

Alterations to Designated Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 139, 141 and 143 Portland Street

Date: September 10, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 10 – Spadina - Fort York

SUMMARY

This report recommends that City Council approve the proposed alterations for the heritage properties 139, 141 and 143 Portland Street, in connection with the redevelopment of the site and in conjunction with an appeal to the Local Planning Appeals Tribunal and subsequent mediation of the application for Zoning By-law Amendment. This report also recommends that City Council state its intention to designate 139, 141 and 143 Portland Street under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement for this property.

The conservation strategy is for the heritage properties at 139-143 Portland Street to be retained in situ with their street facing facades integrated into the new construction. The tower component of the project will be stepped back 3 metres from the roof ridge of the property, constituting an overall step back of approximately 9 metres from the front street facing facades of the properties. The existing form of the buildings behind the retained street facing façade would be rebuilt in-kind and the uses within each of the houses would continue to be residential. Further, the conservation strategy proposes rehabilitation and restoration of these heritage properties to their period of significance (time of construction) based on archival information.

RECOMMENDATIONS

Should City Council accept the offer of settlement for the related Zoning By-law Amendment and should the LPAT issue a decision and issue an Order to that effect, The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that the following conditions be placed on the project to secure the heritage matters:

1. City Council state its intention to designate the properties at 139, 141 and 143 Portland Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) – 139-143 Portland Street (Attachment 3) attached to the report (September 10, 2019) from the Senior Manager, Heritage Preservation Services, City Planning.
2. If there are no objections to the designations 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 properties 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(s) to the Conservation Review Board.
4. If the designations are 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(s) of the properties.
5. City Council authorize the entering into Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 139, 141 and 143 Portland Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the properties at 139, 141 and 143 Portland Street.
7. City Council approve the alterations to the designated heritage properties at 139, 141 and 143 Portland Street, in accordance with Section 33 of the Ontario Heritage Act, for the construction of a new 16 storey residential tower and podium with alterations to the designated buildings at 139, 141 and 143 Portland Street in conjunction with an appeal to the Local Planning Appeals Tribunal ("LPAT") and subsequent mediation of the application for Zoning By-law Amendment, comprised of the plans and drawings prepared by Core Architects, submitted with the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 16, 2019, all on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following conditions:

a. Prior to issuance of an LPAT order in connection with the Zoning By-law Amendment appeal for the properties at 139, 141 and 143 Portland Street, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 139, 141 and 143 Portland Street substantially in accordance with plans and drawings prepared by Core Architects, submitted with the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 16, 2019 or otherwise revised in accordance with a settlement offer or LPAT Order, subject to and in accordance with the approved Conservation Plan required in Recommendation 7.a.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 139, 141 and 143 Portland Street, prepared by ERA Architects Inc., dated August 16, 2019 or otherwise a conservation strategy revised in accordance with a settlement offer or LPAT Order, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Enter into and register on the properties at 139, 141 and 143 Portland Street one or more agreements with the City pursuant to Section 37 of the Planning Act, all to the satisfaction of the City Solicitor, the Director, Urban Design, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations, including amongst other matters, securing the preparation and thereafter the implementation of a Heritage Lighting Plan, a Signage Plan, an Interpretation Plan and requiring a letter of credit to secure all work included in the approved Conservation Plan and approved Interpretation Plan, including provision for upwards indexing, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide for the withdrawal of the appeal of the King-Spadina Heritage Conservation District plan which was approved by Council for intent to designate under Part V of the Ontario Heritage Act.

b. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment appeal for the properties at 139, 141 and 143 Portland Street, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 7.a.2 in the report of September 10, 2019 from the Senior Manager, Heritage Preservation Services.

2. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide a Heritage Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services.

4. Provide a detailed Landscape Plan for the subject properties satisfactory to the Senior Manager, Heritage Preservation Services.

5. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the properties at 139, 141 and 143 Portland Street, including a heritage permit or a building permit, or a demolition permit for 135 Portland Street, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 139, 141 and 143 Portland Street, such amendments to have been enacted by City Council in connection with a LPAT Order and to have come into effect in a form and with content acceptable to City Council as determined by the Chief Planner, City Planning in consultation with the Senior Manager, Heritage Preservation Services.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 7.a.2 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide a Letter of Credit, including provision for upwards indexing in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan.

4. Provide full documentation of the existing heritage properties at 135, 139, 141 and 143 Portland Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss

finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to the release of the Letter of Credit required in Recommendation 7.c.3. above the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

FINANCIAL IMPACT

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

DECISION HISTORY

The properties at 135 and 139, 141 and 143 Portland Street were listed on the City's Heritage Register on December 5, 2017.

King-Spadina Heritage Conservation District

At its meeting of October 2, 2012, City Council adopted TE18.18, authorizing the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

At its meeting of October 2, 2017, Toronto City Council adopted TE26.14 thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act as the district plan for the King-Spadina Heritage Conservation District.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

The properties at 135 and 139, 141 and 143 Portland Street are all identified as contributing heritage properties in the King-Spadina HCD Plan based upon their design and contextual values.

This plan is not currently in force and effect as it is the subject of appeal(s) to the LPAT.

BACKGROUND

Heritage Context

139, 141 and 143 Portland Street

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) and determined that the properties at 139, 141 and 143 Portland Street are consistent with Ontario Regulation 9/06 and meet the criteria under all three categories of design, associative and contextual values.

The properties at 139, 141 and 143 Portland Street have cultural heritage value for their design as residential buildings with Gothic Revival styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. These row houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 139, 141 and 143 Portland Street are distinguished by their late Victorian designs with Gothic Revival styling, particularly the centrally-placed gable on each pair with their decorative wood bargeboard.

The properties at 139, 141 and 143 Portland Street are valued for their association with the local builder/speculator, Francis Phillips, who built the subject properties along with the abutting heritage property directly to the north at 145 Portland Street.

Contextually, the properties at 139, 141 and 143 Portland Street are valued for their role in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from the first phase of development as a 19th-century residential and institutional enclave, to Toronto's manufacturing centre in the 20th century, and its ongoing transformation as a mixed-use community.

As surviving 19th-century residential buildings, the dwellings at 139, 141 and 143 Portland Street are historically, visually and physically linked to their setting on the east side of Portland Street where they are part of a surviving enclave of late-19th century house-form buildings, with the abutting property at 145 Portland Street (built as the north anchor to the subject properties) and the adjacent row houses at 124-130 Portland Street (1872) directly across the street, all of which are also recognized on the City's Heritage Register.

The Statement of Significance comprises the Reasons for Designation for the properties at 139, 141 and 143 Portland Street (Attachment 3). The Notices of Intention to Designate will be advertised on the City of Toronto's web site and served on the property owner and the Ontario Heritage Trust in accordance with the requirements of the Ontario Heritage Act.

Adjacent Heritage Context

The project site is adjacent to the following properties on the subject block that are on the City's Heritage Register and also identified as contributing in the King Spadina HCD:

Listed Properties:

127 Portland Street, south of project site, four storey brick commercial building constructed in 1920s;
124 Portland Street, across the street, row of house form late 19th century properties;
126 Portland Street, across the street, row of house form late 19th century properties;
128 Portland Street, across the street, row of house form late 19th century properties;
130 Portland Street, across the street, row of house form late 19th century properties;
145 Portland Street, abuts and adjacent at the north of the row of subject site properties, 2 1/2 house form, constructed late 19th century.

Development Proposal

The site contains five residential structures, 135, 137, 139, 141 and 143 Portland Street, extending along the east side of Portland Street between Richmond Street West and Adelaide Street West. All the above properties with the exception of 137 Portland Street are listed on the City's Heritage Register and have been identified as contributing properties in the King-Spadina HCD Plan, which is currently under appeal.

Original Development Proposal

The original proposal for the site was for a zoning by-law amendment to develop a 16-storey building with ground floor retail uses and 117 residential units above. The five existing semi-detached and row house buildings on the site were proposed to be demolished, other than the second floor façade of 143 Portland Street, which was proposed to be retained.

The ground floor of the proposed building was to be set back approximately 1.5 metres from the west (Portland Street) lot line, to align with the retained setback of the façade at 143 Portland Street. This setback would continue up to the seventh floor of the building along Portland Street, above which it would step back slightly at each floor, reaching a maximum setback of approximately 2.5 metres from Portland Street at the sixteenth floor.

The owner of the site appealed its Zoning By-law Amendment application to the Ontario Municipal Board (OMB) citing Council's failure to make a decision within the time allotted by the Planning Act. The nine day hearing is scheduled to begin at the LPAT on October 8, 2019.

Revised Proposal

On July 12, 2019, the applicant submitted a without prejudice settlement offer (the "Revised Proposal") to the City to settle their rezoning appeals. The revised proposal would construct a 16-storey (49.95m) residential condo building for which the applicant submitted a revised HIA to modify the conservation strategy. The change to the conservation strategy would conserve the three row house residential properties at 139, 141 and 143 Portland Street. One house form property at 135 Portland Street would be removed.

