

Alterations to a Heritage Property in the North Rosedale Heritage Conservation District - 11 Beaumont Road

Date:	August, 8, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Ward 27, Toronto- Rosedale Centre
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\September 10 2013\teHPS23

SUMMARY

This report recommends that City Council approve the proposed alterations for 11 Beaumont Road, a heritage property located in the North Rosedale Heritage Conservation District. The house was designed and constructed by its first owner, renowned Canadian architect Eberhard Zeidler and received an "A-rating" at the time the district study was undertaken and is therefore considered to be a building of national or provincial significance.

The current owner is proposing alterations to all elevations as well as to the roof. Heritage Preservation Services has reviewed and carefully examined the impact of these alterations on the original heritage structure. The proposed alterations conform to the North Rosedale Heritage Conservation District Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the proposed alterations to 11 Beaumont Road, an "A-rated" property in the North Rosedale Heritage Conservation District as shown in the architectural drawings submitted by the applicant, including plans, section and elevations prepared by the architectural firm of Atelier Kastelic Buffey, date stamped received by Heritage Preservation Services August 7, 2013, on file with the Manager, Heritage Preservation Services, subject to the following condition:

- a. That prior to the issuance of any heritage permit for the proposed alterations and additions at 11 Beaumont Road, the owner shall provide architectural drawings and a landscape plan to the satisfaction of the Manager, Heritage Preservation Services.

Financial Impact

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

DECISION HISTORY

Council adopted the North Rosedale Heritage Conservation District (NRHCD) on September 30, 2004 (By-law 749-2004).

<http://www.toronto.ca/legdocs/bylaws/2004/law0749.pdf>

There have been no previous reports to Council regarding the property located at 11 Beaumont Road under the Ontario Heritage Act.

ISSUE BACKGROUND

The property known as 11 Beaumont Road is located on a ravine in the North Rosedale Heritage Conservation District (Attachment No. 1).

At the time the North Rosedale Heritage Conservation District Plan ("District Plan") was undertaken, 11 Beaumont Road was one of seven properties evaluated as "A-rated", and as per the District Plan guidelines, an A-rating means "buildings of national or provincial significance". Additionally, an A-rated building "shows a significant design by a prominent architect, had a historically significant occupant, and contributes to the heritage character of the North Rosedale Heritage Conservation District (NRHCD)".

The property was owned by renowned Canadian Architect Eberhard Zeidler who also designed the modernist house on the site and lived there with his family from the late 1960s to 2010. Notable works of Mr. Zeidler and his architecture firm include Ontario Place (1967-71), the Eaton Centre (1974) and Queen's Quay Terminal (1979-1983) located in Toronto and Canada Place for Expo 86 in Vancouver.

In 1986 Mr. Zeidler was awarded the gold medal of the Royal Architectural Institute of Canada for his contribution to Canadian architecture and its reputation abroad. In late 1987 he received a Toronto Arts lifetime achievement award.

11 Beaumont Road

This residential building was designed in a modernist architectural style, constructed of stone, wood and glass. The site is accessed by a private driveway leading from Beaumont Road to a flat-roof house that steps down into a ravine, with mature trees and landscaped areas that include a private pool and deck on the west side of the property.

The owners purchased the property from Mr. Zeidler in 2010 and have expressed their desire to modify the existing building to accommodate the needs of their family while respecting the history of the property and its relationship to the ravine.

Primary public views of this residence are the north elevation and the roof, with secondary views of the east and west elevations from Beaumont Road. The south elevation cannot be seen from the street.

Proposed additions to the house will be to the roof, north, east and south elevations with a minor alteration to the west elevation. The owners wish to alter the existing house and maximize views of the ravine with glazed additions.

On the north elevation the proposed alterations include increasing the height of the roof over the garage area to accommodate a standard size vehicle. This alteration will impact the east and west elevations at the roof level. An elevator will be added on the north elevation along with a southward extension of existing skylights. The north elevation is predominantly comprised of wood and the proposed elevator will be of the same material but stained and articulated differently on this elevation, and on the roof elevation to be distinguishable from the original house. The elevator will partially block views of the east elevation.

A glazed addition on the east elevation is proposed to expand living areas that will require the removal of part of an existing stone wall, thereby altering the proportion of solid-to-void area. The south elevation will be extended within the same opening by a glazed addition with a balcony and new deck. Alterations to the west elevation include enclosing an existing balcony with glazing and extending a skylight.

