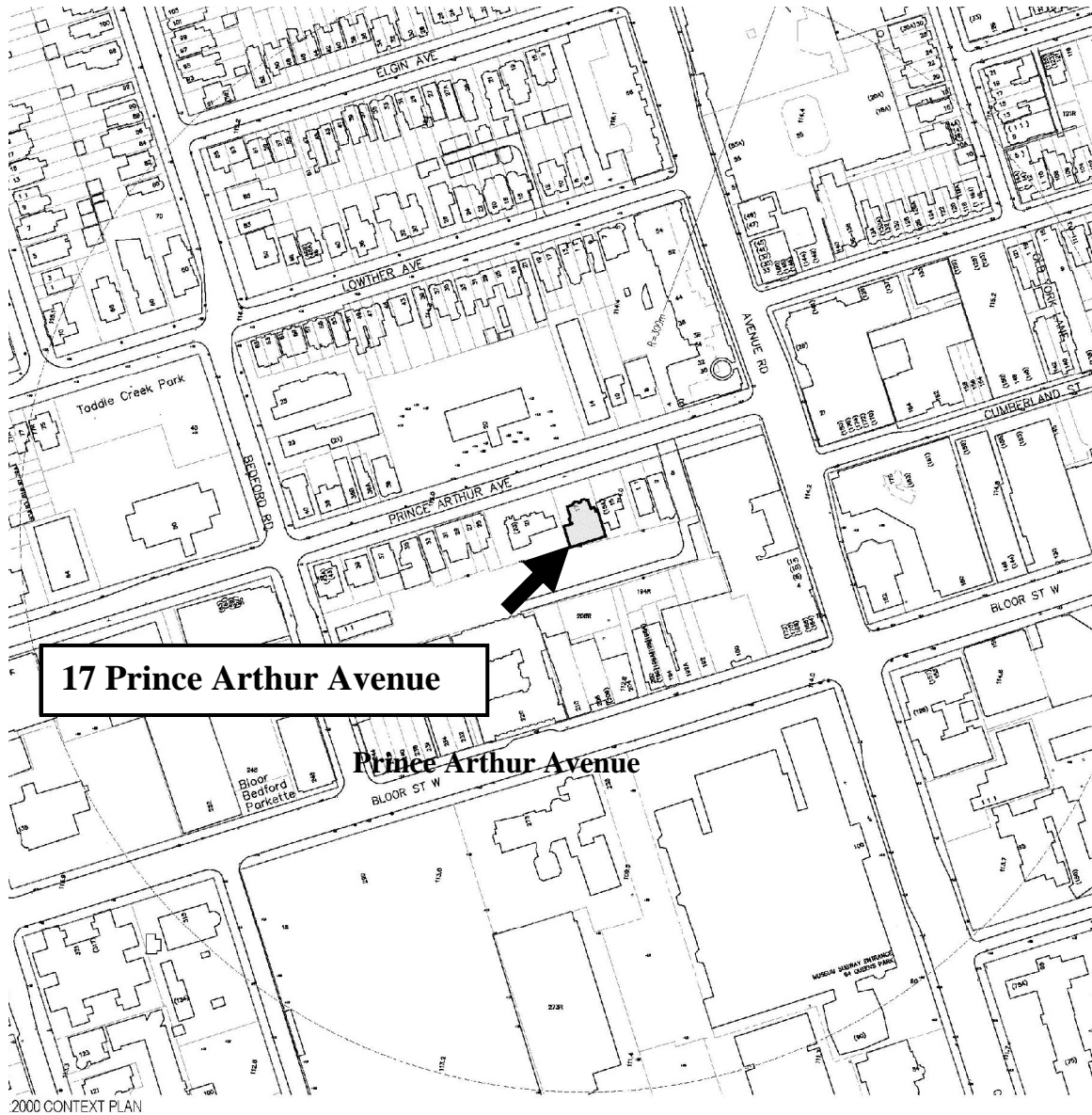
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Proposal Renderings
Attachment No. 4 – Site Plan
Attachment No. 5 – Proposed North Elevation
Attachment No. 6 – Proposed East Elevation
Attachment No. 7 – Proposed West Elevation
Attachment No. 8 – Proposed South Elevation
Attachment No. 9 – Proposed N/S Section
Attachment No. 10 – Proposed Street Section
Attachment No. 11 – Proposed Ground Floor Plan
Attachment No. 12 – Proposed Basement and Ground Floor Demolition Plan
Attachment No. 13 – Proposed Roof Plan



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



From the North



West

From the North East

ATTACHMENT NO. 3

PROPOSAL RENDERINGS - 17 PRINCE ARTHUR AVE.

