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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
34 ISABELLA STREET (Jared Sessions House)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

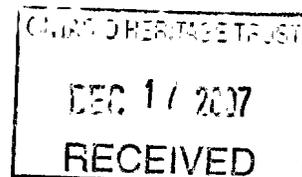
Children's Aid Society of Metropolitan Toronto
33 Charles Street East
Toronto, Ontario
M4Y 1R9

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

Take notice that the Council of the City of Toronto has passed By-law No. 1232-2007 to designate 34 Isabella Street (Jared Sessions House) (Toronto Centre-Rosedale Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 17th day of December, 2007.

Ulli S. Watkiss
City Clerk



Authority: Toronto and East York Community Council Item 7.14,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: November 20, 2007

CITY OF TORONTO

BY-LAW No. 1232-2007

To designate the property at 34 Isabella Street (Jared Sessions House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 34 Isabella Street (Jared Sessions 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 the buildings and structures 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 34 Isabella Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused 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*; 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 34 Isabella 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 34 Isabella 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 20th day of November, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 34 Isabella Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the north side of Isabella Street in the first block east of Yonge Street, the 2½-storey house form building was completed before the recording of the tax assessment roll in 1860. The house was commissioned by Jared Sessions, a partner in Sessions, Carpenter and Company, wholesale sellers of boots and shoes, and the co-owner of the lot. A century later, the Metropolitan Toronto Children's Aid Society (now the Children's Aid Society of Toronto) acquired the site as part of its headquarters on Charles Street East (directly north). The property at 34 Isabella Street was listed on the City of Toronto Inventory of Heritage Properties in 2002, followed by authority to enter into a Heritage Easement Agreement.

Statement of Cultural Heritage Value

The Jared Sessions House has design value as a good example of the Italianate style, which was especially popular for residential buildings in the second half of the 19th century. The house form building bears the characteristics of the style, particularly the hip roof with extended eaves and brackets, the projections on the south façade and side elevations with porches and bay window, and the iron cresting. Contextually, the Jared Sessions House contributes to the character of Isabella Street, east of Yonge Street, as it developed as a desirable residential neighbourhood. The neighbouring Robert Wood House (1885) at #38 Isabella, and the low-scale Brownley Apartments (1931) at #42 Isabella are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Jared Sessions House related to its design value as a good example of Italianate residential architecture are found on the exterior walls and roof, consisting of:

- The 2½-storey square plan.
- The buff brick cladding with brick, stone, wood and metal trim.
- The hip roof with extended eaves, curved brackets, an oversized cornice and, on the south slope, a monumental segmental-headed dormer containing a tripartite window beneath a fanlight.
- The principal (south) façade, which is symmetrically organized into three bays with the main entry centered in the lower floor.

- The single-storey flat-roofed porch with iron cresting, segmental-headed window openings on its side walls, and a paneled door that is flanked by pilasters and surmounted by an entablature.
- The placement of segmental-headed window openings with brick voussoirs and stone sills on either side of the porch, which are repeated in the second floor where the sill of the central opening extends to the roof of the porch below.
- On the side elevations (east and west), the continuation of the pattern and symmetrical placement of the window openings, as well as a single-storey bay window on the west wall.
- The sunporch projecting from the east elevation.
- On the rear (north) wall, the 1½-storey tail with buff brick cladding.