COMMENTS

Given that the property is one of only seven "A-rated" properties in the NRHCD, Heritage Preservation Services staff carefully considered the proposal against the District Plan guidelines. The original residence is of a modernist style designed by Eberhard Zeidler. HPS has worked with the applicant to ensure that the proposed alterations will be distinguishable from the existing architectural features of the house, providing a visual record of the evolution of the property over time.

HPS attended the site in the spring of 2013 to view the existing condition of the house and observed deterioration of building material including the roof and wood siding of the walls, balconies and decks. Further, the seal of most of the windows has failed and are in need of repair or replacement.

The owners have expressed a desire to respect the history of the property and hired the architectural firm Atelier Kastelic Buffey who have made a considerable effort to work within the existing footprint of the building and minimally impact the architectural features of Zeidler's house and the ravine environment.

As per the District Plan, the applicant proposes to repair rather than replace significant architectural elements where possible; is proposing alterations and additions that will be consistent with the size, scale, proportion and level of detail of the original house; is working with existing wall to window ratios; and is considering materials similar to the original historic fabric of the house.

Based on these considerations, it is the view of Heritage Preservation Services that the proposed changes will minimally impact the most public view of the house from the north (view of the roof and the north elevation), and meets the guidelines of the North Rosedale Heritage Conservation District Plan.

CONTACT

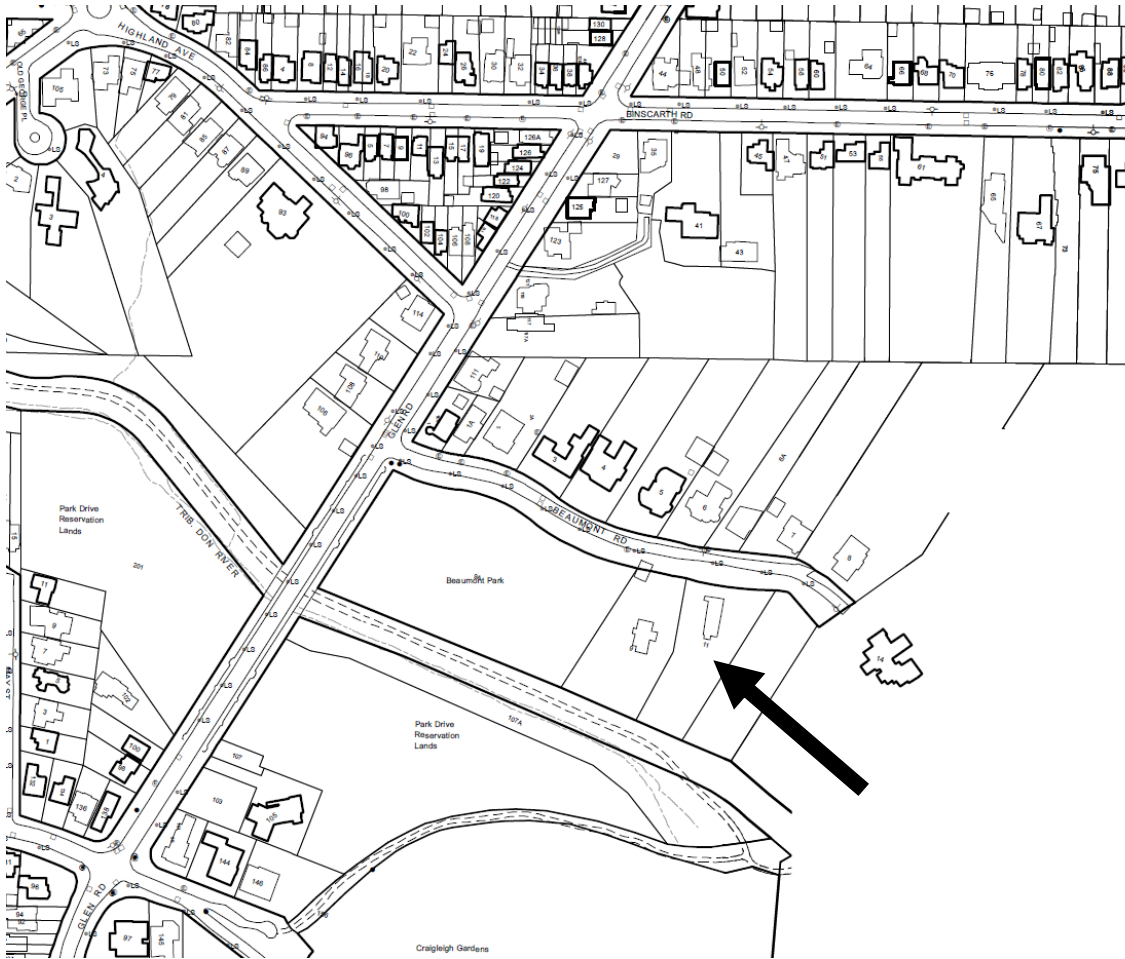
Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079; Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

