



## STAFF REPORT ACTION REQUIRED

### Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

<b>Date:</b>	June 17, 2010
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Acting Director, Policy & Research, City Planning Division
<b>Wards:</b>	Toronto Centre-Rosedale – Ward 28
<b>Reference Number:</b>	P:\2010\Cluster B\PLN\HPS\TEYCC\te 08 17 10\teHPS13

#### SUMMARY

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This report recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act the properties listed in Recommendation No. 2. The properties are located on Howard Street, Glen Road and Edgedale Road in the neighbourhood east of Sherbourne Street and south of Bloor Street East. The majority of the properties are listed on the City of Toronto Inventory of Heritage Properties.

Following research and evaluation, staff have determined that the properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. A development application is pending that would affect many of the subject sites. The designation of the properties would enable City Council to control alterations to the sites, enforce heritage property standards and maintenance, and refuse demolition.

## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council include the following properties on the City of Toronto Inventory of Heritage Properties:
  - a. 2 Glen Road
  - b. 4 Howard Street
  - c. 8 Howard Street
  - d. 32 Howard Street
  - e. 34 Howard Street
  - f. 601 Sherbourne Street
  - g. 605 Sherbourne Street
  - h. 607 Sherbourne Street
  
2. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act:
  - a. 1 Edgedale Road
  - b. 3 Edgedale Road
  - c. 5 Edgedale Road
  - d. 7 Edgedale Road
  - e. 9 Edgedale Road
  - f. 11 Edgedale Road
  - g. 1 Glen Road
  - h. 2 Glen Road
  - i. 7 Glen Road
  - j. 9 Glen Road
  - k. 4 Howard Street
  - l. 8 Howard Street
  - m. 21 Howard Street
  - n. 23 Howard Street
  - o. 25 Howard Street
  - p. 27 Howard Street
  - q. 29 Howard Street
  - r. 31 Howard Street
  - s. 32 Howard Street
  - t. 33 Howard Street
  - u. 34 Howard Street
  - v. 35 Howard Street
  - w. 76 Howard Street
  - x. 601 Sherbourne Street
  - y. 603 Sherbourne Street
  - z. 605 Sherbourne Street
  - aa. 607 Sherbourne Street

3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorized the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
5. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designations of the properties.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

At its meeting of November 19 and 20, 2007, City Council stated its intention to designate the properties at 6-16 Glen Road under Part IV, Section 29 of the Ontario Heritage Act. Listed on the City's heritage inventory in 1974, the Glen Road Houses are located in the Howard Street neighbourhood. The houses stood vacant and in a state of disrepair when the designations were initiated. Following the property owners' objection to the designations and after a number of delays, the Conservation Review Board has scheduled a hearing for August 2010. While the owners have since secured the sites, the properties are part of a proposed development application for the area.

### **ISSUE BACKGROUND**

Many of the properties identified in Recommendation No. 2 are the subject of a development application for the area. While most of the sites are listed on the City of Toronto Inventory of Heritage Properties, to refuse the demolition of the properties and encourage the retention and maintenance of their heritage values and attributes, City Council must state its intention to designate them under Part IV, Section 29 of the Ontario Heritage Act. A location map (Attachment No. 1) and photographs (Attachments Nos. 2A-2J) are attached.

### **COMMENTS**

Staff have completed the attached Heritage Property Research and Evaluation Reports (Attachment No. 4A-K) for the properties in the Howard Street neighbourhood. As a result of this assessment, staff have determined that the properties identified in Recommendation No. 2 of this report meet Ontario Regulation 9/06, the criteria prescribed for municipal designation, for their design, associative and contextual values. The neighbourhood contains an important collection of buildings dating from the late 19<sup>th</sup> and early 20<sup>th</sup> century that survived when the adjoining high rise neighbourhood of St. Jamestown was developed in the 1950s and afterward.

The Reasons for Designation for the properties identified in Recommendation No. 2 are found in Attachments Nos. 3A-3S. The properties 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, associative and contextual value. Located in the Howard Street neighbourhood, the properties form an important collection of buildings that are surviving reminders of the late 19<sup>th</sup> and early 20<sup>th</sup> century development of the area as an upscale residential enclave adjoining Sherbourne Street. The Reasons for Designation (Statements of Significance), which are the public Notices of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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Kerri A. Voumvakis, Acting Director  
Policy and Research  
City Planning Division

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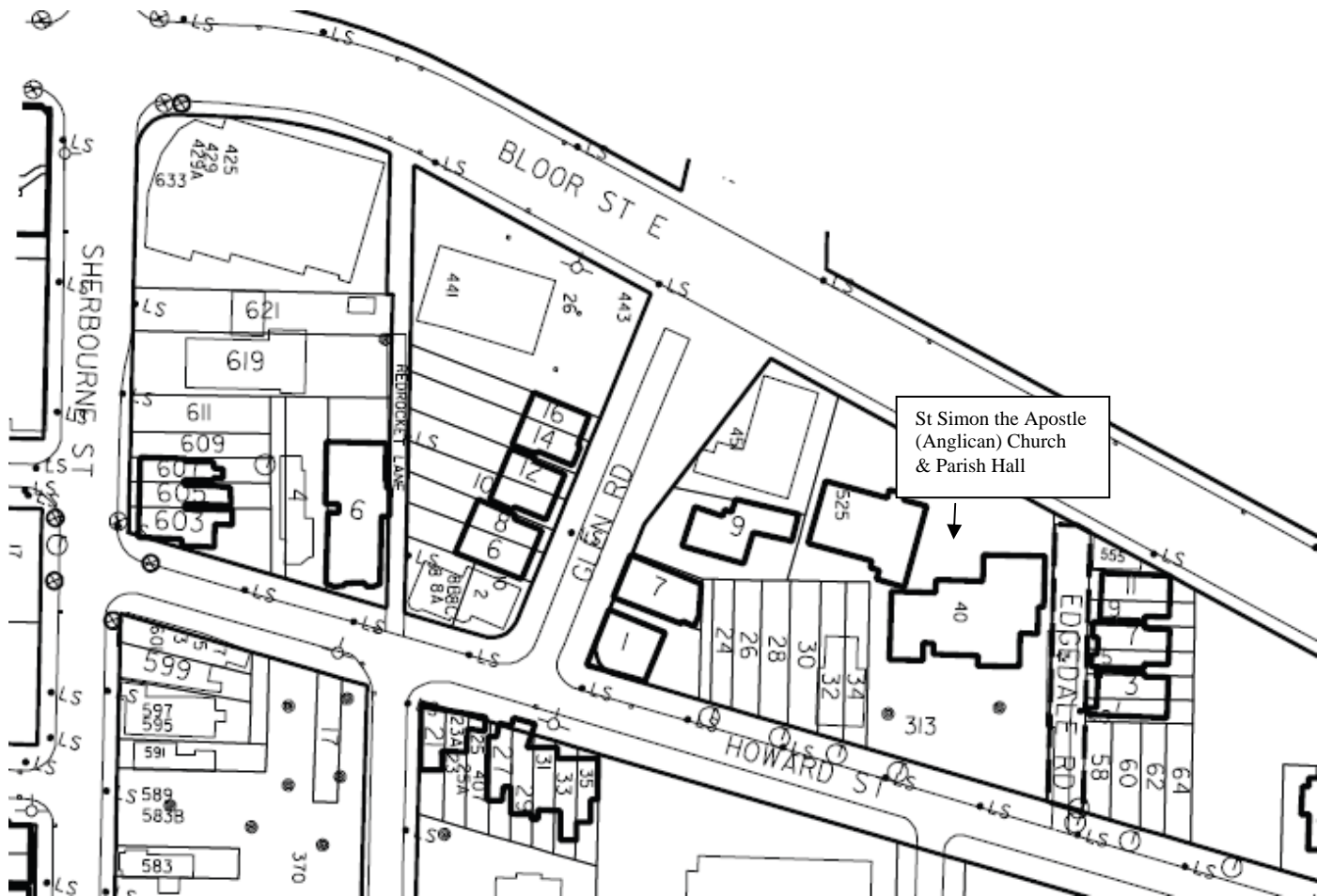
## **ATTACHMENTS**

Attachment No. 1 - Location Map, Howard Street Neighbourhood  
Attachment No. 2A - Location Map and Photographs, 1-3, 5-7 and 9-11 Edgedale Road  
Attachment No. 2B - Location Map and Photograph, 1 & 7 Glen Road  
Attachment No. 2C - Location Map and Photograph, 9 Glen Road  
Attachment No. 2D - Location Map and Photographs, 2 Glen Road and 8 Howard Street  
Attachment No. 2E - Location Map and Photograph, 4 Howard Street  
Attachment No. 2F - Location Map and Photographs, 21-35 Howard Street  
Attachment No. 2G - Location Map and Photograph, 32-34 Howard Street  
Attachment No. 2H - Location Map and Photograph, 76 Howard Street  
Attachment No. 2I - Location Map and Photograph, 601 Sherbourne Street  
Attachment No. 2J - Location Map and Photograph, 603 and 605-607 Sherbourne Street



- Attachment No. 3A - Reasons for Designation, 1-3 Edgedale Road
- Attachment No. 3B - Reasons for Designation, 5-7 Edgedale Road
- Attachment No. 3C - Reasons for Designation, 9-11 Edgedale Road
- Attachment No. 3D - Reasons for Designation, 1 Glen Road
- Attachment No. 3E - Reasons for Designation, 2 Glen Road
- Attachment No. 3F - Reasons for Designation, 7 Glen Road
- Attachment No. 3G - Reasons for Designation, 9 Glen Road
- Attachment No. 3H - Reasons for Designation, 4 Howard Street
- Attachment No. 3I - Reasons for Designation, 8 Howard Street
- Attachment No. 3J - Reasons for Designation, 21-23 Howard Street
- Attachment No. 3K - Reasons for Designation, 25-27 Howard Street
- Attachment No. 3L - Reasons for Designation, 29-31 Howard Street
- Attachment No. 3M - Reasons for Designation, 32-34 Howard Street
- Attachment No. 3N - Reasons for Designation, 33-35 Howard Street
- Attachment No. 3O - Reasons for Designation, 76 Howard Street
- Attachment No. 3P - Reasons for Designation, 601 Sherbourne Street
- Attachment No. 3Q - Reasons for Designation, 603 Sherbourne Street
- Attachment No. 3R - Reasons for Designation, 605 Sherbourne Street
- Attachment No. 3S - Reasons for Designation, 607 Sherbourne Street
- Attachment No. 4A - Heritage Property Research and Evaluation Report, 1-3, 5-7 and 9-11 Edgedale Road
- Attachment No. 4B - Heritage Property Research and Evaluation Report, 1 and 7 Glen Road
- Attachment No. 4C - Heritage Property Research and Evaluation Report, 9 Glen Road
- Attachment No. 4D - Heritage Property Research and Evaluation Report, 2 Glen Road and 8 Howard Street
- Attachment No. 4E - Heritage Property Research and Evaluation Report, 4 Howard Street
- Attachment No. 4F - Heritage Property Research and Evaluation Report, 21-23, 25-27, 29-31 and 33-35 Howard Street
- Attachment No. 4G - Heritage Property Research and Evaluation Report, 32-34 Howard Street
- Attachment No. 4H - Heritage Property Research and Evaluation Report, 76 Howard Street
- Attachment No. 4I - Heritage Property Research and Evaluation Report, 601 Sherbourne Street
- Attachment No. 4J - Heritage Property Research and Evaluation Report, 603 Sherbourne Street
- Attachment No. 4K - Heritage Property Research and Evaluation Report, 605-607 Sherbourne Street

LOCATION MAP: HOWARD STREET NEIGHBOURHOOD ATTACHMENT NO. 1



This location map is for information purposes only.

LOCATION MAP & PHOTOGRAPHS: 1-11 EDGEDALE ROAD ATTACHMENT NO. 2A



1-3 Edgedale Road

5-7 Edgedale Road

9-11 Edgedale Road



The **arrow** marks the location of the Edgedale Road Houses.

This location map is for information purposes only;  
the exact boundaries of the properties are not shown.

LOCATION MAP & PHOTOGRAPHS: 1 & 7 GLEN ROAD ATTACHMENT NO. 2B



1 (right) and 7 (left) Glen Road



The **arrows** mark the locations of the Roslyn Apartments.

This location map is for information purposes only;  
the exact boundaries of the properties are not shown.





The **arrow** marks the location of St. Simon's Rectory.

This location map is for information purposes only;  
the exact boundaries of the site are not shown.

LOCATION MAP & PHOTOGRAPHS: 2 GLEN ROAD &  
8 HOWARD STREET

ATTACHMENT NO. 2D



8 Howard Street



2 Glen Road



The **arrow** marks the location of the semi-detached houses at  
2 Glen Road and 8 Howard Street

This location map is for information purposes only;  
the exact boundaries of the properties are not shown.



LOCATION MAP & PHOTOGRAPHS: 4 HOWARD STREET ATTACHMENT NO. 2E



The **arrow** marks the location of the property.

This location map is for information purposes only;  
the exact boundaries of the site are not shown.

LOCATION MAP & PHOTOGRAPHS: 21-35 HOWARD STREET ATTACHMENT NO. 2F



21 & 23 Howard Street



35 (left) through 21 (right) Howard Street

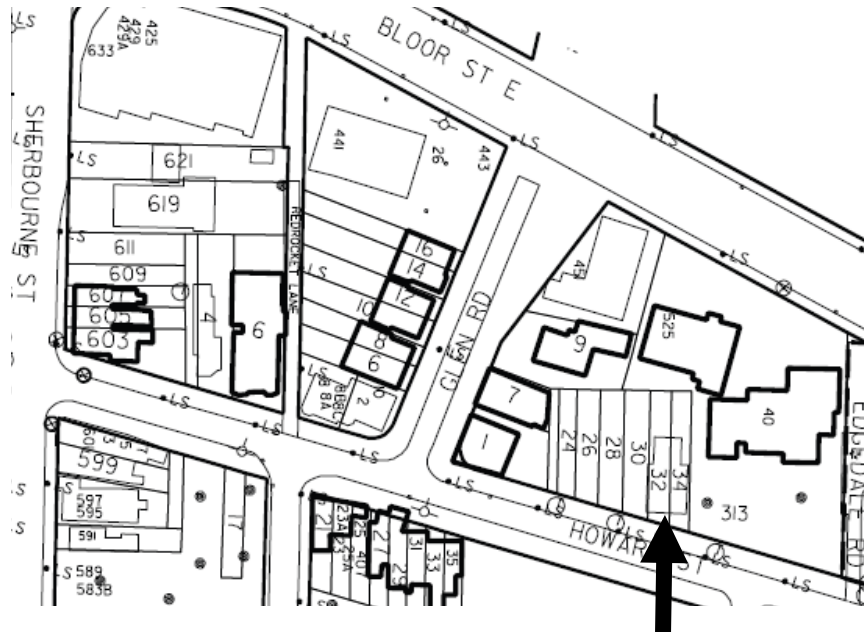


The properties at 21-35 Howard Street are found within the dotted outline.

This location map is for information purposes only;  
The exact boundaries of the site are not shown.

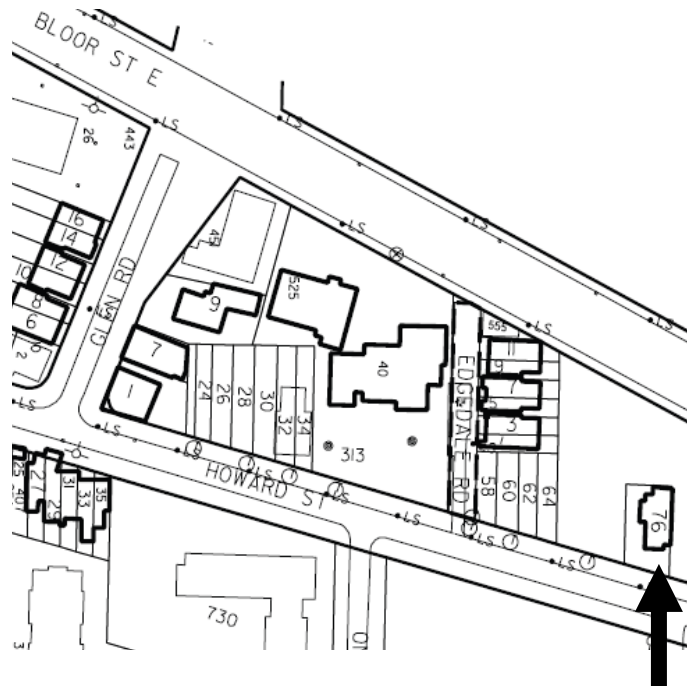


LOCATION MAP & PHOTOGRAPH: 32-34 HOWARD STREET ATTACHMENT NO. 2G



The **arrow** marks the location of the semi-detached houses.

This location map is for information purposes only;  
The exact location of the sites is not shown.



The **arrow** marks the location of the William Whitehead House.

This location map is for information purposes only;  
The exact boundaries of the site are not shown.

LOCATION MAP & PHOTOGRAPH: 601 SHERBOURNE STREET ATTACHMENT NO. 2I



The **arrow** marks the location of the Thomas Cruttenden Building.

This location map is for information purposes only;  
the exact boundaries of the site are not shown.



LOCATION MAP & PHOTOGRAPHS:  
603 AND 605-607 SHERBOURNE STREET

ATTACHMENT NO. 2J



603 Sherbourne Street



605-607 Sherbourne Street



The **arrow** marks the location of the properties.

This location map is for information purposes only;  
The exact boundaries of the sites are not shown.

## **Edgedale Road Houses**

### Description

The properties at 1 and 3 Edgedale Road 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, associative and contextual value. Located on the east side of Edgedale Road, north of Howard Street, the Edgedale Road Houses (1902) 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 Edgedale Road Houses are integral parts 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 and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. With the adjoining and complementary semi-detached houses at #3-5 and #9-11 Edgedale (1902), the Edgedale Road Houses are historically and visually linked to their neighbourhood surroundings where the grouping of post-1900 houses is viewed across the grounds of the St. Simon the Apostle (Anglican) Church, directly west.

From a design perspective, the Edgedale Road Houses are valued as house form buildings designed in the Period Revival style that, with its mixture of classical and medieval elements based on European precedents, was popular in Toronto in the early 1900s. With the neighbouring houses at #5-7 and #9-11 Edgedale, the Edgedale Road Houses are the only buildings on the street. Together, the three pairs of semi-detached houses form a cohesive group with their complementary designs, where the buildings at #1-3 and #9-11 display similar medieval-inspired detailing and bookend the house at #5-7, which is distinguished from its neighbours by its classical treatment with an extended pediment and two-storey porches.

The Edgedale Road Houses are also associated with Toronto architect Charles J. Gibson, who designed the group of semi-detached house form buildings at #1 to #11 Edgedale after receiving other commissions from Albert Horton, the developer of the sites. Following architectural training in New York City and a brief partnership with architect Henry Simpson, Gibson became one of Toronto's most prolific and best-known practitioners, and was noted for his high-end residential designs in the suburban neighbourhoods of Parkdale, the Annex and Rosedale.

### Heritage Attributes

The heritage attributes of the properties at 1 and 3 Edgedale Road are:

- The pair of semi-detached house form buildings
- The scale, form and massing of the 2½-storey rectangular plans
- The hipped gable roofs with brick chimneys and gable-roofed dormers with brackets
- The red brick cladding with brick, stone and wood trim
- The organization of the west façades as mirror images, with the main entrances placed in the outer bays and protected by open single-storey gable-roofed porches
- Between the porches, the placement in each unit of a large flat-headed window opening in the first floor beneath an oriel window with decorative woodwork
- The distinctive treatment of the principal façades, with paired gables with mock timbering
- On the side elevations (north and south) that are visible from Edgedale Road, the segmental-arched and flat-headed window openings
- The placement and setback of the buildings on the east side of Edgedale Road, south of the similar semi-detached houses at #5-7 and #9-11 Edgedale

## **Edgedale Road Houses**

### Description

The properties at 5 and 7 Edgedale Road 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, associative and contextual value. Located on the east side of Edgedale Road, north of Howard Street, the Edgedale Road Houses (1902) 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 Edgedale Road Houses are integral parts 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 and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. With the adjoining and complementary semi-detached houses at #1-3 and #9-11 Edgedale, the Edgedale Road Houses are historically and visually linked to their neighbourhood surroundings where the grouping of post-1900 houses is viewed across the grounds of the St. Simon the Apostle (Anglican) Church, directly west.

From a design perspective, the Edgedale Road Houses are valued as house form buildings designed in the Period Revival style that, with its mixture of classical and medieval elements based on European precedents, was popular in Toronto in the early 1900s. With the neighbouring houses at #1-3 and #9-11 Edgedale, the Edgedale Road Houses are on the only buildings on the street. Together, the three pairs of semi-detached houses form a cohesive group with their complementary designs, where the buildings at #1-3 and #9-11 display similar medieval-inspired detailing and bookend the house at #5-7, which is distinguished from its neighbours by its classical treatment with an extended pediment and two-storey porches.

The Edgedale Road Houses are also associated with Toronto architect Charles J. Gibson, who designed the group of semi-detached house form buildings at #1 to #11 Edgedale after receiving other commissions from Albert Horton, the developer of the sites. Following architectural training in New York City and a brief partnership with architect Henry Simpson, Gibson became one of Toronto's most prolific and best-known practitioners, and was noted for his high-end residential designs in the suburban neighbourhoods of Parkdale, the Annex and Rosedale.

### Heritage Attributes

The heritage attributes of the properties at 5 and 7 Edgedale Road are:

- The pair of semi-detached house form buildings
- The scale, form and massing of the 2½-storey rectangular plans
- The cross gable roofs with brick chimneys
- The red brick cladding with brick, stone and wood trim
- The organization of the west façades as mirror images, with the main entrances placed in the outer bays and protected by open two-storey gable-roofed porches (the porch is enclosed on the first storey of #5 Edgedale)
- Between the porches, the placement in each unit of a large segmental-arched window opening in the first floor beneath an oriel window with decorative woodwork
- The distinctive treatment of the principal façades, with a stepped pediment that extends across the two units
- On the side elevations (north and south) that are visible from Edgedale Road, the segmental-arched and flat-headed window openings
- The placement and setback of the buildings on the east side of Edgedale Road between the similar semi-detached houses at #1-3 and #9-11 Edgedale



## **Edgedale Road Houses**

### Description

The properties at 9 and 11 Edgedale Road 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, associative and contextual value. Located on the east side of Edgedale Road, north of Howard Street, the Edgedale Road Houses (1902) 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 Edgedale Road Houses are integral parts 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 and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. With the adjoining and complementary semi-detached houses at #1-3 and #5-7 Edgedale, the Edgedale Road Houses are historically and visually linked to their neighbourhood surroundings where the grouping of post-1900 houses is viewed across the grounds of the St. Simon the Apostle (Anglican) Church, directly west.

From a design perspective, the Edgedale Road Houses are valued as house form buildings designed in the Period Revival style that, with its mixture of classical and medieval elements based on European precedents, was popular in Toronto in the early 1900s. With the neighbouring houses at #1-3 and #5-7 Edgedale, the Edgedale Road Houses are on the only buildings on the street. Together, the three pairs of semi-detached houses form a cohesive group with their complementary designs, where the buildings at #1-3 and #9-11 display similar medieval-inspired detailing and bookend the house at #5-7, which is distinguished from its neighbours by its classical treatment with an extended pediment and two-storey porches.

The Edgedale Road Houses are also associated with Toronto architect Charles J. Gibson, who designed the group of semi-detached house form buildings at #1 to #11 Edgedale after receiving other commissions from Albert Horton, the developer of the sites. Following architectural training in New York City and a brief partnership with architect Henry Simpson, Gibson became one of Toronto's most prolific and best-known practitioners, and was noted for his high-end residential designs in the suburban neighbourhoods of Parkdale, the Annex and Rosedale.

### Heritage Attributes

The heritage attributes of the properties at 9 and 11 Edgedale Road are:

- the pair of semi-detached house form buildings
- The scale, form and massing of the 2½-storey rectangular plans
- The hipped gable roofs with brick chimneys and gable-roofed dormers with brackets
- The red brick cladding with brick, stone and wood trim
- The organization of the west façades as mirror images, with the main entrances placed in the outer bays and protected by open single-storey gable-roofed porches
- Between the porches, the placement in each unit of a large flat-headed window opening in the first floor beneath an oriel window with decorative woodwork (the first-floor opening on #9 Edgedale has been altered)
- The distinctive treatment of the principal façades, with paired gables with mock timbering
- On the side elevations (north and south) that are visible from Edgedale Road, the segmental-arched window openings
- The placement and setback of the buildings on the east side of Edgedale Road, north of the similar semi-detached houses at #1-3 and #5-7 Edgedale

## **Roslyn Apartments**

### Description

The property at 1 Glen Road 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. Located on the northeast corner of Glen Road and Howard Street, the 3½ storey apartment building is known as the Roslyn Apartments (1912). The property was listed on the City of Toronto Inventory of Heritage Properties in 1991.

