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City Clerk's Office

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Toronto, Ontario M5H 2N2

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City Clerk

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ONTARIO HERITAGE

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
32 HOWARD STREET (WICKETT-TURNER HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

MAR 08 2011

RECEIVED

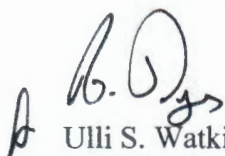
NOTICE OF PASSING OF BY-LAW

[REDACTED]
[REDACTED]
32 Howard Street
Toronto, ON M4X 1J7

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Take notice that the Council of the City of Toronto has passed By-law No. 324-2011 to designate 32 Howard Street (Wickett-Turner House) (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 4th day of March, 2011.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 36.31,
adopted as amended, by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: February 24, 2011

CITY OF TORONTO

BY-LAW No. 324-2011

**To designate the property at 32 Howard Street (Wickett-Turner House) as being of
cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 32 Howard Street (Wickett-Turner House) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures located thereon to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 32 Howard Street and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 32 Howard Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 32 Howard Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 24th day of February, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**Reasons for Designation (Statement of Significance): 32 and 34 Howard Street****Wickett-Turner Houses****Description**

The properties at 32 and 34 Howard Street are worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Constructed by the Wickett Brothers, a firm of Toronto contractors (with one portion commissioned by the Turner family), the semi-detached houses (1901) are located on the north side of Howard Street, east of Glen Road and opposite the entrance to Ontario Street.

Statement of Cultural Heritage Value

Contextually, the semi-detached houses at 32 and 34 Howard Street are integral parts of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Representative of the post-1900 phase of construction, the Wickett-Turner Houses are visually and historically linked to their neighbourhood surroundings where they are highly visible as the sole surviving buildings on the north side of Howard Street between Glen Road and Edgedale Road.

The semi-detached houses are well-crafted examples of early 20th century residential design where evocative Queen Anne Revival elements, including the exaggerated and decorated south gable, are applied to a symmetrical composition that is indicative of the transitional and more simplified architecture of this era.

Heritage Attributes

The heritage attributes of the properties at 32 and 34 Howard Street are:

- The pair of semi-detached house form buildings.
- The scale, form and massing of the rectangular plans that rise 2½ stories above raised bases with window openings.
- The cross-gable roofs with an oversized gable that projects as a frontispiece across the south elevation and features wood strapwork, scalloped shingles, brackets, corbelled brickwork, and angled side walls.
- The red brick cladding with brick, stone and wood trim.
- The organization of the principal (south) façades as mirror images with the entrances placed in the outer bays.

- Protecting the south entries, the single-storey open porches with classical detailing.
- The fenestration, with flat-headed window openings in various sizes, with stone lintels and band courses marking the first-floor window openings.
- The side elevations (east and west), which are visible from Howard Street and feature oriel windows and segmental-arched door and window openings (some of the openings have been altered).
- The placement of the buildings on the north side of Howard Street.

SCHEDULE "B"

PIN 21086-0091(LT)

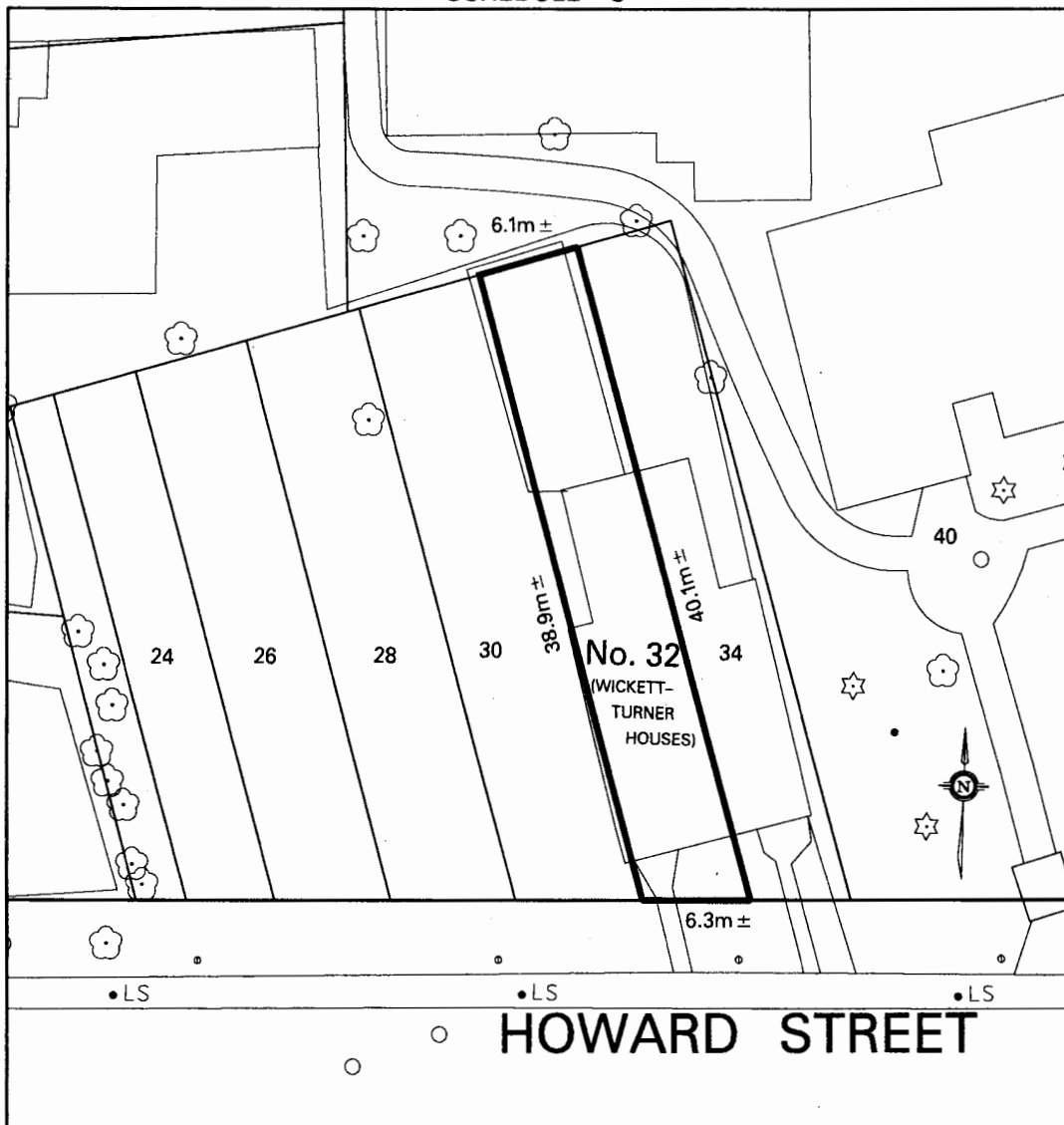
PT LT 2 PL 360 CITY EAST AS IN EP120533

City of Toronto, Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2010-114 dated December 2, 2010, as set out in Schedule "C".

SCHEDULE "C"



Toronto
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 32 HOWARD STREET (WICKETT-TURNER HOUSES)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: DECEMBER 02, 2010

SKETCH No. PS-2010-114