The step back of the residential tower is proposed to be 3 metres behind the roof ridge of the row houses which in turn is approximately 9 metres from the front façade of the houses. At the fifth floor level the residential tower projects forward to the same plane as the roof ridge. At the sixth floor to the eleventh floor level, the cantilever projects forward to align with the main façade wall of the of the retained heritage buildings. In this manner, the reveal gradually cantilevers over the form of the houses making it more subtle perceptually; and moreover, does not require highly visible structural columns. The massing then steps back again at the 12th floor. The front portion of the sidewalls (floors 6 through 11) of the projecting new tower mass would be opened up, providing balconies for respective residential units and a lightness of mass where they are above the heritage properties.

The internal footprint and form of the heritage house properties would be retained and each house would retain its separate street facing entrance and historic use as an individual single family dwelling unit.

Provincial Framework

Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

On May 12, 2015 the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

3.1.5.32 Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the district's heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.

3.1.5.33 Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

Heritage Preservation Services staff has reviewed the Heritage Impact Assessment submitted in support of the Settlement proposal prepared by ERA Architects Inc., for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan, the City's Official Plan heritage policies, the King-Spadina HCD Plan and the Standards and Guidelines for Conservation of Historic Places in Canada.

Proposed Conservation Strategy

The current Conservation Strategy proposed as a component of the settlement package will retain in situ the front façades of the properties at 139, 141 and 143 Portland Street and the completed development will conserve the three-dimensional integrity of their house form. The original partition walls of these houses will be replaced and each house will be converted to an individual townhouse unit within the larger development.

The non-contributing property at 137 Portland Street and the listed property at 135 Portland Street are proposed for demolition.

Throughout settlement discussions, the applicant asserted that the project could not go forward if all four listed residential properties on the site were to be conserved. While the property at 135 Portland Street does contain cultural heritage value, it was isolated and separated from the contiguous row of Victorian residential properties by the existing interstitial modern infill at 137 Portland Street. Looking at the proposed conservation strategy comprehensively, the applicant proposed to focus upon the conservation of the contiguous Victorian row houses, constituting 139, 141 and 143 Portland Street.

A 16-storey residential building will be added above and to the south of the properties at 139 - 143 Portland Street. Directly above the row houses, the new building will be stepped back 3 metres behind the ridgeline of the rebuilt roof. From levels 4 to 6, the building will gradually step forward to align with the main façade wall of the retained facades, with the bays projecting in front. Levels 12 to 16 gradually step back from Portland Street.

To the south, the podium and residential entrance will be set back to reveal the rebuilt south sidewall of 139 Portland Street.

Mitigation Measures and Considerations

To mitigate the impact of the proposed development on the existing heritage resources on site, the applicant proposes the in-situ retention of principal (west) facades of 139-143 Portland Street, including, to the extent possible, the roofs, front bays and porches. A series of staggered step backs will maintain the three-dimensional integrity of the existing buildings although the rear portions of the house will be removed to allow for the integration of the heritage properties with new construction that is of a complementary yet distinguishable design and materiality (contemporary metal panels). A portion of the south elevation of 139 Portland Street will be reconstructed with matching masonry.

Façade Retention

The revised HIA of August 16, 2019 proposes to retain the front façade in situ at 139-143 Portland Street. Staff responded to the applicant that façade retention alone was not satisfactory. Staff provided direction that the existing roof should be conserved as a component of the conservation strategy and should only be dismantled if there was no alternative recourse. In response, the applicant has provided the following rationale within the revised HIA:

'The partial retention and integration of the heritage building fabric at 139-143 Portland Street with the proposed new construction will necessitate modern building code upgrades. Accordingly, the original 1880s timber roofs of these units must be reconstructed of non-combustible material in line with Ontario Building Code. As per the conservation strategy, the roofs will be reconstructed to match their current roof form and cladding material.'

The potential to retain the existing roofs will be reviewed further as part of the Conservation Plan submission, and, if possible under the provisions of the Building Code, staff will seek their retention.

The retention of residential occupancies as proposed will still result in the buildings retaining the function and appearance as a row of 2 storey row houses.

135 Portland Street - Removal and New Base Building

The property at 135 Portland Street is proposed for removal and replacement with a new base building component.

As stated above, efforts for settlement of the LPAT appeal focussed upon conservation of the three contiguous row houses at 139 to 143 Portland Street. The design of the base will be clearly contemporary and distinguishes the new building while relating to the heritage property. Staff will continue to work with the applicant regarding compatible base building design relating with the properties at 139- 143 Portland Street and the listed property at 127 Portland Street, a four storey brick commercial building located adjacent and south of the site.

Restoration Details

Determining the details of the conservation scope will require further research to uncover potential sources of archival information from which to base restoration details. Should archival photographs and/or drawings become available, the restoration strategy would rely on these sources of information. In the event that no additional archival information is available, the building façades will be conserved in accordance with best practices in heritage masonry, including the removal of all non-original components, masonry cleaning, repair and replacement in-kind as necessary. Masonry components will be cleaned and repaired as required. The existing windows will be replaced with new units to match the design and profile of existing units; the viability of providing wood units (if applicable) as replacements will be explored.

Overall, staff supports the proposed retention strategy and feel that it meets the intent of Official Plan Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

Adjacent Heritage Resources

There are individual heritage resources as indicated adjacent to the subject development site within the council approved King Spadina HCD and along all of the project site street frontages.

The Heritage Impact Assessment demonstrates that the proposed development will not have a negative impact on these adjacent heritage properties. In fact, restoration and rehabilitation of all visible façades of the heritage properties, based on archival documents, will enhance the appearance of the heritage fabric within this portion of the King-Spadina HCD.

King-Spadina Heritage Conservation District Plan

Staff have reviewed the application against the heritage policies of the Official Plan and in the context of the emerging policy framework for the area including the King-Spadina Heritage Conservation District Plan (The HCD Plan). The proposal satisfies certain policies of the HCD Plan but falls short on others.

Policy 6.11.7 states that that "cantilevered portions of additions to contributing properties shall not be permitted above any required step back or setback". At the sixth floor, the proposed development contain six floor levels (from the sixth through the eleventh floor levels) that project or cantilever over the heritage houses to the front façade plane of the properties. However, the extent and sequence of the step back provides reasonable breaking of the project massing above the heritage property in order to clearly define its built form legibility. In the absence of an in force HCD Plan this strategy is acceptable.

While staff would prefer to see the policies of the adopted HCD Plan adhered to, the proposal is responsive to many of the heritage issues raised, and complies with the City of Toronto Heritage Official Plan policies. In the overall context of a Council approved Settlement, staff are able to support the proposal.

Conservation Plan

Prior to the LPAT order issuing for the proposed development at 139, 141 and 143 Portland Street, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the properties at 139, 141 and 143 Portland Street will be conserved.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to final Site Plan approval for the proposed development at 139, 141 and 143 Portland Street, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the properties at 139, 141 and 143 Portland Street will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan will provide details of how the heritage property will be lit to enhance heritage character as viewed from the public realm at night.

Landscape Plan

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of final site plan approval.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage properties at 139, 141 and 143 Portland Street and is satisfied the proposal largely meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Overall, staff supports the proposed retention strategy and feel that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage properties will be conserved.

The applicant will be required to provide the City with a Notice of Intention to Demolish a Listed Property prior release of any associated demolition permits. Demolition will not be supported prior to the completion of all of the requisite conditions being satisfied.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) and determined that the properties at 139, 141 and 143 Portland Street are consistent with Ontario Regulation 9/06 and meet the criteria for designation under all three categories of design, associative and contextual values.

The Statement of Significance (Attachment 3) for 139, 141 and 143 Portland Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