### Statement of Cultural Heritage Value

Contextually, the apartment building dating to 1912 at 1 Glen Road 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 and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Anchoring the northeast corner of Glen Road and Howard Street, the Roslyn Apartments are visually and historically linked to the neighbourhood where, as the last of the surviving heritage buildings to be completed, they complement the adjoining low-rise housing stock. With the neighbouring Roslyn Apartments (1911) at 7 Glen Road, the buildings are the only remaining walk-up apartment houses in the Howard Street neighbourhood that date to the initial development of the area and stand as local landmarks.

The Roslyn Apartments comprise an early 20<sup>th</sup> century small-scaled apartment building that is distinguished by the exuberant Edwardian Classical styling that contributes to its architectural significance. The design of the Roslyn Apartments (1912) complements but is distinguished from the adjoining apartment house at #7 Glen, as the buildings share well-crafted classical detailing that is applied to different-shaped plans with distinctive fenestration. The Roslyn Apartments are rare surviving examples of their type in the Howard Street neighbourhood.

The Roslyn Apartments (1911), with the complementary apartment house at #7 Glen, reflects the practice of Toronto architect J. A. Harvey, who designed both buildings. While Harvey's practice included a range of commercial, institutional and residential projects, he is particularly associated with commissions for the first generation of low-rise apartment houses in the city, including the Roslyn Apartments at 1 Glen Road.

### Heritage Attributes

The heritage attributes of the property at 1 Glen Road are:

- The apartment building at 1 Glen Road
- The scale, form and massing of the 3½ storey near-square plan, with a raised base with window openings
- The roof detailing with extended eaves and a parapet (the cornice has been removed)
- The red brick cladding, with brick, stone and wood trim
- On the principal (west) façade, the organization of the wall into three bays with a central entrance that is flanked by three-storey bay windows
- The classical detailing of the main entry, which is surmounted by a recessed balcony in the second storey
- The pairs of bay windows on the west façade that are connected by arches at the third-floor level, which distinguish the Roslyn Apartments at 1 Glen Road from the complementary building at #7 Glen Road
- The fenestration on the side elevations (north and south) that is visible from Glen Road and, in the case of the south wall, viewed from Howard Street
- The placement and setback of the building on the east side of Glen Road beside (south of) the Roslyn Apartments (1911) at #7 Glen Road

## **William Muir House**

### Description

The property at 2 Glen Road 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. The 2½-storey house form building (1884) is located on the northwest corner of Glen Road and Howard Street.

### Statement of Cultural Heritage Value

The William Muir House at 2 Glen Road contributes to 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 and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Anchoring the northwest corner of Glen Road and Howard Street, the house form building is visually and historically linked to its neighbourhood surroundings, particularly the adjoining William Muir House (1884) at 8 Howard Street, the complementary Glen Road Houses directly north at #6-16 Glen and the low-scale residential and commercial buildings on the opposite sides of the streets.

The design value of the William Muir House as a late 19<sup>th</sup> century house form building includes the application of bay windows beneath gable roofs that is indicative of the distinctive Toronto Bay-n-Gable style. The building is associated through its provenance, set back and design aesthetic with the other William Muir House (1884) at 8 Howard Street and the adjoining semi-detached houses at 6-16 Glen Road. While altered, the integrity of the William Muir House at 2 Glen Road remains, including the scale, form and massing of the original facades.

### Heritage Attributes

The heritage attributes of the property at 2 Glen Road are:

- The house form building with an entrance address on Glen Road
- The scale, form and massing of the 2½-storey L-shaped plan
- The cross-gable roof with a brick chimney (the roof has been altered)
- The red brick cladding, with brick, stone and wood trim, including contrasting buff brick detailing
- The organization of the principal (east) façade into two bays, with the entrance in the north (right) bay and a single-storey bay window in the left (south) bay beneath the gable

- The fenestration, with the combination of segmental- and round-arched openings and, on the south elevation, the two-storey bay window (some of the openings on the south wall have been altered)
- The placement of the building on the west side of Glen Road, where it adjoins the east end of the house form building at 8 Howard Street

The north addition, dating to 1978, is not identified as a heritage attribute

## **Roslyn Apartments**

### Description

The property at 7 Glen Road 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. Located on the east side of Glen Road, north of Howard Street, the 3½ storey apartment building is known as the Roslyn Apartments (1911). The property was listed on the City of Toronto Inventory of Heritage Properties in 1991.

### Statement of Cultural Heritage Value

Contextually, the apartment building dating to 1911 at 7 Glen Road 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 and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Placed on Glen Road, north of Howard Street, the Roslyn Apartments are visually and historically linked to the neighbourhood where they complement the adjoining low-rise housing stock. With the neighbouring Roslyn Apartments (1912) at 1 Glen Road, the buildings are the only remaining walk-up apartment houses in the Howard Street neighbourhood that date to the initial development of the area and stand as local landmarks.

The Roslyn Apartments comprises an early 20<sup>th</sup> century small-scaled apartment building that is distinguished by the exuberant Edwardian Classical styling that contributes to its architectural significance. The design of the Roslyn Apartments (1911) complements but is distinguished from the adjoining apartment house at #1 Glen, as the buildings share well-crafted classical detailing that is applied to different-shaped plans with distinctive fenestration. The Roslyn Apartments are rare surviving examples of their type in the Howard Street neighbourhood.

The Roslyn Apartments (1912), with the complementary apartment house at #1 Glen, reflects the practice of Toronto architect J. A. Harvey, who designed both buildings. While Harvey's practice included a range of commercial, institutional and residential projects, he is particularly associated with commissions for the first generation of low-rise apartment houses in the city, including the Roslyn Apartments at 7 Glen Road.

### Heritage Attributes

The heritage attributes of the property at 7 Glen Road are:

- The apartment building at 7 Glen Road
- The scale, form and massing of the 3½ storey rectangular plan, with a raised base with window openings
- The roof detailing, with extended eaves and a parapet (the cornice has been removed)
- The red brick cladding, with brick, stone and wood trim
- On the principal (west) façade, the organization of the wall into three bays with a central entrance that is flanked by three-storey bay windows
- The classical detailing of the main entry, which is surmounted by a recessed balcony in the second storey
- The single tiers of bay windows on the west façade that distinguish the Roslyn Apartments at 7 Glen Road from the complementary building at #1 Glen Road
- The fenestration on the side elevations (north and south), which is visible from Glen Road
- The placement and setback of the building on the east side of Glen Road beside (north of) the Roslyn Apartments (1912) at #1 Glen Road



## **St. Simon's Rectory**

### Description

The property at 9 Glen Road 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. Located on the east side of Glen Road, north of Howard Street, the 2½-storey house form building dates to 1907 when it was constructed on the west side of Edgedale Road as the rectory for St. Simon the Apostle (Anglican) Church. The building was moved to its present location in 1922 and sold in 1951. The site was listed on the City of Toronto Inventory of Heritage Properties in 1974.

### Statement of Cultural Heritage Value

With its origins as the rectory for the neighbouring St. Simon the Apostle (Anglican) Church, St. Simon's Rectory is associated with an institution of importance to the community. The congregation was founded in 1887 to serve the growing population in the area southeast of Sherbourne Street and Bloor Street East, when the latter street represented the northern limit of the City of Toronto. With the church building completed in 1888, the institution drew congregants from the adjacent neighbourhood as well as the suburb of Rosedale to the north. The Rectory was completed in 1907 and, with the adjoining Parish House (Sunday School Building), was an integral part of the church precinct. In 1922, the building was relocated to the west end of the church property.

As an early 20<sup>th</sup> century residential building designed as part of a church precinct, St. Simon Rectory's architectural significance lies in its highly crafted Period Revival design influenced by Arts and Crafts principles by the important Toronto architect Eden Smith, who also supervised the relocation of the building. Eden Smith was one of Toronto's bests known architects of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries who introduced and popularized the Arts and Crafts movement in the city. St. Simon's Rectory bears the hallmarks of Smith's style, including the asymmetrical placement of the main (west) entrance and the oversized west chimney.

St. Simon's Rectory is an integral 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 and developed as a desirable upscale residential enclave east of Sherbourne Street and south of Bloor Street East. The property is also visually and historically linked to its surroundings in the Howard Street neighbourhood. With its setback on Glen Road, St. Simon's Rectory is associated historically but no longer functionally with the adjoining church project, while through its scale and appearance the rectory complements the other low-rise residential buildings along the street.

Heritage Attributes

The heritage attributes of the property at 9 Glen Road are:

- The detached house form building
- The scale, form and massing of the 2½ storey irregularly-shaped plan
- The hipped roof with dormers and tall brick chimneys, with an oversized brick chimney placed on an angle on the west elevation
- The red brick cladding, with brick, stone and wood trim
- The organization of the principal (west) façade, where the main entrance is protected by a gable-roofed single-storey porch
- The fenestration, with an oriel window on the west façade, and the flat-headed and segmental-arched openings, many of which contain paired multi-pane sash windows
- On the south elevation, the secondary entry in a segmental-arched surround
- The setback of the building on the east side of Glen Road where it visually anchors the west end of the church precinct to which it is historically but no longer functionally related

## Henry Joselin House

### Description

The property at 4 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. The 2 ½-storey house form building (1879) is located on the north side of Howard Street, east of Sherbourne Street.

### Statement of Cultural Heritage Value

Contextually, the Henry Joselin House is an integral 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 and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. The house form building is visually and historically linked to its neighbourhood surroundings where it stands as the oldest surviving detached house in the neighbourhood and the only remaining building on the north side of Howard Street between Sherbourne Street and Red Rocket Lane.

The Henry Joselin House is a rare example of a late 19<sup>th</sup> century detached house form building with features of the Second Empire style in the Howard Street neighbourhood. Drawn from one of most popular architectural styles for residential architecture in the late 1800s, the dwelling displays the characteristic mansard roof with the original cladding, dormers and detailing, as well as a distinctive bowed bay window.

### Heritage Attributes

The heritage attributes of the property at 4 Howard Street are:

- The detached house form building
- The scale, form and massing of the 2½-storey rectangular plan
- The mansard roof with decorative slate shingles, dormers with pediments, and wood brackets
- The buff brick cladding with brick, stone and wood trim (the brick has been painted)
- The principal (south) façade, which is organized in two bays, with a two-storey bowed bay window with bracketed sills on the right
- The main entrance, which is placed in the left (west) bay in a round-arched surround with sidelights and transom (the two-storey porch with classical detailing that protects the main entry represents the evolution of the site and is enclosed as a sun porch in the second storey)
- The placement of the building on the north side of Howard Street

## **William Muir House**

### Description

The property at 8 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. The 2½-storey house form building (1884) is located on the north side of Howard Street between Glen Road (east) and Red Rocket Lane (west).

### Statement of Cultural Heritage Value

The William Muir House at 8 Howard Street contributes to 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 and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Placed on the north side of Howard Street, west of Glen Road, the house is visually and historically linked to the neighbourhood surroundings, particularly the William Muir House (1884) adjoining it at 2 Glen Road (on the northwest corner of Howard Street), the complementary Glen Road Houses directly northeast at #6-16 Glen, and the low-scale residential and commercial buildings on the opposite side of Howard Street.

The design value of the William Muir House as a late 19<sup>th</sup> century house form building includes the application of bay windows beneath gable roofs that is indicative of the distinctive Toronto Bay-n-Gable style. The building is associated through its provenance, set back and design aesthetic with the adjoining William Muir House (1884) at 2 Glen Road, as well as the neighbouring semi-detached houses at 6-16 Glen Road. While altered, the integrity of the William Muir House at 8 Howard Street remains, including the scale, form and massing of the original facades.

### Heritage Attributes

The heritage attributes of the property at 8 Howard Street are:

- The house form building with an entrance address on Howard Street
- The scale, form and massing of the 2½-storey L-shaped plan
- The cross-gable roof with a gabled dormer and a brick chimney
- The red brick cladding, with brick, stone and wood trim (the brickwork has been painted)
- On the principal (south) façade, the bay window with wood detailing in the left (west) bay (the first-floor entrance has been altered, and the commercial storefronts and enclosed second-storey sun porch are additions)
- The fenestration with segmental-arched window openings

- The placement of the building on the north side of Howard Street, at the west end of the house form building at 2 Glen Road

## **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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.



ATTACHMENT NO. 4A

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**EDGEDALE ROAD HOUSES  
1-11 EDGEDALE ROAD, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010

## 1. DESCRIPTION



Left: 5-7 Edgedale Road



Right: 9-11 Edgedale Road

Cover: 1-3 Edgedale Road

<b>1-3, 5-7 &amp; 9-11 Edgedale Road: Edgedale Road Houses</b>	
ADDRESS	1-11 Edgedale Road (east side of Edgedale Road, north of Howard Street)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan E217, Lots 1-7
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	Edgedale Road Houses
CONSTRUCTION DATE	1902
ORIGINAL OWNER	Albert Horton, builder
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Residential (semi-detached houses) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	C. J. Gibson, architect; Albert Horton, builder
DESIGN/CONSTRUCTION	Red brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Period Revival
ADDITIONS/ALTERATIONS	5 Edgedale: first-floor entrance porch enclosed
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
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 properties at 1-3, 5-7 and 9-11 Edgedale Road 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
1901 Sept	Albert Horton receives building permit #273 to construct three pairs of semi-detached houses “north of Howard Street, one street east of Glenn (sic) Road”, which identifies C. J. Gibson as the architect & Horton as the builder
1902 Jan 24	Plan E217 is registered
1902 Jan 29	Albert Horton purchases Lots 1-7
1902 June	Houses on Lots 1-7 are in place according to the tax assessment rolls, with all of the dwellings (apart from current #9 Edgedale) occupied by tenants of Albert Horton
1903	The houses at 1-11 Edgedale Road are illustrated on Goad’s Atlas
1921Apr - 1923 Dec	Norton sells the properties at #3 Edgedale (1921), #7 & #11 Edgedale (1922), and #1, #5 & #9 Edgedale (1923) over a 2½-year period
1974 May	Demolition permit #053673 is issued for the pair of semi-detached houses at #9 & #11 Edgedale
1974 June	Toronto City Council passes By-law #199-74, designating the properties at #9 & #11 Edgedale Road under Part IV, Section 29 of the Ontario Heritage Act
1974 July	Toronto City Council lists the properties at 1-11 Edgedale Road on the City of Toronto Inventory of Heritage Properties
1987 Dec	Toronto City Council passes By-law #40-88, repealing By-law #199-74

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The properties at 1-3, 5-7 and 9-11 Edgedale Road 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 from 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), as well as 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 Edgedale Road Houses are surviving reminders of the historical setting of the area.

### Edgedale Road Houses

Plan E217 was registered in January 1902, laying out seven lots along the east side of a private road named “Edgedale.” This small-scale subdivision divided the lands north of Howard Street and east of the property held by St. Simon the Apostle (Anglican) Church.

Following the registration of the subdivision, Albert Horton acquired the land along the east side of Edgedale Road. Horton was a local builder who had overseen the construction of houses on Howard Street beginning in the 1890s, including one in which he resided. In anticipation of the approval of the Edgedale Road development, in September 1901 Horton was issued a building permit for three pairs of semi-detached houses “north of Howard Street, one street east of Glenn (sic) Road.”<sup>1</sup> The dwellings were in place by June 1902 when the City’s tax assessment roll was compiled, with one unit vacant and the remainder occupied by a variety of professionals, including an insurance salesman and an accountant. Located on a private road overlooking the Rosedale Ravine, the setting of the houses was impacted following the completion of the Prince Edward (Bloor Street) Viaduct that brought the extension of Bloor Street East close to the properties. Horton launched an unsuccessful lawsuit against the City and,

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<sup>1</sup> Building Permit No. 273, September 25, 1901, City of Toronto Archives

dissatisfied with the outcome, sold the properties over a 2½-year period in the early 1920s.

### C. J. Gibson, Architect

Albert Horton engaged Toronto architect C. J. Gibson to prepare the plans for the Edgedale Road Houses. The architect had previously designed semi-detached houses on Binscarth Road in Rosedale for Horton. Charles John Gibson (1862-1935) received training in New York City before establishing an architectural practice in Toronto in 1885. Three years later, he embarked on a short-term partnership with architect Henry Simpson, during which time the pair focused on commissions in Mimico. When this association ended Gibson concentrated on residential projects, including many in the suburban neighbourhoods of Parkdale, the Annex and Rosedale. Among his buildings of note is the Rupert Simpson House (1899) at 2 Wellesley Place (built for the manufacturer who had previously lived on Glen Road in the Howard Street neighbourhood). Although Gibson was often associated with Queen Anne Revival designs, an examination of his prolific career (when he purportedly completed more than 40 commissions in Rosedale alone) shows that he embraced a number of architectural modes, among them the Edwardian Classical and Period Revival styles that became fashionable in the new century.

#### iii. ARCHITECTURAL DESCRIPTION

The Edgedale Road Houses are designed in the Period Revival style that was popular for residential architecture in Toronto after 1900. Based on European precedents and favoured by practitioners of the Arts and Crafts movement, the style was inspired by rural vernacular architecture and featured combinations of classical (Jacobean) and medieval (Tudor) forms including mock half timbering, prominent gables, exaggerated chimneys, steeply-pitched roofs and asymmetrical massing. Period Revival-styled dwellings, including the Edgedale Road Houses, were indicative of the early 20<sup>th</sup> century when historically derived architectural elements were applied in designs that were increasingly symmetrical and restrained.

The Edgedale Road Houses reflect Period Revival styling in the roof detailing and window shapes. The three pairs of semi-detached houses feature long 2½-storey rectangular plans. Clad with red brick, the house form buildings are trimmed with brick, stone and wood. On the principal (west) façades, the houses are designed as mirror images with the entrances placed in the outer bays and protected by open wood porches with gabled roofs. Between the entries, each pair has a large segmental-arched window opening in the first storey beneath an oriel window with wood detailing. The semi-detached houses at #1-3 and #9-11 Edgedale are similar, with hipped gable roofs with gable-roofed dormers with brackets, mock timbering, flat-headed window openings in the first floor, and single-storey gable-roofed entrance porches. In the centre, #3-5 Edgedale has a cross-gable roof with an oversized stepped pediment with twin window openings, segmental-arched window openings in the lower floor, and two-storey porches (the porch on #3 Edgedale has been enclosed in the lower storey). On the side elevations (north and south), the fenestration is visible from Edgedale Road.

iv. CONTEXT

Located in the Howard Street neighbourhood, the properties at 1-3, 5-7 and 9-11 Edgedale Road are placed on the east side of Edgedale in the short block that extends north from Howard Street to Bloor Street East. The Edgedale Road Houses are the only buildings on the street. The houses face west toward the St. Simon the Apostle (Anglican) Church precinct, where they complement the institutional buildings with their scale and detailing. With the semi-detached houses at 32 and 34 Howard Street (1901) and St. Simon’s Rectory (1907) at 9 Glen Road, the Edgedale Road Houses are the only remaining house form buildings dating from the early 20<sup>th</sup> century 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>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

**Representative Example of a Style and Type** – The Edgedale Road Houses are early 20<sup>th</sup> century house form buildings designed in the Period Revival style, which was popular in Toronto in the early 1900s. The importance of the semi-detached houses relates to their complementary designs, where the buildings at #1-3 and #9-11 feature similar medieval-inspired detailing with the decorated west gables and bookend the house at #5-7, which are distinguished from their neighbours by the classical treatment with an extended pediment across the west façades.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
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>X</b>

**Architect** – The Edgedale Road Houses were designed by Toronto architect C. J. Gibson, who was noted for his residential projects in Toronto’s suburban neighbourhoods. As his

career extended from the late 19<sup>th</sup> century into the early 20<sup>th</sup>, Gibson adopted the styles of the new era, favouring Period Revival and Edwardian Classical designs for his many commissions in Rosedale and other upscale enclaves, including the Edgedale Road Houses.

<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 properties at 1-3, 5-7 and 9-11 Edgedale Road 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 Edgedale Road Houses are integral parts.

**Surroundings** – The Edgedale Road Houses are visually and historically linked to their surroundings in the Howard Street neighbourhood. As a group, the trio of semi-detached houses represent the post-1900 development of the district when their placement east of the neighbouring St. Simon the Apostle (Anglican) Church precinct enabled them to be viewed across the church grounds where they complement the institutional buildings in their scale and detailing.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 1-11 Edgedale Road (Edgedale Road Houses) have cultural heritage value as early 20<sup>th</sup> century house form buildings designed in the Period Revival style by the notable Toronto architect, C. J. Gibson. While the Edgedale Road Houses have individual design and associative merits, they also 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 house form buildings are visually and historically linked.

#### 5. SOURCES

##### Archival Sources

Abstract Indices of Deeds, Plan E217, Lots 1-7

Assessment Rolls, City of Toronto, Ward 2, Division 2, 1901 ff.

Building Files, St. Simon’s Rectory, Archives of the Anglican Diocese of Toronto (re: Edgedale Road)

Building Permit #273, September 25, 1901

Building Records, plans for alterations and additions to 1-11 Edgedale Road, 1949-99

Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act



City of Toronto Directories, 1902 ff.

