



## STAFF REPORT ACTION REQUIRED

### Heritage Evaluation 64 and 66 Shuter Street, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 68 and 70 Shuter Street

<b>Date:</b>	August 21, 2013
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Acting Director, Urban Design, City Planning Division
<b>Wards:</b>	Toronto Centre-Rosedale – Ward 27
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\HPS\TEYCC\September 10 2013\teHPS30

#### SUMMARY

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This report recommends that City Council state its intention to designate the properties at 68 and 70 Shuter under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value. The properties are the subject of a development application for the properties at 64-70 Shuter Street that would result in the demolition of two listed properties at 64 and 66 Shuter and the retention of the neighbouring heritage properties at 68 and 70 Shuter at the base of a proposed residential condominium.

The properties at 68 and 70 Shuter Street were listed on the City of Toronto Inventory of Heritage Properties in May 1990. Following research and evaluation, staff have determined that the pair of mid 19<sup>th</sup> century townhouses at 68 and 70 Shuter Street meet Ontario Regulation 9/06, the criteria prescribed for designation under Part IV, Section 29 of the Ontario Heritage Act. However, the neighbouring buildings at 64 and 66 Shuter, which date to the same period but were altered in the 1890s and extensively renovated in the 1970s, do not meet the criteria for municipal designation.

#### RECOMMENDATIONS

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##### The City Planning Division recommends that

1. City Council state its intention to designate the property at 68 Shuter Street under Part IV, Section 29 of the Ontario Heritage Act.

2. City Council state its intention to designate the property at 70 Shuter Street under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize 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 designation of the properties.

### **Financial Impact**

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

### **ISSUE BACKGROUND**

A development application for the properties at 64-70 Shuter Street proposes to construct a residential condominium that would result in the demolition of the listed heritage buildings at 64 and 66 Shuter Street and retain the neighbouring heritage buildings at 68 and 70 Shuter Street.

### **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 3) for the group of properties at 64-70 Shuter Street. This assessment concludes that the properties at 68 and 70 Shuter Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation, while the neighbouring properties at 64 and 66 Shuter Street do not satisfy these criteria.

The properties at 68 and 70 Shuter 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 all three categories of design, associative and contextual values. Located on the north side of Shuter Street between Dalhousie and Mutual Streets, the Edward Cooper Houses (1850) are rare surviving examples of mid 19<sup>th</sup> century residential buildings linked to early Toronto architect John Tully and historically associated with the development of the Church Street neighbourhood north of Queen Street East.

The Statement of Significance (Attachment No. 4) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and 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**

Mary L. MacDonald, Acting Manager  
Heritage Preservation Services  
Tel: 416-338-1079; Fax: 416-392-1973  
E-mail: [mmacdon7@toronto.ca](mailto:mmacdon7@toronto.ca)

