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Architects Inc.

April 14, 2014

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RE: 50 BOSWELL AVENUE, AGENDA ITEM PB30.1, APRIL 16, 2014  
To: Chair and members of the Toronto Preservation Board,

We have prepared the proposal for alterations to 50 Boswell Avenue to be considered on April 16, 2014. We would like to provide you with some additional information that was not in the staff report. The house was constructed after 1910 and is evaluated as an X category property, meaning that it is not in its original character and that many features of the house have been modified over time. Also, based on a review of the district, there are no other similar houses.

The staff report notes that neighbouring buildings (categories A, B and C) should be used as a guide for alterations although no specific approaches are outlined in the District Study or have been suggested by staff. This presents a challenge as there are no similar buildings on the street or in the district and taking examples from buildings of a different style or period can result in odd juxtapositions. As a result of this circumstance, we are proposing a altered but consistent vocabulary for the house, so that those alterations will be distinguishable, compatible, subordinate and of their time, as set out in the Parks Canada Standards and Guidelines for Historic Places.

Specifically, the alteration of the dormer maintains its footprint but increases its height as the current dormer is low and a person cannot stand within it at the 3<sup>rd</sup> floor level. The change from four to three windows allows us to maintain the same proportion of window, even though they are now taller. Throughout the façade, the window replacements all have divided lights, traditional proportions and a consistent pattern. The major alteration has been to change the ground floor window openings to doors, and modify the existing door opening to match. The door on the front facade is not used as the principal entrance, which is on the side of the house. This change introduces a rhythm of doors at the ground floor level, which have traditional proportions and relates to the scale of the house, and reflects how the front is used, as a garden area.

Finally, we proposed to remove the oversized porch and replaced with a shallower and simpler canopy, that still terminates the bay window. The canopy is modeled on one on the front of a house at 17 Bernard Avenue and other similar porch canopies from the period.

We believe that the changes maintain all of the primary elements of the façade and represent sensitive contextual design. We request that you approve the proposal.

With thanks for considering these arguments,



Andrew Pruss, Principal