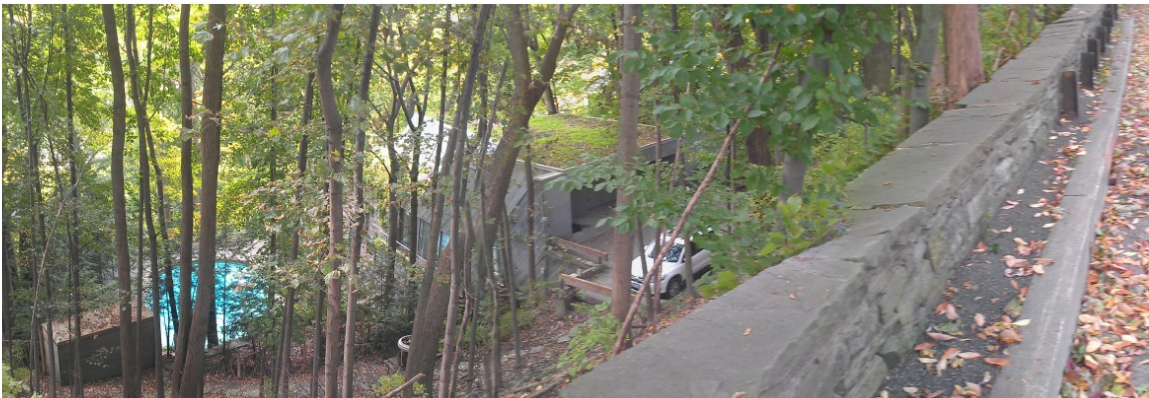
Attachment No. 1 Location Map: 11 Beaumont Road
Attachment No. 2 Photos: 11 Beaumont Road
Attachment No. 3 Architectural Drawings: 11 Beaumont Road



The arrow marks the property at 11 Beaumont.
This location map is for information purposes only; the exact boundaries of the property are not shown.