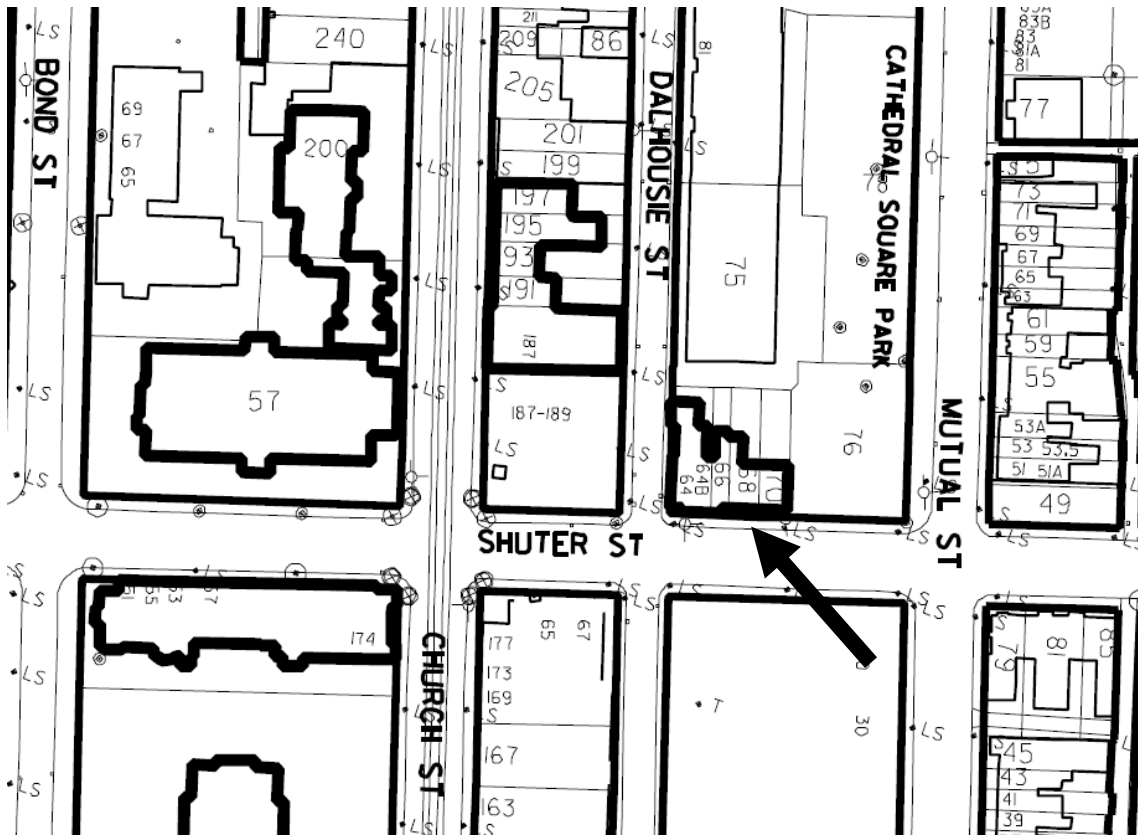
## **SIGNATURE**

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James Parakh  
Acting Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Statement of Significance (Reasons for Designation)  
Attachment No. 4 - Property Research and Evaluation Summary  
Attachment No. 5 – Heritage Property Research and Evaluation Report



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

The **arrow** marks the location of the sites



Principal (south) façades of the properties at  
64 and 66 Shuter Street (left) and 68 and 70 Shuter Street (right)

(Heritage Preservation Services, 2012)

## STATEMENT OF SIGNIFICANCE: 68-70 SHUTER STREET ATTACHMENT NO. 3 (REASONS FOR DESIGNATION)

### Edward Cooper Houses

#### Description

The properties at 68 and 70 Shuter 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 three categories of design, associative and contextual values. Located on the north side of Shuter Street in the short block between Dalhousie and Mutual Streets, the Edward Cooper Houses (1850) are 3½-storey house form buildings. The sites were listed on the City of Toronto Inventory of Heritage Properties in 1990.

#### Statement of Cultural Heritage Value

The Edward Cooper Houses at 68 and 70 Shuter Street are valued because they are rare examples of mid 19<sup>th</sup> century urban town houses in Toronto with the Georgian styling that was reserved for the earliest buildings in the city. While this type and style of building was once prevalent in downtown Toronto, the Edward Cooper Houses are valued as rare surviving examples. Their design is attributed to John Tully, who is significant as one of the first professional architects to practice in Toronto where only a select group of his commissions survived.

The properties at 68 and 70 Shuter Street have contextual value because the Edward Cooper Houses are historically linked to their surroundings adjoining Church Street as it developed in the mid 19<sup>th</sup> century as a desirable residential district in Toronto. The Edward Cooper Houses are among the oldest surviving buildings in the neighbourhood and city.