Goad's Atlases, 1903, 1910 revised to 1912, 1910 revised to 1923, and 1931 revised to 1941

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

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"C. J. Gibson," Entry in Biographical Dictionary of Architects in Canada, 1850-1950

Crawford, Bess Hillery, Rosedale, 2000

Kalman, Harold, A History of Canadian Architecture, Vol. 2, 1994

Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992

Lundell, Liz, The Estates of Old Toronto, 1998

McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989

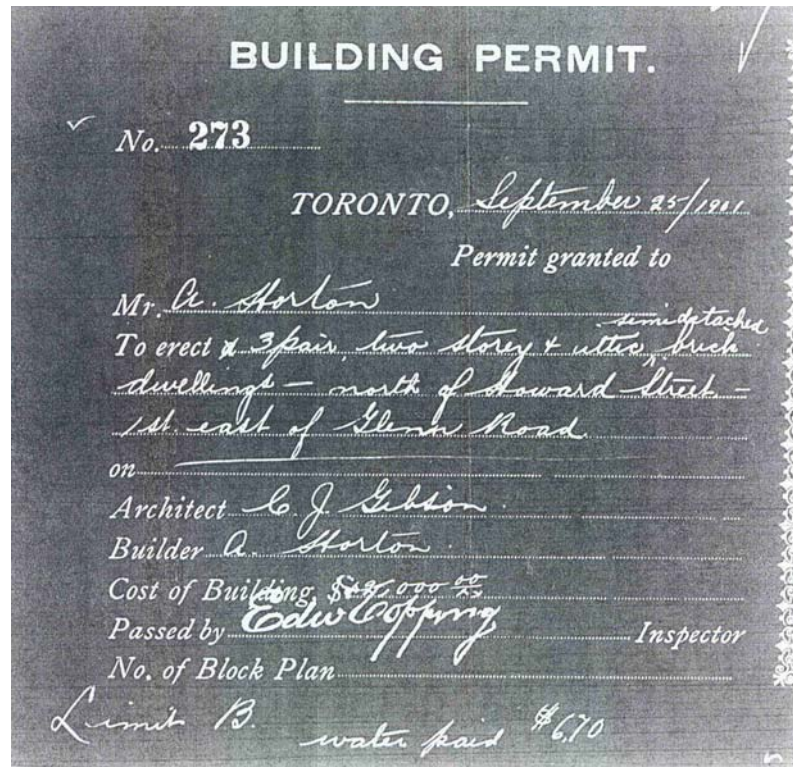
Sewell, John, The Shape of the City, 1993

## 6. IMAGES

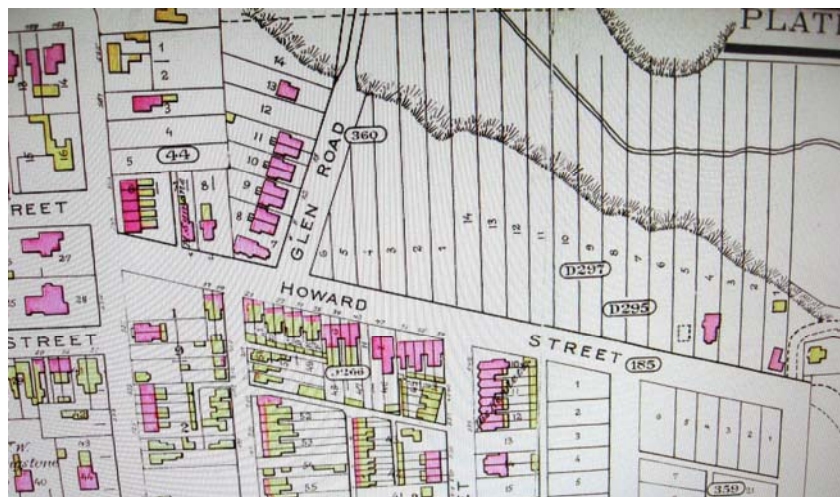


Photograph of the Edgedale Road Houses, with Bloor Street East (left), St. Jamestown (centre) and the St. Simon the Apostle (Anglican) Church complex (right)

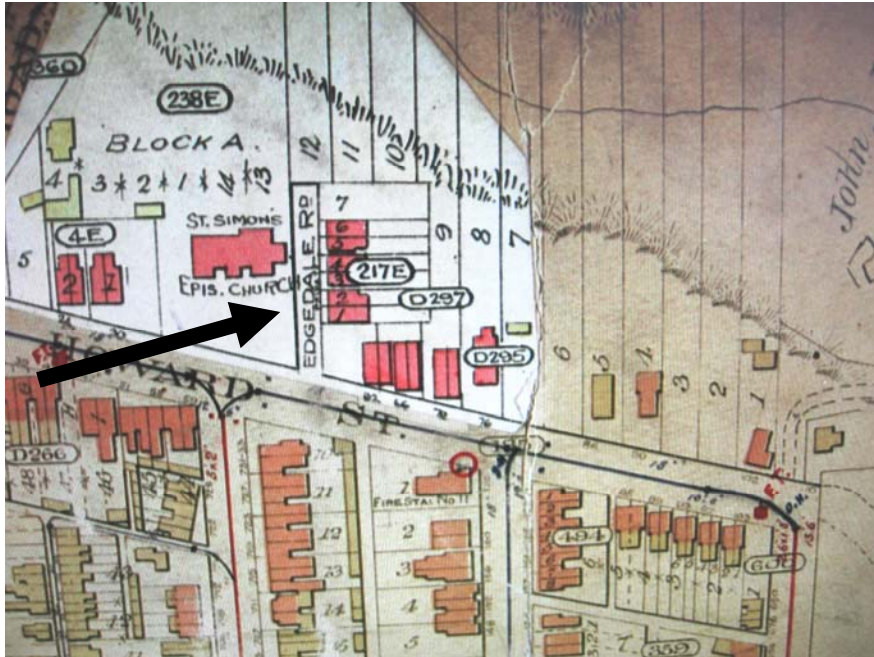




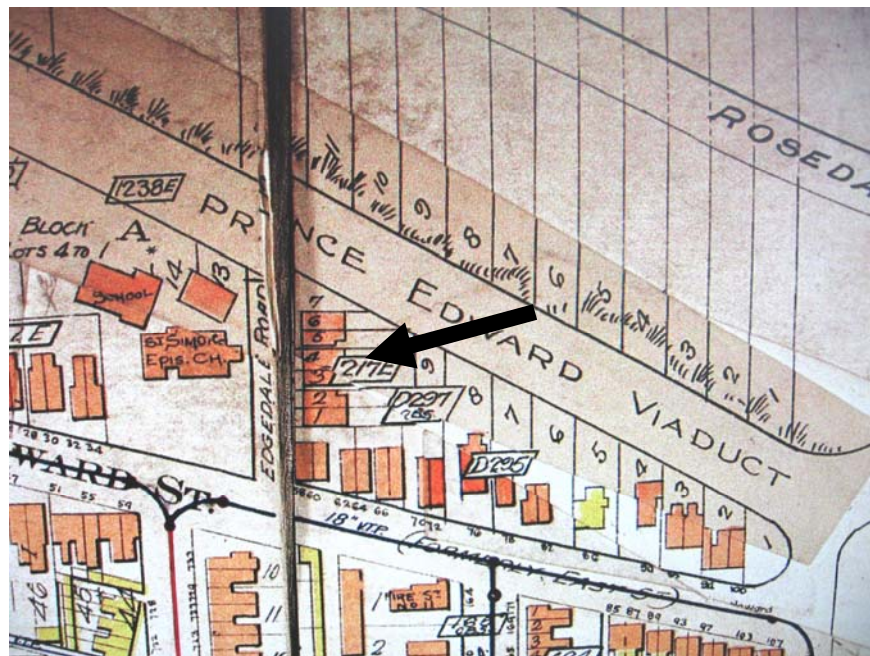
Building Permit #273 (September 25, 1901) for the Edgedale Road Houses (Source: City of Toronto Archives)



This extract from Goad's Atlas in 1884 shows the development of the Howard Street neighbourhood to date (Source: City of Toronto Archives)

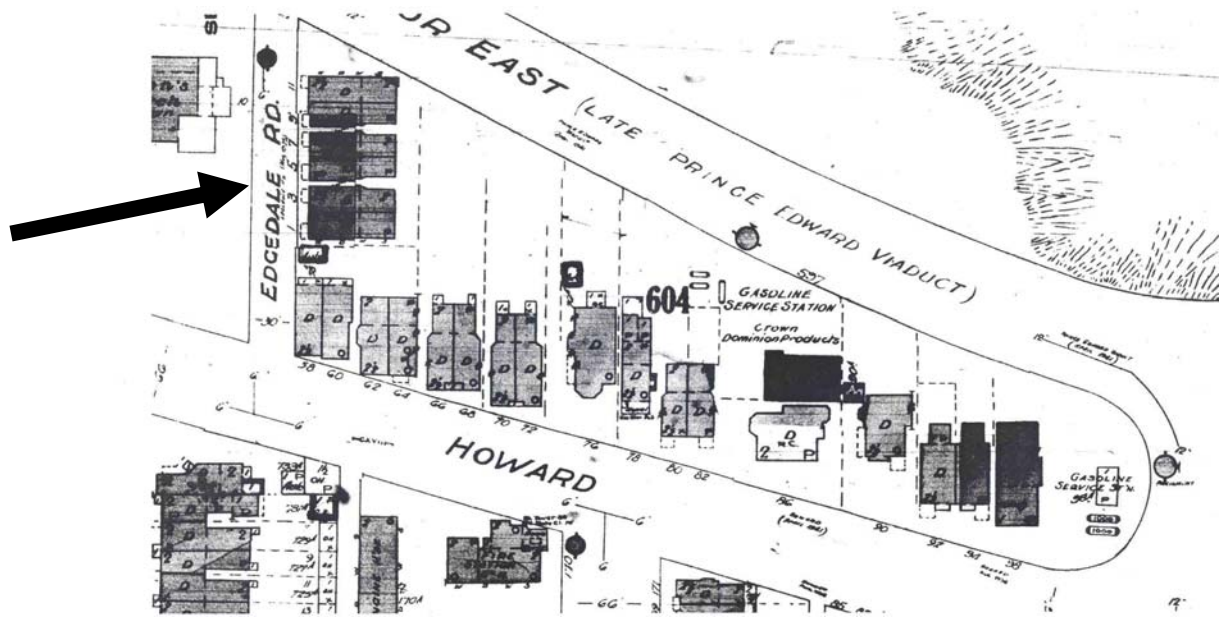


Extract, Goad's Atlas, 1903, showing the Edgedale Road Houses in place with the Rosedale Ravine to the north (Source: City of Toronto Archives)

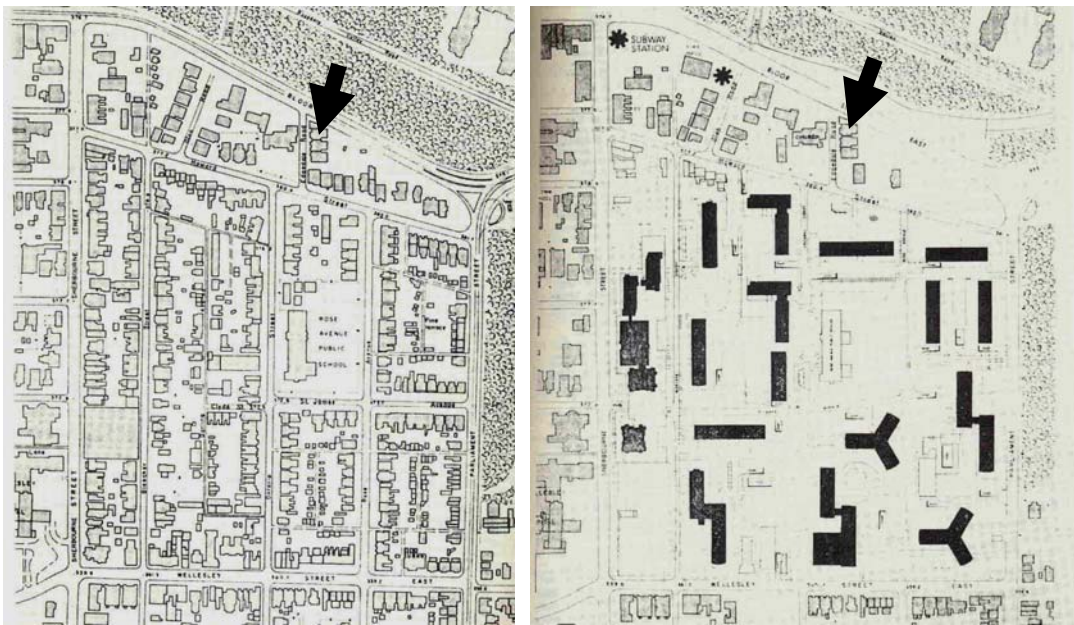


Extract, Goad's Atlas, 1910 revised to 1923, showing the Edgedale Road Houses following the extension of Bloor Street East for the Bloor Street (Prince Edward) Viaduct (Source: City of Toronto Archives)





Extract, Underwriter's Insurance Atlas, 1931 revised to 1941, showing the Edgedale Road Houses in the context of the immediate neighbourhood. On Howard Street to the east (right), only #76 Howard survives today (Source: City of Toronto Archives)



Property data maps, showing the context of the Edgedale Road Houses prior to and following the development of St. Jamestown (Source: Sewell, 164-165)

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**ROSLYN APARTMENTS  
1 AND 7 GLEN ROAD, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010

## 1. DESCRIPTION



Glen Road north of Howard Street, showing the Roslyn Apartments at 1 & 7 Glen Road (right) and the Glen Road Houses at 6-16 Glen Road (left)  
(Source: City of Toronto Archives, Fonds 200, Item 69, March 14, 1913)

<b>1 &amp; 7 Glen Road: Roslyn Apartments</b>	
ADDRESS	1 & 7 Glen Road (east side of Glen Road, north of Howard Street)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 360, Part Lots 5 & 6
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	Roslyn Apartments
CONSTRUCTION DATE	1 Glen Road: 1912; 7 Glen Road: 1911
ORIGINAL OWNER	Alexander Garrett
ORIGINAL USE	Residential (apartment buildings)
CURRENT USE*	Residential (apartment buildings) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	J. A. Harvey, architect
DESIGN/CONSTRUCTION	Red brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	Cornices removed
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
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 properties at 1 and 7 Glen Road, 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
1881 Oct	Edgar Jarvis registers Plan 360, including Lots 1-6 on the north side of present-day Howard Street, east of Glen Road
1911 Apr	Alexander Garrett purchases the undeveloped land on the northeast corner of Howard Street and Glen Road
1911 July	Building permit #28855 is issued to Garrett for a three-storey apartment building at Howard Street and Glen Road, with J. A. Harvey listed as architect <sup>2</sup>
1911	The properties remain undeveloped according to the City Directory for 1912, reflecting information compiled by the end of 1911
1912 May	Garrett receives building permit #38826 for the apartment building at 1 Glen Road, which names J. A. Harvey as the architect
1912 July	The Roslyn Apartments at 7 Glen Road are recorded in the tax assessment rolls (the northeast corner of Howard Street & Glen Road remains vacant)
1912	The apartment house at 7 Glen Road is shown on Goad's Atlas for 1910 updated to 1912
1913 July	The Roslyn Apartments at 1 Glen Road are cited in the tax assessment rolls
1923	Both apartment buildings are shown on Goad's Atlas for 1910 updated to 1923
1991	Toronto City Council lists the properties at 1 & 7 Glen Road on the City of Toronto Inventory of Heritage Properties

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The properties at 1 and 7 Glen Road 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

<sup>2</sup> Permit #28855 relates to the property at 7 Glen Road (as confirmed by information in the city directories, tax assessment rolls and Goad's Atlases)

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 as development spread east from 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), as well as 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 Roslyn Apartments on Glen Road are surviving reminders of the historical setting of the area.

### Roslyn Apartments

The Roslyn Apartments are located on the northeast corner of Glen Road and Howard Street on land that was subdivided under Plan 360 in 1881 by Edgar Jarvis. As a nephew of Sheriff William Botsford Jarvis, the original settler of Rosedale, Edgar Jarvis became a prominent developer in the neighbourhood. Extending his holdings south of the Rosedale Ravine, Jarvis oversaw the construction of the first iron bridge on Glen Road to connect the two areas. While Jarvis immediately sold the lots on the northeast corner of Glen Road and Howard Street, the land stood vacant in May 1911 when Alexander Garrett purchased the sites.

In building permits dated July 1911 and May 1912, Garrett received approval to construct two apartment houses on the northeast corner of Glen Road. According to the tax assessment roll for July 1912, the structure at #7 Glen Road was constructed first, a scenario confirmed by the Goad’s Atlas updated to the same year (which is shown in Section 6 of this report). Both buildings were named the Roslyn Apartments, and the first tenants included realtors, merchants and manufacturers. Garrett lost the properties to foreclosure in the 1930s.



## J. A. Harvey, Architect

According to the building permits for the Roslyn Apartments, Toronto architect J. A. Harvey was engaged to design both apartment houses. James Arthur Harvey (1870-1935) was a reputed naturalist and politician as well as an architect who established a solo practice in Toronto in 1894. While he received numerous commissions for house form buildings, particularly in the suburban communities of Parkdale, the Annex and Rosedale, Harvey is noted as one of the earliest architects in the city to focus on designs for low-rise walk-up apartment houses. It was during this period before World War I that Toronto first turned to multiple residential buildings as a means to meet increasing demands for affordable and accessible housing, but apartment living was slow to gain acceptance. Buildings such as the Roslyn Apartments illustrated how apartment houses could fit into established residential neighbourhoods with their complementary scale and designs in the fashionable styles of the era.

### iii. ARCHITECTURAL DESCRIPTION

J. A. Harvey designed the Roslyn Apartments in the popular Edwardian Classical style of the early 20th century. Edwardian Classicism developed in reaction to the stylistic excesses of the late Victorian period, when architects turned to restrained, balanced designs highlighted with classical features that “restored simplicity and order to domestic architecture.”<sup>3</sup> The Roslyn Apartments display the symmetry and Classical ornamentation identified with the style.

The Roslyn Apartments at 1 and 7 Glen Road are complementary yet not identical in design. Featuring red brick cladding with brick, stone and wood detailing, both buildings are three stories in height above raised bases with window openings. The rooflines are marked with extended eaves and parapets (the cornices have been removed, with the original roof detailing shown in the historical photographs in Section 6 of this report). On each structure, the principal (west) façade is divided into three bays with the main entrance centered in the wall. Paired wood doors with glass inserts are placed in a classically-detailed surround with Ionic columns and an entablature. Above each entry, a recessed balcony marks the second storey. Full-height bay windows are found in the outer bays. The buildings are distinguished from one another by their forms and fenestration. #1 Glen Road is slightly wider in plan to accommodate two pairs of bay windows that are linked by broad segmental arches at the third-floor level. In contrast, #7 Glen Road is narrower but deeper in plan with more restrained Classical detailing. The side elevations (north and south) of both buildings are visible from the street, particularly the south wall of #1 Glen Road that overlooks Howard Street and features stone band courses that divide the stories. No heritage attributes are identified on the rear (east) walls that are viewed from Howard Street. The buildings share a common setback on the east side of Glen Road.

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<sup>3</sup> Blumenson, 166



iv. CONTEXT

Located in the Howard Street neighbourhood, the Roslyn Apartments at 1 and 7 Glen Road are placed on the east side of the street, where the south elevation of #1 Glen Road overlooks Howard Street. The buildings are flanked by the precinct of St. Simon the Apostle (Anglican) Church, with the church structures and grounds to the east and the former rectory (now identified as 9 Glen Road) on the north. Opposite the apartments, the William Muir Houses mark the northwest corner of Glen Road and Howard Street, with the surviving Glen Road Houses beside them at #6-16 Glen Road. The Roslyn Apartments overlook the William McBean Stores and Houses at 21-35 Howard Street, which extend along the south side of the street, east of Bleeker Street. With their design, height and setback, the Roslyn Apartments are visually prominent buildings that anchor the intersection of Glen Road with Howard Street.

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

**Rare and Representative Examples of a Style and Type with a High Degree of Craftsmanship:** The Roslyn Apartments are early 20<sup>th</sup> century small-scaled apartment buildings that are distinguished by the exuberant Edwardian Classical styling that contributes to their architectural significance. The designs of the Roslyn Apartments are complementary yet unique, as the buildings share well-crafted classical detailing that is applied to different-shaped plans and distinctive fenestration. As the only surviving apartment buildings dating to the original development and evolution of the Howard Street neighbourhood, the Roslyn Apartments are rare examples of their type.<sup>4</sup>

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>

<sup>4</sup> The Abernathy Apartments (also known as the James Chalmers Building, 1914) that stood at 6 Howard Street collapsed prior to their demolition in 2006. The situation contributed to the enactment in 2007 of the City of Toronto’s “Enhanced Property Standards for Designated Heritage Buildings”

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	X

**Architect** – The Roslyn Apartments at 1 and 7 Glen Road reflect the practice of Toronto architect J. A. Harvey, who designed both buildings. Although Harvey enjoyed a successful career that attracted commercial, institutional and residential commissions, his strength lay in designs for the first generation of low-rise apartment houses in the city, including the Roslyn Apartments.

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	X

**Character** – The Roslyn Apartments 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 Roslyn Apartments are integral parts.

**Surroundings** – The Roslyn Apartments are visually and historically linked to their surroundings in the Howard Street neighbourhood. The low-rise apartment houses were the last of the surviving building stock to be completed, and represent the evolution of the residential enclave. With their scale, early 20<sup>th</sup> century styling and corner setting, the Roslyn Apartments are visually prominent at the intersection of Howard Street and Glen Road where they complement the adjoining low-rise housing stock.

**Landmark** - The Roslyn Apartments are the only surviving walk-up apartment houses in the Howard Street neighbourhood that date to the development and evolution of the area as a sought-after residential district in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. As apartment buildings with distinctive classical detailing on a corner location, the Roslyn Apartments are neighbourhood landmarks.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 1 and 7 Glen Road (Roslyn Apartments) have cultural heritage value as representative and well-crafted examples of early 20<sup>th</sup> century apartment buildings designed by Toronto architect J. A. Harvey. While the Roslyn Apartments have individual design and associative merits, they also 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 apartment buildings are visually and historically linked.

## 5. SOURCES

### Archival Sources

Abstract Indices of Deeds, Plan 360, Lots 1-6, and Plan E238, Part Block A  
Assessment Rolls, City of Toronto, Ward 2, Division 2, 1900 ff.  
Building Permits #28855, July 5, 1911, and #38826, May 9, 1912  
Building Records, plans for alterations and additions to 1 and 7 Glen Road, 1948-88  
City of Toronto Directories, 1884 ff.  
Goad's Atlases, 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

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"J. A. Harvey," Entry in Biographical Dictionary of Architects in Canada, 1850-1950  
Lundell, Liz, The Estates of Old Toronto, 1998  
Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1998  
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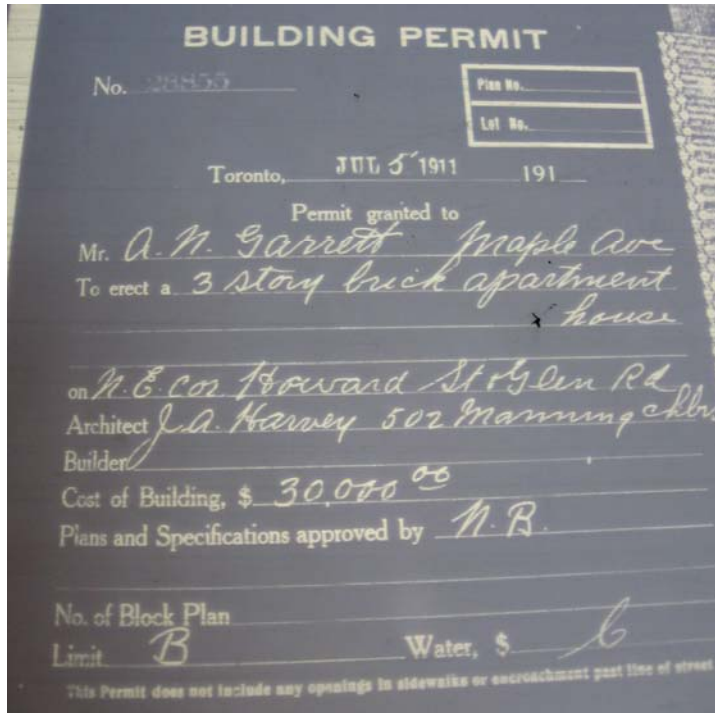
## 6. IMAGES



Roslyn Apartments, 1 Glen Road, showing Howard Street (right) & the Roslyn Apartments at 7 Glen Road (left) in March 1913  
(Source: City of Toronto Archives, Fonds 200, Image 68, March 14, 1913)



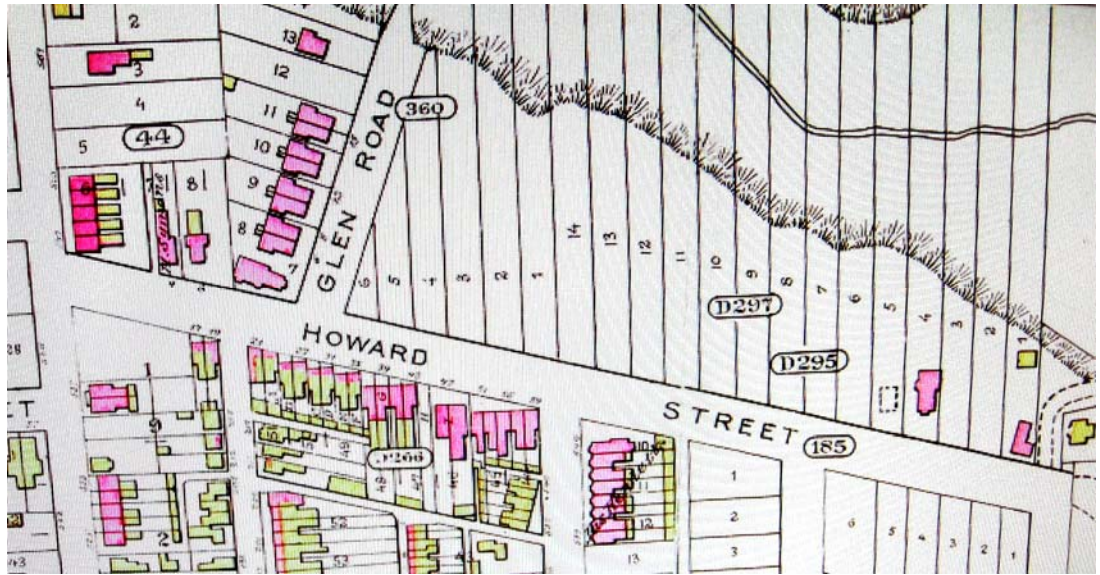
Roslyn Apartments, 7 Glen Road, showing the Roslyn Apartments at 1 Glen Road (right) and St. Simon the Apostle (Anglican) Church (left) in 1913  
(Source: City of Toronto Archives, Fonds 200, Image 67, March 14, 1913)



