

PB33.1.1

Lourdes Bettencourt

From: Eric C <ericch80@hotmail.com>
Sent: Tuesday, April 17, 2018 2:34 PM
To: Toronto East York Community Council
Subject: Agenda Item 2018.PB33.1 for this Thursday, April 19th, 2018
Attachments: 2018.PB33.1-58 Atlantic_SHS Response.pdf

RECEIVED
CITY CLERK'S OFFICE
CH 2ND FLOOR
2018 APR 17 P 2:55

Dear Members of the Toronto Preservation Board and the East York Community Council,
I am writing you as a member of the OAA, a heritage architect as well as an active member of the Sunnyside Historical Society to forward you information regarding the current item going to the Preservation Board this Thursday regarding 58 Atlantic Ave and its adjacent properties (2018.PB33.1)

The current Report for Action as well as the most recent Heritage Impact Assessment does not address or recognize the design, associative or cultural significance of 35 Liberty St and 65 Jefferson Ave as part of the ensemble of buildings that SHOULD be protected under Part IV designation along with 58 Atlantic.

The attached document shows evidence of heritage features in both additional properties that are worth integration into the current development proposal. Given the significance of these features, I would encourage your department to revisit the current report to reflect that the exterior stucco facade is completely removable and the original masonry brick intact before the proposal is forwarded to East York Community Council. Given the significance of the block, its location within the industrial heritage area of Liberty Village and what would be lost if allowed to be demolished, the Heritage Preservation Board and East York Community Council should have to answer as to why Part IV designation should NOT be applied to the entire Liberty street block with its book-end buildings.

I am not able to personally attend the Heritage Preservation Board meeting this Thursday morning, but a member of the Sunnyside Historical Society will be present in deputation to once again voice these opinions and concerns.

Very Sincerely,

Eric A. Charron

B.A.S, M.Arch, OAA

Heritage Architect with Spencer R. Higgins Office, Toronto

Cell: 416.717.5599

Report for Immediate Heritage Protections Ontario Wind Engine and Pump Company Building 25 - 35 Liberty Street, 65 Jefferson Ave

Prepared by Eric A. Charron, April 16, 2018 for the Sunnyside Historical Society

In the matter of the Report for Action dated April 6, 2018 pertaining to "Alterations to a Designated Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 58 Atlantic Avenue", the Sunnyside Historical Society is seeking additional protections under Part IV for 35 Liberty street and 65 Jefferson Ave.

Both of these addresses (35 Liberty St. and 65 Jefferson Ave) are directly linked to 58 Atlantic Ave as part of the design, associative and contextual heritage values of the Ontario Wind Engine and Pump Company Building and the industrial history of Liberty Village.

35 Liberty Street is the original 1898 two-storey Georgian style wood post-and-beam factory warehouse that still retains its original structure, rubble stone foundation walls and brick exterior which is currently concealed by a **removable** stucco coating applied on a rigid insulation layer overtop the north masonry wall. 65 Jefferson Ave (built 1906) is a mirrored book-end of 58 Atlantic Ave at the opposite end of the Liberty Street block in its three-storey massing and restrained brick detailing and classical features. The north and west exterior masonry walls of 65 Jefferson are also covered with a **removable** stucco finish applied on a rigid insulation which is anchored to the brick walls.

The Sunnyside Historical Society has compiled the following images that demonstrate both 35 Liberty and 65 Jefferson are not so heavily modified beyond restoration and integration into the current development proposal, and in fact contain more original heritage attributes in their interiors than the Part IV seeking 58 Atlantic Ave. There are also precedents in Liberty Village that demonstrate the existing post-and beam structures inside 35 Liberty and 65 Jefferson are commercially valuable and can be adapted into successful and highly sought-after retail, restaurant and business spaces.

The Sunnyside Historical Society insists that the Toronto Preservation Board revisit the significance and historical value of 35 Liberty Street and 65 Jefferson Ave for Part IV designation along with 58 Atlantic Ave to retain the integrity of one of the earliest surviving factory buildings in the former King-Dufferin industrial district.



Figure 1: Photo looking east along Liberty Street at Jefferson Ave, c.1980s with all original brick facades intact on 35 Liberty and 65 Jefferson Ave.



Figure 2: Same vantage point, February 2018 showing 65 Jefferson and 35 Liberty street with a stucco exterior facade.

