

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**THOMAS CRUTTENDEN BUILDING
601 SHERBOURNE STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2010

1. DESCRIPTION



View of the north elevation on Howard Street with the rear (east) wing

601 Sherbourne Street: Thomas Cruttenden Building	
ADDRESS	601 Sherbourne Street (southeast corner of Howard Street)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D58, Part Lot 1
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	Thomas Cruttenden Building
CONSTRUCTION DATE	1902
ORIGINAL OWNER	Thomas Cruttenden, builder
ORIGINAL USE	Commercial and Residential
CURRENT USE*	Commercial and Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Thomas Cruttenden, builder
DESIGN/CONSTRUCTION	Brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	Dates not identified, storefronts altered
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2010

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 601 Sherbourne 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
1869	Plan D58 is registered, dividing the lands on the east side of Sherbourne Street south of present-day Howard Street
1884	Goad's Fire Insurance Atlas shows the property as vacant, a status that continues through the remainder of the 19 th century
1902 Feb	Builder Thomas Cruttenden is issued Building Permit No. 233 for a three-storey store and house on the southeast corner of Sherbourne Street and Howard Street
1902 June	Tax assessment rolls record an "unfinished store" on Cruttenden's property
1903	One year later, Thomas Cruttenden, Jr., is listed on the tax assessment rolls as the owner and occupant of the building
1912	The building is illustrated on Goad's Atlas for 1910 updated to 1912

ii. HISTORICAL BACKGROUND

Howard Street Neighbourhood

The property at 601 Sherbourne 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 18th 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 20th 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 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 Thomas Cruttenden Building at #601 Sherbourne is an important reminder of the historical setting of the area.

Thomas Cruttenden Building

While the property at #601 Sherbourne stands on lands that were subdivided into building lots in 1869, the southeast corner of Sherbourne and Howard remained vacant throughout the 19th century. The site was acquired by members of the Cruttenden family, headed by Thomas Cruttenden, Sr., a "well-known builder and large property owner in the east end" who completed a number of projects for the Toronto Board of Education while working in partnership with William Pudifin before 1896.¹ In February 1902, Cruttenden received a building permit for a three-storey "store and brick house" on the subject property, which listed him as the architect and builder. Under construction in June of 1902, the first occupant was Cruttenden's son, Thomas, Jr., a druggist who relocated from Gerrard Street East and Sumach Street to the new premises. The move offered a new start for Thomas, Jr., who received unflattering publicity in 1901 with his arrest and subsequent conviction for trademark infringement in a suit initiated by an American drug company.

iii. ARCHITECTURAL DESCRIPTION

The Thomas Cruttenden Building is designed with features of Edwardian Classicism, which became fashionable for residential and commercial buildings after 1900 when architectural designs turned away from the excesses of the Victorian era. Incorporating forms and motifs from classical architecture, the style "through its balanced façades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity and order to domestic architecture."²

Rising three stories, the Thomas Cruttenden Building features an irregularly-shaped plan that is designed to address the angle created by the intersection of Sherbourne Street with Howard Street. Clad with red brick and trimmed with brick, stone and wood, the structure rises three stories beneath an elaborately decorated roofline with an extended cornice and brackets. The

¹ The Toronto Daily Star (April 7, 1906), 1

² Blumenson, 166

focal point of the composition is the rounded northwest corner. Above the first-floor storefronts (which have been altered over time), the fenestration in the second and third stories is organized by brick pilasters with corbelled brickwork. Stone is applied for the rough-hewn sills and the voussours and keystones that highlight the flat-headed window openings. The building is extended to the rear (east) by a wing that rises three stories but is shorter than the main structure. The wing complements the main block with its brick cladding and classical cornice.

iv. CONTEXT

Located at the west end of the Howard Street neighbourhood, the Thomas Cruttenden Building anchors the southeast corner of Sherbourne Street and Howard Street. The property is adjoined by commercial and residential buildings on the south while, to the east, its wing overlooks the city parkette that replaces earlier residential structures. On the opposite (north) side of the Sherbourne and Howard intersection, the Anson Jones House at #603 Sherbourne and the surviving row houses at #605 and #607 Sherbourne form a residential group that, with the Thomas Cruttenden Building, mark the west entrance to 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.

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	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example of a Style and Type with a High Degree of Craftsmanship – 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.

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,	N/A

designer or theorist who is significant to a community	
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No historical or associative values have been identified for the property at 601 Sherbourne 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 Thomas Cruttenden Building is 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 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 Thomas Cruttenden Building is an integral part.