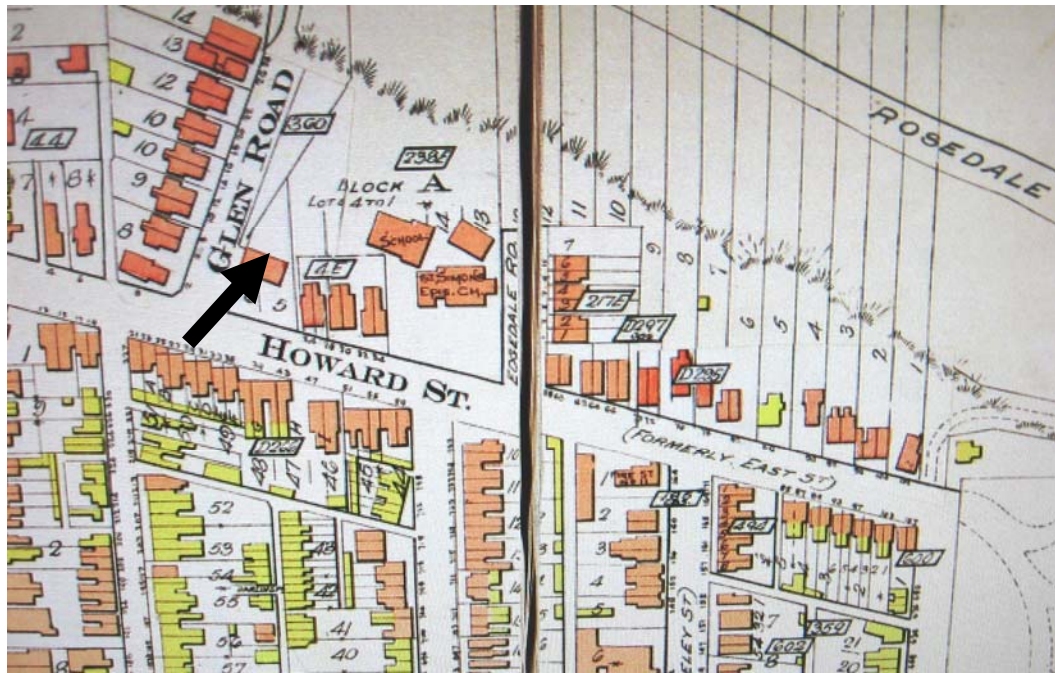
Building Permit #28855 (July 5, 1911) for the property at 7 Glen Road  
(Source: City of Toronto Archives)



Building Permit #38826 (May 9, 1912) for the property at 1 Glen Road  
(Source: City of Toronto Archives)

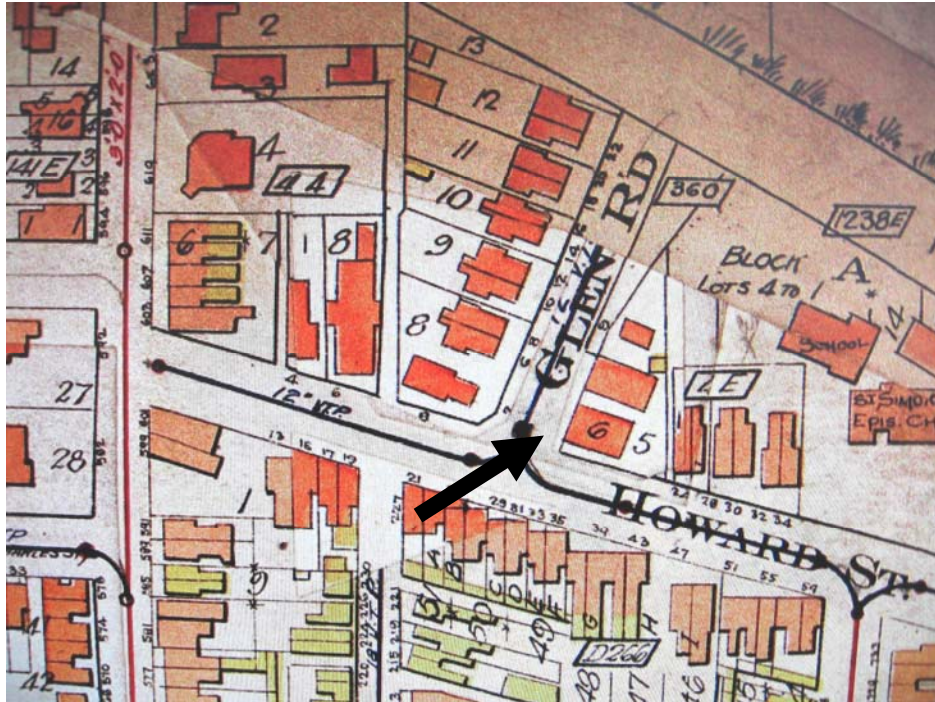


Extract, Goad's Atlas for 1884, showing the development of the Howard Street neighbourhood to date (Source: City of Toronto Archives)



Extract, Goad's Atlas, 1910 revised to 1912, showing the Roslyn Apartments at 7 Glen Road in place (Source: City of Toronto Archives)

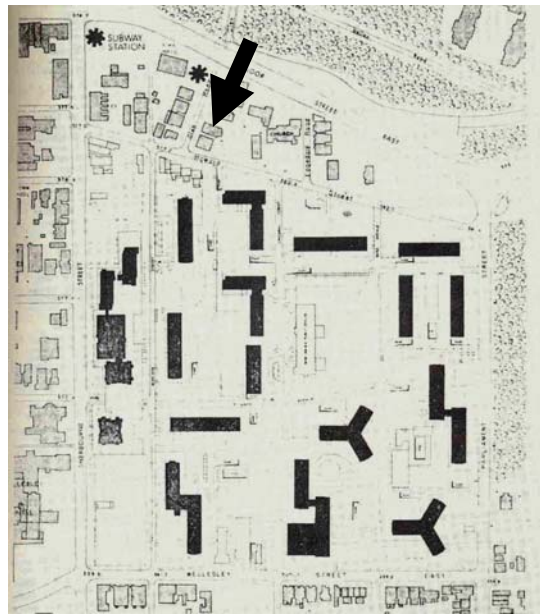
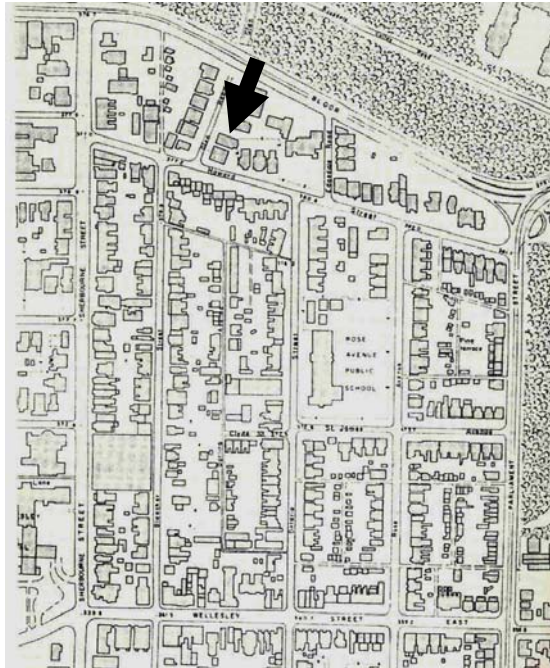




Extract, Goad's Atlas, 1910 revised to 1923, showing both apartment buildings at 1 & 7 Glen Road in place (Source: City of Toronto Archives)



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



Property data maps, showing the context of the Roslyn Apartments prior to and following the development of St. Jamestown (the arrows mark the locations of the apartment buildings) (Source: Sewell, 164-165)



**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**ST. SIMON'S RECTORY**  
9 GLEN ROAD, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010

## 1. DESCRIPTION



St. Simon's Rectory in its original location on the west side of Edgedale Road  
(Source: City of Toronto Archives, Fonds 200, Item 129, April 16, 1913)

<b>9 Glen Road: St. Simon's Rectory</b>	
ADDRESS	9 Glen Road (east side, north of Howard Street)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 360, Part Lots 5 & 6; Plan E238, Part Block A
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	St. Simon's Rectory
CONSTRUCTION DATE	1907 (completed on Edgedale Road)
ORIGINAL OWNER	Incumbent & Church Wardens, St. Simon the Apostle (Anglican) Church
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Residential (multi-residential building) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Eden Smith, architect (1906 designs & 1922 alterations)
DESIGN/CONSTRUCTION	Brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Period Revival with Arts & Crafts detailing
ADDITIONS/ALTERATIONS	1922, rectory relocated from west side of Edgedale Road to east side of Glen Road
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
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 9 Glen Road, 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
1881	Edgar Jarvis registers Plan 360, including building lots on the east side of Glen Road, north of Howard Street
1888	St. Simon's Church is built on the north side of Howard Street
1903	Representatives of St. Simon's Church register Plan E238, further subdividing the lands on the east side of Glen Road
1906	In April, architect Eden Smith is engaged to prepare plans for the Rectory and the Parish House (Sunday School building)
1907	Located on the west side of Edgedale Road & north of the Church, the Rectory is occupied by Easter 1907
1912	Goad's Atlas illustrates the Rectory in its original location
1922	The Rectory is moved to its present site on Glen Road
1951 Feb	Church representatives sell the property with the Rectory
1951 Sept	Application is made to convert the building into a three-unit dwelling
1974	Toronto City Council lists the property at 9 Glen Road on the City of Toronto Inventory of Heritage Properties

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The property at 9 Glen Road 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, St. Simon’s Rectory at 9 Glen Road is a surviving reminder of the historical setting of the area.

#### St. Simon the Apostle (Anglican) Church and Rectory

The property at 9 Glen Road contains the building historically known as St. Simon’s Rectory, which is associated with the neighbouring St. Simon the Apostle (Anglican) Church. The congregation was established in 1887 to serve the area bounded by Sherbourne Street, Wellesley Street East, the Don River and the north limit of the city (present-day Bloor Street). Completed the following year, the “church crowns the southern slope of the picturesque Rosedale Ravine and is a structure as handsome as it is unique.”<sup>5</sup>

St. Simon’s Rectory was in place by Easter 1907 in a location on the west side of Edgedale Road, north of the Church and overlooking the Rosedale Ravine (its original location is illustrated on Goad’s Atlas for 1910 updated to 1912, which is included in Section 6 of this report). With the completion of the Prince Edward (Bloor Street) Viaduct in 1918, Bloor Street was extended eastward along the north edge of the church lands. As a result of the traffic, and in particular the noise from the street cars, church representatives decided to relocate the rectory to the west end of St. Simon’s Church precinct, a move that was considered less expensive than acquiring off-site accommodation for the rector. St. Simon’s Rectory was in place on the east side of Glen Road by September 1922, and it continued to house church personnel until 1951 when the property was sold and the house converted into a multiple residential units.

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<sup>5</sup> Robertson, 96

## Eden Smith, Architect

Toronto architect Eden Smith received the commission to design St. Simon's Rectory as the result of his previous association with St. Simon the Apostle Church. Plans for the church were prepared in 1887 by the local architectural firm of Strickland and Symons with Eden Smith as the lead designer. The unique Arts and Crafts styling of St. Simon's Church became the hallmark of Eden Smith's subsequent buildings.

Born and educated in Birmingham, England, Eden Smith immigrated to Canada in the 1880s where he joined Strickland and Symons as a draughtsman. Eden Smith embarked on a solo career in 1891 (apart from a brief association with architect Eustace C. Bird) and practiced with one or both of his sons beginning in 1906. While undertaking commissions for churches, banks and schools, Eden Smith was best known for his residential designs that reflected his adherence to Arts and Crafts design principles. Co-founder of the Toronto 18 Club and the Arts and Crafts Society of Canada, in his practice Eden Smith drew from the craftsmanship of English designer William Morris and the ideals of architect Richard Norman Shaw.

In 1906, Eden Smith and Son received the commission for St. Simon's Rectory and Parish House (Sunday School). Smith returned to the site in 1922 to supervise the relocation of the Rectory on the church grounds. As part of the commission, Smith's firm supervised the laying of a new foundation and the reconstruction of the chimneys.

### iii. ARCHITECTURAL DESCRIPTION

As designed by architect Eden Smith, St. Simon's Rectory reflects Period Revival styling with Arts and Crafts principles. The Period Revival style was among the most fashionable of the early 20<sup>th</sup> century, which drew upon European precedents, particularly rural vernacular architecture that blended classical (Jacobean) and medieval (Tudor) design elements. Architectural features and building materials identified with the pre-industrial era were embraced by architects and designers who adhered to Arts and Crafts principles. The rectory's distinctive roofline, asymmetrically placed entrances and casement type windows are typical of the Period Revival features that were part of Eden Smith's design vocabulary. When relocated, the rectory retained its original orientation with the principal façade and main entrance facing west.

Clad with brick and trimmed with brick, stone and wood, St. Simon's Rectory features an irregularly-shaped 2½-storey plan. The hipped roof has dormers and tall brick chimneys, with the chimney on the west slope set on an angle. The openings on the principal (west) façade are asymmetrically placed, with the main entrance protected by an open gable-roofed porch. On all of the elevations, the fenestration has segmental-arched openings, many of which contain multi-pane windows. An oriel window marks the west façade, and a secondary entry is placed on the south wall.

iv. CONTEXT

Found in the Howard Street neighbourhood, St. Simon’s Rectory is located on the east side of Glen Road in the first block north of Howard Street. Set back from the street, the rectory is located directly north of the Roslyn Apartments at 1 and 7 Glen Road and opposite the surviving Glen Road Houses at 6-16 Glen Road. While its scale and appearance as a house form building complement the other residential structures on Glen Road, it is also related in its location, history and design to the neighbouring St. Simon’s Church that adjoins the site to the east.

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

**Representative Example of a Style and Type with a High Degree of Craftsmanship –** While St. Simon’s Rectory is an early 20<sup>th</sup> century residential building designed as part of a church precinct, its architectural significance lies in its well-crafted Period Revival design influenced by Arts and Crafts principles as interpreted by the important Toronto architect Eden Smith.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>X</b>
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>X</b>

**Institution –** As the setting of the building historically known as St. Simon’s Rectory, the property at 9 Glen Road is associated with the adjacent St. Simon the Apostle (Anglican) Church, an institution of significance to the Howard Street neighbourhood. The congregation was established to serve the local population in the area southeast of present-day Bloor Street East and Sherbourne Street, as well as worshippers from the burgeoning suburb of Rosedale to the north. Over a century later, St. Simon’s Church

remains a local landmark in the Howard Street neighbourhood, serving as a spiritual and social resource for the adjoining St. Jamestown community. While St. Simon’s Rectory is no longer functionally related to the church, it remains linked to the institution through its history and proximity.

**Architect** – St. Simon’s Rectory was designed by Eden Smith, who was among Toronto’s most influential architects of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Influenced by William Morris and his circle, Smith is credited with introducing and popularizing Arts and Crafts principles in Toronto, first through his plans for the Church of St. Thomas (1892) on Huron Street, followed by his residential commissions for fellow artists in the High Park and Wychwood Park neighbourhoods. In a career that included local landmarks such as the Studio Building (1913) in Rosedale and the Spruce Court and Riverdale Court Apartments (1913) in Riverdale, Smith is perhaps best-known for developing “an original Arts and Crafts house appropriate for Toronto and southern Ontario – a process that influenced domestic architecture in Ontario over the next quarter century and helped provide the groundwork for 20<sup>th</sup> century housing design.”<sup>6</sup> This design aesthetic was applied to St. Simon’s Rectory.

<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** – St. Simon’s Rectory 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 St. Simon’s Rectory is an integral part.

**Surroundings** – St. Simon’s Rectory is visually and historically linked to its surroundings in the Howard Street neighbourhood. While originally found on Edgedale Road, the rectory has been in its current location for nearly a century. On Glen Road, the setback of St. Simon’s Rectory from the street links it to the St. Simon the Apostle (Anglican) Church precinct directly east, while its scale and function associate it with the group of residential buildings on Glen Road to the south and west.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 9 Glen Road has cultural heritage value as a well-crafted church rectory designed by the important Toronto architect, Eden Smith, which is historically associated with the adjoining St. Simon the Apostle (Anglican) Church. While St. Simon’s Rectory has individual design and associative merits, it also contributes

<sup>6</sup> Brown, 1

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 it is historically and visually linked.

## 5. SOURCES

### Archival Sources

Abstract Indices of Deeds, Plan 360, Lots 5-6, and Plan E238, Part Block A  
Annual Reports, St. Simon the Apostle Church, 1906, 1907 and 1922, Archives of the Anglican Diocese of Toronto  
Assessment Rolls, City of Toronto, St. David's Ward, 1886-91, and Ward 2, Division 2, 1892 ff.  
Building Files, St. Simon's Rectory, Archives of the Anglican Diocese of Toronto  
Building Records, plans for alterations and additions to 9 Glen Road, 1951-57  
City of Toronto Directories, 1887 ff.  
Goad's Atlases, 1884, 1890, 1894, 1899, 1903, 1910 revised to 1912, 1910 revised to 1923, and 1931 revised to 1941  
Minutes, St. Simon's Church Vestry Meetings, Toronto, 1906  
Photographs, St. Simon's Rectory, City of Toronto Archives, Fonds 200, Series 372, Bloor Street Viaduct, 1913-14  
Underwriters' Insurance Atlas, 1931 updated to 1941

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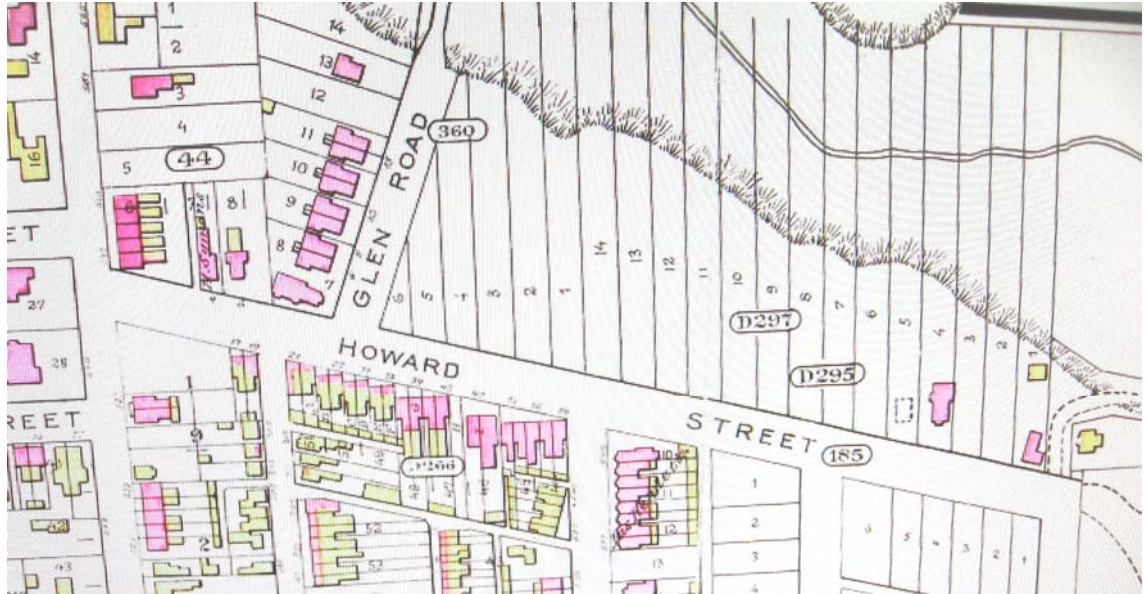
## 6. IMAGES



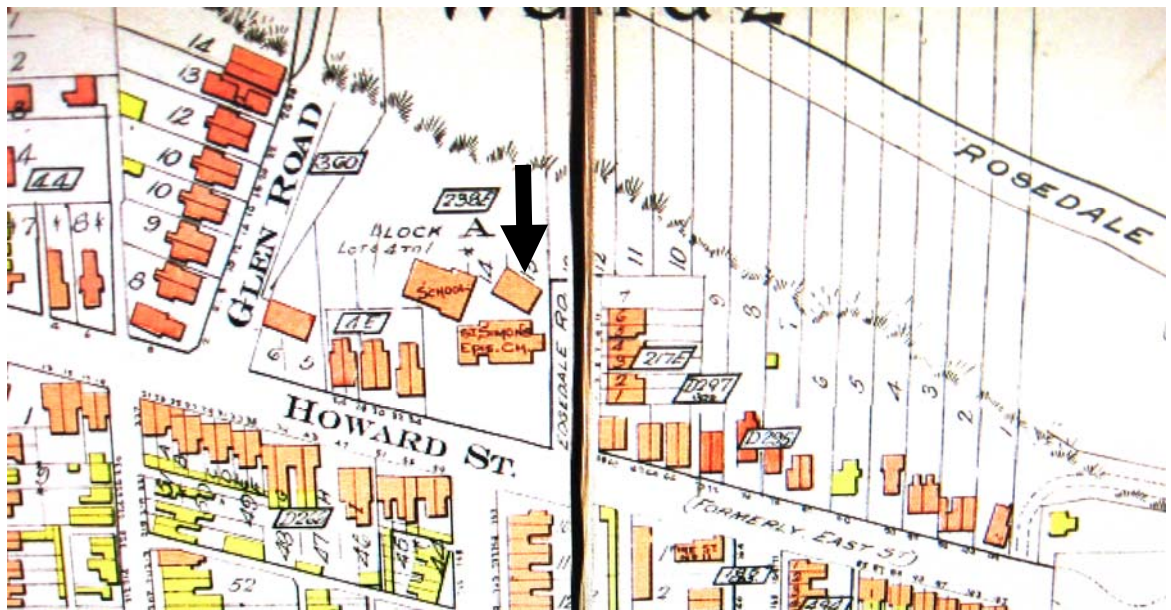
St. Simon's Rectory is shown in its original location on the west side of Edgedale Road, north of St. Simon the Apostle Church and Sunday School, in 1913 (Source: City of Toronto Archives, Fonds 200, Item 66, March 14, 1913)



Photograph of St. Simon's Rectory in its location on Glen Road, with the St. Simon the Apostle (Anglican) complex in the background (right), 2010



Extract, Goad's Atlas, 1884, showing the development of the Howard Street neighbourhood to that date (Source: City of Toronto Archives)

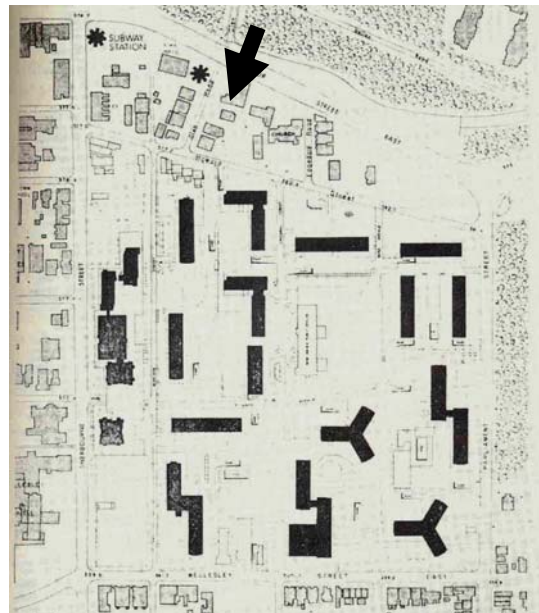
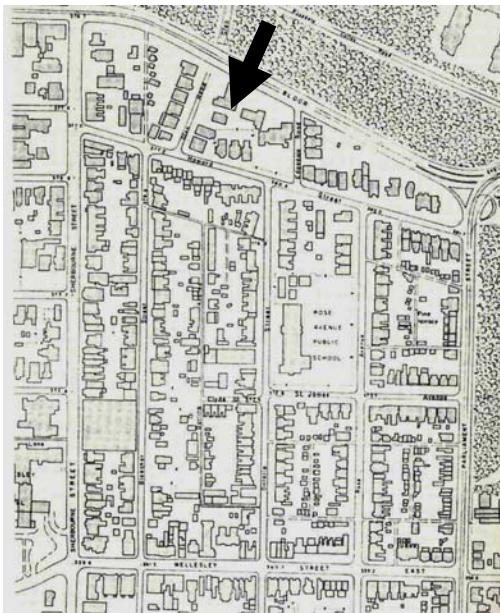


Extract, Goad's Atlas, 1910 revised to 1912, showing St. Simon's Rctory in its original location on Edgedale Road (the arrow marks the site) (Source: City of Toronto Archives)





Extract, Underwriter's Insurance Atlas, 1931 revised to 1941, showing St. Simon's Rectory after its move to Glen Road (Source: City of Toronto Archives)



Property data maps, showing the context of the property at 9 Glen Road prior to and following the development of St. Jamestown (the arrows mark the locations of the former rectory) (Source: Sewell, 164-165)

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**WILLIAM MUIR HOUSES  
2 GLEN ROAD AND 8 HOWARD STREET**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010



## 1. DESCRIPTION



8 Howard Street (south façade, left) & 2 Glen Road (south elevation, right)

Cover: 2 Glen Road (east façade)

<b>2 Glen Road and 8 Howard Street: William Muir Houses</b>	
ADDRESS	2 Glen Road & 8 Howard Street (northwest corner of Glen Road & Howard Street)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 360, Part Lots 7 & 8
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	William Muir Houses
CONSTRUCTION DATE	1884
ORIGINAL OWNER	Reverend William Muir, minister
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Residential and Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Arthur Coleman, contractor (attribution) <sup>7</sup>
DESIGN/CONSTRUCTION	Brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Toronto Bay-n-Gable
ADDITIONS/ALTERATIONS	2 Glen Road: 1978, north addition, Philip Carter, architect; 8 Howard Street: 1965 & 1970, storefronts altered
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2010

<sup>7</sup> No building permit was found for the properties to identify an architect or contractor. However, according to the tax assessment rolls for the mid 1880s, William Muir co-owned the properties with William A. (Arthur) Coleman, who was identified as a contractor in the city directories for this era Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 2 Glen Road and 8 Howard 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
1881	Edgar Jarvis registers Plan 360, subdividing the lands north of present-day Howard Street, east and west of Glen Road
1882	William Muir purchases Lots 7 & 8 under Plan 360
1883	The lands remain vacant in 1883 according to the tax assessment rolls and city directories
1884 Sept	The house at 2 Glen Road is in place but vacant, while its neighbour at 8 Howard Street is completed and occupied by barrister William Reeve
1884	The attached houses are illustrated on Goad's Atlas, the first documenting this neighbourhood
1886	Muir sells the property at 2 Glen Road to George K. Hackborn, while contractor Arthur Coleman's heirs retain the site at 8 Howard Street until 1959
1941	The Underwriters' Insurance Atlas for 1931, updated to 1941, illustrates the commercial businesses occupying #8 Howard
1978	Building application to add north addition to 2 Glen Road according to the plans of architect Philip Carter

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The adjoining properties at 2 Glen Road and 8 Howard 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), as well as 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 William Muir Houses are surviving reminders of the historical setting of the area.