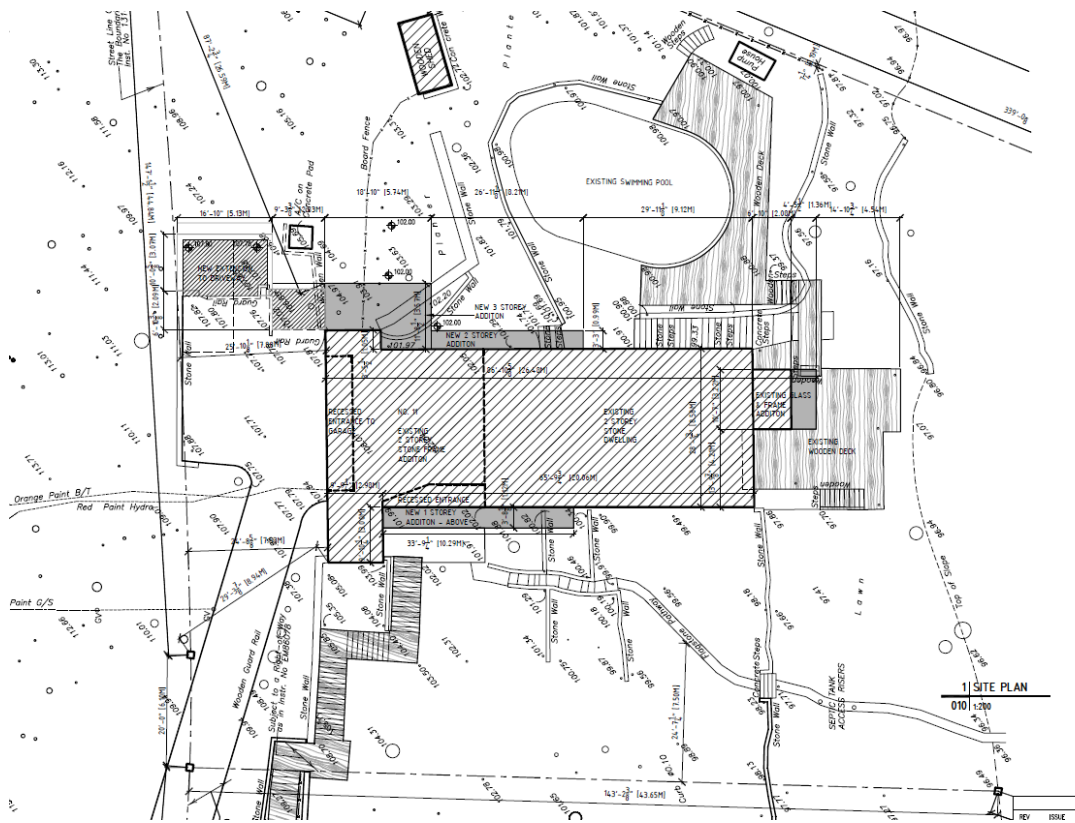


View of the property from Beaumont Road looking into ravine (north and east elevations)



View of the property from Beaumont Road (north and west elevation with pool below)