Surroundings – The property at 601 Sherbourne Street is visually and historically linked to its surroundings in the Howard Street neighbourhood. The Thomas Cruttenden Building represents the post-1900 evolution of the historical enclave, where it stands as a highly visible commercial building anchoring the west entrance to Howard Street.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 601 Sherbourne Street has cultural heritage value as a well-crafted post-1900 commercial building with Edwardian Classical features that, in addition to its individual design merit, contributes contextually to the historical character of the Howard Street neighbourhood as the surviving late 19th- and early 20th-century residential enclave southeast of Sherbourne Street and Bloor Street East to which the Thomas Cruttenden Building is historically and visually linked.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan D58, Lot 1
Assessment Rolls, City of Toronto, Ward 2, Division 2, 1902 ff.
Building Permit #233, February 19, 1902, City of Toronto Archives
Building Records, plans for alterations and additions to 601 Sherbourne Street, 1953-95
City of Toronto Directories, 1900 ff.
Goad's Atlases, 1899, 1903, 1910 revised to 1912, 1910 revised to 1923, and 1931 revised to 1941
Photograph, City of Toronto Archives, Fonds 200, Item 1600, January 15, 1942
Underwriters' Insurance Atlas, 1931 revised to 1941

Secondary Sources:

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture: a guide to styles and building terms, 1990
Crawford, Bess Hillery, Rosedale, 2000
Kluckner, Michael, Toronto: the way it was, 1988
Lundell, Liz, The Estates of Old Toronto, 1998
Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1998
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
"Ruffled feelings of the judges," Toronto Daily Star (June 2, 1905), 1
Sewell, John, The Shape of the City, 1993
"That partnership case," Evening Star (January 28, 1896), 1
"A Trade mark case," Toronto Daily Star (December 6, 1901), 2
"Well-known man accused of theft," Toronto Daily Star (April 7, 1906), 1

6. IMAGES



Photograph looking west on Howard Street, showing the north elevation of the Thomas Cruttenden Building (left), with the James Cooper House at 582 Sherbourne Street in the background (centre) (Source: City of Toronto Archives, Fonds 200, Item 1600, January 15, 1942)



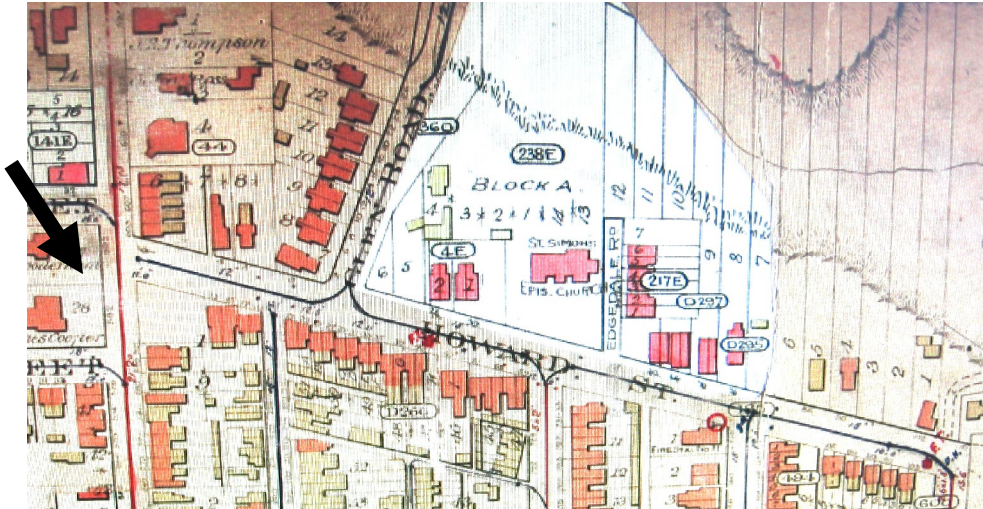
Painting from the cover of Toronto: the way it was (1988), depicting the view south along Sherbourne Street from north of Howard Street, circa 1953, prior to the widening of Sherbourne Street, with the Thomas Cruttenden Building at #601 Sherbourne (centre, left)