### William Muir Houses

The William Muir Houses are located on the northwest corner of Glen Road and Howard Street on land that was subdivided under Plan 360 in 1881 by Edgar Jarvis. As a nephew of Sheriff William Botsford Jarvis, the original settler of Rosedale, Edgar Jarvis became a prominent developer in the neighbourhood. Extending his holdings south of the Rosedale Ravine, Jarvis oversaw the construction of the first iron bridge on Glen Road to connect the two areas. In November 1882, Reverend William Muir purchased four of Jarvis’s building lots along the west side of Glen Road, north of Howard Street. Muir, who served as the chief editor of “The Canadian Baptist” periodical, developed the lots in conjunction with local contractor W. A. (Arthur) Coleman whose name appeared on the tax assessment rolls as the co-owner of the properties. The houses at 2 Glen Road and 8 Howard Street were completed by 1884, with only #8 Howard occupied at that time by barrister William Reeve. Muir sold the property at 2 Glen Road in 1886, but Coleman’s heirs retained the adjoining site at #8 Howard until the late 1950s. The properties were altered over time, with #8 Howard converted to commercial uses with the addition of storefronts (as illustrated in the atlas updated to 1941 that is included in Section 6 of this report). Its neighbour at #2 Glen Road underwent more extensive changes, with the alteration to the roof and the addition of a north wing that was designed to complement the existing building in scale and details yet be distinguished as new construction. The house is shown prior to alterations in the archival photograph reproduced in Section 6.

The William Muir Houses adjoined the series of semi-detached house form buildings that Reverend Muir developed on his Glen Road lots. North of the subject properties, he

commissioned four pairs of complementary semi-detached houses at #6-20 Glen Road that were constructed during the same period (the pair at #18-20 was demolished).<sup>8</sup> As a result, only the trio of buildings at #6-8, #10-12 and #14-16 survive today. Toronto City Council stated its intention to designate the latter sites in 2007.

### iii. ARCHITECTURAL DESCRIPTION

The William Muir Houses at 2 Glen Road and 8 Howard Street were designed as neighbouring house form buildings that display the mixture of classical and medieval design elements that were typical of late 19<sup>th</sup> century residential housing in Toronto. With the combination of bay windows beneath gable roofs, the buildings reflect the quintessential Toronto type dubbed the “Bay-n-Gable” house, “a distinctive form of double and row house that appeared all across the city.”<sup>9</sup> The style was purportedly introduced to Toronto in 1875 with the appearance of the Struthers-Ross House in Yorkville.

The William Muir House at 2 Glen Road rises 2½ stories under a cross-gable roof. Clad with red brick with decorative detailing in contrasting buff brick and stone and wood trim, the principal (east) façade is organized into two bays. The main entrance is placed in the right bay where double wood doors with glass inserts are surmounted by a transom. The single-storey square bay window in the left bay contains segmental-arched openings, which are repeated in the second-storey fenestration. A diminutive round-arched opening is introduced in the apex of the gable. The window shapes and detailing are repeated on the south elevation overlooking Howard Street, where the wall is extended by a two-storey bay window that is highlighted with pattern brickwork. The west wall (which is concealed by the structure at #8 Howard), the alterations to the roof, the addition of door and window openings, and the north wing that dates to 1978 are not identified as heritage attributes.

The adjoining building at 8 Howard Street displays a 2½-storey rectangular plan that is covered by a cross-gable roof with a gabled dormer on the south slope and a brick chimney. Clad with red brick (now painted) and trimmed with brick, stone and wood, the principal (south) façade faces Howard Street where a two-storey bay window with wood detailing is placed beneath the gable end wall. The lower floor is concealed by the addition of storefronts, and a sunporch is enclosed in the upper storey. The latter alterations and the changes to the fenestration are not identified as heritage attributes, along with the rear (north) wall. The west wall is viewed from the adjoining laneway.

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<sup>8</sup> Glen Road was impacted by the extension of Bloor Street that accompanied the construction of the Prince Edward (Bloor Street) Viaduct, the replacement and widening of the Glen Road Bridge and, in the 1960s, the opening of the Bloor-Danforth Subway line

<sup>9</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*, 2003



iv. CONTEXT

Found in the Howard Street neighbourhood, the William Muir Houses are located on the northwest corner of Glen Road and Howard Street. To the north, they are adjoined by the surviving trio of complementary semi-detached houses at 6-16 Glen Road. #2 Glen Road faces the Roslyn Apartments at 1 and 7 Glen Road, while #8 Howard Street overlooks the north entrance to Bleeker Street with the William McBean Stores and Houses at #21-35 Howard to the east. As anchor buildings at the corner of Glen and Howard, the William Muir Houses support the scale of the Howard Street neighbourhood and, with the Roslyn Apartments, opposite, mark the entrance to Glen Road.

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 Examples of a Style and Type** – The William Muir Houses are late 19<sup>th</sup> century house form buildings that bear elements of the popular Toronto Bay-n-Gable style, which is identified by the characteristic combination of bay window beneath a gabled roof. The house form buildings are important in relation to the neighbouring Glen Road Houses at 6-16 Glen Road that share a common heritage, setback and design aesthetic. While altered, the integrity of the William Muir Houses remains intact in the bay windows, gabled roofs, and the scale, form and massing of the original facades.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
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 2 Glen Road and 8 Howard 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 William Muir Houses 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 William Muir Houses are integral parts.

**Surroundings** – The William Muir Houses are visually and historically linked to their surroundings in the Howard Street neighbourhood. Anchoring the northwest corner of Howard Street and Glen Road, the William Muir Houses are related in their appearance and provenance to the adjoining Glen Road Houses (#6-16 Glen) directly north, and share their residential character and scale with the neighbouring Roslyn Apartments (1 and 7 Glen Road), St. Simon’s Rectory (#7 Glen), and William McBean Stores and Houses (21-35 Howard Street).

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 2 Glen Road and 8 Howard Street have cultural heritage value as surviving late 19<sup>th</sup> century residential housing in the Howard Street neighbourhood, which also contribute 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 they are visually and historically linked.

#### 5. SOURCES

##### Archival Sources

Abstract Indices of Deeds, Plan 360, Lots 7 & 8

Assessment Rolls, City of Toronto, St. Thomas’s Ward, 1884-91, and Ward 2, Division 2, 1892 ff.

Building Records, plans for alterations and additions to 2 Glen Road, 1978, and 8 Howard Street, 1956-70

City of Toronto Directories, 1884 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 updated to 1941

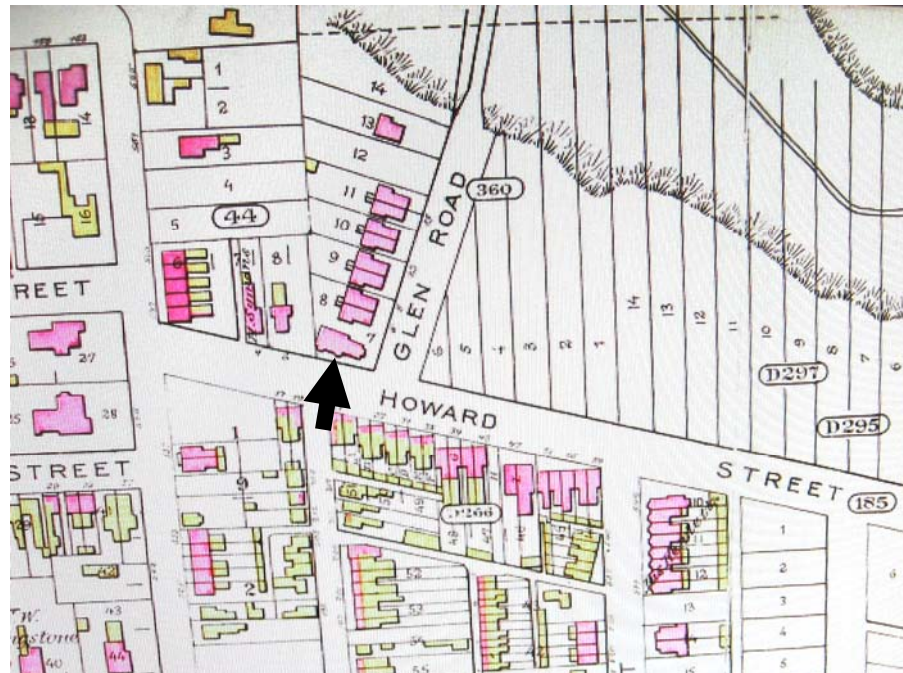
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Crawford, Bess Hillery, Rosedale, 2000  
Cruikshank, Tom, and John De Visser, Old Toronto Houses, 2003  
Lundell, Liz, The Estates of Old Toronto, 1998  
Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1998  
McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989  
Sewell, John, The Shape of the City, 1993

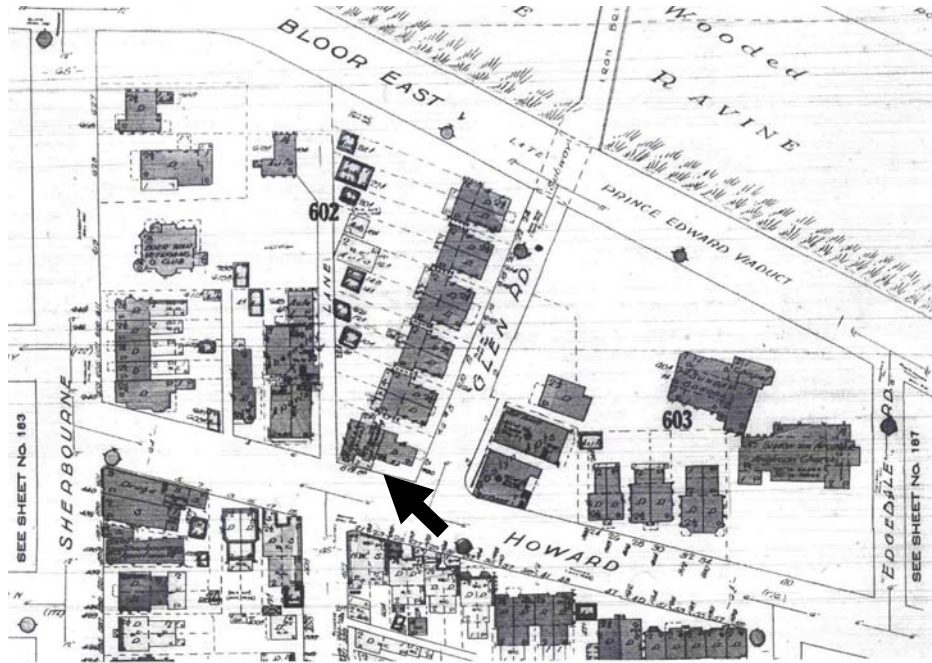
## 6. IMAGES



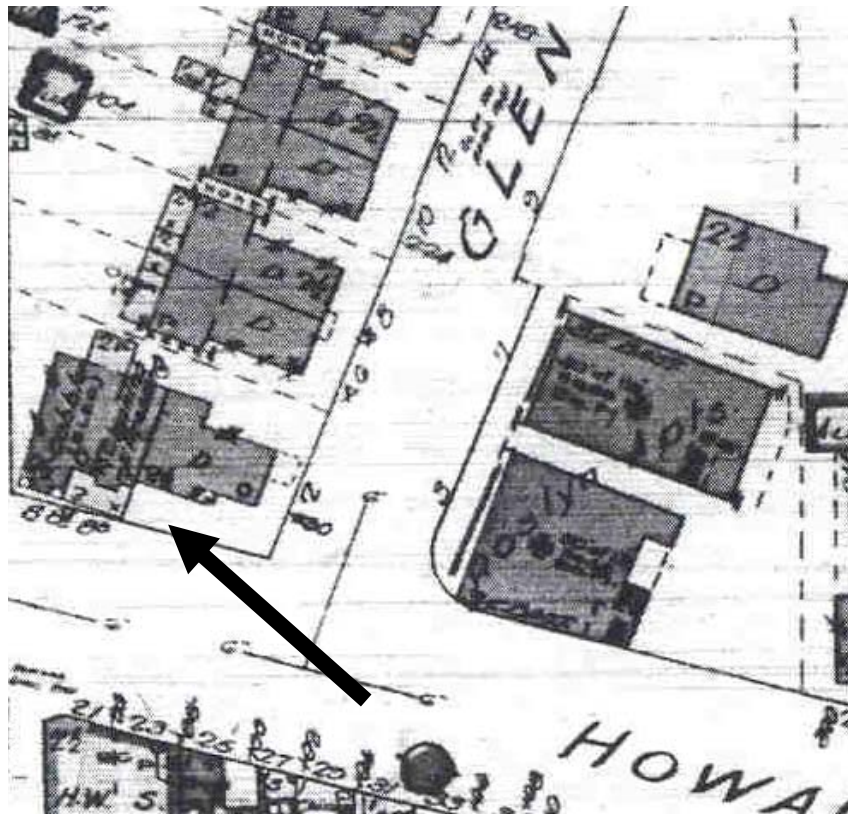
View of the west side of Glen Road at Howard Street in 1913, with the properties at 2 Glen Road & 8 Howard Street (left), and showing the east façade of the William Muir House at 2 Glen Road (Source: City of Toronto Archives, Fonds 200, Item 70, March 14, 1913)



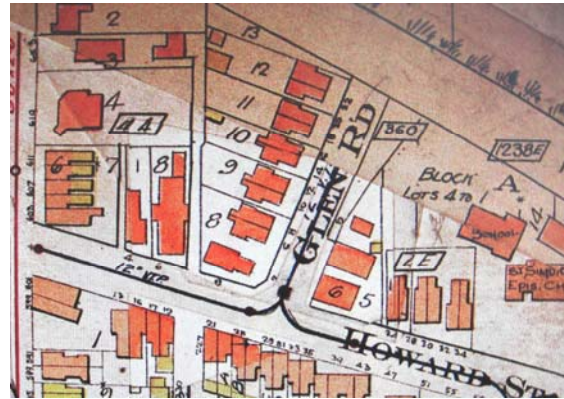
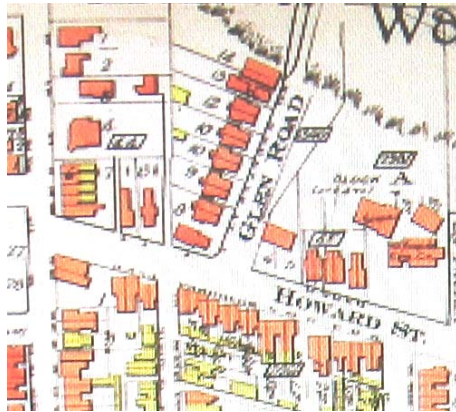
Extract, Goad's Atlas, 1884, showing the attached houses at 2 Glen Road and 8 Howard Street in place, and the development of the Howard Street neighbourhood to date (Source: City of Toronto Archives)



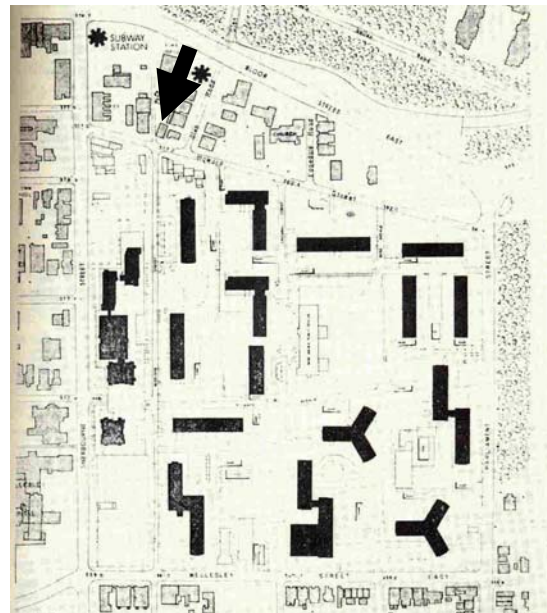
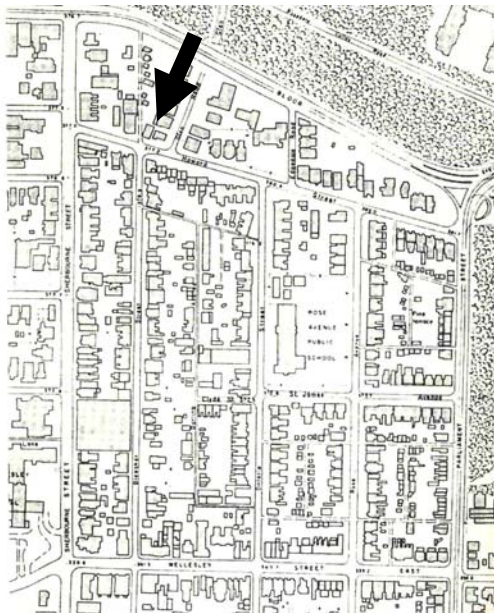
Extract, Underwriter's Insurance Atlas, 1931 revised to 1941, where the property at 8 Howard Street is shown in commercial use. The site is enlarged in the next image, below (Source: City of Toronto Archives)







Extracts from the Goad's Atlas for 1910 updated to 1912 (left) and 1923 (right), showing the impact of the extension of Bloor Street East on the Glen Road properties with the removal of buildings at the north end of the street (Source: City of Toronto Archives)



Property data maps, showing the context of 2 Glen Road and 8 Howard Street prior to and following the development of St. Jamestown (the arrows mark the locations of the subject properties) (Source: Sewell, 164-165)

**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>10</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>10</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>11</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.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression,	X

<sup>11</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  
Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

material or construction method	
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

**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.

<b>Historical or Associative Value</b>	
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.

<b>Contextual Value</b>	
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

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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)

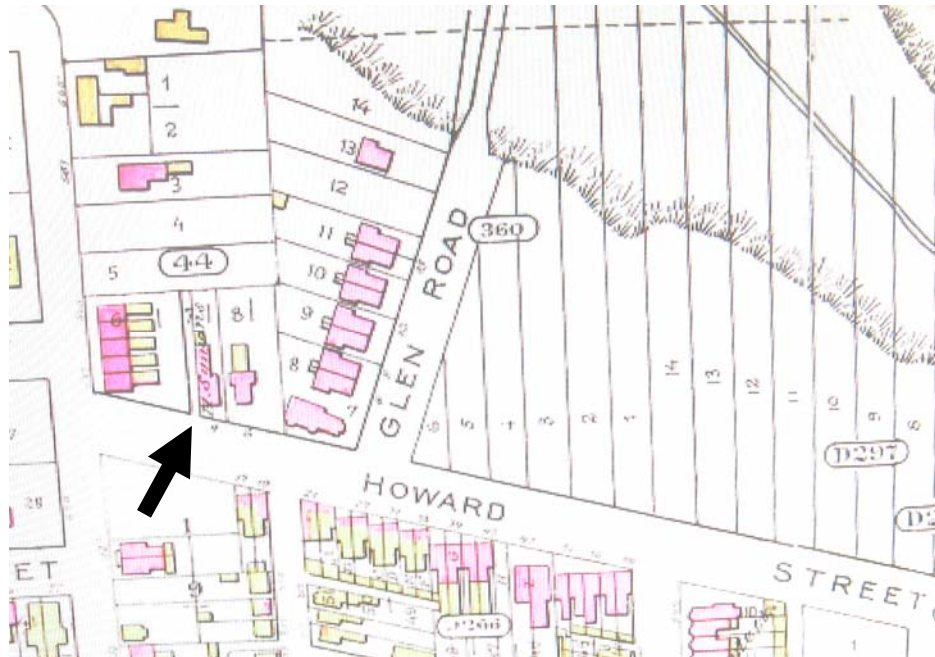


Photograph of the Sherbourne Lanes housing project at 277-279 Sherbourne Street that incorporates Second Empire-styled houses with two-storey bowed bay windows similar to the one found on the Henry Joselin House (Source: Old Toronto Houses, 83)





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)

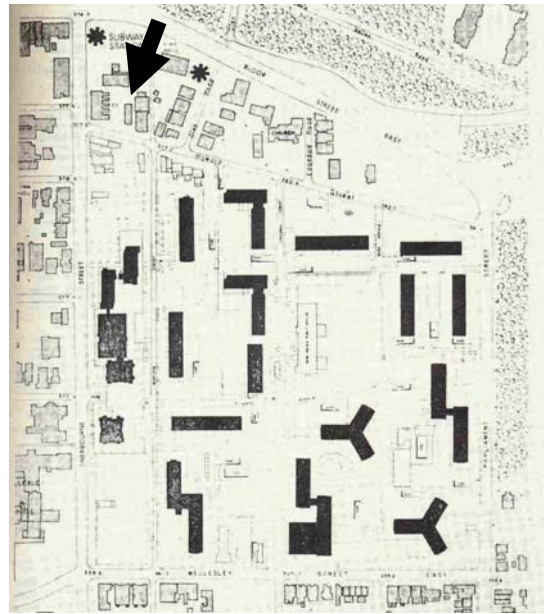
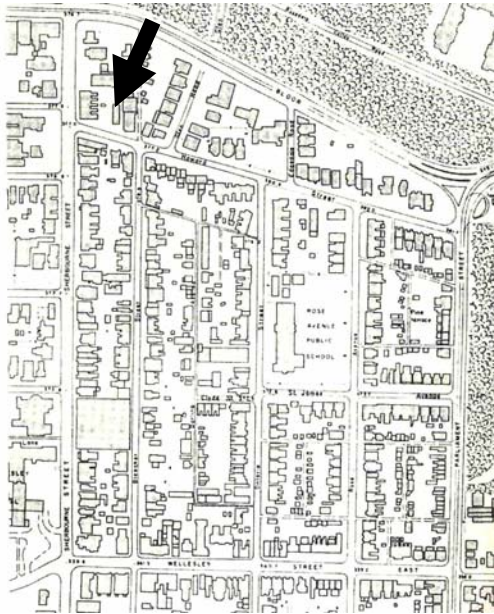


Extract, Goad's Atlas, 1884, showing the building at 4 Howard Street and the extent of the build up of the Howard Street neighbourhood at that time (Source: City of Toronto Archives)





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)

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**WILLIAM MCBEAN STORES AND HOUSES  
21-35 HOWARD STREET, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010



## 1. DESCRIPTION



William McBean Houses at 25-35 Howard Street, with #35 on the left. The William McBean Stores at 21-23 Howard Street are shown on the right and on the cover of this report

<b>21-35 Howard Street: William McBean Store and Houses</b>	
ADDRESS	21-23, 25-27, 29-31 & 33-35 Howard Street (south side, east of Bleeker Street)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	21 Howard: Plan D172, Part Lot 51; 23, 25, 29-31 & 31-35 Howard: Plan 266, Lots A-E; 27 Howard: Plan D172, Part Lot 50
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	William McBean Stores and Houses
CONSTRUCTION DATE	1876
ORIGINAL OWNER	William McBean, builder
ORIGINAL USE	Commercial & Residential
CURRENT USE*	Commercial and Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	William McBean, builder (attribution) <sup>12</sup>
DESIGN/CONSTRUCTION	Brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	25 Howard: c. 1988, rear addition; 27 Howard: 1982, 3 <sup>rd</sup> floor addition
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2010

<sup>12</sup> While building permits do not survive for the 1870s, William McBean was listed in City Directories and other publications as a Toronto builder and realtor  
Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 21-35 Howard 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
1874	Plan D172 is registered on lands owned by "Miss MP Sullivan", including the properties on the south side of East (now Howard ) Street & east of Bleeker Street; following registration of the plan, William McBean acquires a series of buildings lots along East Street
1875	In April 1875, McBean's properties remain vacant according to the tax assessment rolls
1876	By April 1876, McBean is identified in the tax assessment rolls as the owner of eight "unfinished houses" on the south side of East Street, directly east of Bleeker Street
1877	In 1877, the city directory first records the addresses at #21-35 Howard
1878	William McBean registers Plan D266 as a further subdivision of the lands along the south side of East (now Howard) Street
1884	The buildings are illustrated on Goad's Atlas for 1884
1974	Toronto City Council lists the properties on the City of Toronto Inventory of Heritage Properties

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The properties at 21-35 Howard 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), as well as 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 William McBean Stores and Houses at 21-35 Howard Street are surviving reminders of the historical setting of the area.