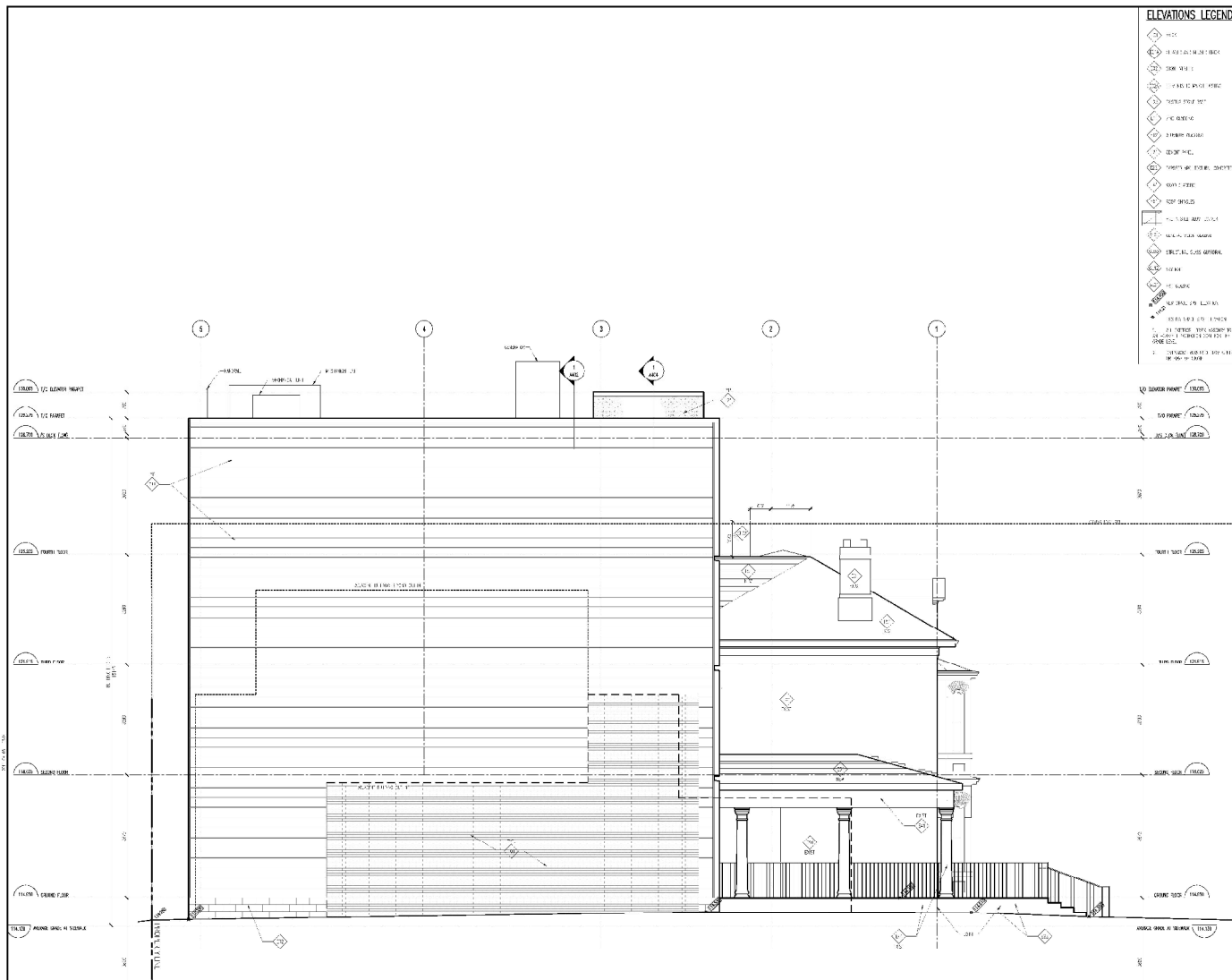


PROPOSED NORTH ELEVATION - 17 PRINCE ARTHUR AVE