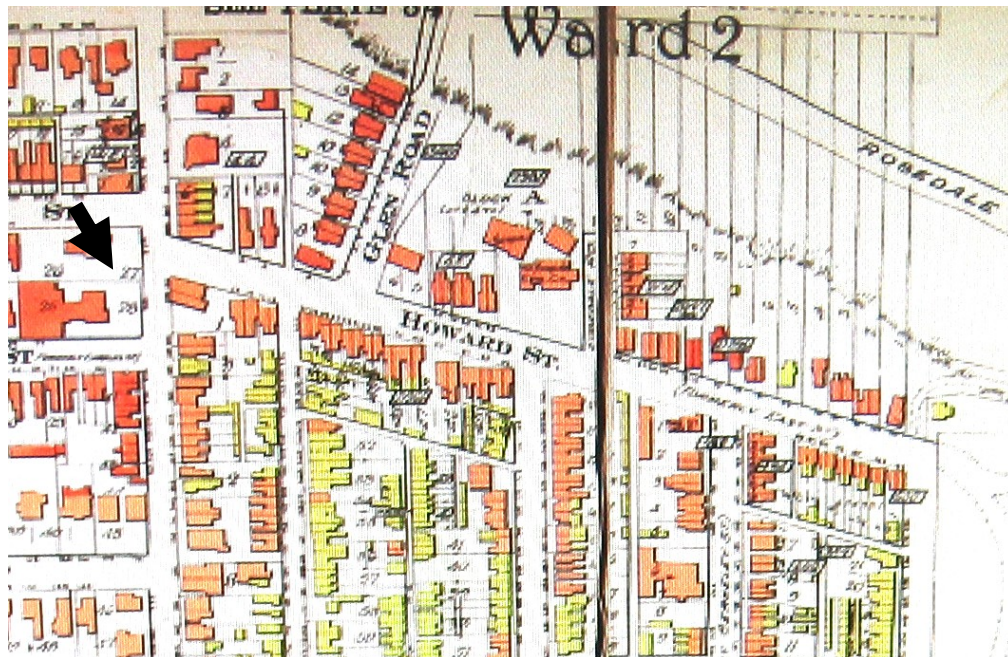
Building Permit No. 233 (February 19, 1902) for the Thomas Cruttenden Building



Extract from Goad's Atlas of 1884, showing the development of the Howard Street neighbourhood to date. The arrow marks the future location of the Thomas Cruttenden Building (Source: City of Toronto Archives)



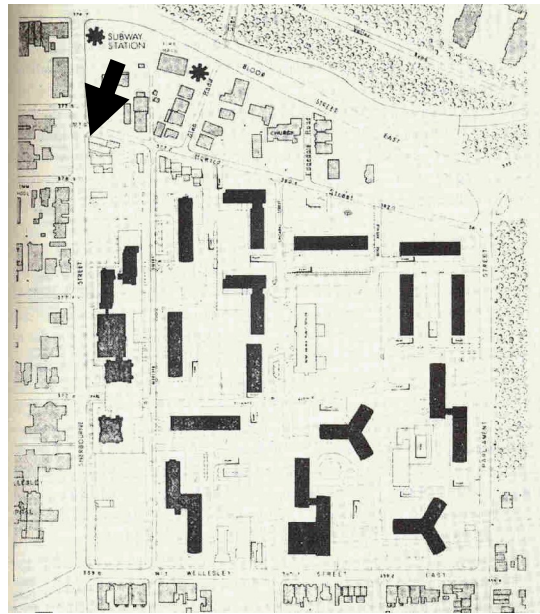
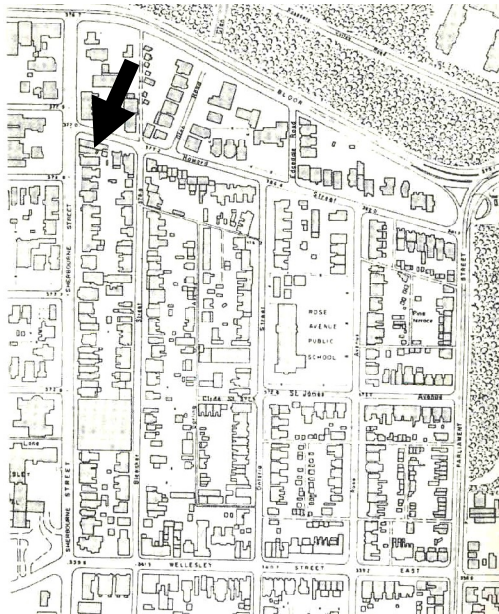
The site remained vacant when information was gathered for the updates to Goad's Atlas for 1903, shown in this extract (Source: City of Toronto Archives)



Extract, Goad's Atlas, 1910 updated to 1912, showing the Thomas Cruttenden Building (Source: City of Toronto Archives)



Extract, Underwriter's Insurance Atlas, 1931 revised to 1941, showing the subject property with the rear (east) wing in place (Source: City of Toronto Archives)



Property data maps, showing the property at 601 Sherbourne Street and the adjoining neighbourhood prior to and following the development of St. Jamestown (the arrows mark the location of the Thomas Cruttenden Building) (Source: Sewell, 164-165)