



STAFF REPORT ACTION REQUIRED

Designation under Part IV, Section 29 of the Ontario Heritage Act - 59 Heath Street West

Date:	October 22, 2013
To:	Toronto Preservation Board
From:	Acting Director, Urban Design, City Planning Division
Wards:	St Paul's – Ward 22
Reference Number:	P:\2013\Cluster B\PLN\HPS\CC\ November 13 2013\ccHPS01

SUMMARY

This report recommends that City Council state its intention to designate the property at 59 Heath Street West under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. The property contains the Henry R Duke house (1887) a well-crafted and rare variation of Toronto's Bay-n-Gable style with many external original features still intact. Located mid-block on the south side of Heath Street West it represents the beginning of the historic evolution of the street and the Deer Park neighbourhood as it is one of the earliest buildings surviving on the street.

At its meeting of October 17, 2013, the Toronto and East York Community Council requested the Acting Director, Urban Design to report to the November 13, 2013 meeting of City Council on the potential of designating the property at 59 Heath Street West and to ensure that the required consultation with the Toronto Preservation Board occurs at its November 5, 2013 meeting. Following research and evaluation, staff have determined that the property at 59 Heath Street West meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act.

The building research that accompanies this report, Attachment No. 4, will be made available prior to the Toronto Preservation Board meeting of November 5, 2013.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council states its intention to designate the property at 59 Heath Street West under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

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

DECISION HISTORY

At its meeting of October 17, 2013, the Toronto and East York Community Council adopted Item TE27.10 and requested the Acting Director, Urban Design to report to the November 13, 2013 meeting of City Council on the potential of designating the property at 59 Heath Street West and to ensure that the required consultation with the Toronto Preservation Board occurs at its November 5, 2013 meeting.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE27.10>

ISSUE BACKGROUND

The property at 59 Heath Street West contains the Henry R Duke house (1887) a well-crafted and rare variation of Toronto's Bay-n-Gable style with original features still intact. Located mid-block on the south side of Heath Street West it represents the beginning of the historic evolution of the street and the Deer Park neighbourhood as it is one of the earliest buildings surviving on the street. The designation of the property would enable staff to monitor any applications affecting the property and work with the property owner to ensure any changes to the building respect its heritage attributes and values.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Designation are found in Attachment No. 3.

Staff have completed the attached the Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 59 Heath Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation.

The property at 59 Heath Street West is worthy of designation on the City of Toronto Inventory of Heritage Properties for its cultural heritage value and meets Ontario Regulation 9/06 under the three categories of design, historical association and context. 59 Heath Street West is significant as a late 19th century rare variation of the Bay-n-Gable style distinctive to Toronto with most of its original features still intact and well-preserved. Situated on Heath Street West amongst residential properties of a variety of time periods and types, it is an important representative of the earliest phase of the historic evolution of Heath Street and the history of the Deer Park neighbourhood.

The Reasons for Designation (Statement of Significance), found in Attachment No. 3 are the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

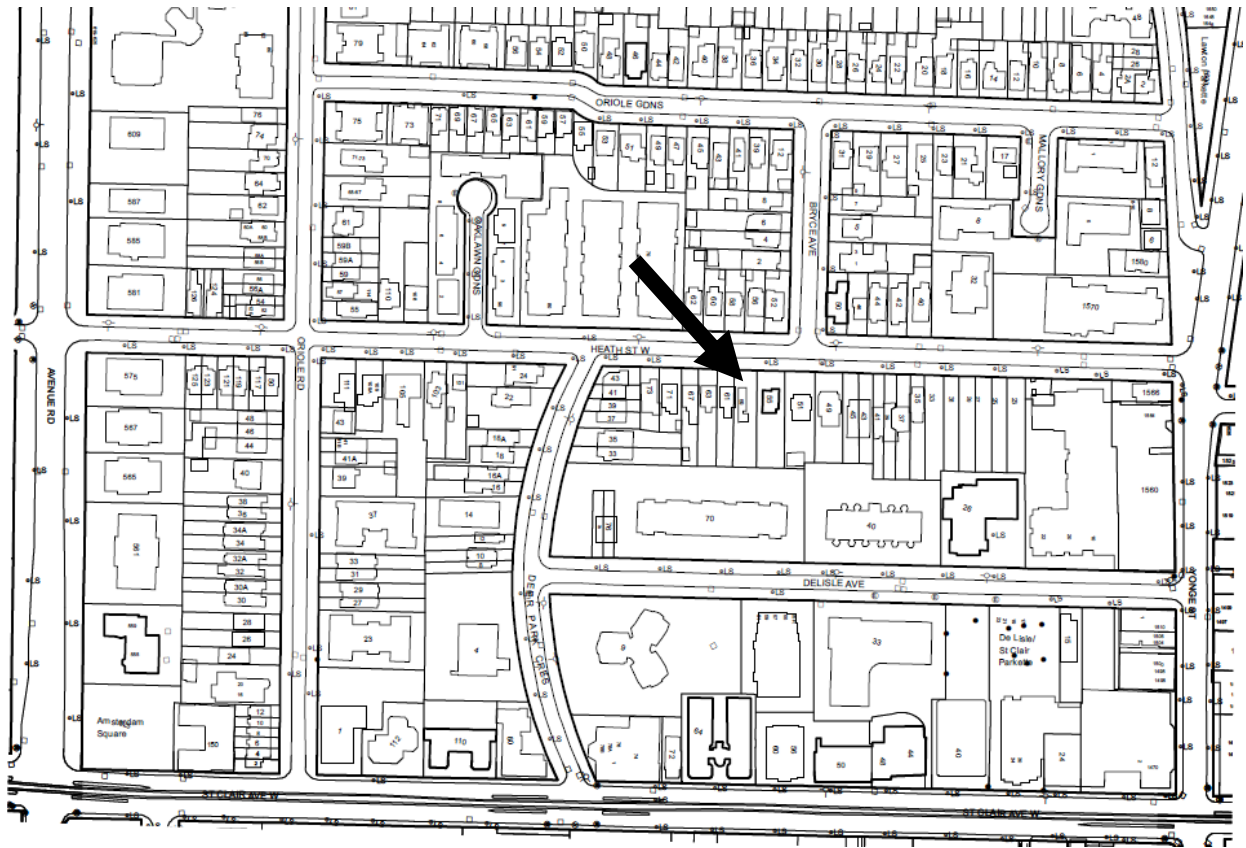
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Listing (Statement of Significance)
Attachment No. 4 – Research and Evaluation Summary



