

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**HENRY JOSELIN HOUSE  
4 HOWARD STREET, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010

## 1. DESCRIPTION



Photograph showing the south (left) and east (right) elevations of 4 Howard Street, 2010

<b>4 Howard Street: Henry Joselin House</b>	
ADDRESS	4 Howard Street (north side, between Sherbourne Street & Red Rocket Lane)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 44, Part Lots 7 & 8
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	Henry Joselin House
CONSTRUCTION DATE	1879
ORIGINAL OWNER	Henry Joselin
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Residential (vacant) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Henry Joselin, builder (attribution) <sup>1</sup>
DESIGN/CONSTRUCTION	Brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	1959, altered for commercial & multiple residential uses
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2010

<sup>1</sup> No building permits survive for the period prior to 1882, and a search of tender calls did not reveal information about this property

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 4 Howard Street, and applies evaluation criteria to determine whether it merits 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
1852	John Howard registers Plan 44, subdividing the area along the east side of Sherbourne Street, south of the future alignment of Bloor Street East
1874	Builder Henry Joselin purchases vacant land on the northeast corner of Sherbourne Street and East (now Howard) Street
1875	According to tax assessment rolls, Joselin occupies a two-storey stuccoed house at #4 Howard
1879	The tax assessment rolls record an "unfinished house" on the property in September 1879
1880	By the next year, Richard Thorne, a wholesale crockery merchant, owns & occupies the new 2½-storey brick-clad house
1884	The current house is illustrated on Goad's Atlas
1959	According to building records, the property is converted to commercial and multiple residential uses

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The property at 4 Howard Street is located in the Howard Street neighbourhood, which developed as part of the residential enclave southeast of Bloor Street East and Sherbourne Street. The origins of the area date to the late 18<sup>th</sup> century when it was one of the 100-acre "Park Lots" extending between present-day Queen Street and Bloor Street that were awarded to associates of the Provincial government as the setting of country estates. Park Lot 4 was granted to John White and, following his death in a notorious duel with John Small, his estate transferred the acreage to members of the Ridout family. Working with the neighbouring landowner, in 1845 Thomas Gibbs Ridout authorized construction along the west boundary of a road that became Sherbourne Street. This opened the area to residential development, and part of the tract was subdivided in 1852 when surveyor and architect John Howard laid out building lots northeast of Sherbourne Street and East (now Howard) Street. The earliest surviving houses in the area date to the 1870s. The 1884 Goad's Atlas (an extract of which is reproduced in Section 6 of this report) shows the build up of the Howard Street neighbourhood to that point. By the early 20<sup>th</sup> century, a dozen plans of subdivision – some of which were further divisions of earlier registered plans – were in place for the lands as development spread east of Sherbourne Street to Parliament Street. During this era, the area was among the desirable upscale residential neighbourhoods accessible to downtown Toronto, and its buildings reflected contemporary architectural styles. In the community, St. Simon the Apostle (Anglican) Church (1888) was joined by a school and

fire hall (later demolished). The Howard Street neighbourhood provided a link to Rosedale via the “iron bridge” on Glen Road north of Howard Street.

With the construction of the Prince Edward (Bloor Street) Viaduct during World War I, Bloor Street was extended east of Sherbourne Street. While this development brought streetcar service directly to the Howard Street neighbourhood, it also removed the ravine setting that had previously formed the north edge of the area (as illustrated on Goad’s Atlases), along with some of the residential buildings. Following World War II and the growth of middle class suburbs around the city, the neighbourhood along Howard Street went into a decline and many of the single family residences were converted into rooming houses. This situation coincided with trends in post-war planning that favoured the replacement of low-scale dwellings with high-rise buildings to meet the demand for rental housing in Toronto. Beginning in the 1950s, a development consortium acquired the majority of the properties in the area bounded by Bloor, Sherbourne, Wellesley and Parliament as the site of St. Jamestown, a collection of nearly 20 publicly and privately owned apartment towers. The proximity of St. Jamestown to the Howard Street neighbourhood is illustrated on the maps reproduced in Section 6 of this report. With the removal of the majority of the building stock, the Henry Joselin House at 4 Howard Street is a surviving reminder of the historical setting of the area.

### Henry Joselin House

The Henry Joselin House stands on the north side of Howard Street in the first block east of Sherbourne Street. Henry Joselin was a member of a family of land developers and builders who acquired the vacant building lots on the northeast corner of Sherbourne Street and East (now Howard) Street in 1874. While Joselin developed a series of row houses on the Sherbourne Street edge of his allotment (two of which survive at #605 and #607 Sherbourne), he also built a two-storey stuccoed house at 4 Howard Street where he resided. In 1879, the property at #4 Howard was redeveloped, with an “unfinished house” recorded on the site prior to its sale by Joselin. The next year, Richard Thorne, a wholesale crockery merchant, occupied the new 2½-storey brick house. The property was illustrated on Goad’s Atlas of 1884. William Mulock, Jr., son of the famed Canadian politician, lived at 4 Howard Street in the 1890s. It remained a single family home until the late 1950s when it was converted for commercial and multiple residential uses.