ARCHITECTURAL DRAWINGS: 11 BEAUMONT ROAD ATTACHMENT NO. 3

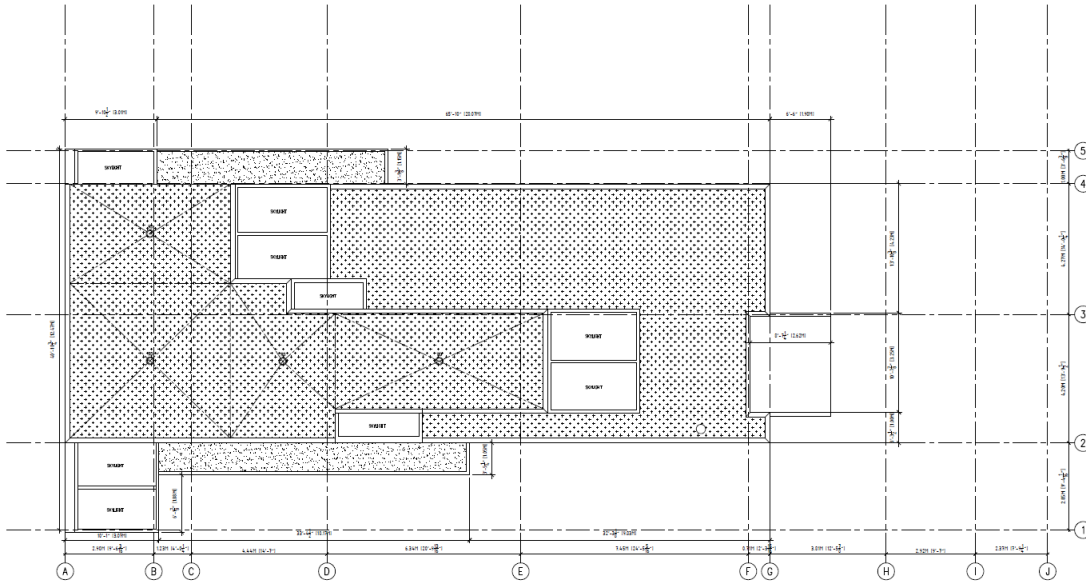


Existing Site Plan

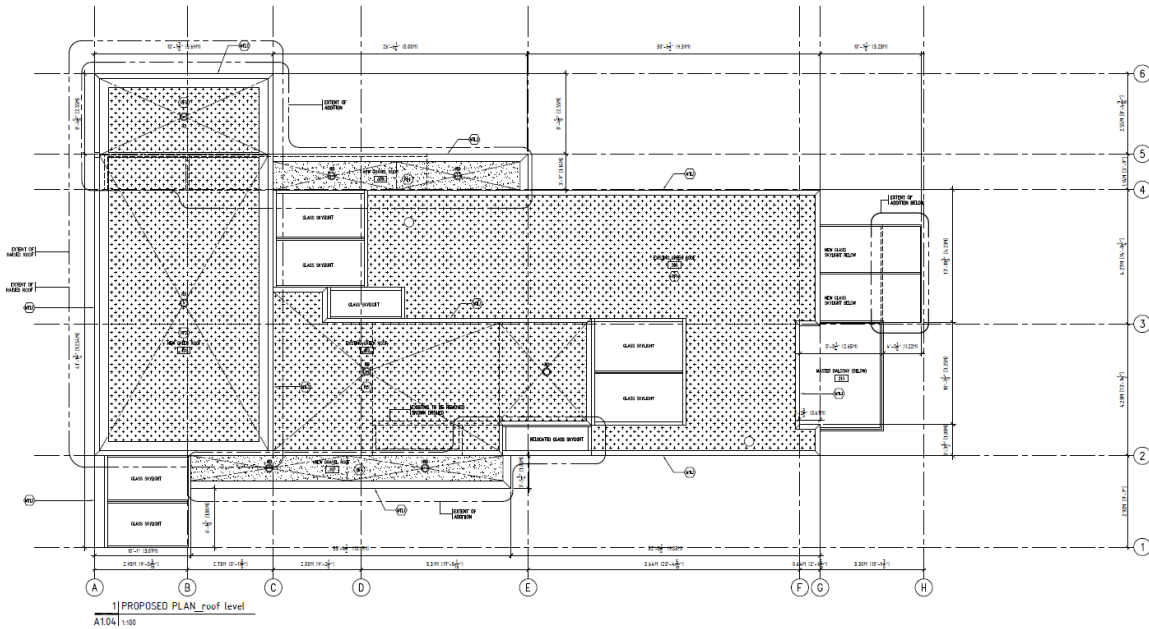


Proposed view looking from northwest