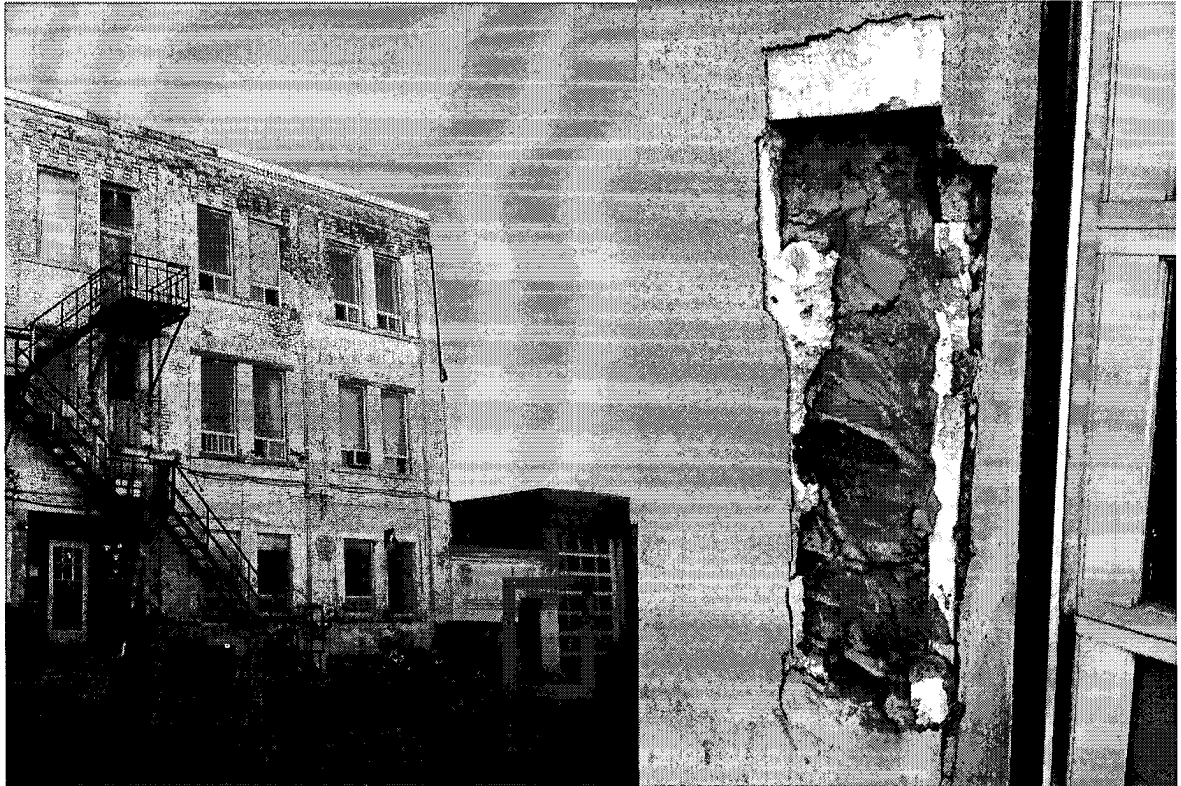


Figure 3: West facade of Jefferson Ave located beside overhead door of existing auto repair shop with a portion of stucco damaged by impact. Original brick facade is visible below the stucco and insulation, a portland cement patch covers the area of exposed brick revealed by car impact.



Figure 4: West facade of Jefferson Ave located south of the Liberty Village Market and Cafe entrance steps. The exposed painted brick wall is present under wood framed storage areas on the north and south sides of the steps.



Figure 5: Photo looking east at the corner of Liberty Street at Jefferson Ave, c.1990s. The brick facade of 65 Jefferson and 35 Liberty painted white.



Figure 6: Photo of west facade of 65 Jefferson with a removable stucco finish on hard board insulation layer.



Figure 7: Photo of north basement foundation wall of 35 Liberty along Liberty street indicating original stone rubble foundation wall. The basement under 35 liberty street also contains original fireproof brick arch ceilings and tin counterweight fire doors throughout the basement level.



Figure 8: Photo of south basement wall of 60 Atlantic along Liberty Street, directly north across Liberty Street from the Ontario Wind Engine and Pump Company Building. The original brick and stone rubble foundation has been preserved, exposed and utilized as a successful heritage element within the Big Rock Brewery restaurant.



Figure 9: South view inside the ground floor of the Liberty Village Market and Cafe at 65 Jefferson Ave showing the exposed post-and-beam framing. This framing continues intact throughout the upper 2 floors of the building. The original post-and-beam framing is also intact throughout 35 Liberty Street.



Figure 10: Exposed original post-and-beam framing at the Big Rock Brewery restaurant inside 60 Atlantic, accross Liberty Street from the Ontario Wind Engine and Pump Company Building.