

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**SHERBOURNE STREET ROW HOUSES  
605 AND 607 SHERBOURNE STREET, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010

## 1. DESCRIPTION



605 (right) and 607 (left) Sherbourne Street, 1953  
(Source: City of Toronto Archives, Fonds 200, item 404)

<b>605 &amp; 607 Sherbourne Street: Sherbourne Street Row Houses</b>	
ADDRESS	605 & 607 Sherbourne Street (east side, north of Howard Street)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 44, Part Lots 6 & 7
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	Not applicable
CONSTRUCTION DATE	1875
ORIGINAL OWNER	Henry Joselin
ORIGINAL USE	Residential (row houses)
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	Toronto Bay-n- Gable
ADDITIONS/ALTERATIONS	1987, verandahs removed
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2010

<sup>1</sup> While no building permits survive for the period prior to 1882, Henry Joselin, the property owner, was recorded in the city directories and tax assessment rolls as a builder

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 605 and 607 Sherbourne Street, and applies evaluation criteria to determine whether they merit 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 lands along the east side of Sherbourne Street, north of present-day Howard Street
1874	Builder Henry Joselin acquires three building lots on the northeast corner of Sherbourne & Howard
1875	According to the tax assessment rolls, Joselin owns three "unfinished houses" on the site
1876	By the following year, the corner unit (location of present-day #603 Sherbourne) remains vacant, while Joselin rents the remaining two units
1884	Extended to five units, the row houses are illustrated on Goad's Atlas
1895	The unit at #603 is replaced with a detached house form building owned by Anson Jones

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The properties at 605 and 607 Sherbourne Street are 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. Within 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 surviving row houses at 605 and 607 Sherbourne Street are important reminders of the historical setting of the area.

### 605 and 607 Sherbourne Street

The properties at 605 and 607 Sherbourne Street are the surviving units from a five-part row house located on the east side of Sherbourne Street in the block north of Howard Street. The buildings stand on land subdivided under Plan 44 in 1852 that remained vacant until it was purchased by Henry Joselin in 1874. A builder, Joselin acquired and developed property in the neighbourhood, including a dwelling he occupied at 4 Howard Street. According to the tax assessment rolls compiled in 1875, three unfinished houses were under construction on Joselin's Sherbourne Street allotment. A year later, his tenants occupied two of the properties. The adjoining units at 609 and 611 Sherbourne Street were also completed and owned by Henry's relative, Charles Joselin.

By the close of the 19<sup>th</sup> century, the row houses were individually owned and occupied. The corner unit at #603 Sherbourne was demolished prior to the completion of the Anson Jones House in 1895. With the subsequent demolition of the buildings at #609 and #611 Sherbourne, the properties at 605 and 607 Sherbourne Street contain the only remaining units of the five-part row.

### iii. ARCHITECTURAL DESCRIPTION

As the remaining two units of the former five-part row house, the buildings display the mixture of medieval and classical design elements that were typical of late 19<sup>th</sup> century residential housing in Toronto. The combination of bay windows under gabled roofs is identified with the quintessential Toronto type dubbed "Bay-n-Gable," which is described as "a distinctive form of double and row house that appeared all across the city."<sup>2</sup> The style was purportedly introduced to Toronto in 1875 with the design of the Struthers-Ross House in Yorkville, and the row houses at #605 and #607 Sherbourne are its contemporaries.

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<sup>2</sup> McHugh, 16. McHugh coined the Bay-n-Gable name, which was subsequently referenced in books including Cruickshank and de Visser's Old Toronto Houses

As row houses, the structures feature the repetitive placement of architectural elements. The dwellings have red brick cladding (which has been painted) and brick, stone and wood trim. Rising 2½ stories under cross-gable roofs with brick chimneys, the principal (west) façade of each building is divided into two bays. The main entrance is placed in the left (north) bay, with a single-storey bay window to the right beneath the gable. The window openings are segmental-arched, with a round-arched opening in the apex of the gable on #605 Sherbourne. Its neighbour at #607 Sherbourne displays contrasting buff or yellow brick applied for the hood moulds highlighting the window openings (as illustrated in the photographs from the 1950s that are attached in Section 6 of this report). The decorative wood porches, also shown in the archival photographs, were removed in the 1980s.

#### iv. CONTEXT

Found at the west end of the Howard Street neighbourhood, the row houses at 605 and 607 Sherbourne Street are located on the east side of the boulevard in the block north of Howard Street. The south wall of #605 Sherbourne abuts the north elevation of the Anson Jones House at #603 Sherbourne, while the adjoining property north of #607 is vacant where the former units at #609 and #611 Sherbourne once stood. Together with the neighbouring building at #603 Sherbourne, the row houses anchor the northeast corner of Sherbourne Street and Howard Street and, with the Thomas Cruttenden Building (#601 Sherbourne) on the southeast corner, 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.

