



**STAFF REPORT
ACTION REQUIRED**

**Alterations to a Designated Heritage Property in the
South Rosedale Heritage Conservation District – 58
Chestnut Park**

Date:	April 17, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15060

SUMMARY

This report recommends that City Council approve the alterations to a heritage property in the South Rosedale Heritage Conservation District (SRHCD) under Section 42 of the Ontario Heritage Act.

The proposal is to alter each elevation of an existing 100-year old house located at 58 Chestnut Park, designed in the Arts and Crafts architectural style. The existing property has been evaluated as Category "B" in the SRHCD and, as per the District Plan, is a building that is noteworthy for its overall quality with city-wide significance. Staff has worked with the owner to revise the proposal to minimize the impact of the alterations on the existing heritage features of the building.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to 58 Chestnut Park under Section 42 of the Ontario Heritage Act as shown in the plans and elevations submitted by the applicant and prepared by Drawing Room Architects dated March 5, 2015, all date stamped received by Heritage Preservation Services March 6, 2015, and on file with the Manager, Heritage Preservation Services subject to the following condition:

- a. Prior to the issuance of any heritage permit for the alteration of the property located at 58 Chestnut Park, the applicant will provide full building permit drawings to the satisfaction of the Manager, Heritage Preservation Services.

Financial Impact

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

DECISION HISTORY

City Council adopted the South Rosedale Heritage Conservation District (SRHCD) on February 7, 2003 (By-law 115-2003).

<http://www.toronto.ca/legdocs/bylaws/2003/law0115.pdf>

There have been no previous reports to Council regarding the property at 58 Chestnut Park under the Ontario Heritage Act.

ISSUE BACKGROUND

The property known as 58 Chestnut Park is located within the South Rosedale Heritage Conservation District (SRHCD) and at the time the heritage conservation district study was undertaken, was evaluated as a Category "B" property (Attachment Nos. 1 and 2).

As per the SRHCD guidelines, Category "B" buildings are "... noteworthy for their overall quality and have citywide significance." Alterations and additions to heritage buildings should "...maintain or enhance rather than detract from the existing architectural style and character of the building and those surrounding it..."

The 100-year old house was designed in the Arts and Crafts style with heritage features including the gable, entry porch and bay of the primary elevation as well as the bay windows along the east elevation that appear to have remained intact. Additionally, the SRHCD plan identifies the Chestnut Park area to be one of the oldest parts of the district.

In 2007, this property received a heritage grant from the City of Toronto to investigate the cause of cracks seen on the exterior walls of the house, to repair structural and below grade damage and to fund some of the masonry repairs.

COMMENTS

Committee of Adjustment and Appeal to the OMB

On January 28, 2015, an application for variances was considered by the Committee of Adjustment. The variances are required for the proposed construction of a two-storey rear addition, a two-storey addition along the east elevation, a one-storey rear addition and a one storey east side addition to an existing rear detached garage. The application was approved by the Committee of Adjustment. HPS advised the Committee of Adjustment that, while we could support the addition to the existing garage and a rear addition to the house, we could not support the side addition as proposed, as it would result in the removal of existing features including two bay windows and second-storey

windows on the east elevation visible from the street. HPS recommended deferral of the application to allow the applicant an opportunity to resolve the concerns of HPS.

The Committee of Adjustment approved the application and the decision was appealed to the OMB by an adjacent property owner, with a hearing date scheduled for June, 2015.

Current Proposal

Following the Committee of Adjustment decision, the owner engaged a heritage consultant to work with their architect and a meeting was held with HPS to review concerns raised by staff. The goal of the meeting was to discuss how the proposed alterations/additions could be revised to be physically and visually compatible with, yet subordinate and distinguishable from the existing heritage features of the building as viewed from the street (see photos in Attachment No. 2). The following sections include discussion about proposed alterations to each elevation and impact on existing heritage features, HPS recommendations and the owner's response as seen in the elevations included in this report (Attachment No. 3).

South (Primary) Elevation

The owner proposed to lower the main floor and correspondingly enlarge the front bay window by lowering the sill, and to remove stairs leading up to the porch and lower the entry to grade. HPS staff encouraged the applicant to consider introducing stairs on the interior of the house to mitigate the change in floor to ceiling height with minimal impact on the primary elevation. The revised proposal includes, retention of the front bay window with no alterations, the elimination of one step from the front stairs leading up to the porch and the addition of a transom window above the entry door.

East Elevation

The owner proposed to introduce a two-storey glazed side addition. However, the proposed alterations as designed would have resulted in removing two original bay windows at the ground floor, blocking or removing several existing windows on the second floor and the height of the addition would have resulted in partial removal of the existing eave line of the gable. HPS staff could not support the removal or blocking of heritage features as proposed.

HPS staff recommended that the bay window closest to the front of the house be retained and that several changes be considered to the design of the new two-storey addition to minimize the impact on the heritage features of this elevation. Recommendations included setting the addition back from the bay window and considering alternative cladding material so that that this addition would appear recessed behind the bay window. Further, that the proposed addition be reduced in height so as not to conflict with the eave line of the proposed side gable, and that the proportion of the window facing south closely match the existing windows of the primary elevation. The owner agreed and revised the elevation accordingly.

West Elevation

The owner proposed to block in several of the original windows along this elevation. HPS staff recommended that the original windows be retained and the owner agreed.

The owner then revised the proposal to include the addition of two new bay windows along this elevation to increase the floor area of the kitchen and hallway. HPS staff worked with the owner on the design and placement of the new bay windows as seen in Attachment No.3. However, the owner may or may not proceed with their construction as the inclusion of these bay windows will trigger an additional variance that will require approval by the Committee of Adjustment along with a Right-of-Way agreement with the neighbour.

North (Rear) Elevation

As seen in the site plan (Attachment No. 3), the proposal includes construction of a rear two-storey addition with an attached one-storey addition, stepped in from the west wall of the existing house. The height of the two-storey addition will be similar to that of the existing house, and the proposed cladding material is stone that complements the existing brick and stucco materials of the house. The additions will not be viewed from the street and HPS has no concerns with the alterations as proposed.

Garage Structure

The proposal is to construct a one-storey addition on the east side of this existing structure that will not be viewed from the street. As such, HPS has no concerns with this proposed alteration.

CONCLUSION

Overall, the owner has considered the concerns raised by HPS staff and has responded positively by revising their proposal substantially. For the reasons discussed, HPS staff support the proposed alterations to the existing Category "B" property at 58 Chestnut Park, as they minimally impact the heritage features of the house and meet the intent of the guidelines for the South Rosedale Heritage Conservation District.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Photographs of existing house

Attachment 3: Plans and Elevations of proposed alterations