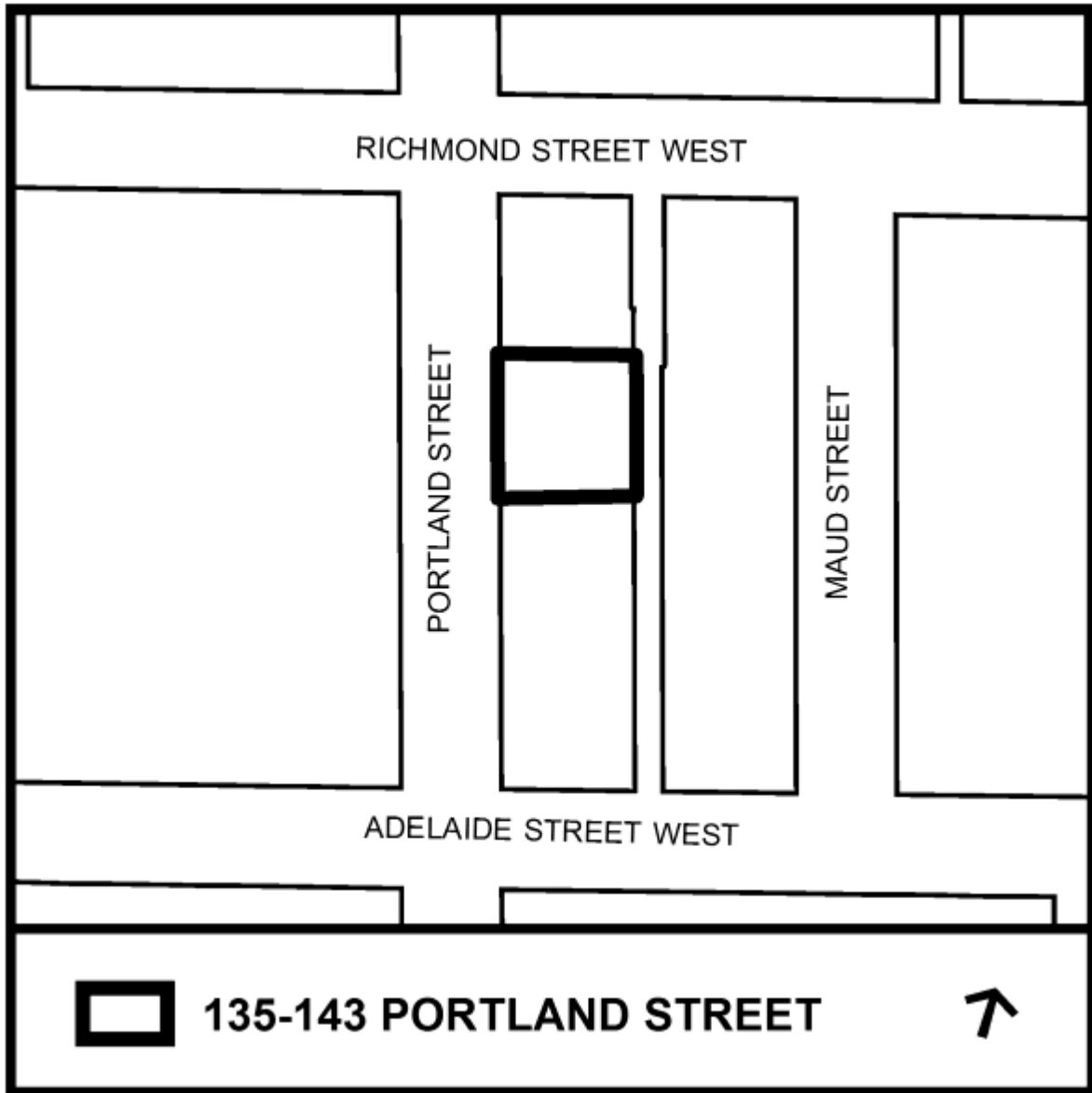
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SIGNATURE

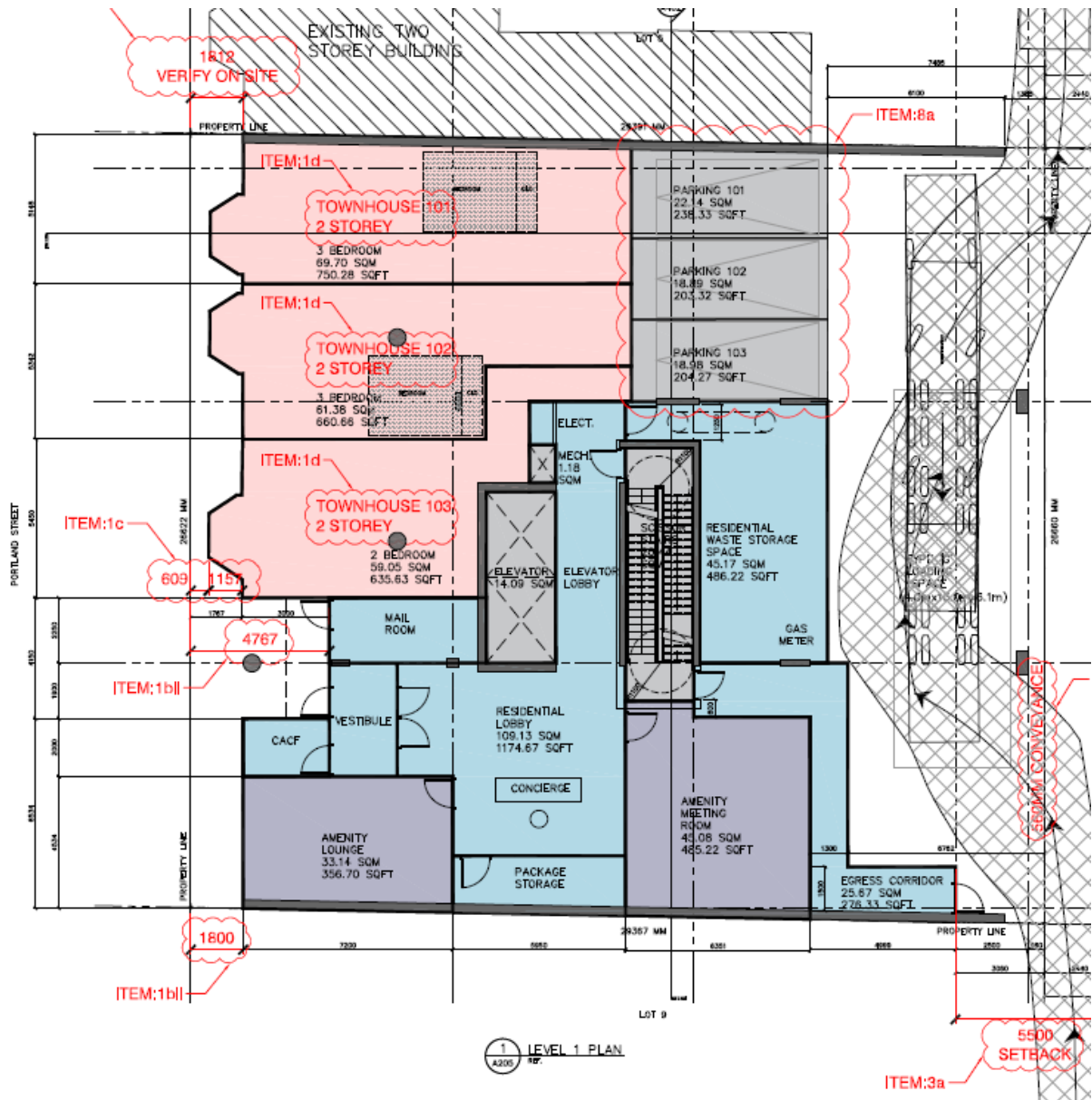
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Urban Design, City Planning

ATTACHMENTS

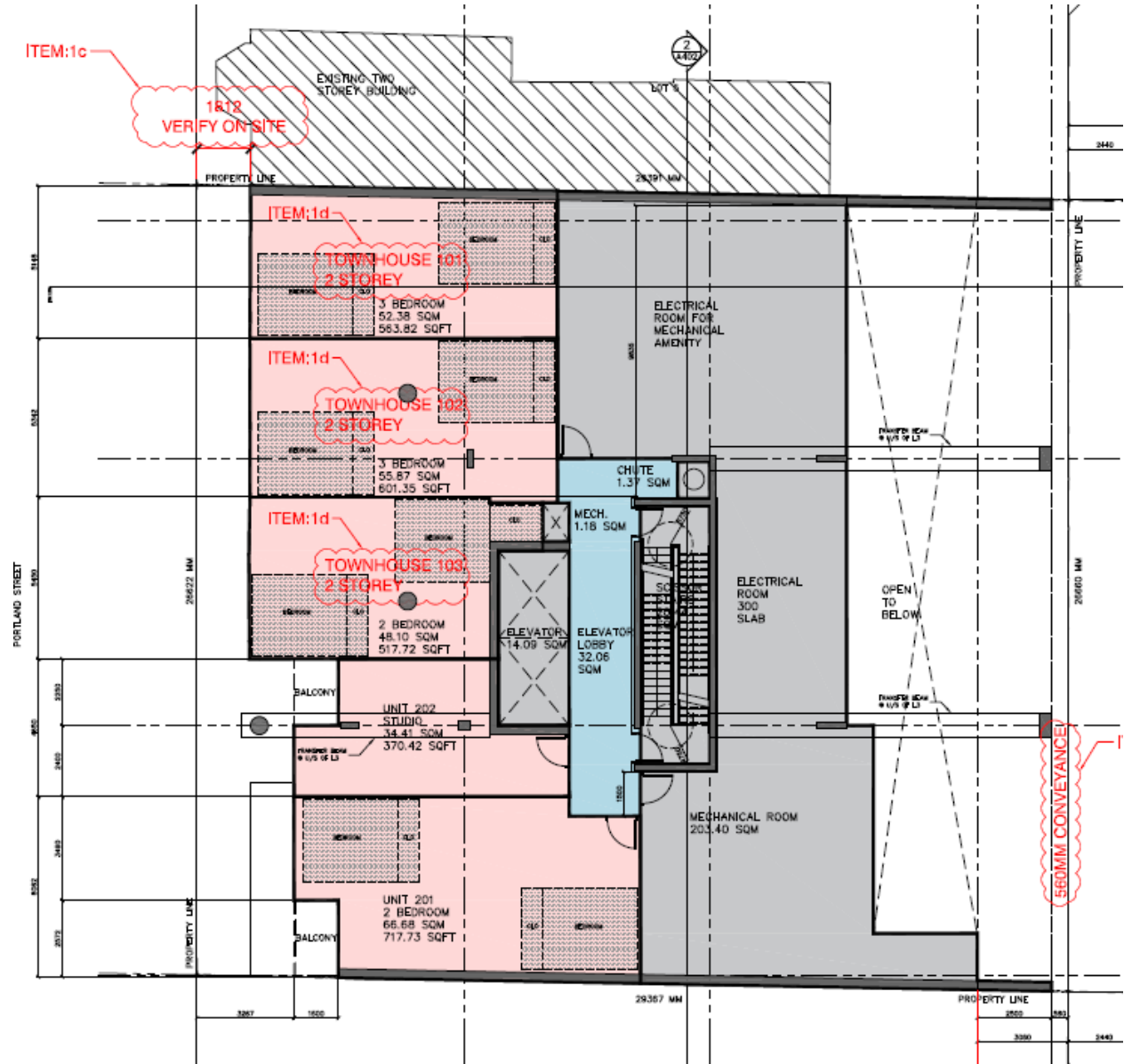
Attachment 1 – Location Map
Attachment 2 – Proposal Drawings
Attachment 3 - Statement of Significance (Reasons for Designation) 139, 141 and 143
Portland St
Attachment 4 - Heritage Property Research and Evaluation Report