<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>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

**Representative and Early Example of a Style and Type** – While the row houses at #605 and #607 Sherbourne are representative examples of residential housing, they are the earliest surviving examples in the Howard Street neighbourhood and reflect the initial development of the residential enclave in the 1870s. As the surviving components of a five-unit row house, the dwellings are early illustrations of the Toronto Bay-n-Gable style, with the characteristic bay window under a gabled roof repeated on each unit.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or	<b>N/A</b>

institution that is significant to a community	
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>N/A</b>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>N/A</b>

No historical or associative values have been identified for the properties at 605 and 607 Sherbourne Street

<b>Contextual Value</b>	
i. important in defining, maintaining or supporting the character of an area	<b>X</b>
ii. physically, functionally, visually or historically linked to its surroundings	<b>X</b>
iii. landmark	<b>N/A</b>

**Character** – The row houses at #605 and #607 Sherbourne are 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 Sherbourne Street row houses are integral parts.

**Surroundings** – The row houses at #605 and #607 Sherbourne Street are visually and historically linked to their surroundings in the Howard Street neighbourhood. As surviving remnants of a late 19<sup>th</sup> century five-unit row house that date to the initial development of the area, the structures are also visually related to the house form buildings at #8 Howard Street and #2 and #6-16 Glen Road that display similar features from Victorian architecture. Together with the adjoining Anson Jones House at #603 Sherbourne, and the neighbouring Thomas Cruttenden Building at #601 Sherbourne, the properties anchor the west entrance to Howard Street.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the row houses at 605 and 607 Sherbourne Street have cultural heritage value as early and representative examples of period housing on Sherbourne Street adjoining Howard Street that, in association with their individual design merit, contribute contextually to the historical character of the Howard Street neighbourhood as 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 row houses are visually and historically linked.

#### 5. SOURCES

##### Archival Sources

Abstract Indices of Deeds, Plan 44, Lots 6 & 7  
Assessment Rolls, City of Toronto, St. Thomas's Ward, 1875-91, and Ward 2, Division 2, 1892 ff.  
Building Records, plans for alterations and additions to 603 Sherbourne Street, 1951-87  
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  
Photograph, City of Toronto Archives, Fonds 200, Item 405, June 22, 1953  
Photographs, City of Toronto Archives, Fonds 200, Items 420 and 421, March 10, 1954  
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  
Crawford, Bess Hillery, Rosedale, 2000  
Cruikshank, Tom, and Jon de Visser, Old Toronto Houses, 2003  
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, 2<sup>nd</sup> ed., 1989  
Sewell, John, The Shape of the City, 1993

## 6. IMAGES



Photograph of the houses at 605 (centre) and 607 (left) Sherbourne Street, with the Anson Jones House at #603 Sherbourne on the right, in 1954 (Source: City of Toronto Archives, Fonds 200, Item 420, March 10, 1954)

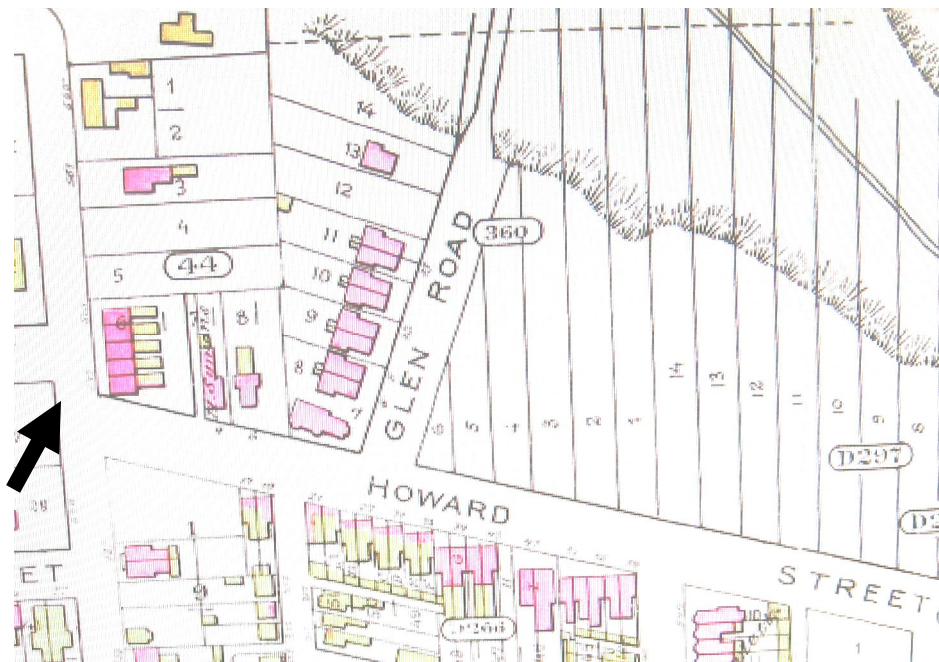


Photograph of the house at 607 Sherbourne Street (right) with the demolished houses at #609 (centre) and #611 (left) Sherbourne in 1954 (Source: City of Toronto Archives, Fonds 200, Item 421, March 10, 1954)