#### William McBean Stores and Houses

The properties at 21-35 Howard Street are located on the southeast corner of Howard Street and Bleeker Street. The area south and east of Sherbourne Street and East (now Howard) Street was first subdivided into building allotments in 1874, after which William McBean acquired land in the 70-lot subdivision. Described in contemporary accounts as a “real estate owner and dealer”, McBean founded the McBean and Brother Building Company and constructed over 200 houses in the twenty-period between 1865 and 1885.<sup>13</sup> McBean was “generally considered as the pioneer of the northeastern section of the city,” which included the Howard Street neighbourhood.<sup>14</sup>

McBean retained some of the lots in his new subdivision, which remained vacant in 1875. By April 1876, he was assessed for eight unfinished houses on the south side of East Street, east of Bleeker. The semi-detached buildings were completed the following year, with some of the units occupied by McBean’s tenants. A grocer and butcher operated businesses in the corner building at #21-23 Howard, while the occupants of the three sets of semi-detached dwellings included a minister, widow, traveller and merchant. In 1878, McBean registered another smaller plan of subdivision on Howard Street between Bleeker Street and Ontario Street, after which he began selling the properties at 21-35 Howard Street. McBean oversaw the construction of additional buildings on the south side of Howard Street as illustrated on Goad’s Atlases for the late 19<sup>th</sup> century. The buildings east of the subject properties were demolished by the end of the 1950s.

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<sup>13</sup> History of Toronto and the County of York, 349

<sup>14</sup> Ibid, 349

### iii. ARCHITECTURAL DESCRIPTION

The William McBean Stores and Houses are designed in the Second Empire style with the distinctive mansard (double slope) roofs that are its distinguishing feature. The origins of the style date to mid-19<sup>th</sup> century France and the revitalization of Paris with the appearance of the New Louvre. Blending elements from Italian Renaissance and classical French architecture, the Second Empire was named for the reign of Napoleon III. Transported to North America, the style was first favoured for institutional buildings. In Toronto, the first residential application of the Second Empire style was the Lieutenant-Governor of Ontario's official residence at King Street West and Simcoe Street (completed in 1870, the site is the location of present-day Roy Thomson Hall and illustrated in Section 6 of this report). Afterward, the Second Empire style appeared on both grand and modest buildings with different uses throughout the city.

The William McBean Stores at the southeast corner of Howard Street and Bleeker Street consist of 2½-storey semi-detached buildings that are clad with red brick and trimmed with contrasting buff brick, stone and wood. The rectangular plans are covered with mansard roofs with decorative slate shingles, paired brackets and round-headed dormers with wood detailing. The highlight of the design is the angled northwest corner, which is embellished with quoins that also mark the outer edges of the north and west elevations. Above the first-floor storefronts (which have been altered over time and are not described as heritage attributes) and on the exposed west wall, round-arched openings display hood moulds, keystones, corbels and, on the windows, sills with brackets. A secondary entrance is found on the west wall.

The William McBean Houses consist of three pairs of semi-detached houses, which are attached to the east end of the William McBean Stores. Extending west to east, each pair is set back in relation to its neighbour to follow the angled line of Howard Street. Featuring narrow rectangular plans, the 2½-storey structures have red brick cladding with stone and wood trim, and contrasting buff brick is applied for the window detailing and corner quoins (the façade at #25 Howard has been painted). Firebreak walls with brick chimneys separate the pairs of buildings, with portions of the east elevations exposed (some of the chimneys have been altered). The mansard roofs retain their decorative slate shingles and paired wood brackets. Each pair of buildings has three round-arched dormers with round-arched openings, with the central dormer containing a pair of windows. The semi-detached houses are organized as mirror images with the main entrances in the centre bays and the outer bays stepped forward. The segmental-arched door openings and the round-arched window openings have hood moulds with keystones and corbel stops. The semi-detached houses at #33 and #35 Howard display single-storey bay windows with iron cresting in the outer bays, while the remaining houses have single-storey storefronts (which are not identified as heritage attributes). The entire east elevation of #35 Howard is exposed as the end unit.

iv. CONTEXT

The properties at 21-35 Howard Street are located on the southeast corner of Howard Street and Bleeker Street in the Howard Street neighbourhood. The group of four pairs of adjoining semi-detached buildings represents the only remaining 19<sup>th</sup> century structures on the south side of Howard Street between Sherbourne Street and Parliament Street. The William McBean Stores and Houses are placed opposite the entrance to Glen Road, where they terminate the vista looking south along Glen Road to Howard Street.

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

**Early and Rare Examples of a Style and Type with a High Degree of Craftsmanship**

– The William McBean Stores and Houses are well-designed residential and commercial buildings from the mid 1870s that are among the earliest surviving structures in the Howard Street neighbourhood. The buildings bear the hallmarks of the popular late 19<sup>th</sup> century Second Empire style with the mansard roofs with patterned shingles and round-arched dormers with wood detailing. While the shop fronts have evolved over time, the upper stories of the stores and dwellings display the decorative patterned brickwork that contributes to their visual appeal. With the neighbouring Henry Joselin House at #4 Howard, the William McBean Stores and Houses are the only surviving buildings in the Howard Street neighbourhood designed in the Second Empire style.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
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 21-35 Howard Street.

Contextual Value	
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 William McBean Stores and Houses 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 William McBean Stores and Houses are integral parts.

**Surroundings** – The William McBean Stores and Houses are visually and historically linked to their surroundings in the Howard Street neighbourhood. As the only surviving heritage buildings on the south side of Howard Street between Sherbourne Street and Parliament Street, the William McBean Stores and Houses also anchor the Glen Road intersection. The group is highly visible in the Howard Street neighbourhood, where they are related by their provenance to the surviving row housing at 605 and 607 Sherbourne Street and the Henry Joselin House at 4 Howard Street.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 21-35 Howard Street have cultural heritage value as a group of late 19<sup>th</sup> century semi-detached residential and commercial buildings designed in the Second Empire style that are among the earliest surviving buildings in the Howard Street neighbourhood. While the William McBean Stores and Houses have individual design merit, they also contribute 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 West to which the buildings are historically and visually linked.

#### 5. SOURCES

##### Archival Sources

Abstract Indices of Deeds, Plan D266, Blocks A-E, and Plan D172, Lots 50-51  
 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 21-35 Howard Street, 1948-1996  
 City of Toronto Directories, 1875 ff.

Goad’s Atlases, 1884, 1890, 1894, 1899, 1903, 1910 revised to 1912, 1910 revised to 1923, and 1931 revised to 1941

Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Photograph, Library and Archives Canada, #25590, 1912  
Underwriters' Insurance Atlas, 1931 revised to 1941

### Secondary Sources

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Blumenson, John, Ontario Architecture: a guide to styles and building terms, 1990  
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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: 21-23 Howard Street (right), with 25 Howard Street on the left (April 2010)



In centre, #29-31 (left) & #25-27 Howard (right) (April 2010)



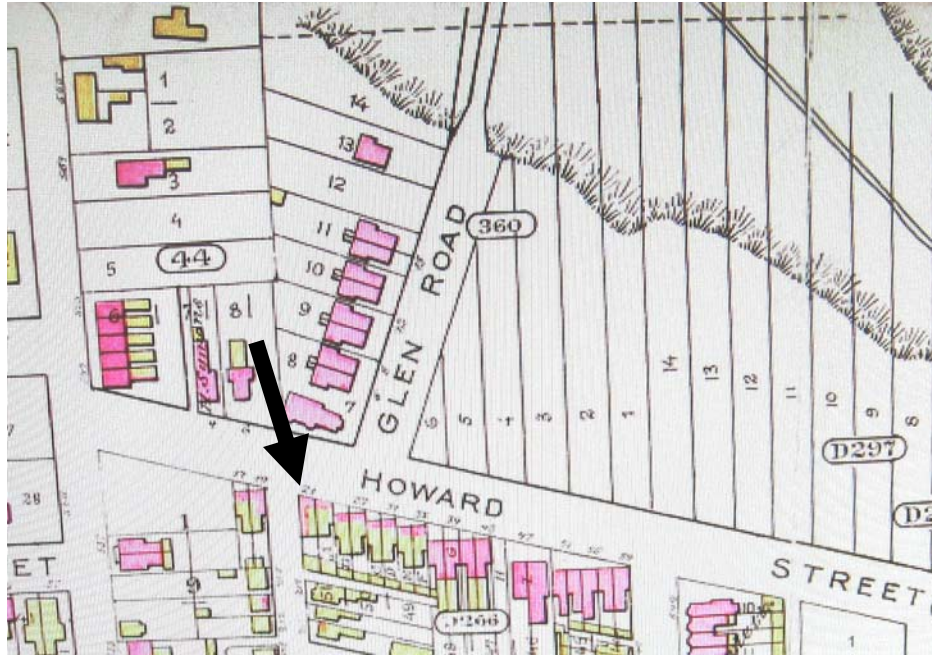


Photograph, 33-35 Howard Street (April 2010)



Photograph of Government House at King Street West and Simcoe Street, which introduced the Second Empire style for residential buildings in Toronto (Source: Library and Archives Canada, #25590, 1912)

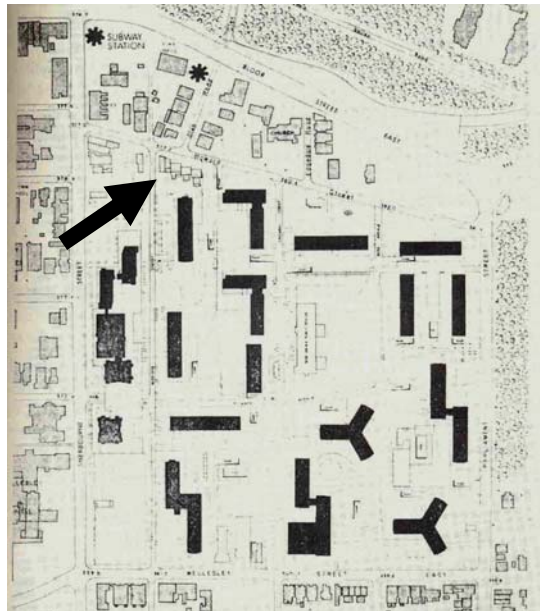
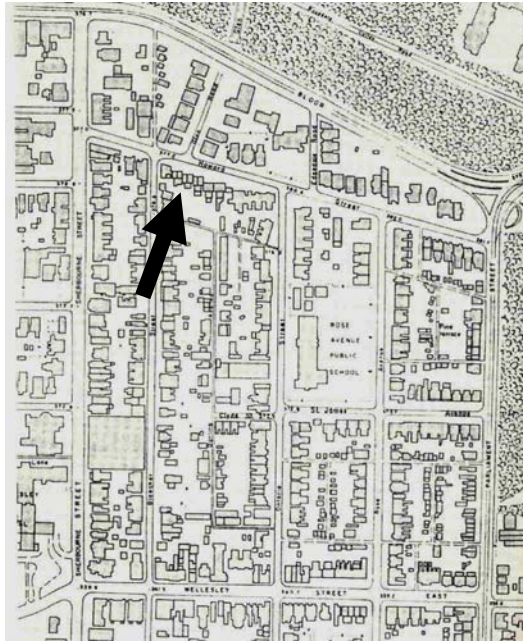




Extract, Goad's Atlas, 1884, showing the properties at 21-35 Howard Street, consisting of four sets of semi-detached buildings with brick-clad north facades (Source: City of Toronto Archives)



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



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



**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**WICKETT-TURNER HOUSES**  
32 AND 34 HOWARD STREET, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010

## 1. DESCRIPTION



Photographs, above and on cover, April 2010

<b>32 &amp; 34 Howard Street: Wickett-Turner Houses</b>	
ADDRESS	32 & 34 Howard Street (north side, east of Glen Road)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 360, Part Lot 2
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	Wickett-Turner Houses
CONSTRUCTION DATE	1901
ORIGINAL OWNER	32: James, John & Eli Wickett 34: Edith Turner
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Residential (#32: City Hostel) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Wickett Brothers, contractors (attribution) <sup>15</sup>
DESIGN/CONSTRUCTION	Red brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Transitional with Queen Anne Revival features
ADDITIONS/ALTERATIONS	32: 1985, 2 <sup>nd</sup> storey addition
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2010

<sup>15</sup> A building permit was not located for these properties  
Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 32 and 34 Howard 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
1881	Edgar Jarvis registers Plan 360, subdividing the lands on the north side of Howard Street, east and west of Glen Road
1900 Jan	Representatives of St. Simon the Apostle (Anglican) Church purchase Lot 2
1900 Dec	The trustees sell part of Lot 2 flanking Howard Street to Toronto contractor Eli Wickett and builders James and John Wickett
1901 Apr	The Wickett Brothers transfer part of their allotment to Edith Turner
1901 June	"Unfinished buildings" at 32 & 34 Howard Street are owned by the Wickett Brothers and Edith Turner and recorded in the tax assessment rolls
1902 June	Edith and Ernest Turner occupy #34 Howard, while its neighbour is now owned by Edna Howe and rented to William Fraser
1912	The semi-detached houses are illustrated on Goad's Atlas

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The properties at 32 and 34 Howard 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 in Goad's Atlases), as well as 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 semi-detached houses at 32 and 34 Howard Street are surviving reminders of the historical setting of the area.

### 32 and 34 Howard Street

The properties at 32 and 34 Howard Street are located on the north side of the street, east of Glen Road, on land that was subdivided under Plan 360 in 1881 by Edgar Jarvis. As a nephew of Sheriff William Botsford Jarvis, the original settler of Rosedale, Edgar Jarvis became a prominent developer in the neighbourhood. Extending his holdings south of the Rosedale Ravine, Jarvis oversaw the construction of the first iron bridge on Glen Road to connect the two areas. While Jarvis sold Lot 2 under Plan 360 in 1882, the land remained undeveloped in January of 1900 when it was acquired by the trustees of the neighbouring St. Simon the Apostle (Anglican) Church. By the end of the year, James, John and Eli Wickett purchased part of the lot flanking Howard Street.

The Wickett Brothers were well known Toronto masonry contractors whose projects included work for the Toronto Board of Education and, in 1905, the expansion of the Ottawa Armories. In the spring of 1901, the Wickett Brothers transferred part of their Howard allotment to Edith E. Turner. This transaction presumably coincided with the beginning of construction, because the tax assessment rolls compiled in June 1901 recorded two "unfinished buildings" on the sites. Following the completion of the structures, Edith Turner and her husband, Ernest, occupied #32 Howard, while the Wickett Brothers sold #34 to Edna Howe.

### iii. ARCHITECTURAL DESCRIPTION

The semi-detached houses at 32 and 34 Howard Street are indicative of the transitional architecture of the turn of the 20<sup>th</sup> century when the richly detailed styles of the late Victorian era gave way to designs that were simpler and restrained by comparison. The dwellings at #32 and #34 Howard display the variety of materials, exaggerated front (south) gable with a monumental bay window, and mixture of decorative elements identified with Queen Anne Revival, which was the most fashionable style for residential

building in the late 1800s and continued in popularity until World War I. However, the symmetry of the design and the repetition of the porches and window types link it to the new century.

The semi-detached houses at 32 and 34 Howard Street extend 2½ stories above a raised stone base with window openings. Clad with red brick and trimmed with brick, stone and wood, the structure is covered by a cross-gable roof. Attention is focused on the principal (south) façade where an oversized gable projects as a frontispiece and displays decorative wood strapwork, shingles, brackets and diminutive window openings. Beneath the gable, the centre of the wall is marked by a wide bay window with flat-headed window openings. A wood cornice extends across the second-floor window openings, while those in the lower storey are highlighted with stone lintels and band courses. The entrances to the units are placed in the outer bays where they are protected by single-storey open porches with classical detailing. #34 Howard retains its wood door with a glass insert. The side elevations (east and west) are identical, with segmental-arched openings with single and double windows, as well as two-sided oriel windows (the alterations to the side elevations made when the buildings were converted to multi-residential uses are not identified as heritage attributes).

iv. CONTEXT

Found in the Howard Street neighbourhood, the properties at 32 and 34 Howard Street are located on the north side of the street, where they are the only surviving residential buildings in the block that extends east from Glen Road to Edgedale Road. On the west, the Roslyn Apartments at 1 and 7 Glen Road anchor the northeast corner of Howard Street and Glen Road, while the St. Simon the Apostle (Anglican) Church precinct is found directly north. The semi-detached houses at #32 and #34 Howard face south toward St. Jamestown.

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

**Well-crafted and Representative Example of Style and Type with a High Degree of Craftsmanship** – The properties at 32 and 34 Howard Street contain well-designed  
 Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

examples of early 20<sup>th</sup> century semi-detached house form buildings that are indicative of the transitional architecture of the era, where evocative Queen Anne Revival elements are balanced in a symmetrical composition that identifies the post-1900 date of the structure.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
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 32 and 34 Howard 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 semi-detached houses at 32 and 34 Howard Street 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 Wickett-Turner Houses are integral parts.

**Surroundings** – The properties at 32 and 34 Howard Street are visually and historically linked to their surroundings in the Howard Street neighbourhood. Constructed after 1900 in the last phase of the historical development of the area, the Wickett-Turner Houses are highly visible features on Howard Street where they are the sole surviving buildings on the north side of the thoroughfare between Glen Road and Edgedale Road.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 32 and 34 Howard Street have cultural heritage value as well-crafted early 20<sup>th</sup> century semi-detached houses that represent the transitional architecture of the era. In addition to their individual design merit, the Wickett-Turner Houses 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 semi-detached houses are visually and historically linked.



## 5. SOURCES

### Archival Sources

Abstract Indices of Deeds, Plan 360, Part Lot 2  
Assessment Rolls, City of Toronto, Ward 2, Division 2, 1900 ff.  
Building Records, plans for alterations and additions to 32 & 34 Howard Street, 1963-86  
City of Toronto Directories, 1901 ff.  
Goad's Atlases, 1903, 1910 revised to 1912, 1910 revised to 1923, and 1931 revised to 1941

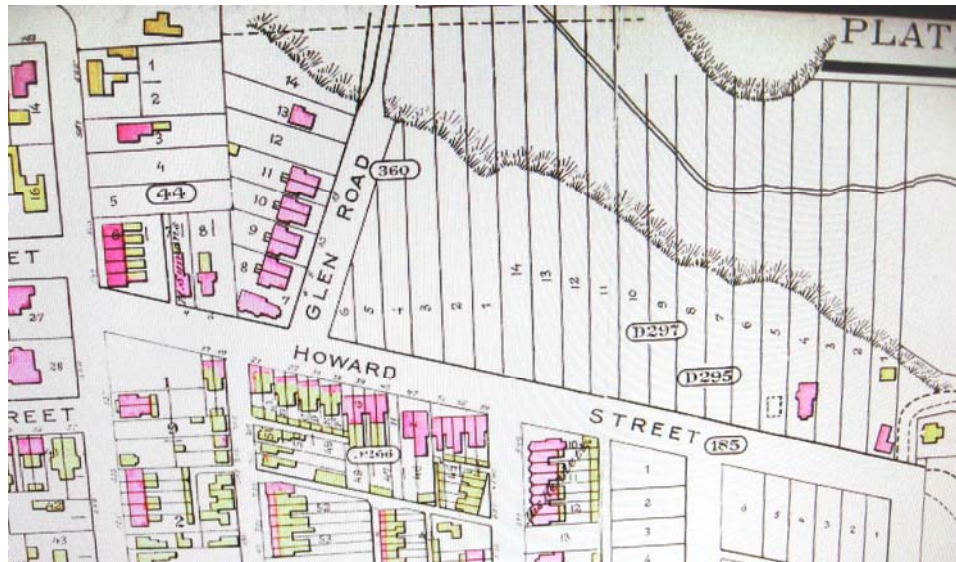
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“Public School Board,” The Globe (August 30, 1898), 2  
Sewell, John, The Shape of the City, 1993  
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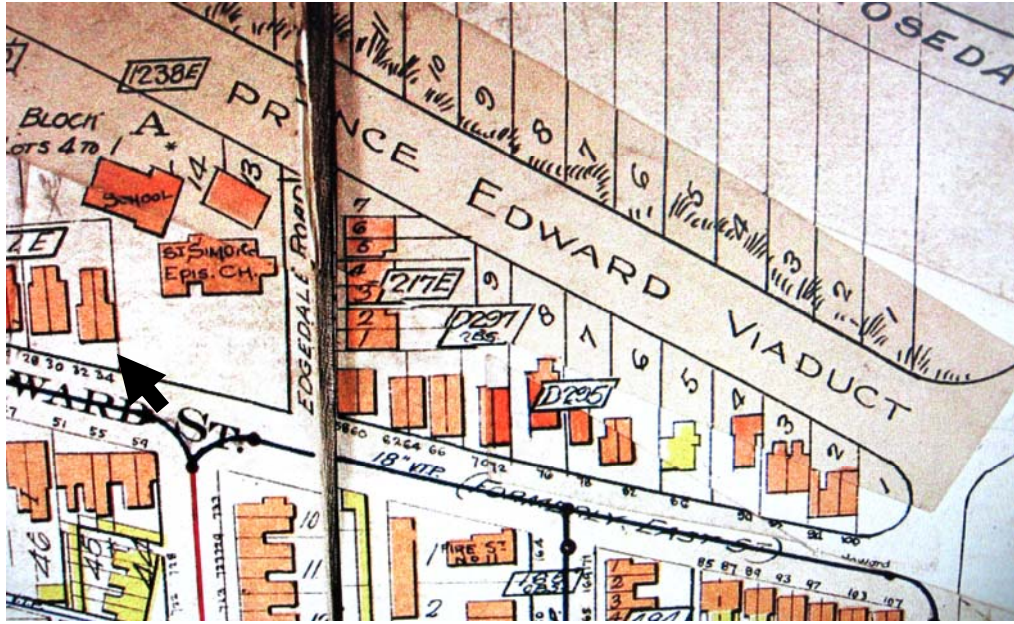
## 6. IMAGES



Photograph of the west elevation of 32 Howard Street, April 2010



Extract from Goad's Atlas, 1884, showing the development of the Howard Street neighbourhood to date (Source: City of Toronto Archives)

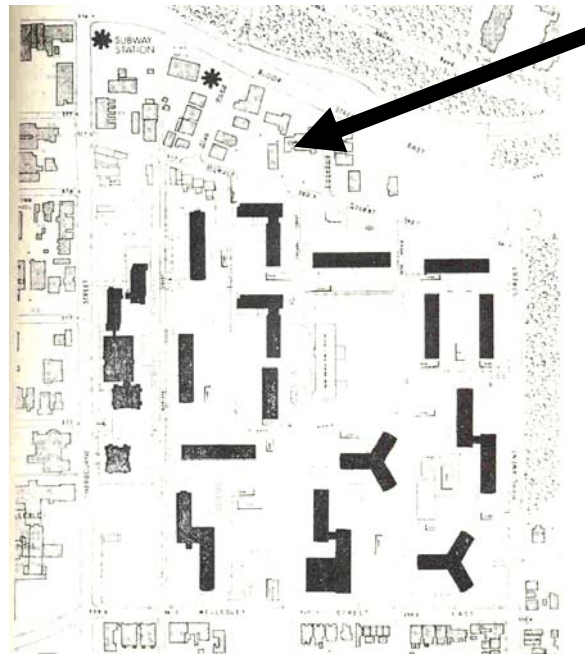
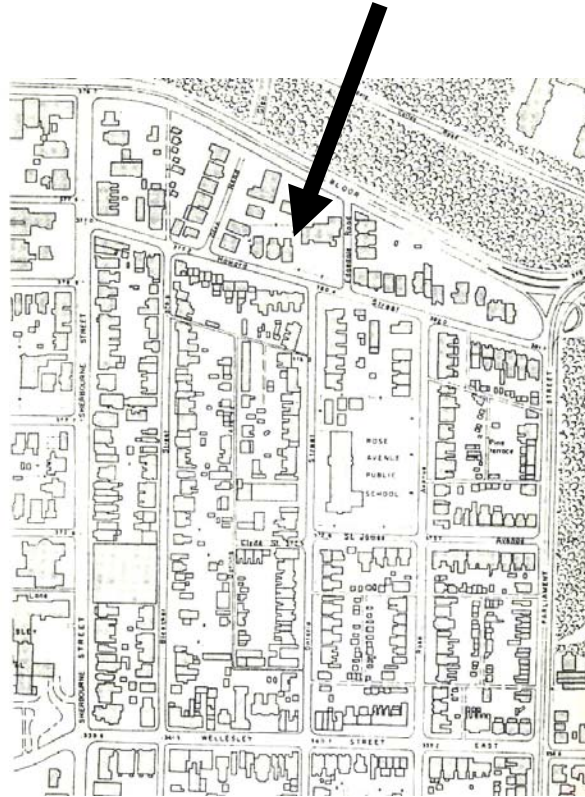


Extract, Goad's Atlas, 1910 revised to 1923, showing the placement and context of the houses at 34 and 34 Howard Street (source: City of Toronto Archives)



Extract, Underwriter's Insurance Atlas, 1931 revised to 1941, showing the Properties at 32 and 34 Howard Street in the context of the immediate neighbourhood (Source: City of Toronto Archives)





Property data maps, showing the context of the properties at 32 and 34 Howard Street prior to and following the development of St. Jamestown (Source: Sewell, 164-165)

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**WILLIAM WHITEHEAD HOUSE**  
76 HOWARD STREET, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010

## 1. DESCRIPTION



76 Howard Street (left) in 1913 (the neighbouring buildings have been demolished)  
(Source: City of Toronto Archives, Fonds 200, Item 120, April 8, 1913)

<b>76 Howard Street: William Whitehead House</b>	
ADDRESS	76 Howard Street (north side, east of Edgedale Road)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D295, Lot 8
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	William Whitehead House
CONSTRUCTION DATE	1887
ORIGINAL OWNER	William Whitehead, commissions merchant
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Residential (multi-residential building) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Not identified <sup>16</sup>
DESIGN/CONSTRUCTION	Brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Queen Anne Revival
ADDITIONS/ALTERATIONS	1949, converted to multiple residence
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>16</sup> The building was constructed during the period when there is a gap in the surviving building permits retained by the City. The name of the architect was not found through a review of periodicals and newspapers



## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 76 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
1879	Plan D295 is registered by Allan McLean Howard, further subdividing the lands on the north side of Howard Street, east of Glen Road
1886	William Whitehead purchases vacant Lot 8
1887	In September, the tax assessment rolls record Whitehead as the owner of an "unfinished house" on Lot 8
1888	A year later, Whitehead is the occupant of the house at 76 Howard (according to the tax assessment rolls and city directory)
1890	76 Howard is illustrated on Goad's Atlas
1949	Building application is filed to convert the dwelling into a three-unit apartment house
1974	Toronto City Council lists the property at 76 Howard Street on the City of Toronto Inventory of Heritage Properties

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The property at 76 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 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 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 William Whitehead House is a surviving reminder of the historical setting of the area.