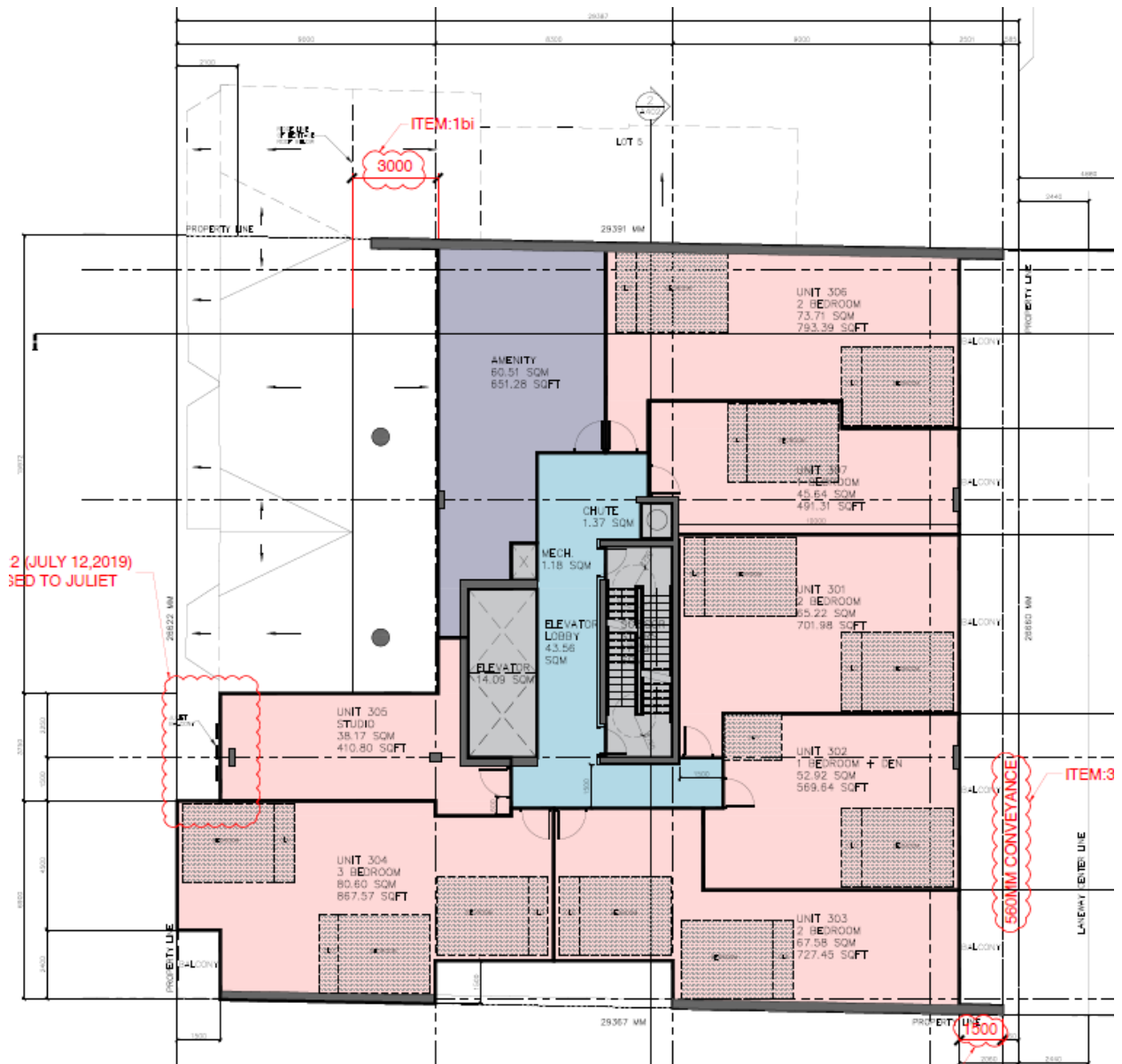
Location Map - Project Site is located on the east side of Portland Street between Adelaide Street west and Richmond Street West