ARCHITECTURAL DRAWINGS: 11 BEAUMONT ROAD ATTACHMENT NO. 3

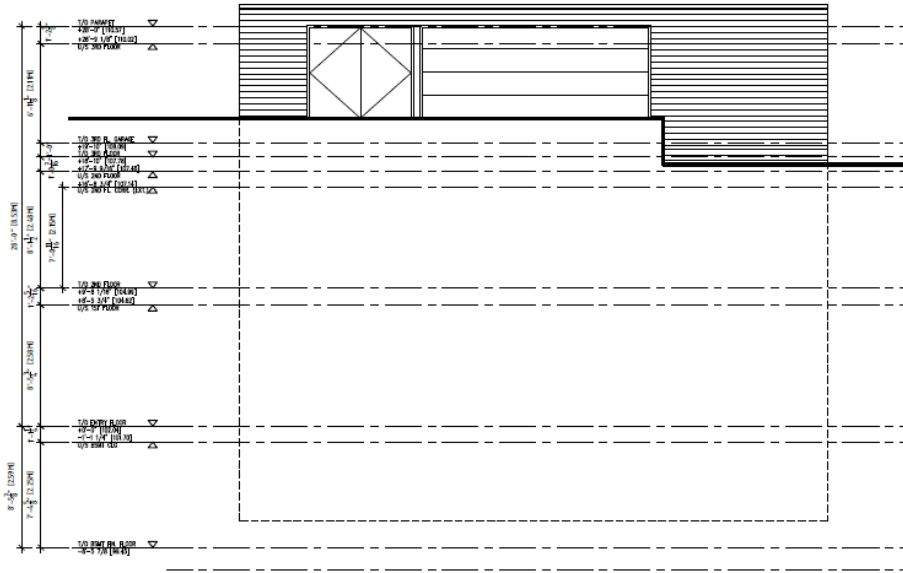


Existing Roof Plan

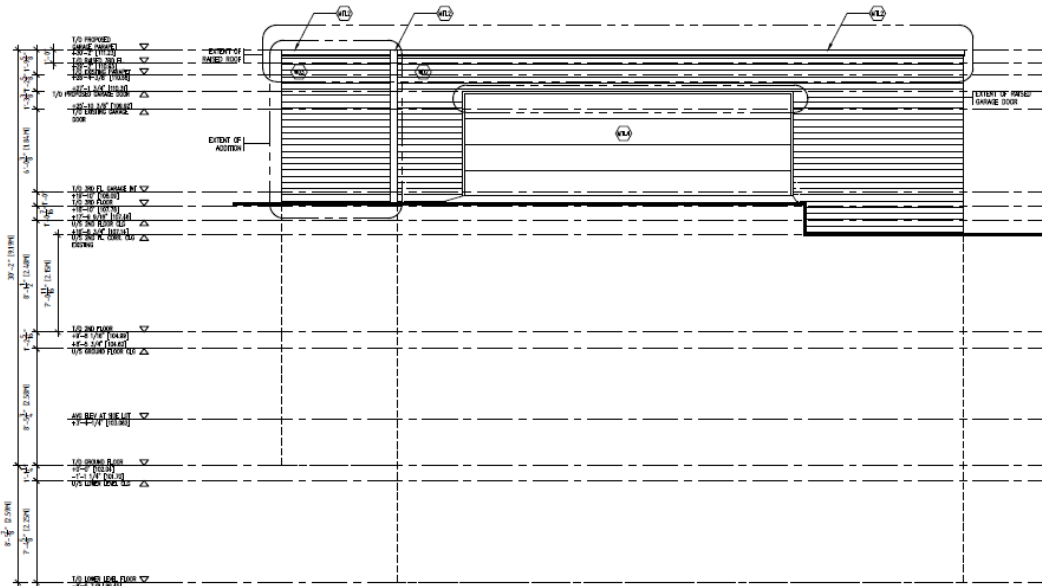


Proposed Roof Plan - garage with elevator addition is located on the left side of the drawing