North Elevation

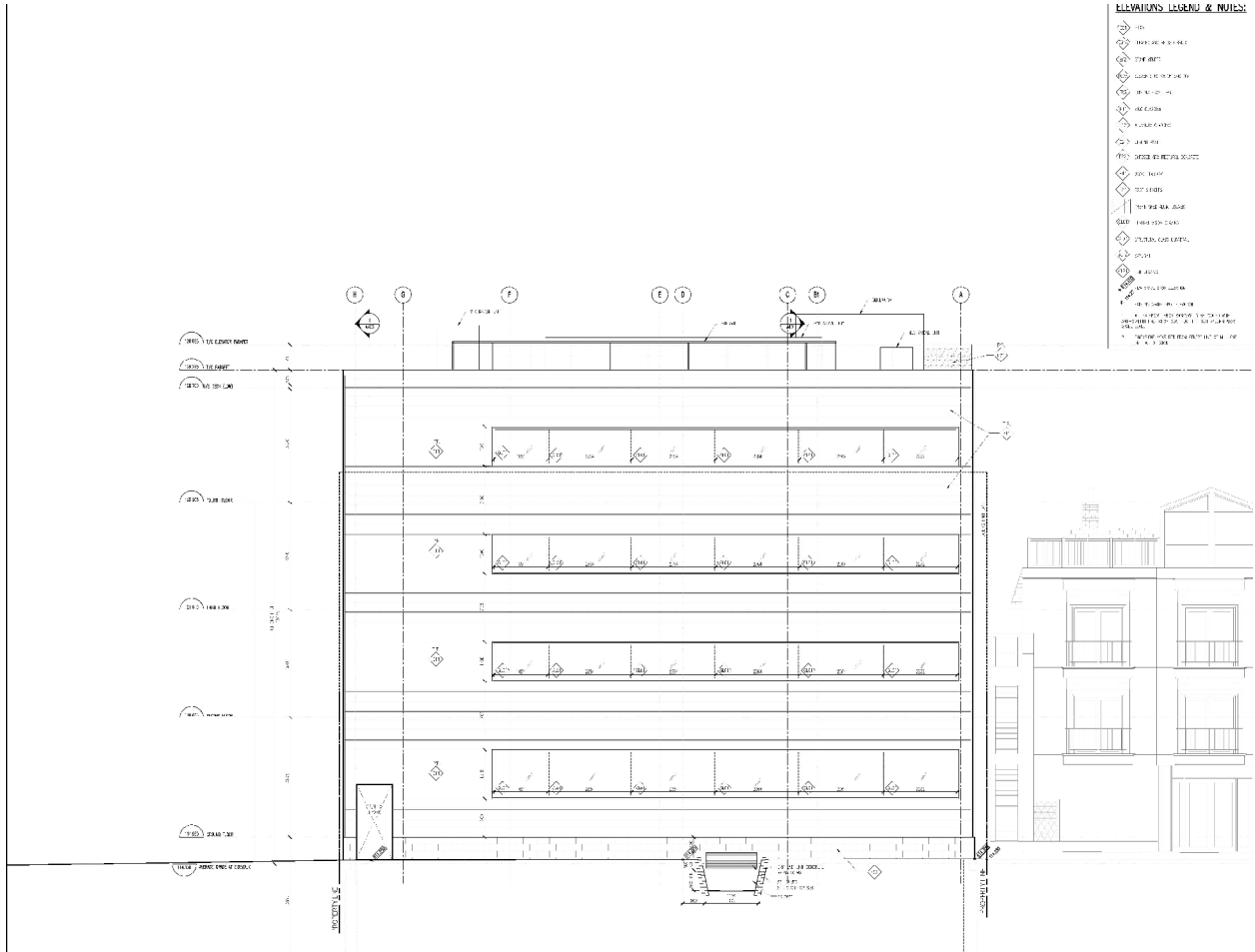
PROPOSED EAST ELEVATION - 17 PRINCE ARTHUR AVE.



