

William McBean Stores

Description

The properties at 21 and 23 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. Located on the southeast corner of Howard Street and Bleeker Street, the William McBean Stores (1876) at #21 and 23 Howard Street occupy a 2½-storey commercial building. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the properties at 21 and 23 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. With the neighbouring William McBean Houses at 25-35 Howard Street, the William McBean Stores are historically and visually linked to their surroundings as the oldest surviving buildings of their type in the neighbourhood and the only heritage properties remaining on the south side of Howard Street between Sherbourne Street and Parliament Street.

The William McBean Stores have design value as rare examples of late 19th century commercial buildings with Second Empire styling in the Howard Street neighbourhood. As one of the most popular architectural styles of the era, the William McBean Stores display the distinctive mansard roofs that distinguish Second Empire buildings, along with the colourful and appealing pattern brick detailing. The commercial buildings at 21 and 23 Howard Street are part of a group of connected buildings on the south side of Howard Street, extending east of Bleeker Street, where three pairs of semi-detached houses at #35-35 Howard are placed east of the William McBean Stores.

Heritage Attributes

The heritage attributes of the properties at 21 and 23 Howard Street are:

- The commercial buildings that are attached to the west end of the trio of semi-detached house form buildings at 25-27, 29-31 and 33-35 Howard Street (where the west wall of the semi-attached house form building at #25 Howard abuts the east wall of #23 Howard)
- The scale, form and massing of the 2½-storey rectangular plan with a bevelled northwest corner

- The red brick cladding, with brick, stone and wood trim, including contrasting buff brick applied for the quoins and the door and window detailing
- The mansard roof with decorative slate shingles, round-headed dormers with wood detailing, and the extended cornice with brackets
- Above the first-floor storefront and cornice on the north elevation and corner, and along the west wall on Bleeker Street, the round-arched openings with hood moulds, keystones, corbels, and bracketed sills
- The placement of the building on the southeast corner of Howard Street and Bleeker Street, where the north and west walls are angled in relation to the adjoining streets

William McBean Houses

Description

The properties at 25 and 27 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. Located on the south side of Howard Street, east of Bleeker Street, William McBean Houses (1876) at #25 and #27 Howard are a pair of 2½-storey semi-detached house form buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the properties at 25 and 27 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. The buildings at 25 and 27 Howard Street are placed between the William McBean Stores at #21-23 Howard to the west, and the other William McBean Houses at #29-31 and #33-35 Howard on the east. With the latter properties, William McBean Houses at 25 and 27 Howard Street are historically and visually linked to their surroundings as the oldest surviving buildings of their type in the neighbourhood and the only heritage properties remaining on the south side of Howard Street between Sherbourne Street and Parliament Street.

The William McBean Houses have design value as rare examples of late 19th century residential buildings with Second Empire styling in the Howard Street neighbourhood. As one of the most popular architectural styles of the era, the William McBean Houses display the distinctive mansard roofs that distinguish Second Empire buildings, along with the colourful and appealing pattern brick detailing. The semi-detached houses at 25 and 27 Howard Street are part of a group of connected buildings on the south side of Howard Street, extending east of Bleeker Street, which is comprised of the William McBean Stores at #21-23 and the semi-detached house form buildings at #25-27, #29-31 and #33-35. Following the angle of Howard Street, each pair of buildings is set back in relation to its neighbours.

Heritage Attributes

The heritage attributes of the properties at 25 and 27 Howard Street are:

- The pair of semi-detached house form buildings

- The scale, form and massing of the 2½-storey rectangular plans
- The red brick cladding, with brick, stone and wood trim, including contrasting buff brick applied for the quoins and the door and window detailing
- The mansard roofs with decorative slate shingles and round-headed dormers
- The firebreak wall with a brick chimney that forms the east elevation of #27 Howard
- The design of each pair as mirror images, with the main entrances placed in the centre and flanked by single-storey bay windows (the storefronts are later additions that are not identified as heritage attributes)
- The placement of the buildings on the south side of Howard Street, east of Bleeker Street, where the semi-detached houses and their neighbours are aligned with Howard Street as it extends on a southeast angle from Sherbourne Street

William McBean Houses

Description

The properties at 29 and 31 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. Located on the south side of Howard Street, east of Bleeker Street, William McBean Houses (1876) at #29 and #31 Howard are a pair of 2½-storey semi-detached house form buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the properties at 29 and 31 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. The buildings at 29 and 31 Howard Street are placed between the other William McBean Houses (1876) at #25-27 Howard on the west and #33-35 Howard to the east, with the William McBean Stores (1876) at #21-23 Howard anchoring the west end of the group. With the latter properties, William McBean Houses at 25 and 27 Howard Street are historically and visually linked to their surroundings as the oldest surviving buildings of their type in the neighbourhood and the only heritage properties remaining on the south side of Howard Street between Sherbourne Street and Parliament Street.