SCHEDULE "B"

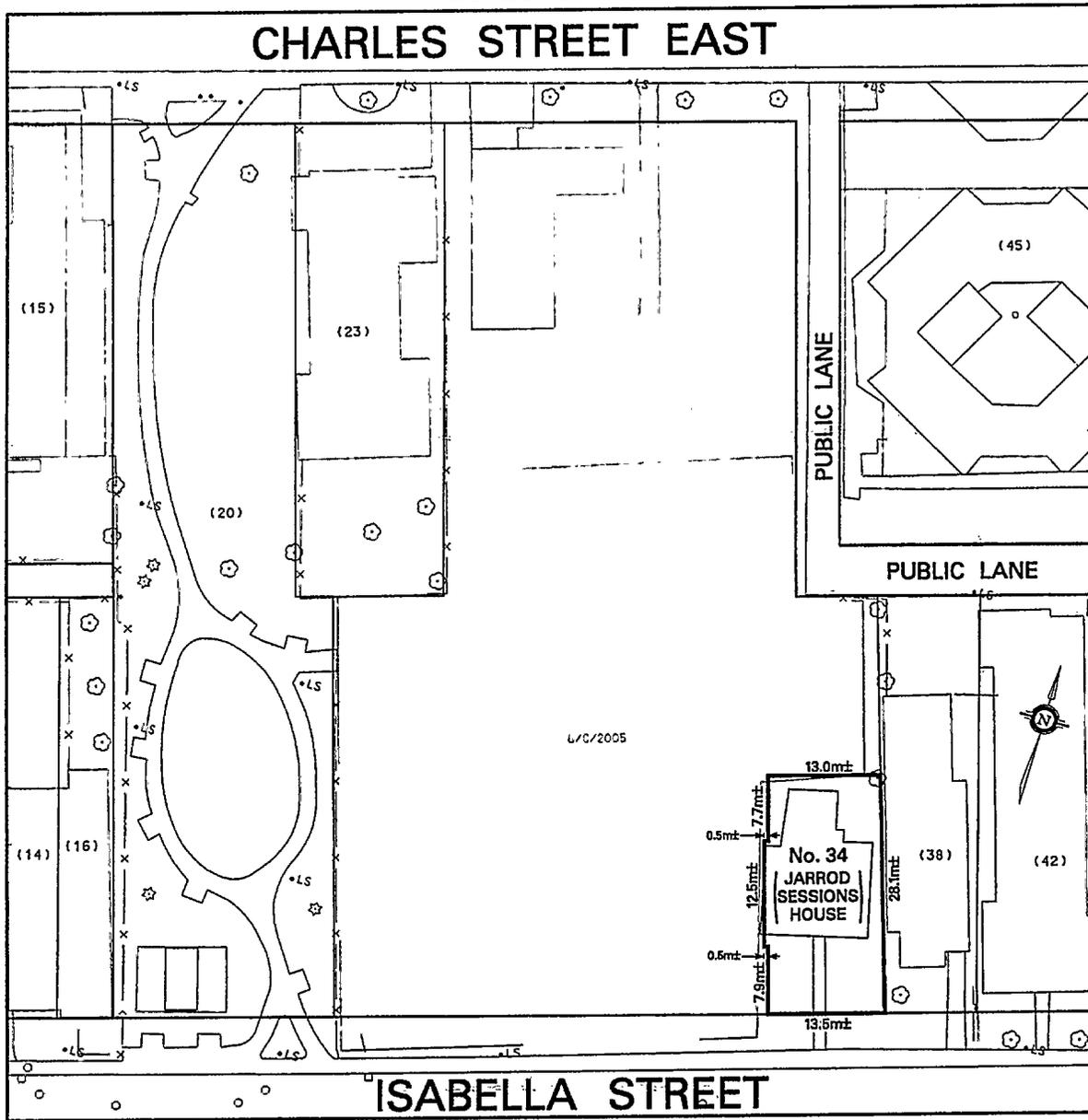
PIN 21108-0218 (LT)

PT PARK LT 8, CON 1 FTB, DES AS PTS 13 & 21 PL 66R23042

City of Toronto, Province of Ontario

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-272 dated November 6, 2007, as set out in Schedule "C".

SCHEDULE "C"



ISABELLA STREET

PROPERTY INFORMATION SHEET

No. 34 ISABELLA STREET
 (JARROD SESSIONS HOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

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

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: NOV. 6, 2007

SKETCH No. PS-2007-272