East Elevation

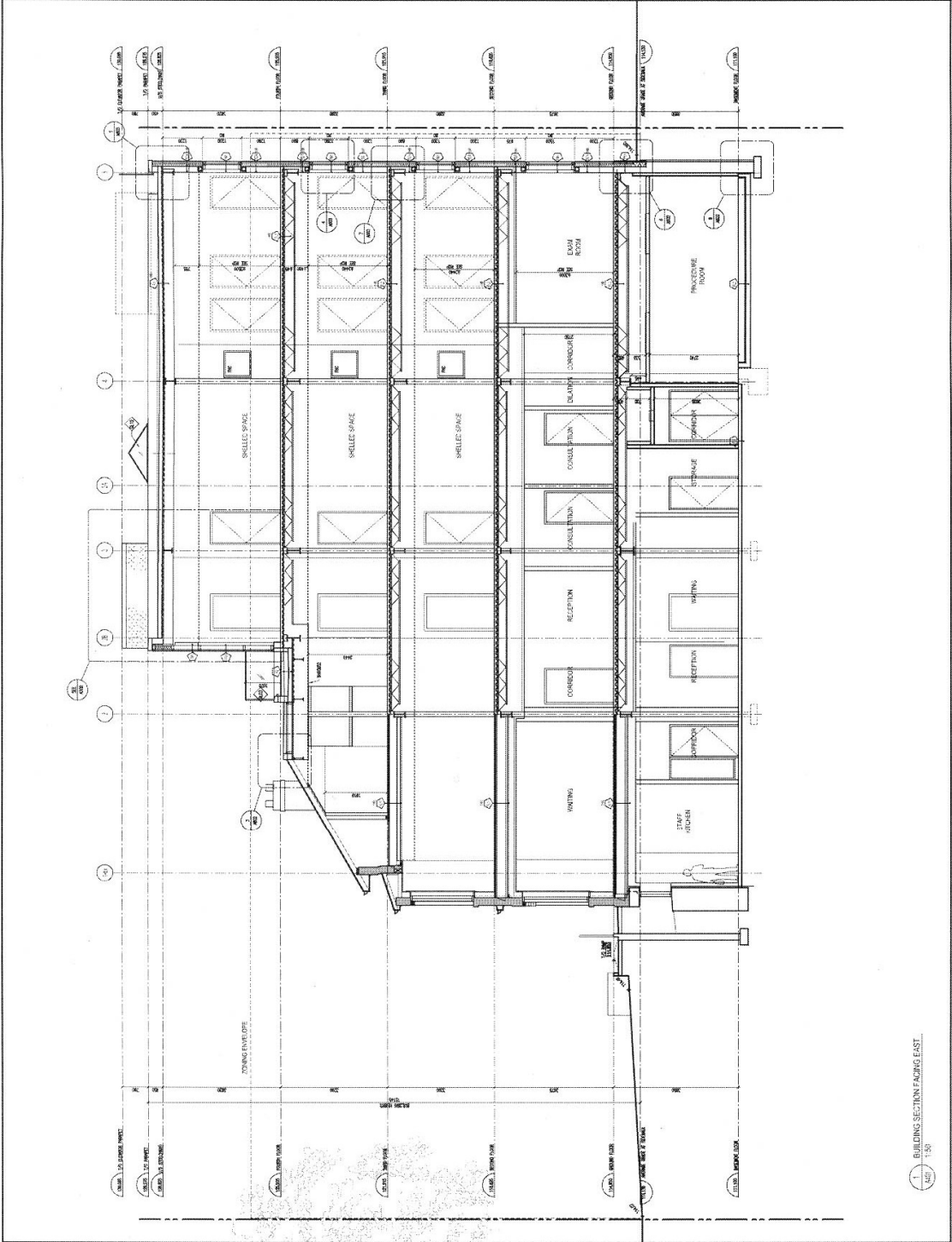
ATTACHMENT NO. 8

PROPOSED SOUTH ELEVATION - 17 PRINCE ARTHUR AVE