### William Whitehead House

The property at 76 Howard Street is located on the north side of the street, east of Edgedale Road, on acreage that was subdivided in 1879 as Plan D295 by Allan McLean Howard, a prominent land developer in the east end of Toronto. The subdivision was slow to develop, as illustrated on Goad’s Atlas for 1884. In October of 1886, William Edes Whitehead acquired vacant Lot 8 and, by the following autumn, he was recorded in the tax assessment rolls as the owner of an “unfinished house” on the site. Whitehead advertised his services in the city directories of the time as a commissions' merchant & manufacturers’ agent who represented English industrialists in Toronto. He resided temporarily at #30 Howard before moving into his new residence.

### iii. ARCHITECTURAL DESCRIPTION

The William Whitehead House is designed in the Queen Anne Revival style that was popular for residential buildings in Toronto at the end of the 19<sup>th</sup> century. The Queen Anne Revival drew elements from the medieval and early Renaissance architecture of 16<sup>th</sup>- and 17<sup>th</sup>-century Britain and combined them in designs that were increasingly flamboyant rather than historically accurate. Introduced to Toronto in 1883 with Haddon Hall, the residence of department store entrepreneur Robert Simpson, the style featured picturesque compositions with a mixture of materials, projecting gables and porches, and a variety of window shapes. In examples like the William Whitehead House, “the new taste for gables and the penchant for asymmetry... allowed houses to be shifted so that their principal axes were perpendicular to the street, rather than parallel to it.”<sup>17</sup>

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<sup>17</sup> Kalman, 615

Located on the north side of Howard Street, the William Whitehead House is set back from the thoroughfare with its long 2½-storey asymmetrical plan aligned with the lot lines rather than the street. The detached single-storey structure is clad with red brick (portions of which have been painted), and trimmed with brick, stone, wood and terra cotta under a cross-gable roof. The narrow principal (south) façade is organized in two bays, with the main entrance recessed in the right (east) bay behind a brick porch with a round-arched opening and classical detailing applied in terra cotta. The entry is surmounted by a flat-headed window opening. In the left (west) bay, a two-storey bay window is placed under a projecting gable with paired round-arched window openings and classical detailing in woodwork and shingles. The east elevation has flat-headed window openings, with a half-round opening in the gable, features that are repeated on the west elevation, which also displays a bay window.

iv. CONTEXT

Found in the Howard Street neighbourhood, the William Whitehead House is located on the north side of Howard Street where it stands as the only surviving building in the block between Edgedale Road (west) and Parliament Street (east). When constructed, the house was adjoined by other dwellings (as illustrated on Goad’s Atlas and in the archival photograph included in this report), which have been demolished. With their loss, the building stands out in the streetscape, where it is viewed from many vantage points and faces St. Jamestown and the entrance to Rose Avenue to the south.

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

**Representative Example of a Style and Type with a High Degree of Craftsmanship –**  
 The William Whitehead House is a late 19<sup>th</sup> century house form building with decorative Queen Anne Revival styling that contributes to its architectural significance. The dwelling is distinguished by its classical and medieval-inspired details, its stone and terra cotta detailing, and the sprawling plan, which can be viewed from many vantages points with the removal of the neighbouring buildings.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
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 property at 76 Howard 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 William Whitehead 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 William Whitehead House is an integral part.

**Surroundings** – The property at 76 Howard Street is historically and visually linked to its surroundings in the Howard Street neighbourhood where it anchors the east end of the collection of late 19<sup>th</sup>- and early 20<sup>th</sup>-century buildings comprising the heritage enclave. The William Whitehead House stands out on Howard Street, opposite the historical entrance to Rose Avenue, where it is the last remaining building on the north side of Howard between Edgedale Road and Parliament Street.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 76 Howard Street has cultural heritage value as a late 19<sup>th</sup> century detached house form building designed in the Queen Anne Revival style. While the William Whitehead House has individual design merit, it also contributes 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 house is visually and historically linked.

## 5. SOURCES

### Archival Sources

Abstract Indices of Deeds, Plan 360, Lots 5-6, and Plan E238, Part Block A  
Assessment Rolls, City of Toronto, St. David's Ward, 1886-91, and Ward 2, Division 2, 1892 ff.  
Building Records, plans for alterations and additions to 76 Howard Street, 1914-9-61  
City of Toronto Directories, 1887 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, Series 372, Bloor Street Viaduct, 1913-14  
Underwriters' Insurance Atlas, 1931 revised to 1941

### Secondary Sources

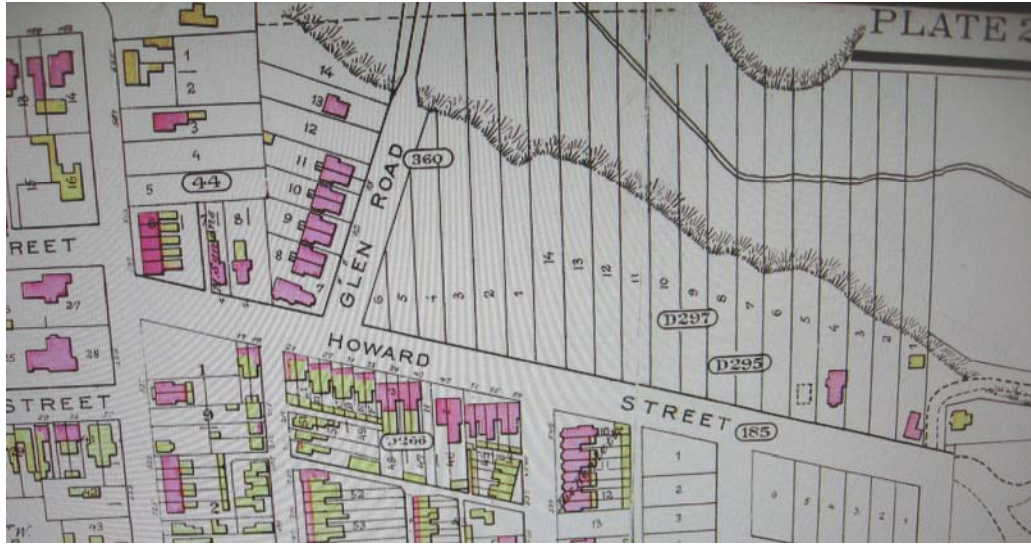
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-----, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992  
Crawford, Bess Hillery, Rosedale, 2000  
Lundell, Liz, The Estates of Old Toronto, 1998  
McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989  
Sewell, John, The Shape of the City, 1993

## 6. IMAGES



Photograph, 76 Howard Street, April 2010



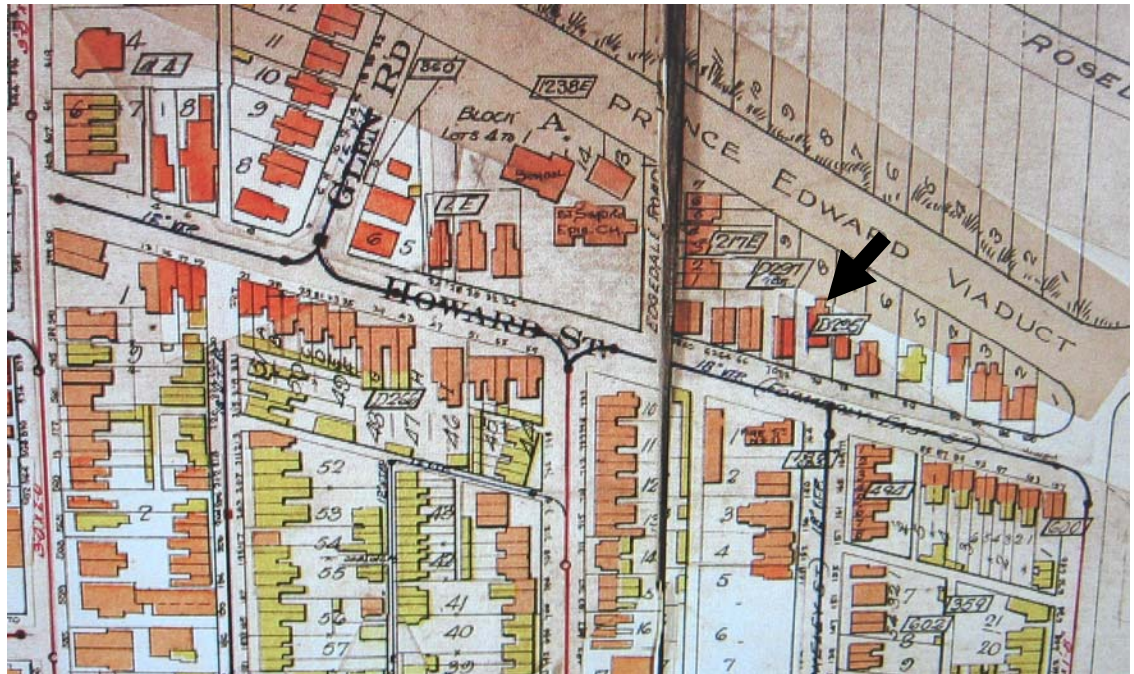


Extract, Goad's Atlas, 1884, showing the development of the neighbourhood to date (Source: City of Toronto Archives)

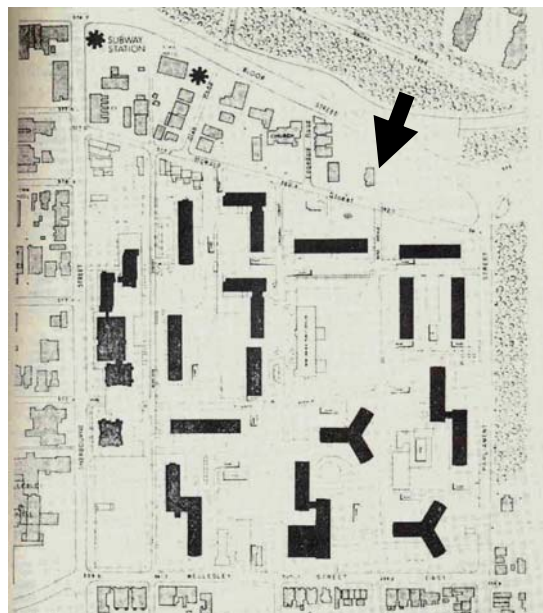
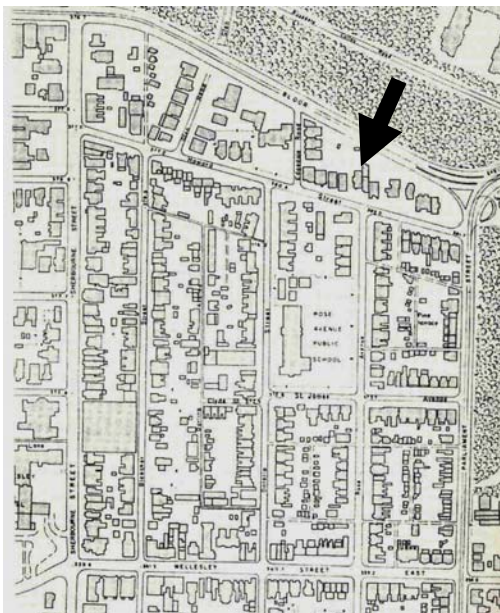


Extract, Goad's Atlas, 1890, showing the William Whitehead House at 76 Howard Street three years after it was constructed (Source: City of Toronto Archives)





Extract, Goad's Atlas, 1910 revised to 1923, showing the property at 76 Howard Street in context with its neighbours (Source: City of Toronto Archives)



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

**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

<b>601 Sherbourne Street: Thomas Cruttenden Building</b>	
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 <sup>th</sup> 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 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 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 19<sup>th</sup> 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.<sup>18</sup> 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."<sup>19</sup>

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<sup>18</sup> The Toronto Daily Star (April 7, 1906), 1

<sup>19</sup> Blumenson, 166



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 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 voussoirs 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.

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

**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 20<sup>th</sup> 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.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
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 property at 601 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 Thomas Cruttenden Building 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 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 19<sup>th</sup>- and early 20<sup>th</sup>-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, 3<sup>rd</sup> ed., revised by Stephen A. Otto, 1986  
Blumenson, John, Ontario Architecture: a guide to styles and building terms, 1990  
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"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

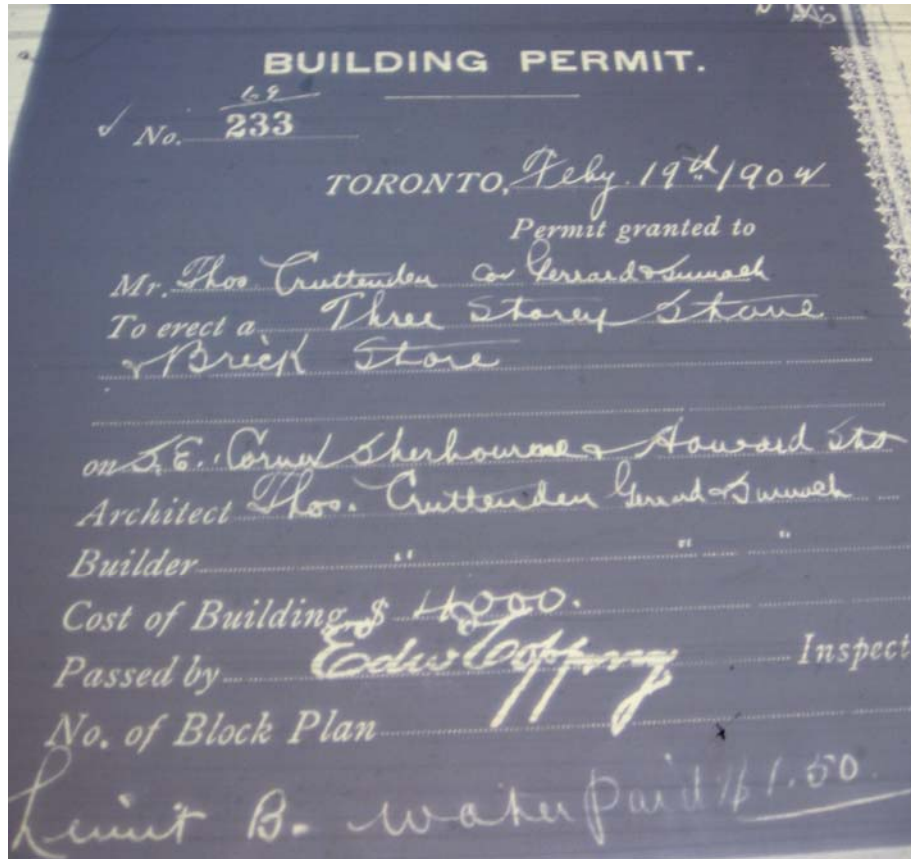
## 6. IMAGES



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)

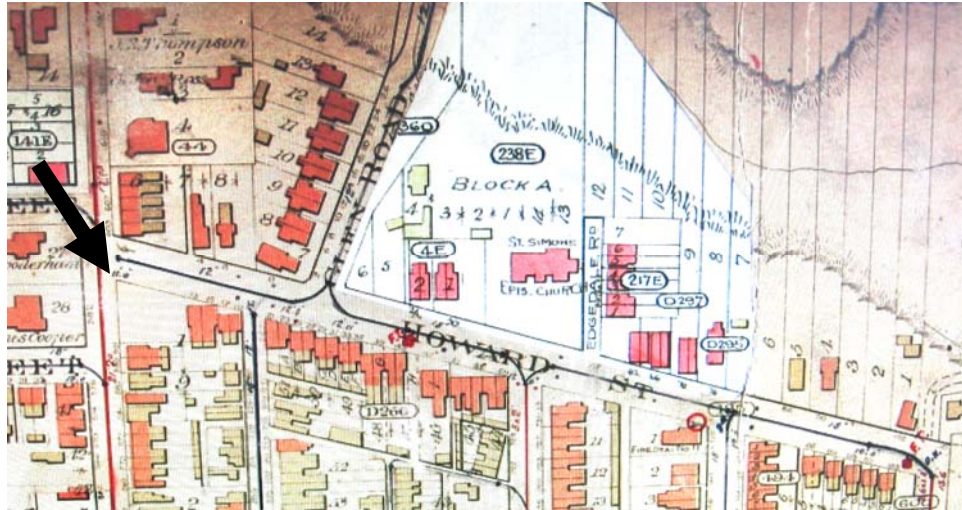


Building Permit No. 233 (February 19, 1902) for the Thomas Cruttenden Building

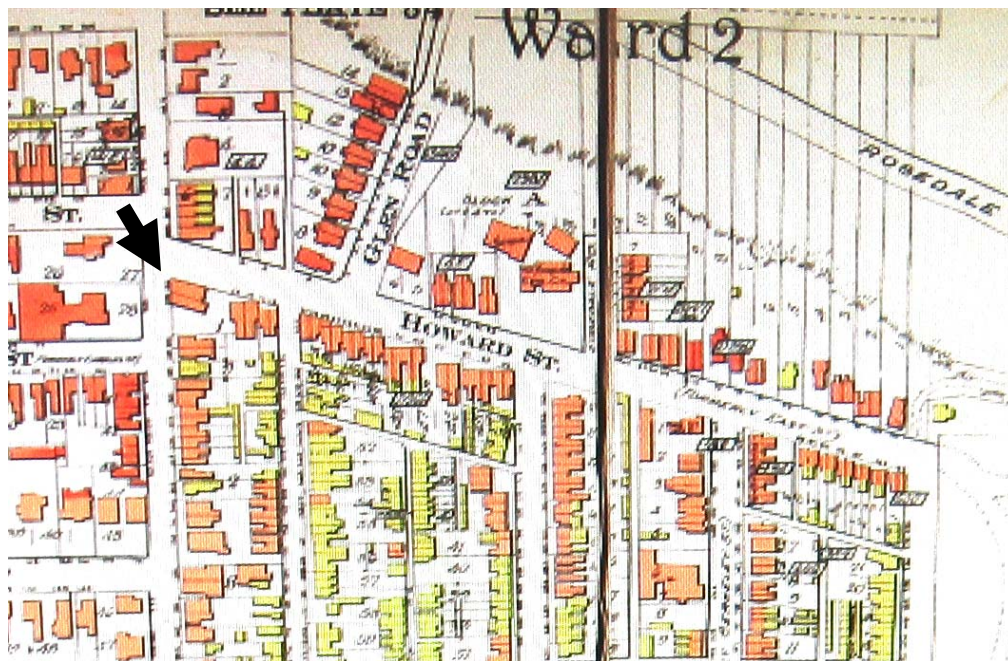


Extract from Goad's Atlas of 1884, showing the development of the Howard Street neighbourhood to date. The arrow marks the future location of the Thomas Cruttenden Building (Source: City of Toronto Archives)



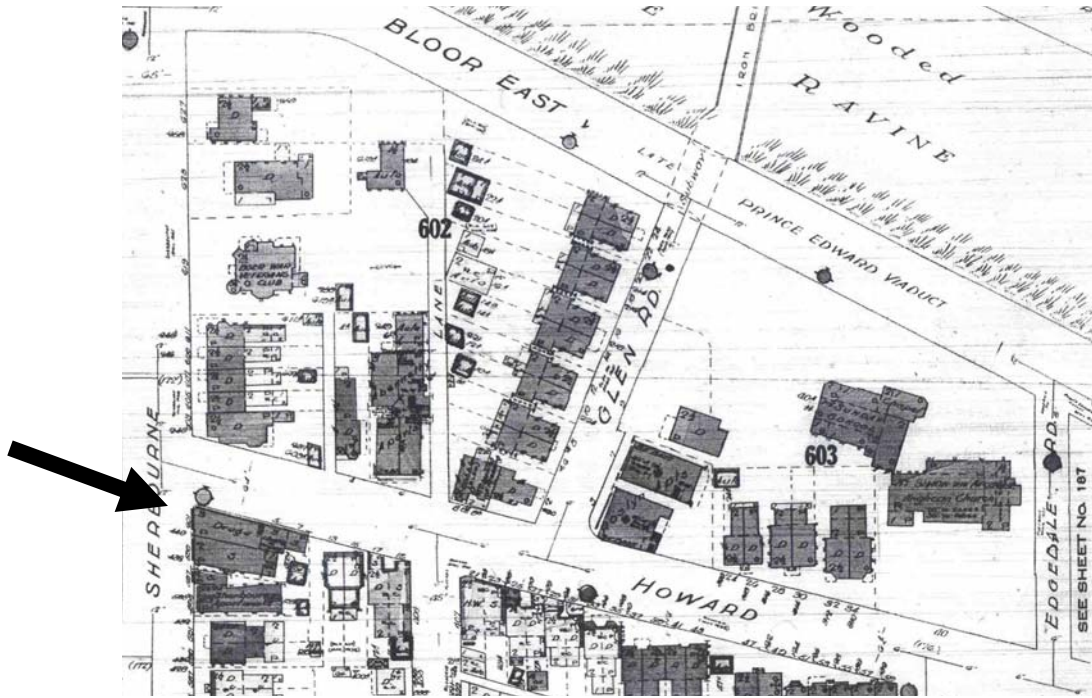


The site remained vacant when information was gathered for the updates to Goad's Atlas for 1903, shown in this extract (Source: City of Toronto Archives)