### iii. ARCHITECTURAL DESCRIPTION

The Henry Joselin House at 4 Howard Street is designed in the Second Empire style of the late 1800s that is identified by its distinctive mansard (double pitched) roof. The style emerged in mid-19<sup>th</sup> century France with the design of the New Louvre that blended features from the Italian Renaissance and classical French architecture. Named for the reign of Napoleon III, the Second Empire style was first favoured for institutional buildings after it was transported to North America. It gained popularity in Toronto where it was introduced for residential use with the completion in 1870 of the Lieutenant-Governor of Ontario’s residence at King Street West and Simcoe Street (now the site of Roy Thomson Hall) and thereafter adopted for both grand and modest buildings throughout the city (as illustrated in Section 6 of this report).

The Henry Joselin House is set on an angle in relation to Howard Street, with its long 2½-storey rectangular plan running parallel to the lot lines and Sherbourne Street. With brick cladding (currently painted) and brick, stone and wood trim, the structure is covered by a distinctive mansard roof with decorative slate shingles, a brick chimney, extended eaves with wood brackets, and gabled dormers with classical pediments, tripartite windows and wood detailing. The narrow principal (south) façade is divided into two bays with a two-storey bowed bay window on the right (east). In both stories, the bay window incorporates segmental-headed openings with lintels and continuous sills with corbels. Placed in the left (west) bay, the main entrance is set in a round-arched surround with a keystone that is flanked by three-quarter-length paneled side-lights and surmounted by a transom (the original door has been replaced). The entry is protected by an open porch with wood detailing that is enclosed as a sunporch in the upper floor (while this feature has been altered over time, it represents the evolution of the building). On the side elevations (east and west), the window openings are placed according to the interior plan. The additions to the east and rear (north) walls are not identified as heritage attributes.

#### iv. CONTEXT

Found in the Howard Street neighbourhood, the Henry Joselin House is located on the north side of Howard Street in the first block east of Sherbourne Street. On the west, the site is adjoined by the properties at #603 and #605-607 Sherbourne Street, from which it is separated by a laneway. To the east, the property lies vacant following the collapse and demolition of the Abernathy Apartments (James Chalmers Building, 1914), the former apartment house at 6 Howard Street.<sup>2</sup> On the opposite side of Howard Street, east of Bleeker Street, the William McBean Store and Houses at #21-35 Howard date to the same era and share similar Second Empire stylistic features. As the only surviving building on the north side of Howard Street between Sherbourne Street and Red Rocket Lane, the Henry Joselin House stands out in the Howard Street neighbourhood.

### 3. EVALUATION CHECKLIST

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 Inventory of Heritage Properties. 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.

<b>Design or Physical Value</b>	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	<b>X</b>
ii. displays high degree of craftsmanship or artistic merit	<b>N/A</b>

<sup>2</sup> Following the amendments to the Ontario Heritage Act in 2005 and the demolition of the designated heritage property at 6 Howard Street the next year, the City of Toronto enacted its “Enhanced Property Standards for Designated Heritage Buildings” in 2007

iii. demonstrates high degree of scientific or technical achievement	N/A
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**Rare and Early Example of a Style and Type** – As one of the oldest surviving buildings in the Howard Street neighbourhood, the Henry Joselin House is a rare remaining example in the area east of Sherbourne Street of a detached house form building designed in the Second Empire style. The dwelling displays the characteristic mansard roof with the original cladding, dormers and detailing, as well as a distinctive bowed bay window.

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

No historical or associative values have been identified for the property at 4 Howard Street.

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

**Character** – The Henry Joselin House is part of the collection of surviving heritage buildings dating to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries that characterizes the Howard Street neighbourhood as it originated as a desirable upscale residential enclave east of Sherbourne Street and south of Bloor Street East. With St. Simon the Apostle (Anglican) Church as the centerpiece of the historic community, the development of the area along Howard Street and the adjoining streets from the 1870s to World War I can be traced through the remaining built form, of which the Henry Joselin House is an integral part.

**Surroundings** – The Henry Joselin House is visually and historically linked to its surroundings in the Howard Street neighbourhood. As the only surviving building on the north side of Howard Street between Sherbourne Street and Red Rocket Lane, the structure is highly visible in the locality where it is related in particular to the surviving row houses at #605 and #607 Sherbourne (1875) and the William McBean Store and Houses at #21-35 Howard (1876), which are of a similar vintage.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 4 Howard Street has cultural heritage value as a rare surviving example of a detached house form building with Second Empire styling in the Howard Street neighbourhood. While the Henry Joselin House has individual design merit, it also contributes contextually to the historical character of the surviving late 19<sup>th</sup>- and early 20<sup>th</sup>-century residential enclave southeast of Sherbourne Street and Bloor Street East to which the house form building is visually and historically linked.