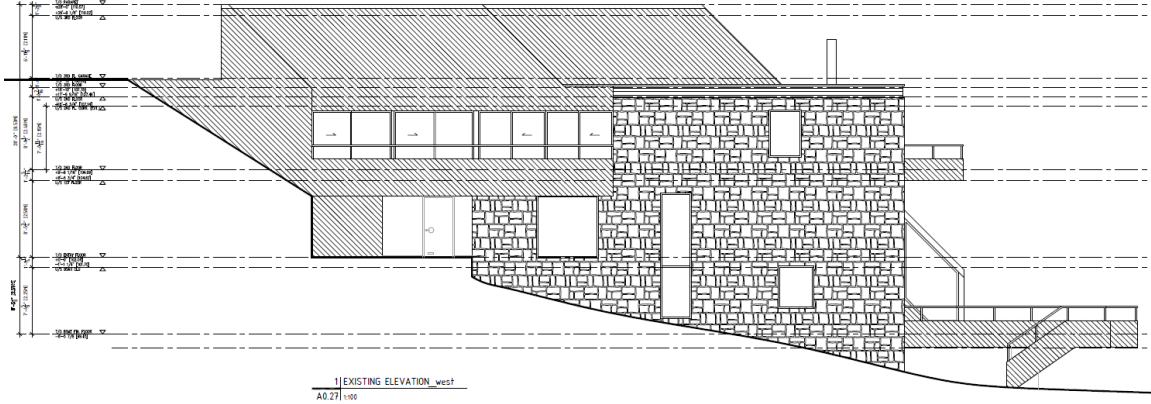
ARCHITECTURAL DRAWINGS: 11 BEAUMONT ROAD ATTACHMENT NO. 3



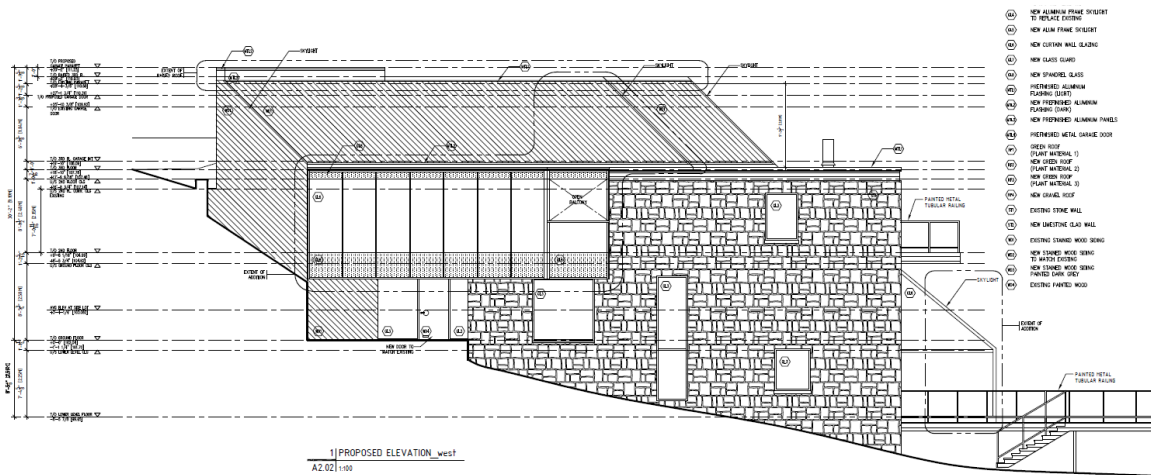
Existing North Elevation



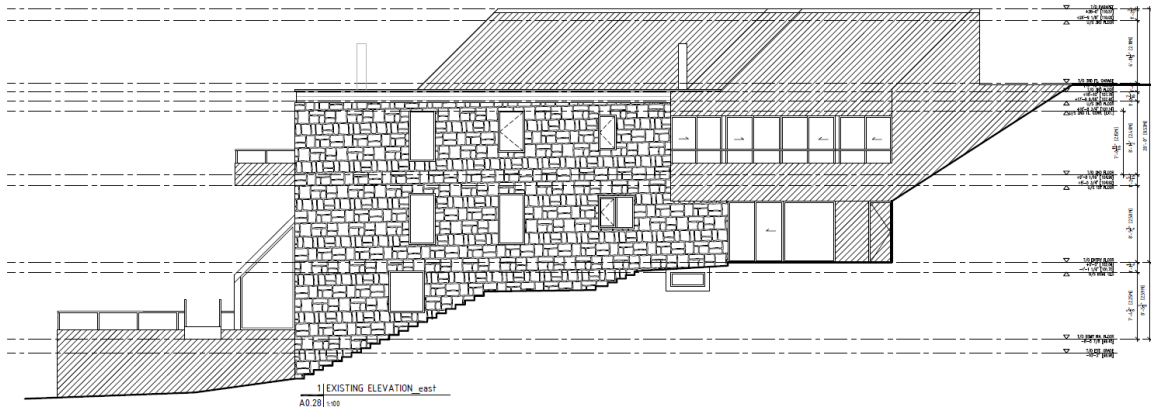
Proposed North Elevation - showing new garage door and elevator addition to the west (left side of drawing)