The William McBean Houses have design value as rare examples of late 19th century residential buildings with Second Empire styling in the Howard Street neighbourhood. As one of the most popular architectural styles of the era, the William McBean Houses display the distinctive mansard roofs that distinguish Second Empire buildings, along with the colourful and appealing pattern brick detailing. The semi-detached houses at 29 and 31 Howard Street are part of a group of connected buildings on the south side of Howard Street, extending east of Bleeker Street, which is comprised of the William McBean Stores at #21-23 and the semi-detached house form buildings at #25-27, #29-31 and #33-35. Following the angle of Howard Street, each pair of buildings is set back in relation to its neighbours.

Heritage Attributes

The heritage attributes of the properties at 29 and 31 Howard Street are:

- The pair of semi-detached house form buildings
- The scale, form and massing of the 2½-storey rectangular plans

- The red brick cladding, with brick, stone and wood trim, including contrasting buff brick applied for the quoins and the door and window detailing
- The mansard roofs with decorative slate shingles and round-headed dormers
- The firebreak wall with a brick chimney that forms the east elevation of #31 Howard
- The design of each pair as mirror images, with the main entrances placed in the centre and flanked by single-storey bay windows (the storefronts are later additions that are not identified as heritage attributes)
- The placement of the buildings on the south side of Howard Street, east of Bleeker Street, where the semi-detached houses and their neighbours are aligned with Howard Street as it extends on a southeast angle from Sherbourne 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

William McBean Houses

Description

The properties at 33 and 35 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. Located on the south side of Howard Street, east of Bleeker Street, William McBean Houses (1876) at #33 and #35 Howard are a pair of 2½-storey semi-detached house form buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the properties at 33 and 35 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. The buildings at 33 and 35 Howard Street are placed east of the other William McBean Houses (1876) at #25-27 Howard on the west and #33-35 Howard to the east, with the William McBean Stores (1876) at the west end of the group. With the latter properties, William McBean Houses at 33 and 35 Howard Street are historically and visually linked to their surroundings as the oldest surviving buildings of their type in the neighbourhood and the only heritage properties remaining on the south side of Howard Street between Sherbourne Street and Parliament Street.

The William McBean Houses have design value as rare examples of late 19th century commercial and residential buildings with Second Empire styling in the Howard Street neighbourhood. As one of the most popular architectural styles of the era, the William McBean Houses display the distinctive mansard roofs that distinguish Second Empire buildings, along with the colourful and appealing pattern brick detailing. The semi-detached houses at 33 and 35 Howard Street are part of a group of connected buildings on the south side of Howard Street, extending east of Bleeker Street, which is comprised of the William McBean Stores at #21-23 and the semi-detached house form buildings at #25-27, #29-31 and #33-35. Following the angle of Howard Street, each pair of buildings is set back in relation to its neighbours.

Heritage Attributes

The heritage attributes of the properties at 33 and 35 Howard Street are:

- The pair of semi-detached house form buildings
- The scale, form and massing of the 2½-storey rectangular plans

- The red brick cladding, with brick, stone and wood trim, including contrasting buff brick applied for the quoins and the door and window detailing
- The mansard roofs with decorative slate shingles and round-headed dormers
- The firebreak wall with a brick chimney that forms the east elevation of #35 Howard, which is the (east) end unit of the group of three pairs of semi-detached houses at #25-35 Howard
- The design of each pair as mirror images, with the main entrances placed in the centre and flanked by single-storey bay windows
- The placement of the buildings on the south side of Howard Street, east of Bleeker Street, where the semi-detached houses and their neighbours are aligned with Howard Street as it extends on a southeast angle from Sherbourne Street

William Whitehead House

Description

The property at 76 Howard Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, 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 Howard Street, east of Edgedale Road, the William Whitehead House (1887) is a 2½ storey detached house form building. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the William Whitehead House is an integral part 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. Historically and visually linked to its surroundings, the William Whitehead House anchors the east end of the neighbourhood where it is the last remaining building on the north side of Howard Street, east of Edgedale Road.