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

The **arrow** marks the site.



Principal façade of 59 Heath Street West (Heritage Preservation Services, August 2013)



Detail View of 59 Heath Street West (HPS, August 2013)

Henry R Duke House (1887)

Description

The property at 59 Heath Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located mid-block on the south side of Heath Street between Yonge Street and Deer Park Crescent, the site contains the building historically known as the Henry R Duke house (1887) a two-story buff-brick house with a gable roof and bay window, as well as a garage and a rear extension to the house.

Statement of Cultural Heritage Value

The Henry R Duke house is of historical significance in Deer Park as it represents one of the earliest houses built following the partitioning of the Baron de Hoen estate in the 1870's as the current subdivision originally known as Deer Park. Heath Street was one of three streets in the subdivision named for the Heath family, the previous owners of the estate. Dating from 1887 it is one of the two earliest houses to be built on Heath Street which over the past 125 years has been developed with an unusual variety of residential dwelling types from a variety of time periods that is atypical in Toronto. The Henry R Duke house is important because it represents a house from the earliest point in the historical evolution of the street.

The house is a unique surviving example of a late 19th century Bay-n-Gable style on Heath Street, which is unique to Toronto. The features of the style are evident in the steeply pitched gable roof, the decorative wood barge board in the gable and the projecting bay window. The building is rare in being narrower than is typical as the entry is located on the side instead of the front in a projecting wood entry porch. The house is built of buff clay brick likely from the Blue Hill brick yards located to the south on Yonge Street just north of Davenport Road and famous for producing white brick also known as buff or yellow brick from the 1830's onwards. Many of the original wood features, diamond-shaped shingles, shutters, bargeboards and the iron cresting on the bay window roof are still intact further establishing the architectural significance of this house.

Contextually, the Henry R Duke house stands as a neighbourhood landmark on the south side of Heath Street. It's narrow form, gable roof, style and details including the buff brick, gable bargeboard and bay window with iron cresting set it apart from houses, townhouses and low-rise apartment blocks of later periods. Speaking of the earliest period of the subdivision, its built form is an eloquent testament to the history and evolution of Heath Street and the Deer Park neighbourhood.

Heritage Attributes

The heritage attributes of the property at 59 Heath Street West are:

- The building historically known as the Henry R Duke House
- The scale, form and massing of the house-form building
- The two-storey structure with a rectangular-shaped plan featuring a single story bay window
- The materials, with buff brick cladding, and details including the projecting band at the foundation and brick window headers
- The steeply-pitched gable roof, with decorative pierced wood bargeboard
- The bay window roof with its diamond patterned wood shingles
- The iron cresting on the bay window roof with its Gothic trefoil motif
- The fenestration on the north elevation, with wood single-light double-hung sash, in the projecting bay and paired in the second floor and wood storms
- The wood shutters with moveable louvers
- The projecting wood side entrance with its sloping roof, diagonal wood siding and projecting bracket with pierced floral motif and double-leafed door
- The location of the building on the west side of the lot

Please Note: The building research that is required to accompany this report will be provided to the Toronto Preservation Board prior to its meeting of November 5, 2013.

ATTACHMENT NO. 4

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**HENRY R DUKE HOUSE
59 HEATH STREET WEST, TORONTO**

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Heritage Preservation Services
City Planning Division
City of Toronto

October 2013