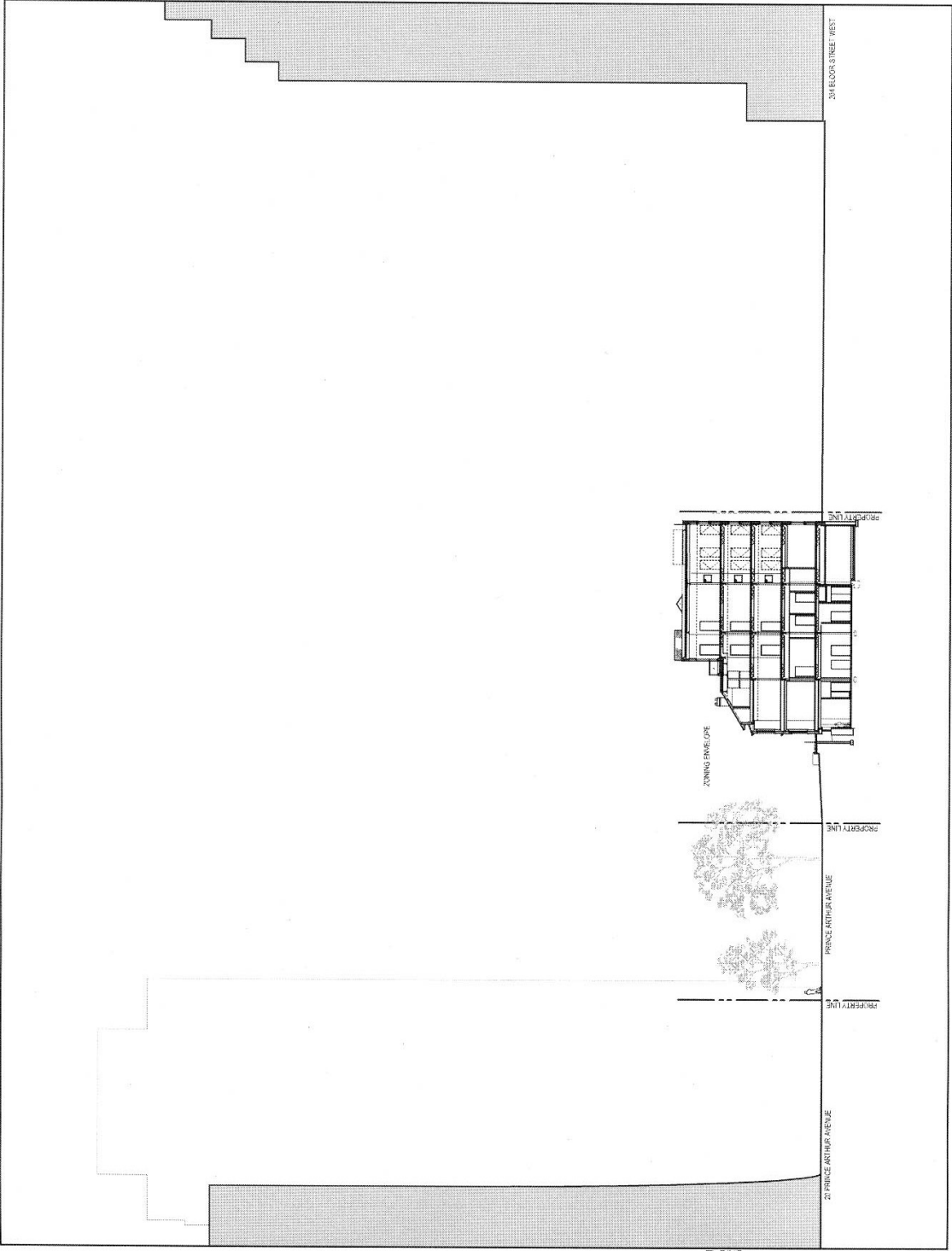
South Elevation

PROPOSED N/S SECTION - 17 PRINCE ARTHUR AVE