The William Whitehead House is a late 19th century house form building with decorative Queen Anne Revival styling that contributes to its architectural significance. Distinguished by its sprawling plan with classical and medieval-inspired elements and stone and terra cotta detailing, the building is viewed from many vantage points with the removal of the neighbouring structures.

Heritage Attributes

The heritage attributes of the property at 76 Howard Street are:

- The detached house form building
- The scale, form and massing of the 2½-storey rectangular plan
- The cross-gable roof with a brick chimney
- The red brick cladding, with brick, stone, wood and terra cotta trim
- The principal (south) façade, which is dominated by a 2½-storey bay window under a projecting gable with classical detailing, shingles and, in the attic level, paired round-arched window openings
- The main entrance, which is recessed in the right (east) bay and protected by a brick porch with a round-arched opening and classical detailing
- The fenestration, with flat-headed window openings, round-arched windows in the side (east and west) gables and, on the west elevation, a bay window
- The placement of the building on the north side of Howard Street, east of Edgedale Road and opposite the entrance to Rose Avenue

Thomas Cruttenden Building

Description

The property at 601 Sherbourne Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the southeast corner of Sherbourne Street and Howard Street, the Thomas Cruttenden Building (1902) is a three-storey commercial building.

Statement of Cultural Heritage Value

Contextually, the Thomas Cruttenden Building is an integral part 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. The property is visually and historically linked to its neighbourhood surroundings, as it represents the post-1900 evolution of the historical enclave and stands as a highly visible commercial building anchoring the west entrance to Howard Street.

While the Thomas Cruttenden Building typifies the commercial buildings that appeared in the early 20th century when the Edwardian Classical style was favoured for domestic and commercial architecture, the building is distinguished by its craftsmanship with the classical roof detailing, distinctive rounded corner, and the structure's scale and placement near the Sherbourne and Howard intersection.

Heritage Attributes

The heritage attributes of the property at 601 Sherbourne Street are:

- The commercial building at the southeast corner of Sherbourne Street and Howard Street
- The scale, form and massing of the three-storey plan that is shaped to reflect the angle formed by the intersection of Sherbourne Street with Howard Street
- The red brick cladding and the trim that includes brick and wood
- The extended cornice with brackets that marks the roofline
- The distinctive rounded northwest corner
- The cornice dividing the first-floor storefront from the upper stories (the storefronts have been altered)
- The second- and third-storey fenestration, where the brick piers that organize segmental-arched window openings with stone lintels and sills are highlighted with corbelled brickwork
- The rear (east) three-storey wing, with complementary cladding and detailing

- The position of the building on the corner lot

Anson Jones House

Description

The property at 603 Sherbourne Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. The Anson Jones House (1895) is positioned on the northeast corner of Sherbourne Street and Howard Street. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the Anson Jones at #605 Sherbourne is an integral part 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. The property at 603 Sherbourne Street is visually and historically linked to its neighbourhood surroundings where it stands with its distinctive architectural features and the adjoining heritage buildings at #601 and #605-607 Sherbourne Street to anchor the west end of Howard Street.

The Anson Jones House is an excellent and well-crafted house form building that is typical of the style and type represented in Toronto's upscale neighbourhoods during the late 19th century. The dwelling displays the hallmarks of the Queen Anne Revival style with irregular massing, a mixture of materials, and an elaborate roofline, all of which are executed with a high degree of craftsmanship and highlighted by the sandstone detailing and corbelled brickwork. The setting of the house on a corner lot where the two street-facing facades are given equal attention is an important aspect of its design.

The property at #603 Sherbourne is associated with the career of the important Toronto architect Edmund Burke, who designed the Anson Jones Houses during a three-year interval when he worked alone. Along with his numerous projects of note, Burke is credited with introducing the Queen Anne Revival style to Toronto, and applied its elements to the Anson Jones House.