#### 5. SOURCES

##### Archival Sources

Abstract Indices of Deeds, Plan 44, Lots 7 & 8  
Assessment Rolls, City of Toronto, St. David's Ward, 1875-91, and Ward 2, Division 2, 1892 ff.  
Building Records, plans for alterations and additions to 4 Howard Street, 1920-79  
City of Toronto Directories, 1877 ff.  
Goad's Atlases, 1884, 1890, 1894, 1899, 1903, 1910 revised to 1912, 1910 revised to 1923, and 1931 revised to 1941  
Photographs, City of Toronto Archives, Fonds 200, Series 372, Bloor Street Viaduct, 1913-14  
Underwriters' Insurance Atlas, 1931 revised to 1941

##### Secondary Sources

Arthur, Eric, Toronto: no mean city, 3<sup>rd</sup> ed., revised by Stephen A. Otto, 1986  
Blumenson, John, Ontario Architecture: a guide to styles and building terms, 1990  
Cameron, Christina, and Janet Wright, Second Empire style in Canadian Architecture, 1980  
Crawford, Bess Hillery, Rosedale, 2000  
Cruikshank, Tom, and Jon De Visser, Old Toronto Houses, 2003  
Dendy, William, Lost Toronto, 2<sup>nd</sup> edition, 1993  
Lundell, Liz, The Estates of Old Toronto, 1998  
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992  
McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989  
Sewell, John, The Shape of the City, 1993



## 6. IMAGES



Photograph of Government House at King Street West and Simcoe Street, which introduced the Second Empire style for residential buildings in Toronto (Source: Toronto Reference Library, 1912)



Photograph of the Sherbourne Lanes housing project at 277-279 Sherbourne Street that incorporates Second Empire-styled houses with two-storey bowed bay windows similar to the one found on the Henry Joselin House (Source: Old Toronto Houses, 83)





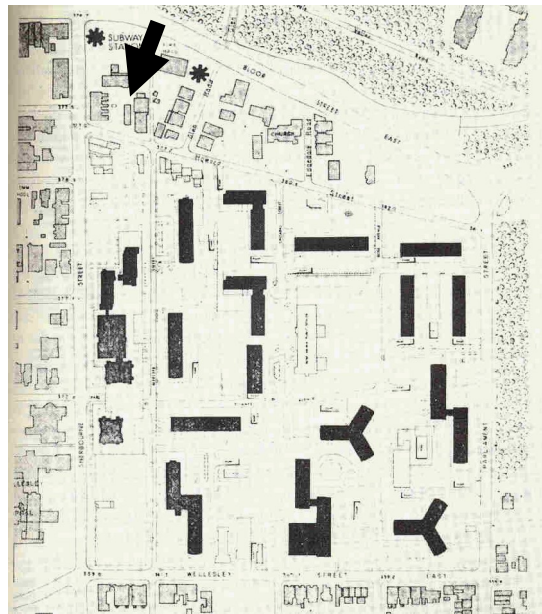
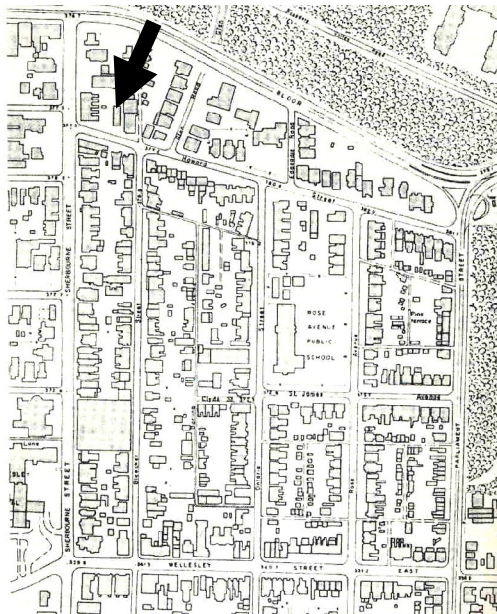
The photograph shows the house form buildings adjoining the northeast corner of Sherbourne Street and Howard Street in 1953, with the Henry Joselin House obscured by the trees on the right (Source: City of Toronto Archives, Fonds 200, Item 387)



Extract, Goad's Atlas, 1884, showing the building at 4 Howard Street and the extent of the build up of the Howard Street neighbourhood at that time (Source: City of Toronto Archives)



Extract, Underwriter's Insurance Atlas, 1931 revised to 1941 (Source: City of Toronto Archives)



Property data maps, showing the context of the Henry Joselin House prior to and following the development of St. Jamestown (the arrows mark the locations of the site) (Source: Sewell, 164-165)