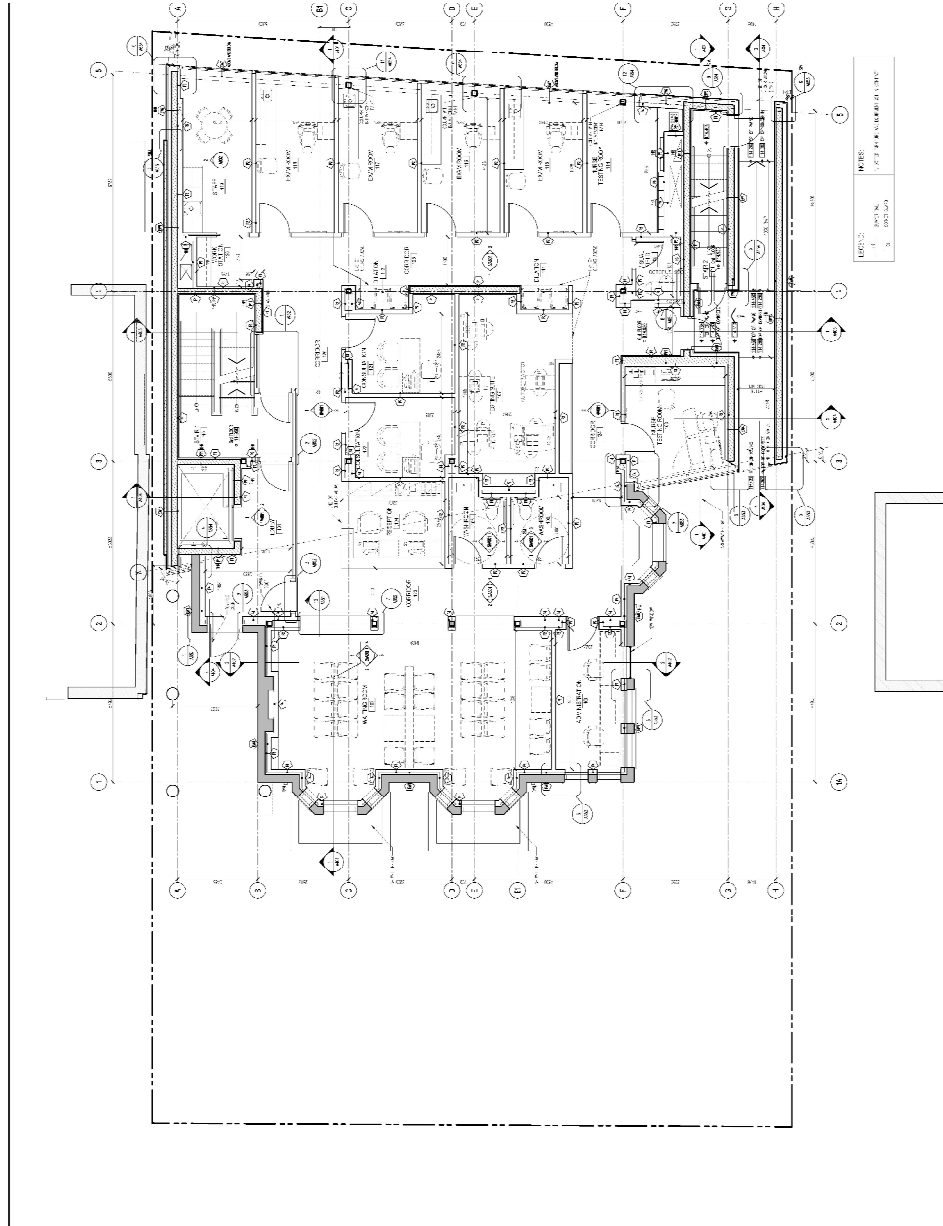


Section

STREET SECTION - 17 PRINCE ARTHUR AVE

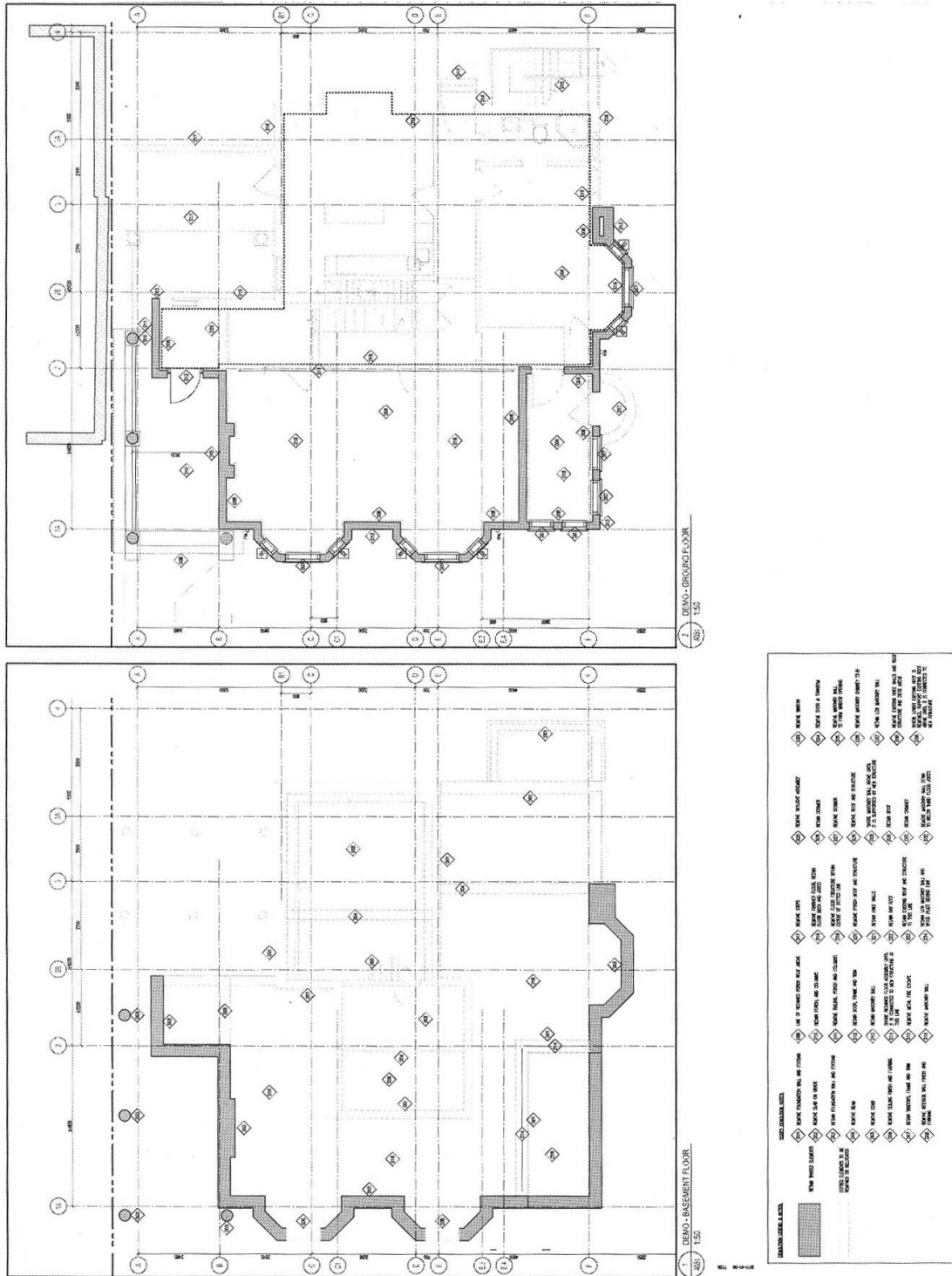