Heritage Attributes

The heritage attribute of the property at 603 Sherbourne Street are:

- The detached house form building
- The scale, form and massing of the 2½-storey rectangular plan
- The red brick and stone cladding, with brick, stone and wood trim
- The cross-gable roof with chimneys and hipped dormers

- The placement and detailing of the main entrance on the south façade on Howard Street
- The decorative brickwork and stonework on the west elevation facing Sherbourne Street
- At the southwest and southeast corners, the sunporches with decorative shingles
- The fenestration, mixing flat-headed, round-arched and oval openings
- The placement of the building on the corner lot

Sherbourne Street Row House

Description

The property at 605 Sherbourne Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the east side of Sherbourne Street in the first block north of Howard Street, the 2½-storey building (1875) originated as a unit of a five-part row house. In 1895, the southernmost row house was replaced by the Anson Jones House, which is extant at #603 Sherbourne Street.

Statement of Cultural Heritage Value

Contextually, the row house at #605 Sherbourne contributes to 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. Visually and historically linked to the neighbourhood surroundings, the row house dates to the initial development of the area and, together with the other surviving row house at #607 Sherbourne and the adjoining heritage buildings at 601 and 603 Sherbourne Street, anchor the west entrance to Howard Street.

While the Sherbourne Street Row House is a representative example of residential housing, together with the other remaining row house at 607 Sherbourne Street, it is significant as the early surviving building in the Howard Street neighbourhood and reflects the initial development of the residential enclave in the 1870s. The house is distinguished from its neighbour at #607 Sherbourne by the different shape of the attic window. As one of the remaining components of a five-unit row house, the dwelling at 605 Sherbourne Street is an early illustration of the Toronto Bay-n-Gable style, with the characteristic bay window under a gabled roof.

Heritage Attributes

The heritage attributes of the property at 605 Sherbourne Street are:

- The row house
- The scale, form and massing of the 2½-storey rectangular plan
- The red brick cladding, with brick, stone and wood trim (the brickwork has been painted)
- The cross-gable roof with a brick chimney
- The principal (west) façade, which is divided into two bays with the main entrance in the left (north) bay, a single-storey bay window in the south bay, and

segmental-arched window openings with hood moulds in both floors, and a round-arched window opening in the attic level

- The placement and setback of the row house on the east side of Sherbourne Street

The south wall of 605 Sherbourne Street adjoins the detached house form building at #603 Sherbourne, and its north wall is attached to the other surviving row house at #607 Sherbourne.

Sherbourne Street Row House

Description

The property at 607 Sherbourne Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the east side of Sherbourne Street in the first block north of Howard Street, the 2½-storey building (1875) originated as a unit of a five-part row house. In 1895, the southernmost row house was replaced by the Anson Jones House, which is extant at #603 Sherbourne Street.

Statement of Cultural Heritage Value

Contextually, the row house at #607 Sherbourne contributes to 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. Visually and historically linked to the neighbourhood surroundings, the row house dates to the initial development of the area and, together with the other surviving row house at #605 Sherbourne and the adjoining heritage buildings at 601 and 603 Sherbourne Street, anchor the west entrance to Howard Street.

While the Sherbourne Street Row House is a representative example of residential housing, together with the other remaining row house at 605 Sherbourne Street, it is significant as the early surviving building in the Howard Street neighbourhood and reflects the initial development of the residential enclave in the 1870s. The house is distinguished from its neighbour at #605 Sherbourne by the different shape of the attic window. As one of the remaining components of a five-unit row house, the dwelling at #607 Sherbourne is an early illustration of the Toronto Bay-n-Gable style, with the characteristic bay window under a gabled roof.

Heritage Attributes

The heritage attributes of the property at 607 Sherbourne Street are:

- The row house
- The scale, form and massing of the 2½-storey rectangular plan
- The red brick cladding, with brick, stone and wood trim (the brickwork has been painted)
- The cross-gable roof with a brick chimney
- The principal (west) façade, which is divided into two bays with the main entrance in the left (north) bay, a single-storey bay window in the south bay, and

- segmental-arched window openings with hood moulds in both floors and the attic level
- The placement and setback of the row house on the east side of Sherbourne Street

The south wall of the row house at 607 Sherbourne Street is attached to the other surviving row house at #605 Sherbourne, while its north wall originally abutted another unit of the row houses, since demolished.