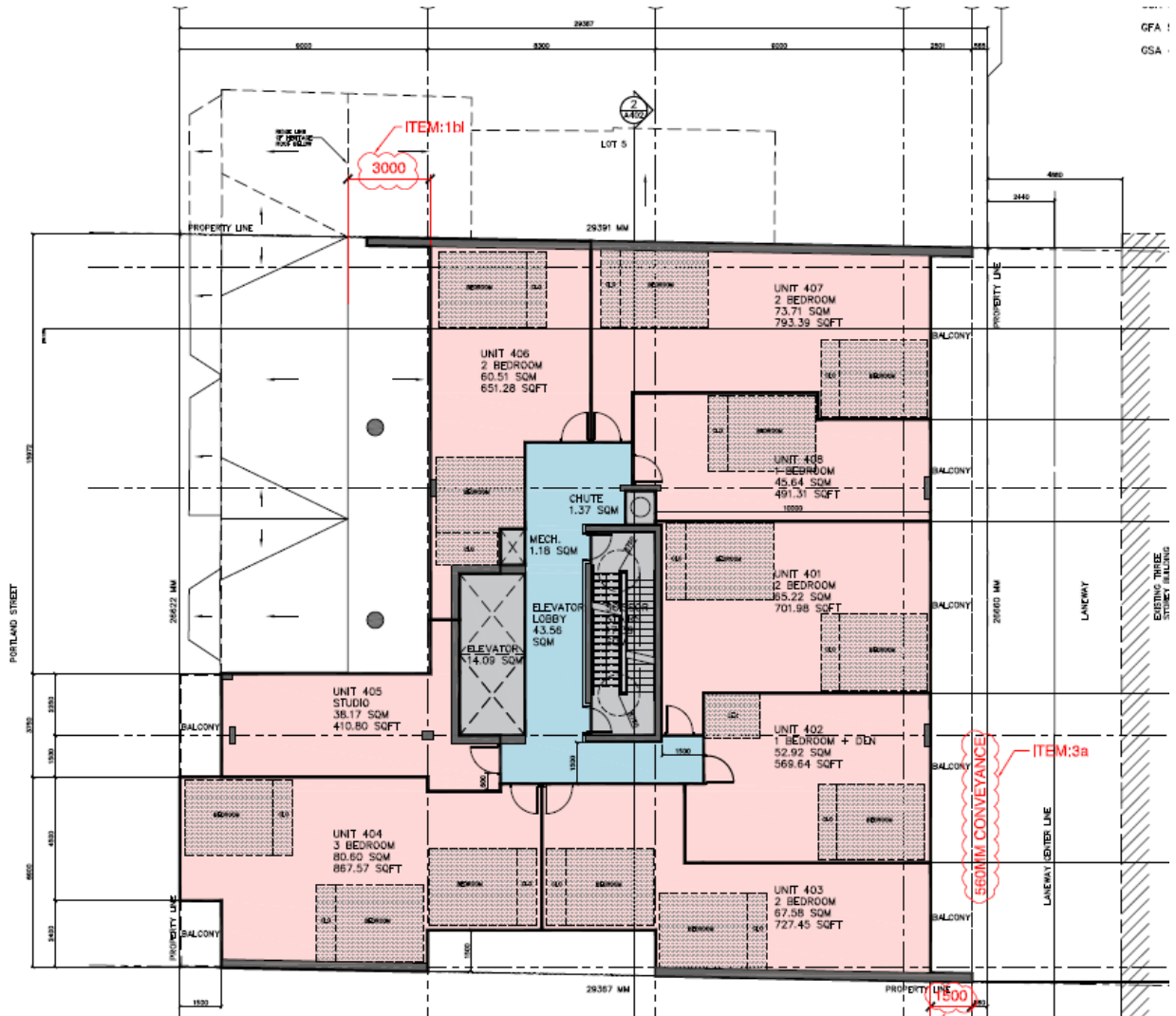
Floor 1 Plans



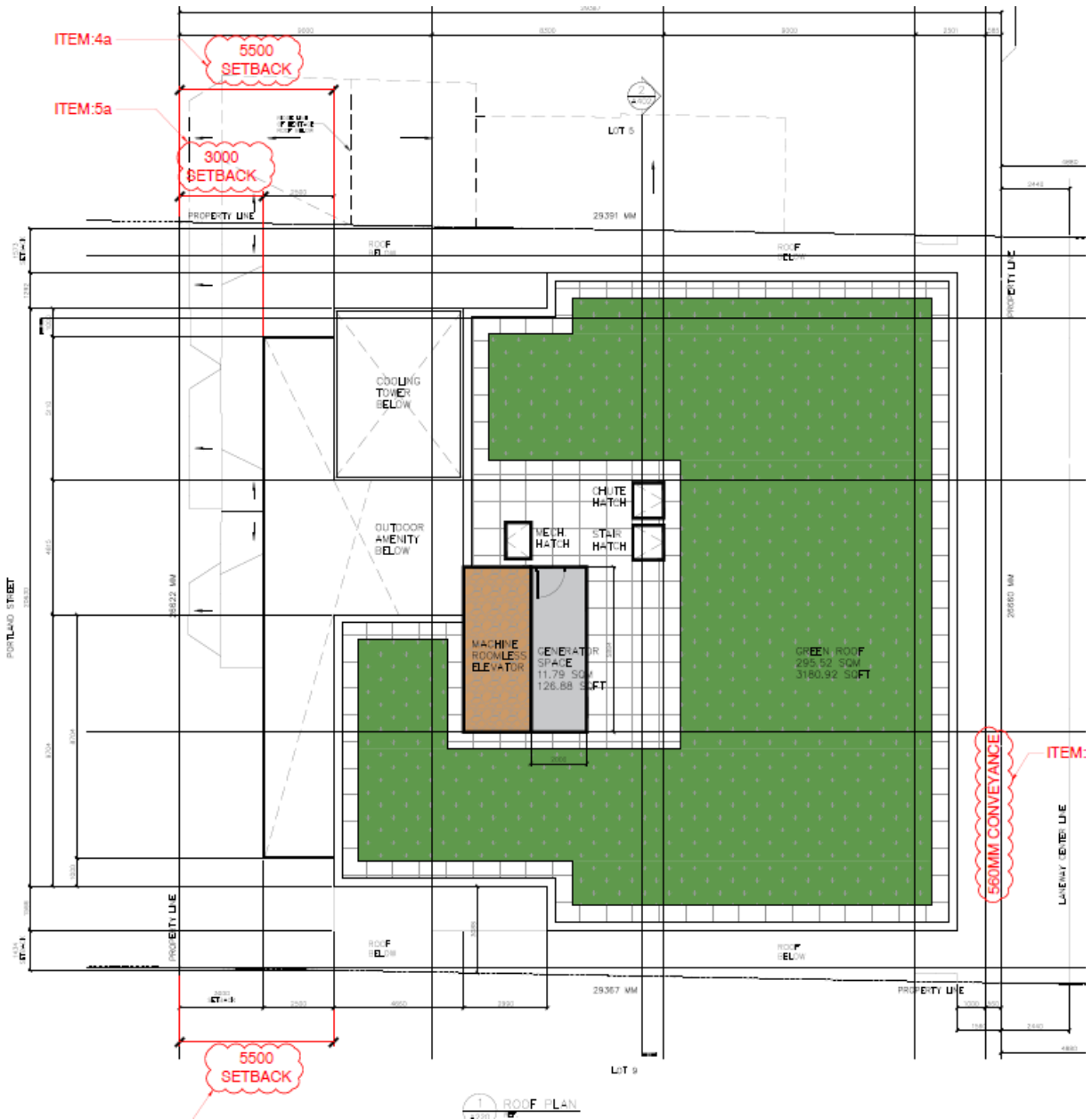
Floor 2 Plans



Floor 3 Plans. Note: roofs of heritage houses



Floor 4 Plans



Project Roof Plan



Portland Street Elevation



Rendering of Project with Heritage Houses
Looking Northeast



Rendering of Project Site - Looking Southeast

STATEMENT OF SIGNIFICANCE:
139, 141 and 143 PORTLAND STREET
(REASONS FOR DESIGNATION)

The properties at 139, 141 and 143 Portland Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The properties at 139, 141 and 143 Portland Street are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017).

Located on the east side of the street between Adelaide and Richmond streets, the properties at 139, 141 and 143 Portland Street contain a row of two pairs of 2½-storey house form buildings that date to 1881 in the King Spadina HCD Plan (2017). All of the subject properties are also listed on the City of Toronto's Heritage Register (2017).

Statement of Significance

The properties at 139, 141 and 143 Portland Street have cultural heritage value for their design as residential buildings with Gothic Revival styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. These row houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 139, 141 and 143 Portland Street are distinguished by their late Victorian designs with Gothic Revival styling, particularly the centrally-placed gable on each pair with their decorative wood bargeboard.

The properties at 139, 141 and 143 Portland Street are valued for their association with the local builder/speculator, Francis Phillips, who built the subject properties along with the abutting heritage property directly to the north at 145 Portland Street.

Contextually, the properties at 139, 141 and 143 Portland Street are valued for the role of these residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community. The row houses at 139, 141 and 143 Portland Street are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are among the small group of surviving late-19th century residential buildings, including the adjacent examples at 124-130 Portland, which are also included on the City's Heritage Register.

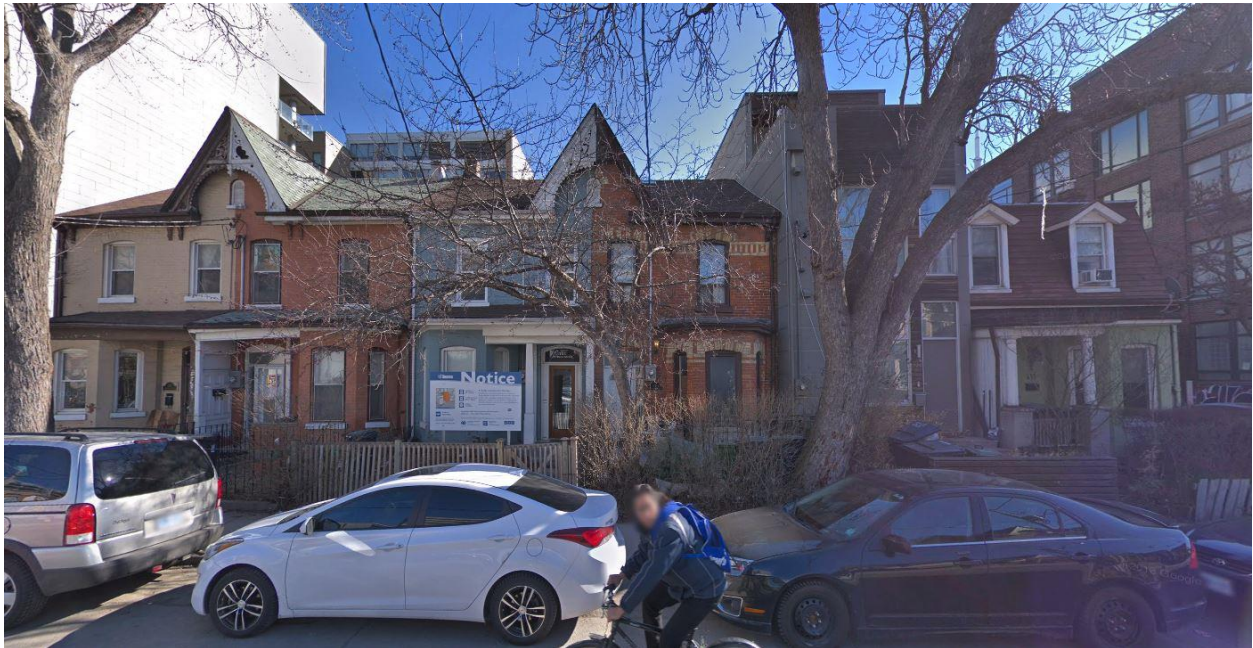
Heritage Attributes

The heritage attributes of the buildings at 139, 141 and 143 Portland Street are:

- The setback, placement and orientation of the buildings on the east side of the street between Adelaide and Richmond streets
- The scale, form and massing of the 2½-storey rectangular shaped plans
- The cross-gable roofs covering the buildings, where each pair has a central gable on the west slope with brackets and decorative wood bargeboard
- The materials, with the red brick cladding, the contrasting buff brick detailing for the string course beneath the west rooflines and on the window openings, and the stone and wood trim (the brickwork is currently painted, apart from the building at 139 Portland Street)
- The principal (west) elevations, which are designed as mirror images with the main entrances placed side-by-side in segmental-arched surrounds with transoms (the open porches on the buildings at 141 and 143 Portland are not original)
- On the west elevations, the single-storey bay windows with the segmental-arched openings and the roofs, the segmental-arched window openings in the second stories, the single round-arched attic opening under the cross-gable in each pair, and the brick segmental arches and stone sills

Note: The side (south) elevation at 139 Portland adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevations.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



139, 141 and 143 PORTLAND STREET

Prepared by:

Heritage Planning
City Planning Division
City of Toronto

September 2019

1. DESCRIPTION



Cover: 135-145 Portland Street, showing the principal (west) elevations, 2019: Google;
Above: Principal (west) elevations of 135-145 Portland Street, looking southeast: ERA, 2016

139-143 Portland Street	
ADDRESS	139-143 Portland Street
WARD	Ward 10 (Spadina-Fort York)
LEGAL DESCRIPTION	139 Portland Street: Plan 64, Part Lots 6&7 141 Portland Street: Plan 64, Part Lot 6 143 Portland Street: Plan 64, Part Lots 5&6
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1881
ORIGINAL OWNER	Francis Phillips
ORIGINAL USE	Residential (row houses)
CURRENT USE	Residential (row houses)
ARCHITECT/BUILDER/DESIGNER	Francis Phillips (Builder)
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood detailing; 145 also includes siding on the north elevation
ARCHITECTURAL STYLE	Gothic Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register; contributing properties in King-Spadina HCD
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	September 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 139, 141, 143 & 145 Portland Street and applies evaluation criteria to 139, 141 and 143 Portland Street determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1872 Jan	Land Registry records indicate that Plan 64, bounded by Portland Street, Richmond Street West, Brant Street and Adelaide Street West, is registered on this date ¹
1880	The 1881 City Directory, containing information gathered in the previous year, indicates that the subject properties contain "Vacant Lots"
1881 May	John Little, a baker, is granted the south half of Lot 8 on which 135 Portland Street is completed in the same year (then known as 115 Portland Street)
1881 June	Francis Phillips, a Toronto builder, is granted Lots 5, 6, 7 and 8 (north half only) and builds a set of five row houses by year's end
1882 Feb	Francis Phillips sells off all five recently-completed houses on Lots 5-8 to their first occupants, including a baggage-man, a conductor and a common traveller. At this time, the subject properties were numbered as 115 (135), 115 1/2 (137), 117 (139), 117 1/2 (141), 119 (143) and 119 1/2 (145).
1889	The street numbers along this portion of Portland Street are adjusted to reflect the current addresses
1959	Building Records indicate that a fire destroyed the house-form building at 137 Portland Street, requiring full demolition ²
1960	Full demolition of the original house-form building at 137 Portland Street is completed; mandatory fire damage repairs carried out to portions of 139, 141 and 143 Portland Street
1973	Archival photographs show the property at 135 Portland Street (Image 2a) and 139-145 Portland Street (Image 2b)
1981	An archival photograph shows the subject properties (Image 3)
1988	An archival photograph shows the property at 135 Portland Street (Image 4)
2004	A development application is submitted to the City to build a new three-storey single family dwelling on the property at 137 Portland Street, which had remained vacant since the original row house was destroyed by fire in 1959
2016	135, 139, 141, 143 and 145 Portland Street are identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan

¹ Land Registry Records, Plan 64

² Building Records, City of Toronto, Toronto and East York District, permits #57778, 57412, 57751, 61160

2017 Oct	The King-Spadina Heritage Conservation District (HCD) is designated under Part V of the Ontario Heritage Act ³
2017 Dec	The properties at 135, 139, 141, 143 and 145 Portland Street are listed on the City of Toronto's Heritage Register

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood:

The subject properties in this report are located in the King-Spadina neighbourhood, which is named for the major intersection of King Street West and Spadina Avenue. Following the founding in the late 18th century of York (Toronto), the expansive area west of the town site was set aside for the Military Reserve where (Old) Fort York guarded the entrance to the harbour. With the rapid growth of the community, by 1797 York was extended westward to the edge of the Reserve as “New Town” where major institutional buildings included the original campus of Upper Canada College, the third Provincial Parliament Buildings and the first General Hospital. These landmarks were adjoined by residential buildings that ranged from impressive mansions near the waterfront to more modest detached, semi-detached and row houses along the side streets. The continuing demand for housing resulted in the subdivision and sale of part of the Military Reserve, an action that coincided with the incorporation of the City of Toronto in 1834.

Historical maps and atlases (including those listed in Section 5 below) trace the development of King-Spadina from the mid-19th century when the arrival of the first steam railways began the transformation of the neighbourhood from an institutional and residential enclave to Toronto’s manufacturing centre.⁴ This process was accelerated after the Great Fire of 1904 destroyed the city’s original industrial district, leading to its relocation to the area adjoining the intersection of King Street West and Spadina Avenue. King-Spadina experienced a decline after World War II when many manufacturers relocated to Toronto’s suburbs. Beginning in the 1990s with the removal of the restrictive industrial zoning, King-Spadina has been revitalized as a popular mixed-use neighbourhood. With its surviving collection of late-19th century residential buildings and early-20th century industrial warehouses, in 2017 the King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act. The King-Spadina HCD Plan is currently under appeal to the Local Planning Appeal Tribunal (LPAT).

The surviving 19th-century residential buildings on the east side of Portland Street between Richmond and Adelaide Streets are adjoining buildings with the following street numbers: 135, 137, 139, 141, 143 and 145. All of these properties apart from 137 are listed on the City's Heritage Register and have been identified as contributing to the King-Spadina HCD. The properties at 135, 139, 141 and 143 are subject to a development application. While the property at 135 Portland is not being further

³ Designated by By-law 111-2017 as amended by By-law 1241-2017, in 2018 the King-Spadina HCD is under appeal to the Local Planning Appeals Tribunal

⁴ Additional maps tracing the historical development of the area are found at <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>

evaluated,⁵ this report does evaluate 139, 141 and 143 for designation under the Ontario Heritage Act. The property at 145 Portland Street, although not currently subject to a planning application, forms the north anchor of the historic row and one half of a mirrored pair with 143 Portland Street, and is referred to in this report solely for the purpose of understanding the historical overview of the streetscape on this block of Portland Street.⁶ The dwelling that originally stood at 137 Portland formed the southernmost part of the set with 139-145 but was destroyed by fire in 1959 and demolished the following year. The current, contemporary-style house on the property at 137 Portland Street was constructed in 2007 and is not being considered in this report.⁷

139-145 Portland Street

The subject properties at 139, 141, 143 and 145 Portland Street are located on land that was originally set aside for the Military Reserve, just west of the area surveyed under the Town of York Plan in the late 18th century. Boulton's Atlas indicates that as early as 1858 the east side of Portland Street, just north of Adelaide Street West and directly south of the subject properties, already contained eight buildings (Image 6). In 1872, Plan 64 containing 32 newly-subdivided lots is registered for the block bounded by Portland Street to the west, Richmond Street West to the north, Maud (formerly Market) Street to the east and Adelaide Street West to the south.

In June 1881, Francis Phillips, a Toronto builder/speculator, acquired property between Part Lot 5 to Part Lot 7 (a total of 85' frontage) and the subsequent construction of five row houses at 137-145 Portland Street is attributed to him.⁸ These wood frame row houses with brick cladding on the principal (west) elevations were illustrated on Goad's Atlas in 1884 (Image 7). Phillips sold all five properties in February 1882, after which they underwent multiple changes in ownership.

With their location in the King-Spadina neighbourhood, the properties at 139, 141, 143 and 145 Portland Street were studied as part of the potential Heritage Conservation District (HCD) for the area where, as a surviving set of late-19th century row houses, they were identified as contributing heritage properties. They were listed on the City of Toronto's Heritage Register in 2017.

5 For the historical record, additional research conducted on this property, and not contained in the King-Spadina HCD plan, indicates that the current two-storey Second Empire dwelling was originally owned by a baker named John Little who lived at the same address for about a decade after the house was completed in 1881 (the HCD plan incorrectly dates the current house to 1870). Currently, the mansard roof is clad with siding but a 1973 archival photograph from the Toronto Archives shows the earlier slate roof with an arrowhead pattern in contrasting colour (IMAGE 2a and 5). Despite its modest size, the property at 135 Portland Street represents a rare surviving example in the King-Spadina area of a vernacular house-form building with Second Empire styling.

6 The property at 145 Portland Street is being evaluated for designation under the Ontario Heritage Act in a separate report for consideration by the Toronto Preservation Board and City Council.

7 Between 1960 and 2007, the property at 137 Portland Street remained a vacant lot.

8 Land Registry Records, Plan 64, Lots 5-8; the original house at 137 Portland Street that formed the southernmost building in this row by Phillips was destroyed by fire in 1959. The current single family dwelling on the property was completed in 2007 and is not being considered as part of this evaluation report.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the subject properties are found in Section 6 of this report.