GROUND FLOOR PLAN - 17 PRINCE ARTHUR AVE



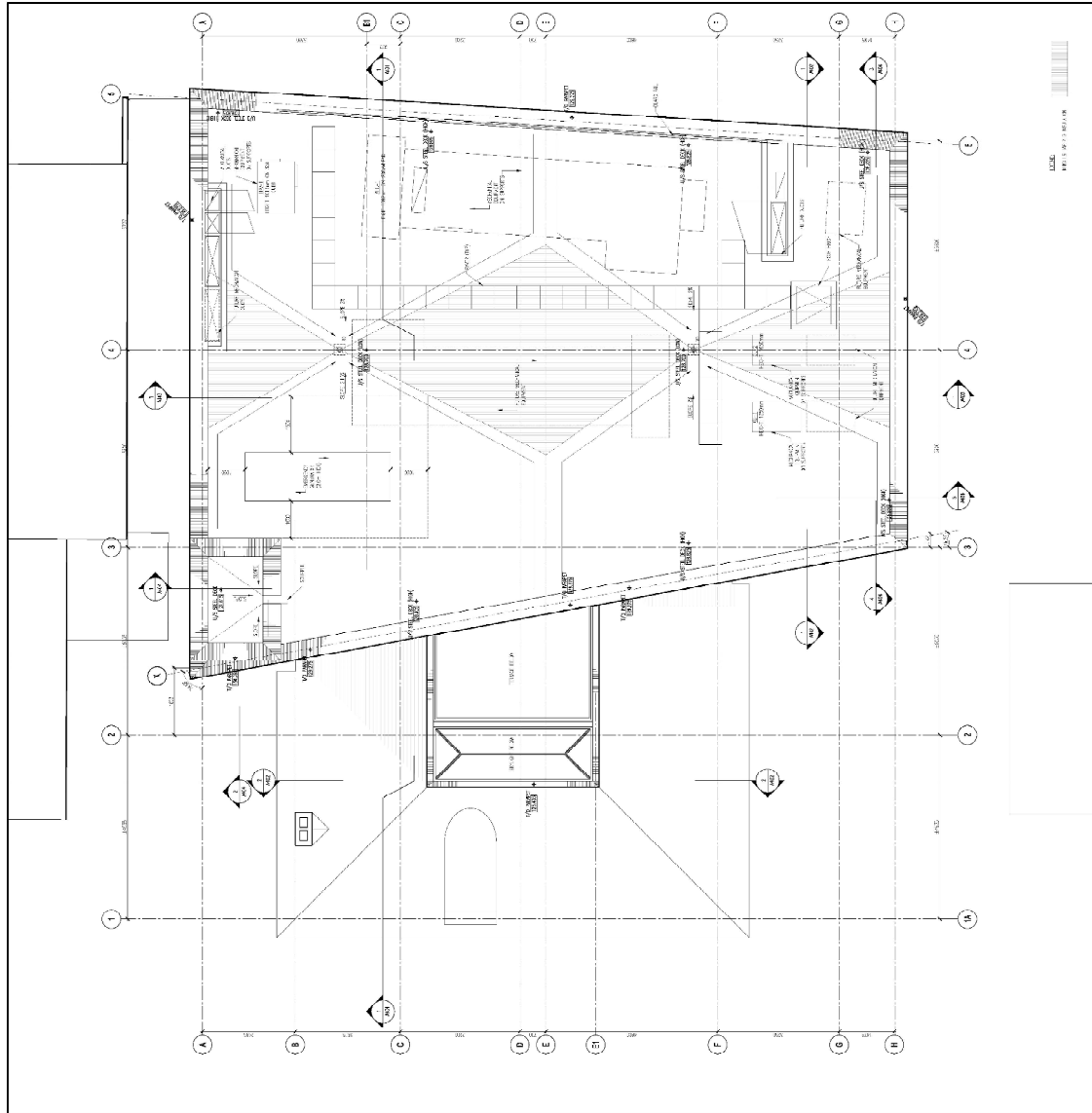
Ground Floor

GROUND AND BASEMENT DEMOLITION PLANS - 17 PRINCE ARTHUR AVE



Basement and Ground Floor Demolition Plan

ROOF PLAN - 17 PRINCE ARTHUR AVE



Roof Plan