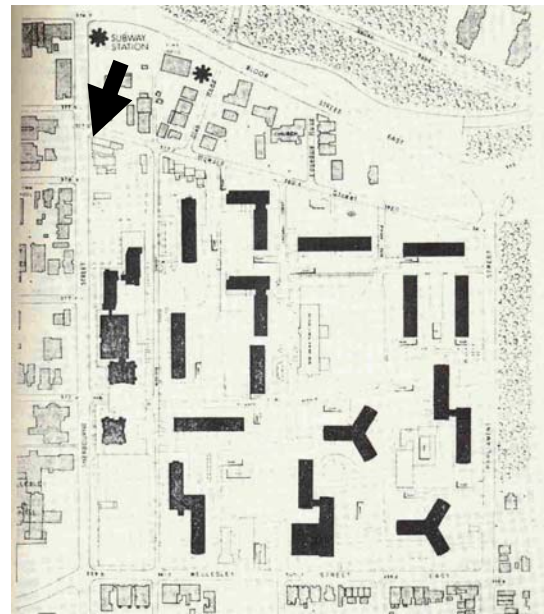
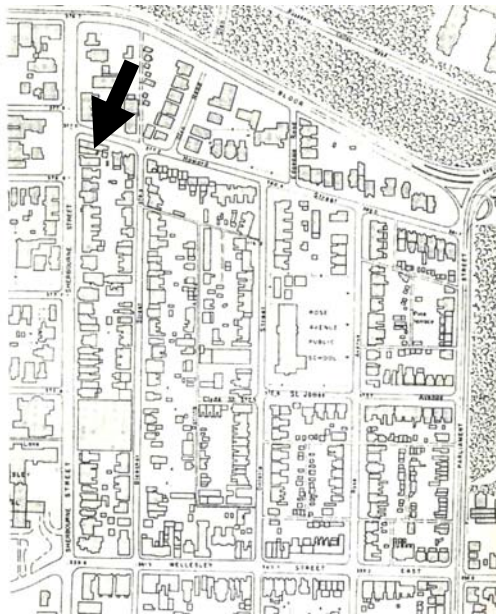


Extract, Goad's Atlas, 1910 updated to 1912, showing the Thomas Cruttenden Building (Source: City of Toronto Archives)





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 Sherburne 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)

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**ANSON JONES HOUSE**  
603 SHERBOURNE STREET, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

May 2010



## 1. DESCRIPTION



Anson Jones House at 603 Sherbourne Street in 1953  
(Source: City of Toronto Archives, Fonds 200, Item 387, May 12, 1953)

<b>603 Sherbourne Street: Anson Jones House</b>	
ADDRESS	603 Sherbourne Street (northeast corner of Howard Street)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 44, Part Lots 6 & 7
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	Anson Jones House
CONSTRUCTION DATE	1895
ORIGINAL OWNER	Anson Jones, financier
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Residential (multi-residential building) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Edmund Burke, architect
DESIGN/CONSTRUCTION	Brick cladding; brick, stone, wood & terra cotta trim
ARCHITECTURAL STYLE	Queen Anne Revival
ADDITIONS/ALTERATIONS	None identified
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
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 603 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
1851	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
1878	Joselin sells the corner unit at 603 Sherbourne to Anson Jones
1894	Jones is issued Building Permit No. 1793 for a 2½-storey brick dwelling on the corner site, with Edmund Burke listed as the architect
1895	The assessed value of the building rises from \$1300 in 1894 to \$4600, indicating the new house is completed by September 1895
1974	Toronto City Council lists the property on the City of Toronto Inventory of Heritage Properties

### ii. HISTORICAL BACKGROUND

#### Howard Street Neighbourhood

The property at 603 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 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 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), as well as 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 Anson Jones House at #603 Sherbourne is an important reminder of the historical setting of the area.

### Anson Jones House

The Anson Jones House is located at the northeast corner of Sherbourne Street and Howard Street on property that was subdivided under Plan 44 in 1852 and remained vacant until it was purchased by Henry Joselin in 1874. A builder, Joselin acquired and developed property in the neighbourhood, including the dwelling he occupied at 4 Howard Street. According to the tax assessment rolls compiled in 1875, three unfinished houses at the northeast corner of Howard Street were under construction on Joselin’s Sherbourne Street allotment. The row houses were extended to five units, which were initially rented out by members of the Joselin family. In 1878, the corner property at #603 Sherbourne Street was purchased by Anson Jones.

At the time he relocated to the row house at Sherbourne and Howard, Anson Jones worked as a “ledger keeper” for the Quebec Bank. His gradual success in banking circles was attested to by his appearance at stock holders’ meetings and society events, which were noted in Toronto newspapers. In 1894, Jones received a permit for a new dwelling at #603 Sherbourne, which was completed by September 1895 when the tax assessment rolls recorded a building that was valued at a substantially higher amount than its neighbours. Following Jones’s death in 1906, his widow remained in the house, which was sold by her executors in 1930.

### Edmund Burke, Architect

Anson Jones’s status as a Toronto financier enabled him to engage the notable Toronto architect, Edmund Burke (1850-1919), to design his Sherbourne Street house. After apprenticing with his uncle, the important architect Henry Langley, Burke joined him and another uncle, Edward Langley in the firm of Langley, Langley and Burke. Following



Edward Langley's retirement in 1883, Burke assumed the role of chief designer in the renamed partnership of Langley and Burke. One of the firm's many commissions of note was Haddon Hall (1883), the Bloor Street East residence of department store titan Robert Simpson. This association proved beneficial when Simpson awarded the project for Toronto's first Chicago-style department store to Burke following the architect's establishment of a solo practice in 1892. During the three-year period before Burke entered into a new partnership with J. E. C. Horwood, the architect prepared the plans for the Anson Jones House on Sherbourne Street. At the end of his career when the firm was known as Burke, Horwood and White, the Prince Edward (Bloor Street) Viaduct was perhaps Burke's most recognized commission.

### iii. ARCHITECTURAL DESCRIPTION

The Anson Jones House is designed with features of the Queen Anne Revival, which was the most popular style for residential buildings at the close of the 19<sup>th</sup> century. With its variety of materials, asymmetrical compositions, and projecting gables and porches, the style was "based on a renewed interest in late medieval, early Renaissance architecture in Britain of the 16<sup>th</sup> and 17<sup>th</sup> centuries" and was exemplified by the designs of British architect Richard Norman Shaw.<sup>20</sup> Edmund Burke is credited with introducing the Queen Anne Revival style to Toronto with Haddon Hall, and its influence was immediate in the city's most fashionable neighbourhoods.

The Anson Jones House displays the hallmarks of the Queen Anne Revival style in its varied cladding, projecting gables and porches, and assorted window shapes. Rising 2½ stories with an asymmetrical plan, the structure is covered by a cross-gable roof with cornices, dentils and brackets, a hipped dormer on the south slope, a brick chimney intersecting the south gable, and a tall brick chimney on the southeast wing. The large south-facing gable, as well as the open and enclosed sun porches, are clad with shingles and supported with large brackets. While the main entrance is placed on the long south façade facing Howard Street, the narrow Sherbourne Street elevation is highlighted with roughly textured sandstone and, beneath the west gable, corbelled brickwork. The fenestration mixes flat-headed window openings with a Palladian window in the west gable and an oval window on the south façade.

### iv. CONTEXT

Located at the west end of the Howard Street neighbourhood, the Anson Jones House anchors the northeast corner of Sherbourne Street and Howard Street where its north wall adjoins the first of two neighbouring row houses at #605 and #607 Sherbourne Street. Together, the three house form buildings, along with the Thomas Cruttenden Building at #601 Sherbourne at the southwest corner of the intersection, mark the west entrance to the Howard Street neighbourhood.

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<sup>20</sup> Maitland, *The Queen Anne Revival Style in Canadian Architecture*, 13  
Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV,  
Section 29 of the Ontario Heritage Act

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

**Representative example of a Style and Type with a High Degree of Craftsmanship –**

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 19<sup>th</sup> 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.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
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>X</b>

**Architect** – The Anson Jones House is associated with Toronto architect Edmund Burke, who was among the city’s best known and most successful architects during a career that extended over half a century and included associations with a series of talented practitioners. It was during the three-year period when Burke practiced alone and was “at the peak of his career, truly independent” that he designed the house at 605 Sherbourne Street.<sup>21</sup>

<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>

<sup>21</sup> Carr, 3

**Character** – The Anson Jones at #605 Sherbourne 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 Anson Jones Houses is an integral part.

**Surroundings** – The property at 603 Sherbourne Street is visually and historically linked to its surroundings in the Howard Street neighbourhood. As a late 19<sup>th</sup> century house form building with distinctive architectural features, the Anson Jones Houses stands with the adjoining house form buildings at #605 and #607 Sherbourne and the neighbouring Thomas Cruttenden Building at #601 Sherbourne in 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 603 Sherbourne Street has cultural heritage value has a well-crafted late 19<sup>th</sup> century house form building with Queen Anne Revival features that was designed by the notable Toronto architect, Edmund Burke. While the Anson Jones House has individual design and associative merits, it also contributes 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 detached house form building is historically and visually linked.

#### 5. SOURCES

##### Archival Sources

Abstract Indices of Deeds, Plan 44, Lots 6 & 7

Architectural drawings, Horwood Collection, 20-21, 28, and 44

Assessment Rolls, City of Toronto, St. Thomas's Ward, 1875-91, and Ward 2, Division 2, 1892 ff.

Building Permit #1793, November 13, 1894, City of Toronto Archives

Building Records, plans for alterations and additions to 603 Sherbourne Street, 1951-87

City of Toronto Directories, 1877 ff.

Goald'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 387, May 12, 1953, and Item 420, March 10, 1954

Underwriters' Insurance Atlas, 1931 revised to 1941

## Secondary Sources

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Architectural Styles, 1992

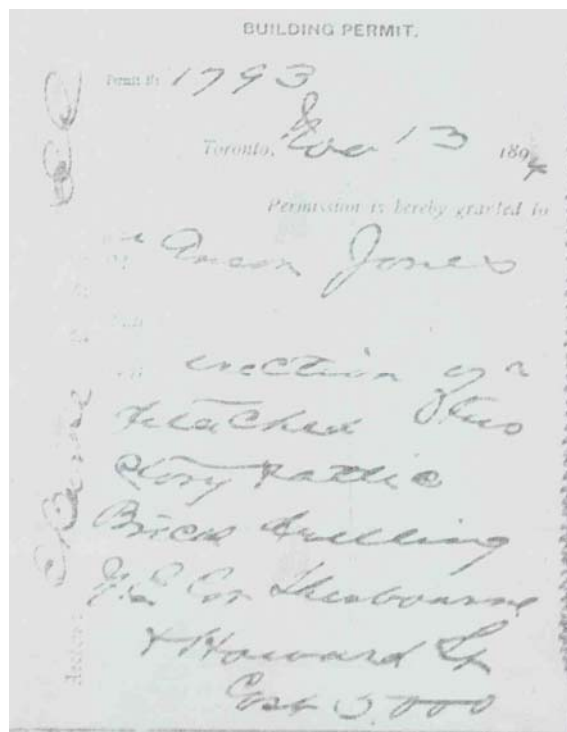
McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989

Sewell, John, The Shape of the City, 1993

## 6. IMAGES

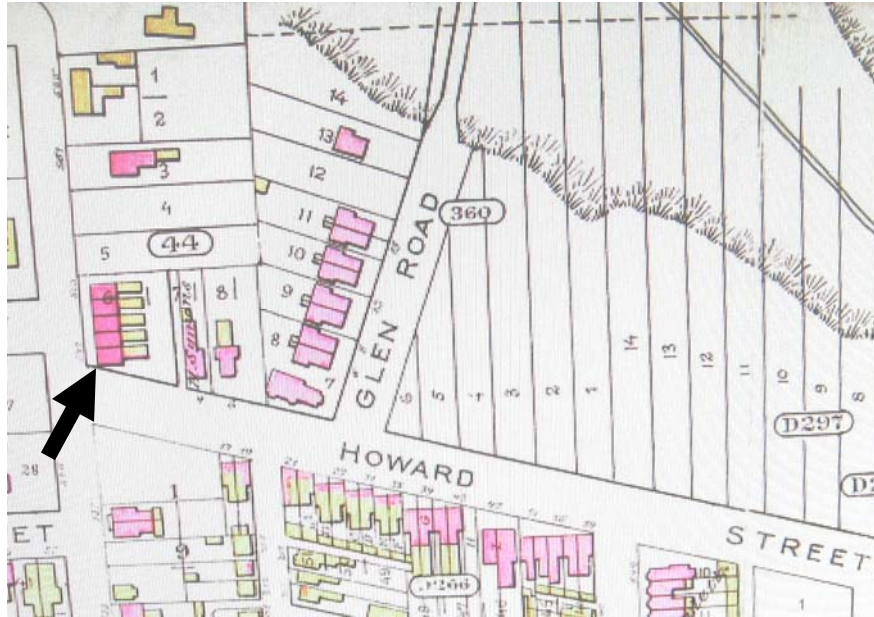


The Anson Jones House at 603 Sherbourne Street is shown on the right, with the surviving row houses at #605 (centre) and #607 Sherbourne (left), after the widening of the thoroughfare and the removal of the trees in the mid 1950s (Source: City of Toronto Archives, Fonds 200, Item 420, March 10, 1954)

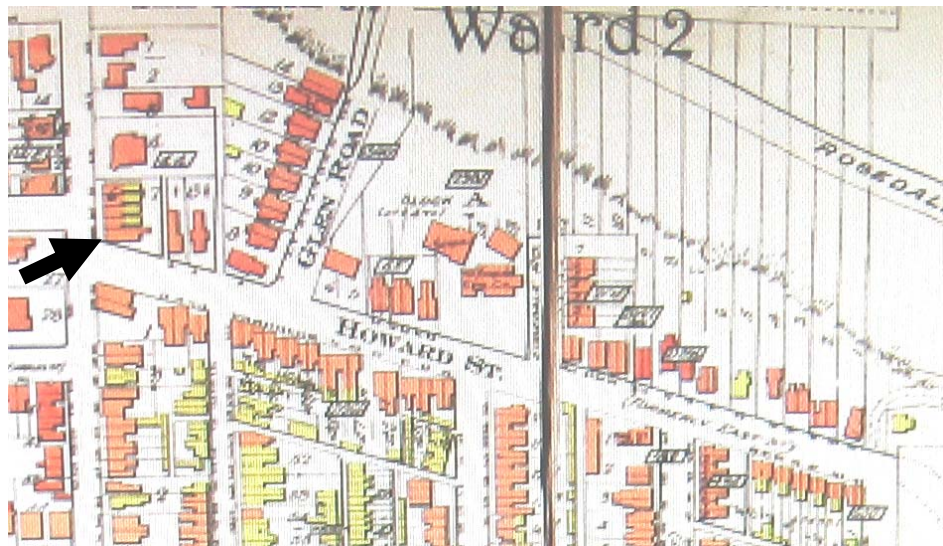


Building Permit #1793 (November 13, 1894) for the Anson Jones House at 601 Sherbourne Street (Source: City of Toronto Archives)





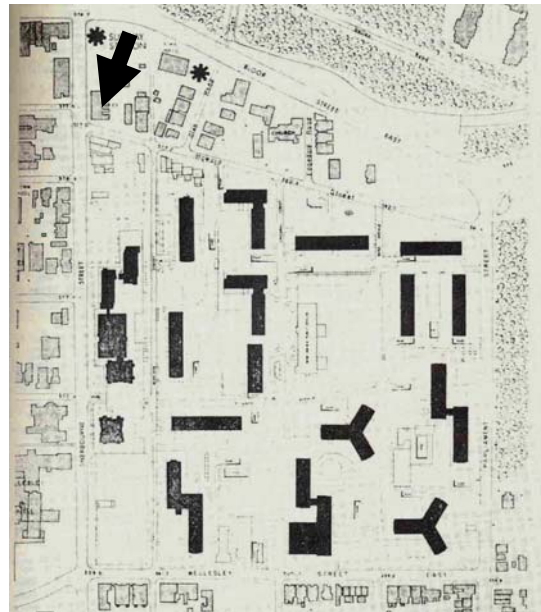
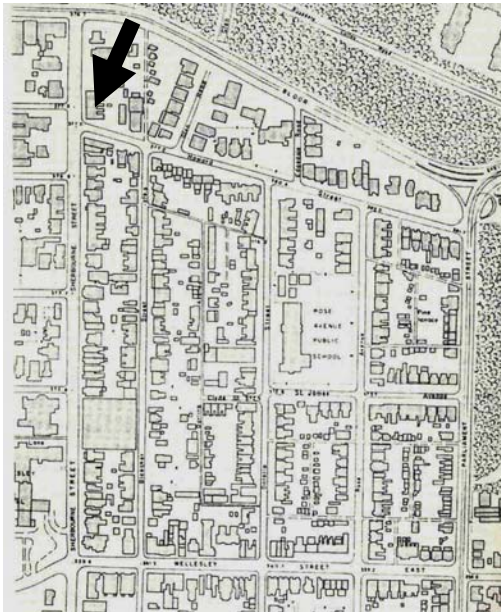
Extract, Goad's Atlas, 1884, showing the original structure at 603 Sherbourne Street, which was constructed as part of a row of house form buildings  
(Source: City of Toronto Archives)



On this extract from Goad's Atlas for 1910 updated to 1912, the Anson Jones House is clearly distinguished from its neighbours on Sherbourne Street  
(Source: City of Toronto Archives)



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



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



**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>22</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>22</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  
Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

## 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>23</sup> The style was purportedly introduced to Toronto in 1875 with the design of the Struthers-Ross

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<sup>23</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  
Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

House in Yorkville, and the row houses at #605 and #607 Sherbourne are its contemporaries.

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 Staff Action Report – Howard Street Neighbourhood – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

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 institution that is significant to a community	<b>N/A</b>
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)

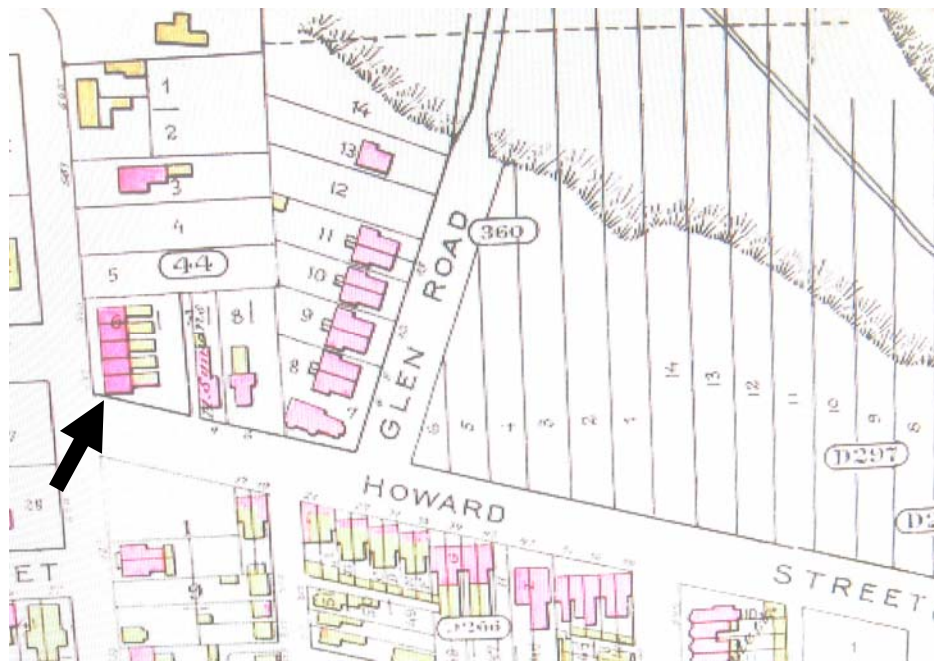


Photograph of the house at 607 Sherbourne Street (right) with the demolished houses at #609 (centre) and #611 (left) Sherbourne in 1954 (Source: City of Toronto Archives, Fonds 200, Item 421, March 10, 1954)

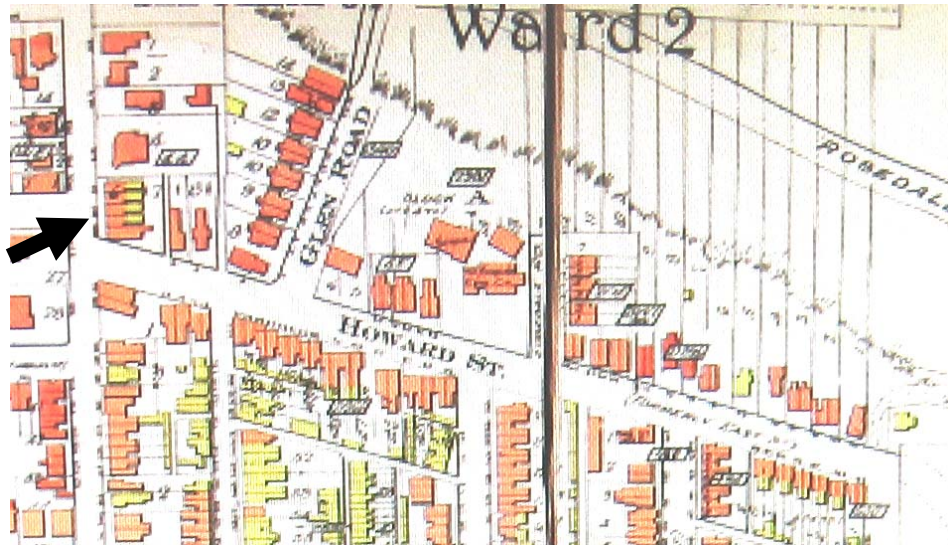




Photograph showing the former porches on 605 and 607 Sherbourne Street, as well as the setback of the buildings along the tree-lined boulevard prior to the widening of Sherbourne Street in the mid 1950s (Source: City of Toronto Archives, Fonds 200, Item 405, June 22, 1953)



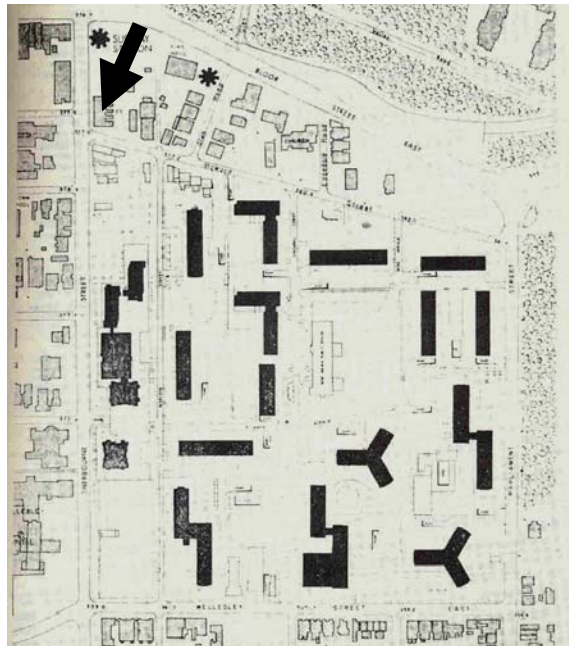
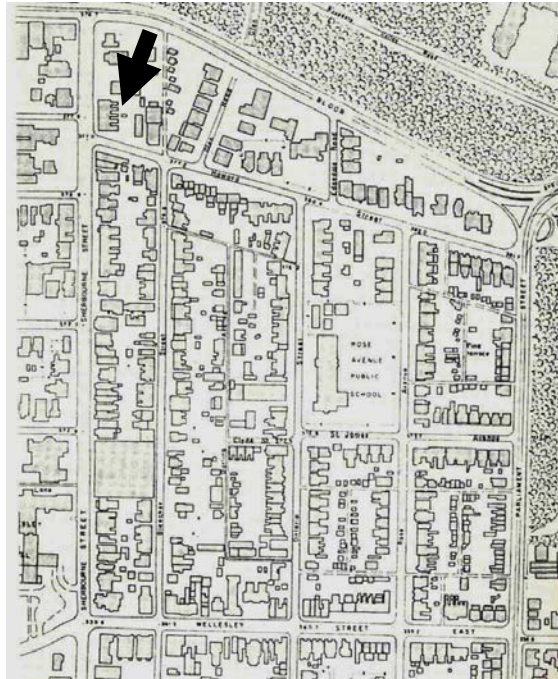
Extract, Goad's Atlas, 1884, showing the original group of row houses in the context of the Howard Street neighbourhood (Source: City of Toronto Archives)



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)