139-145 Portland Street

The subject properties comprise a group of attached row houses, a type that first appeared in Europe and Britain during the 17th century and ranged from elaborate terraces in cities for the upper classes, to workers' housing in industrial settings. In 19th-century Toronto, row houses were more commonly found in urban areas where greater densities were accommodated on modest-sized plots.

Completed in 1881 by a Toronto builder named Francis Phillips, the subject properties are brick-clad dwellings with mirrored principal (west) elevations, that read as two pairs featuring bay windows at the first-floor level and steeply-pitched roof gables containing decorative wood bargeboard. The latter feature, in particular, is representative of the Gothic Revival style which was introduced to North America in the mid-19th century. While identified with ecclesiastical buildings, Gothic Revival features were adapted for residential buildings as the result of widely-circulated architectural pattern books and periodicals (Image 8).

The houses rise 2½-stories and are covered by a cross-gable roof with returned eaves, brick end chimneys and, on the west slope, a central gable with decorative woodwork. The houses are clad with brick on their principal (west) elevations, which are currently painted at 141, 143 and 145 but 139 reveals the original polychromatic red and buff brickwork typical of High Victorian Gothic Revival styling and that characterized all houses in the row built by Phillips. Under their central frontispiece the principal (west) elevations of both pairs are organized into two bays with side-by-side entrances, single-storey bay windows at the first or ground level, segmental-arched openings in both storeys and a round-arched opening in the attic level (Images 9a-d).

iv. CONTEXT

Shown on the location map attached as Image 1, the properties at 135, 139, 141, 143 and 145 Portland Street are located on the east side of the street between Adelaide Street West and Richmond Street West (Image 10). Originally, the east side of this portion of Portland Street contained a contiguous row of house-form buildings including the set at 149-157 Portland (now demolished) (Image 11). Existing adjacent properties that are also recognized on the City of Toronto's Heritage Register include the commercial building at 127 Portland Street and the four row houses on the west side of the street at 124-130 Portland (Image 12). Together, the subject properties and their neighbours form an enclave of surviving late-19th century residential buildings in the King-Spadina neighbourhood, which are identified as contributing heritage properties in the King-Spadina Heritage Conservation District (HCD) Plan that was adopted by Toronto City Council in 2017.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

139, 141 and 143 Portland Street

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The properties at 139, 141 and 143 Portland Street have cultural heritage value for their design as residential buildings with Gothic Revival styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. These row houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 139, 141 and 143 Portland Street are distinguished by their late Victorian designs with Gothic Revival styling, particularly the centrally-placed gable on each pair with their decorative wood bargeboard.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The properties at 139, 141 and 143 Portland Street are valued for their association with the local builder and speculator, Francis Phillips, who built the subject properties, along with the abutting row house at 145 Portland Street, in the latter half of 1881. Phillips also built the original house on the adjacent property at 137 Portland Street (demolished due to fire) and may have contributed to further examples that define the late-19th century residential character of the King-Spadina neighbourhood.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the properties at 139, 141 and 143 Portland Street are valued for their role in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from the first phase of development as a 19th-century residential and institutional enclave, to Toronto's manufacturing centre in the 20th century, and its ongoing transformation as a mixed-use community.

As surviving 19th-century residential buildings, the dwellings at 139, 141 and 143 Portland Street are historically, visually and physically linked to their setting on the east side of Portland Street where they are part of a surviving enclave of late-19th century house-form buildings, with the adjacent row houses at 124-130 Portland Street (1872) directly across the street from the subject properties, which are also recognized on the City's Heritage Register.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 139, 141 and 143 Portland Street (1881) have cultural heritage value for their design, association and context. Located on the east side of the street between Adelaide Street West and Richmond Street West, these properties are valued as surviving late-19th century row houses built by local builder/speculator Francis Phillips with well-crafted High Victorian Gothic Revival styling including the polychromatic brickwork and decorative wooden bargeboards on the principal (west) elevations. The house-form buildings contribute contextually to the heritage character associated with the development in the late-19th century of the King-Spadina neighbourhood. They are physically and historically linked to their setting on Portland Street where they are part of an enclave of surviving residential edifices.

5. SOURCES

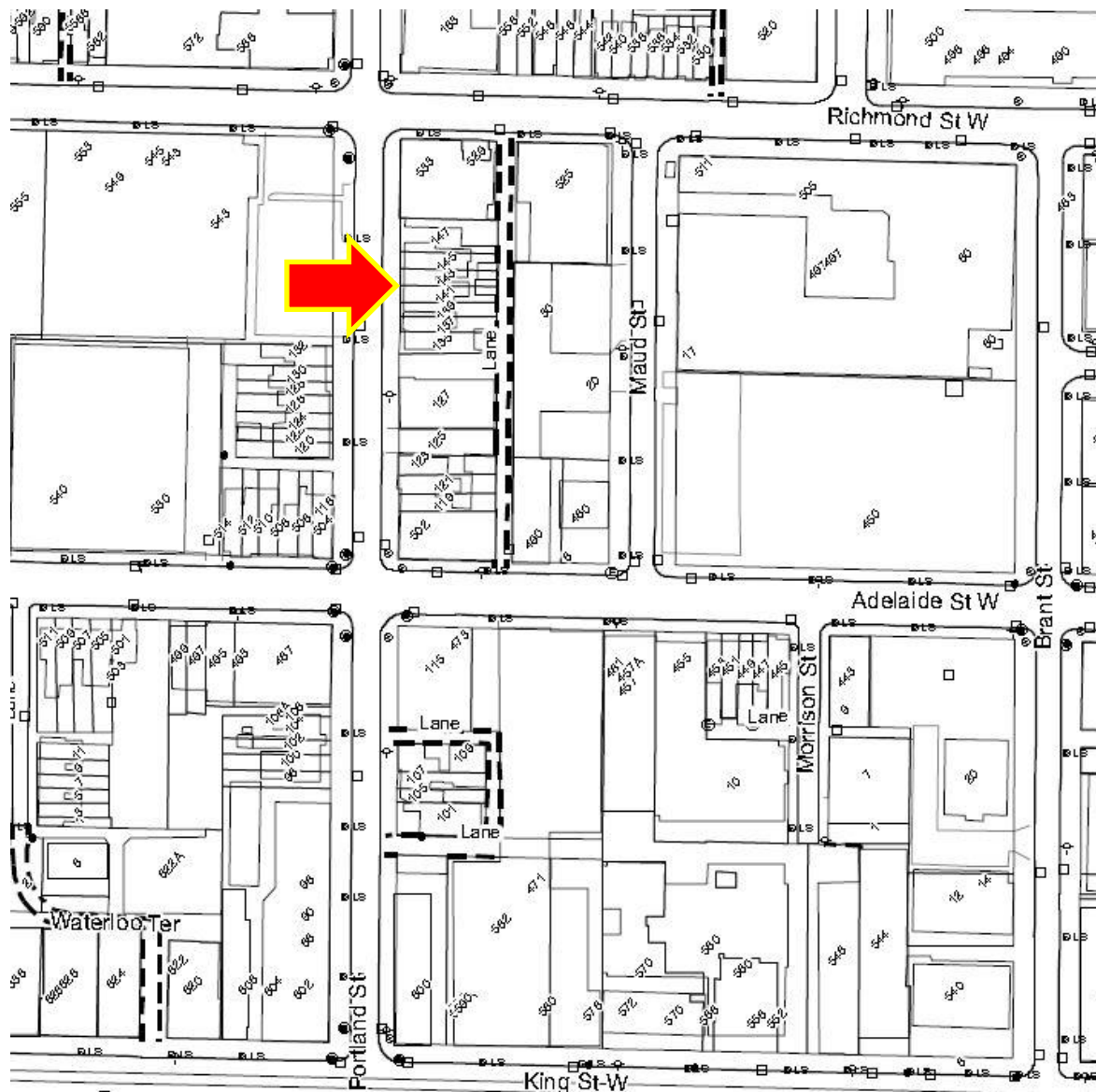
Archival Sources:

Abstract Index of Deeds, Plan 64, Lots 5-8
Archival Maps, 1797-1842, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
Archival Photographs, City of Toronto Archives, Fonds 1526, File 62, Item 39
Assessment Rolls, City of Toronto, St. Andrew's Ward, 1875-1884.
Boulton, Atlas of the City of Toronto, 1858
Building Records, City of Toronto, Toronto and East York, #57778, 57412, 57751, 61160
City of Toronto Directories, 1875 ff.
Goad's Atlases, 1884, 1890, 1893, 1910, 1913 and 1924