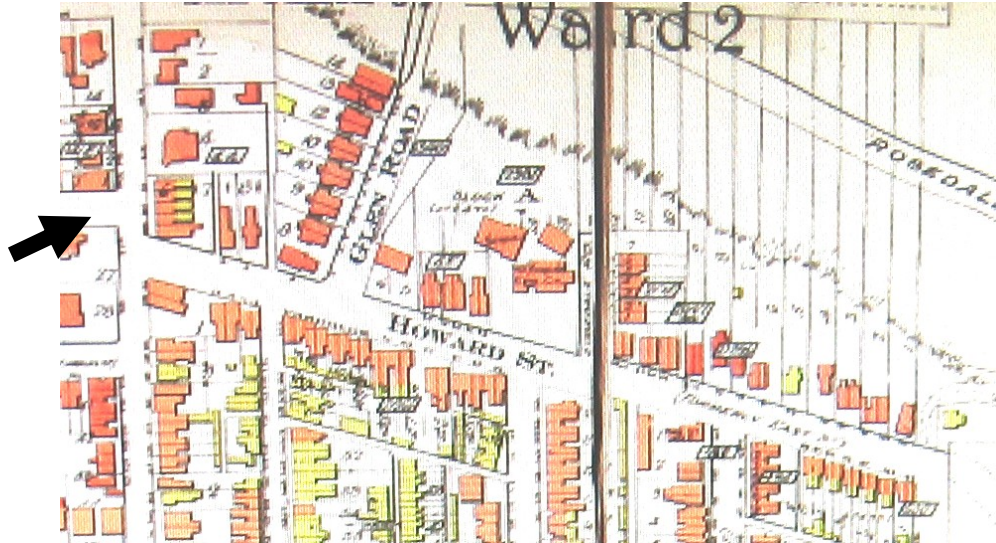




Photograph showing the former porches on 605 and 607 Sherbourne Street, as well as the setback of the buildings along the tree-lined boulevard prior to the widening of Sherbourne Street in the mid 1950s (Source: City of Toronto Archives, Fonds 200, Item 405, June 22, 1953)



Extract, Goad's Atlas, 1884, showing the original group of row houses in the context of the Howard Street neighbourhood (Source: City of Toronto Archives)

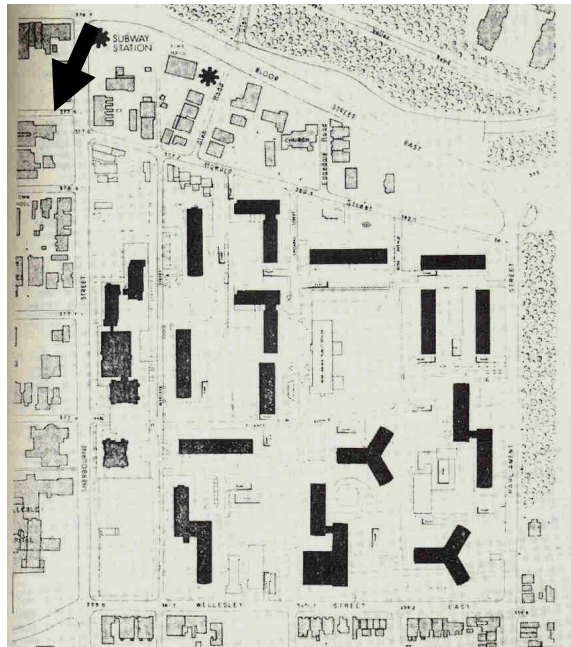
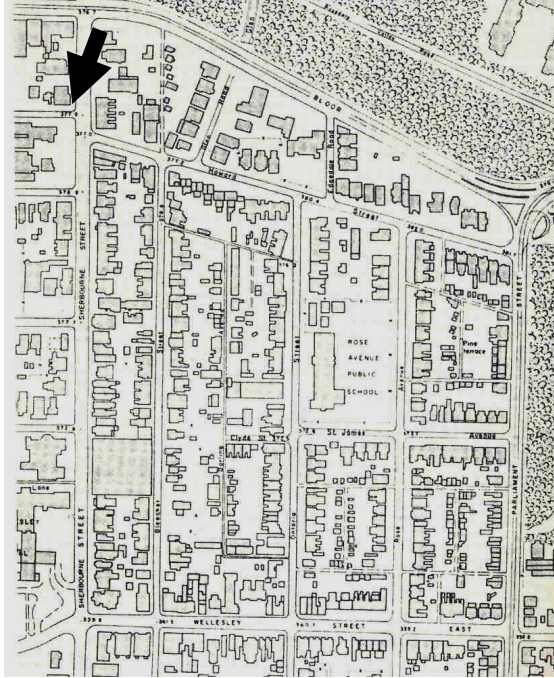


This extract from Goad's Atlas for 1910 updated to 1912 shows the original group of row houses on Sherbourne Street with the replacement of the corner unit at #603 Sherbourne, and the development of the Howard Street neighbourhood to date (Source: City of Toronto Archives)



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





Property data maps, showing the context of the houses at 605 and 607 Sherbourne Street prior to and following the development of St. Jamestown (the arrows mark the locations of the sites) (Source: Sewell, 164-165)