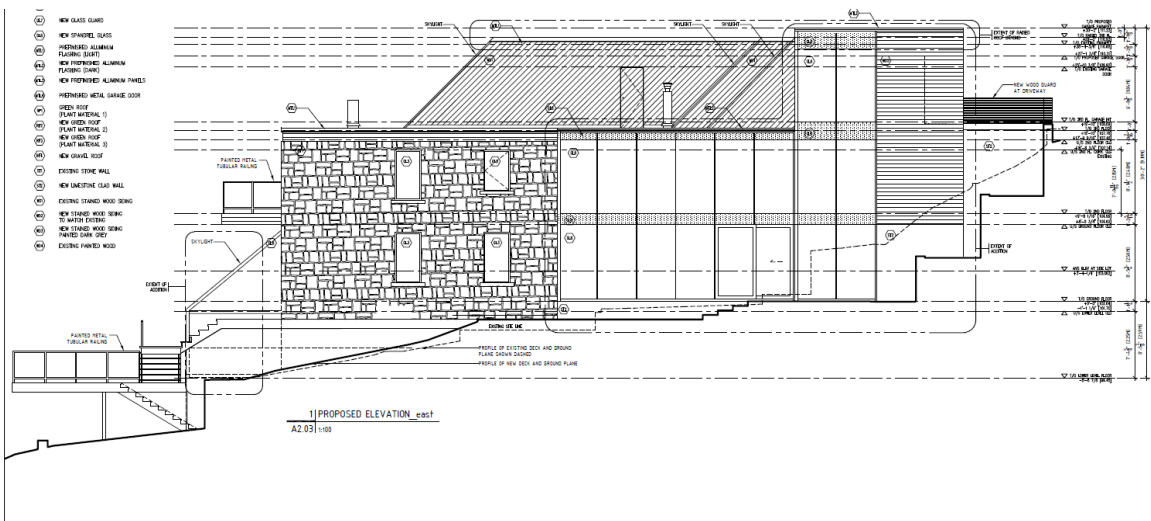
Existing West Elevation



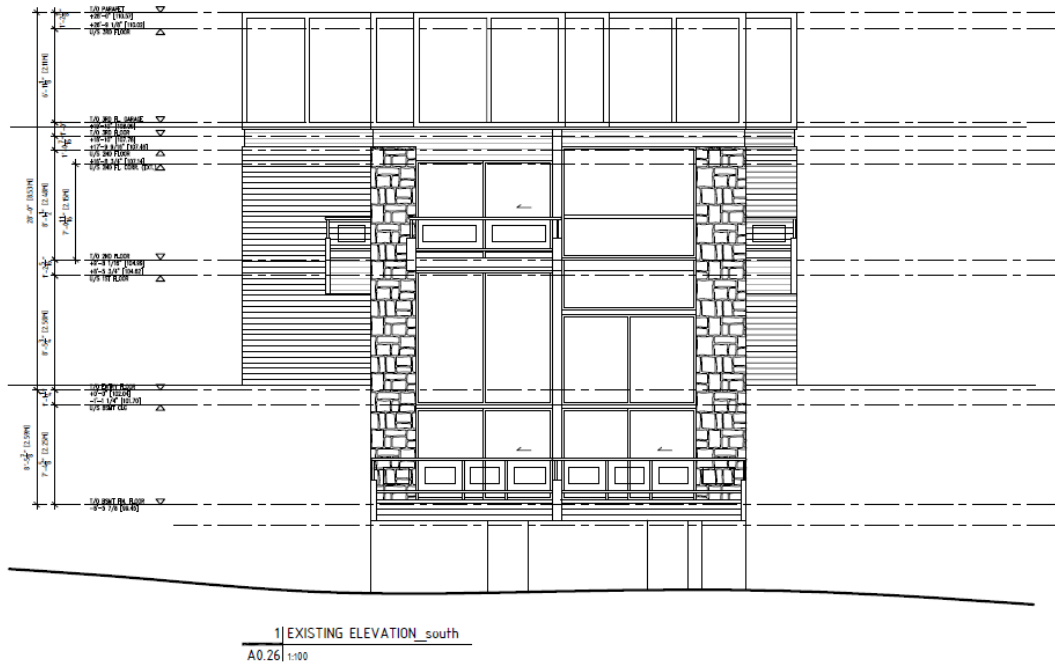
Proposed West Elevation- showing glazed enclosed balcony area



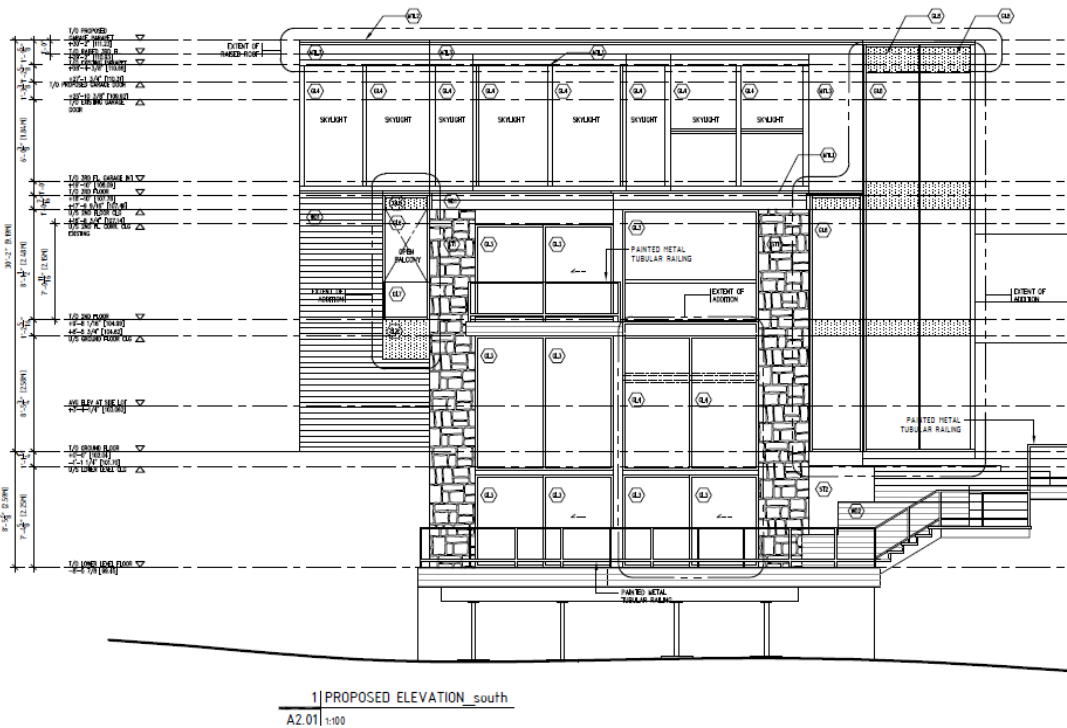
Existing East Elevation



Proposed East Elevation- showing increase in proportion of glazed area and elevator addition to the north (right side of drawing) and new deck to the south (left side of drawing)



Existing South Elevation



Proposed South Elevation - showing new windows within existing elevation