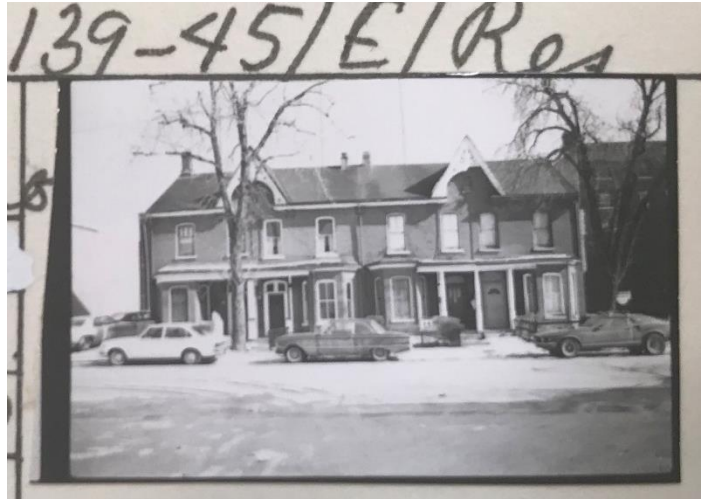
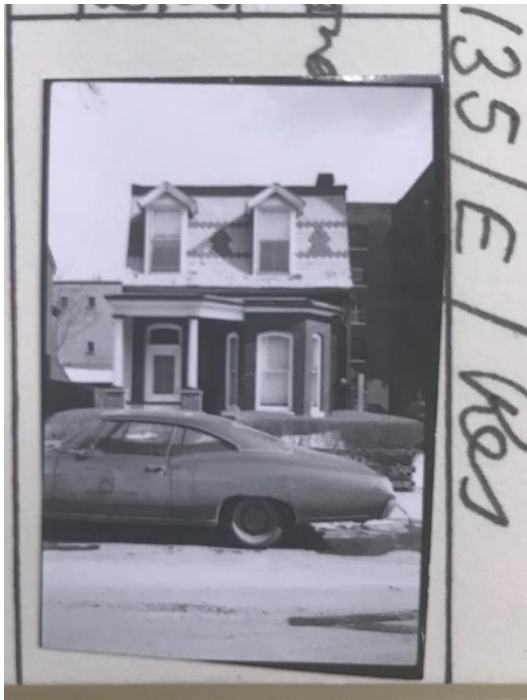
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Scadding, Henry, Toronto of Old, 1873, reprint 1966

6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject properties. All images are oriented with north on the top unless indicated in the captions.



1. Location Map, 135, 139, 141 and 143 Portland Street: showing the properties on the east side of the street between Adelaide Street West and Richmond Street West: City of Toronto Property Data Map.



2a and 2b. 1973 archival photographs of 135 Portland Street, including its then-slate roof with arrowhead pattern (left); and 139-145 Portland Street with open porches (not original) at all four properties (right): City of Toronto Archives, Fonds 2043, Series 1587, Subseries 2, File 24 and 25.



City of Toronto Archives, Fonds 1526, File 62, Item 39

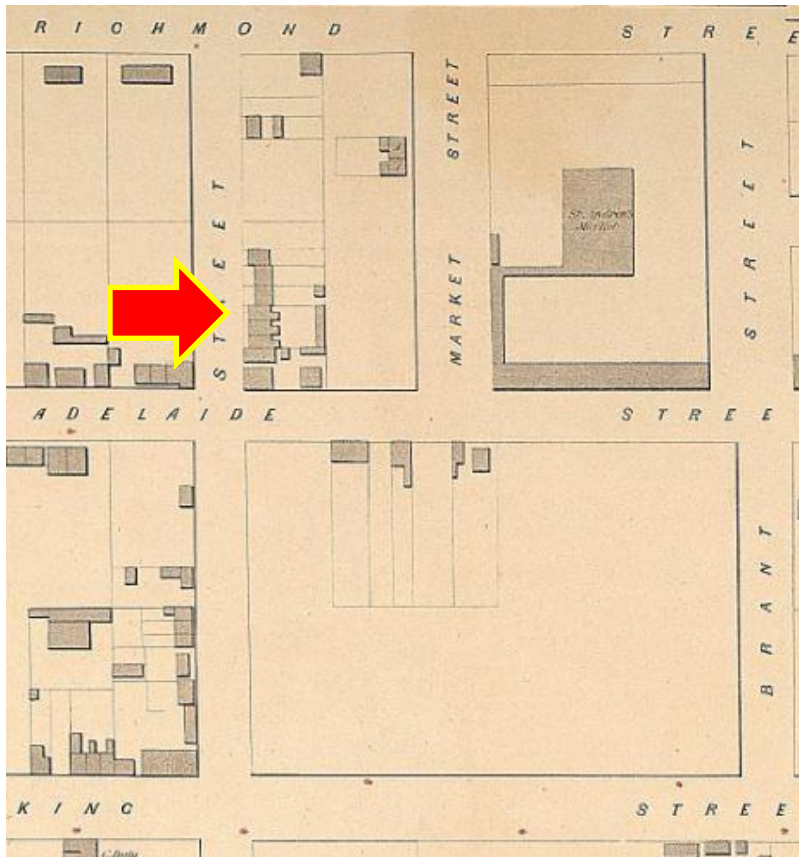
3. Archival photograph showing the west elevations of 139-145 Portland Street (right to left); 135 Portland Street is just visible at far right, 1981 (City of Toronto Archives, Fonds 1526, File 62, Item 39)



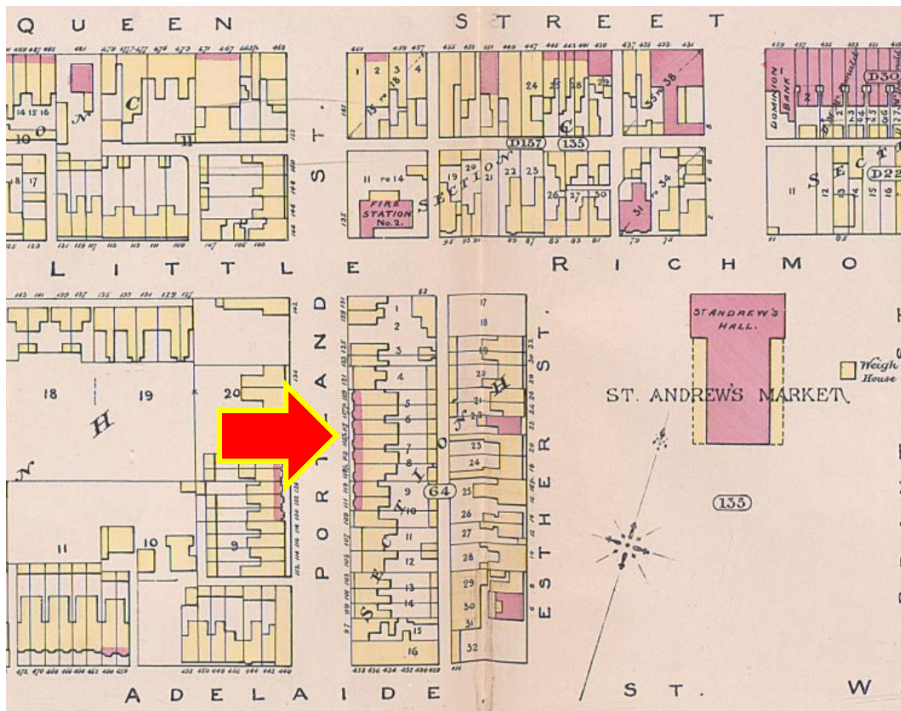
4. 1988 archival photograph showing the Second Empire house at 135 Portland Street, at left: Toronto Historical Board.



5. Photograph of the Second Empire style dwelling at 135 Portland Street with the prototypical Mansard roof (currently clad with siding): ERA, 2016.



6. Boulton's Atlas, 1858, showing eight buildings already standing at this date at the south end of Portland Street north of Adelaide Street West.



7. 1884 Goad's Atlas, showing the subject properties on the east side of Portland Street and indicating their construction as wood frame buildings (yellow) with brick cladding on the principal elevations (red).



8. Illustration, "Canada Farmer," 1865: showing an extract from a publication that influenced the development of the Gothic Revival style in Canada: Blumenson, 41.



9a and b. Photographs showing the principal (west) elevations at 143(b) and 145(a) Portland Street, including the decorative wood bargeboards in the central, share cross-gable: Heritage Planning, 2019.



9c and d. Photographs showing the principal (west) elevations at 139(d) and 141(c) Portland Street, including the original polychromatic brickwork at 139 (the same brickwork at 141, 143 and 145 is currently covered with paint): Heritage Planning, 2019.



10. Photograph looking northeast and showing the surviving row of houses at 135-145 Portland Street (right to left): ERA, 2016.



City of Toronto Archives, Series 372 s0372_ss0033_jt0363

11. 1938 archival photograph showing the row houses at 149-157 Portland Street, directly north of the subject properties (now demolished). By the end of the 19th century, both sides of Portland Street between Richmond and Adelaide Streets contained a contiguous row of attached residential dwellings in a variety of styles: City of Toronto Archives, Series 372, Subseries 33, Item 363.



12. Image showing the adjacent heritage properties at 124-130 Portland Street, 2018: Google Maps