#### Heritage Attributes

The heritage attributes of the properties at 68 and 70 Shuter Street are:

- The buildings known historically as the Edward Cooper Houses
- The scale, form and massing on 3½-storey plans
- Above raised stone bases with window openings, the buff brick cladding with brick, stone and wood trim
- The gabled roofs with firebreaks with chimneys on the east and west ends and between the two units
- The principal (south) facades, which are symmetrically organized with entrances in the left (west) bays and flat-headed window openings with stone lintels and sills in all three stories
- The entries, which are recessed and have wood doors with transoms beneath stone lintels
- The placement, setback and orientation of the structures on the north side of Shuter Street

**RESEARCH AND EVALUATION SUMMARY: 64 AND 66 SHUTER STREET**

Photograph: Gillespie Houses at 64 & 66 Shuter Street (Heritage Preservation Services, 2013)

**HISTORICAL CHRONOLOGY**

<b>Key Date</b>	<b>Historical Event</b>
1836	Plan 22A is surveyed on part of Park Lot 8, including a range of lots on the north side of Shuter Street between Dalhousie and Mutual Streets
1849	Hon. Peter McGill sells Lots 13 and 14 under Plan 22A to Malcolm Gillespie
1850 Feb	Gillespie conveys the east halves of Lots 13-14 to Edward Cooper <sup>1</sup>
1850	Gillespie's property contains one "unfinished house" and another rented to Alfred Patrick, according to the tax assessment roll
1851	Fleming's Topographical Plan of the City of Toronto shows Gillespie's houses
1858	The houses at 64 and 66 Shuter are shown on Boulton's Atlas
1876	A bird's eye view of Toronto illustrates the three-storey row houses on the site
1880	The Gillespie Houses are outlined on the first Goad's Atlas for the City of Toronto and on subsequent updates
1892	Following Malcolm Gillespie's death, his wife inherits the properties at 64 and 66 Shuter
1893	"Mrs. Gillespie" is issued a building permit for three attached three-storey dwellings at Shuter and Dalhousie Streets (present-day 64 and 66 Shuter) <sup>2</sup>

<sup>1</sup> Cooper developed the extant buildings at 68 and 70 Shuter in 1850

1894	Alice Gillespie sells the property at 66 Shuter to Catherine Spooner <sup>3</sup>
1901 May & Oct	Gillespie conveys the two remaining row houses (identified as 64 and 64½ Shuter) to George Collins
1903	Alice Gillespie reacquires 66 Shuter Street and, prior to World War I, rents it to Ida M. Sewell, proprietress of a board house
1918	In a transaction not registered until 1919, Alice Gillespie's heirs sell the property at 66 Shuter to Ida M. Sewell
1973	Architect Ferdinand Wagner receives a building permit to alter the "rooming houses" at 64 and 66 Shuter for commercial uses
1990	The properties at 64 and 66 Shuter Street are listed on the City of Toronto Inventory of Heritage Properties

The properties at 64 and 66 Shuter Street are located on lands first subdivided as Park Lot 7, one of the series of 100-acre allotments surveyed north of Lot (Queen) Street after the founding of the Town of York (Toronto) in the late 18th century (Image 1). The original patent holder, John McGill was a prominent provincial government official who acquired part of neighbouring Park Lot 8 to add to his allotment. In 1836 his nephew and heir, Peter McCutcheon McGill divided part of this acreage under Plan 22A, including a range of lots along the north side of Shuter Street (as shown on the historical maps attached as Image 2).

In a transaction dated February 1849 that was registered in June 1850, McGill conveyed Lots 13 and 14 on the northeast corner of Shuter and Dalhousie Streets to Malcolm Gillespie (1814-92). Gillespie severed and sold the east half of both lots to Edward Cooper in 1850. That year, the tax assessment rolls recorded a house under construction on Gillespie's land, with a second completed. The dwellings were first outlined on Fleming's map of 1851 and illustrated on a bird's eye view of Toronto in (Images 3 and 4). Malcolm Gillespie never lived in either of his Shuter Street houses, instead renting the units to a series of tenants.<sup>4</sup>

Eleanor Alice McKechnie Gillespie inherited the properties and, in 1893, received a building permit to construct a trio of three-storey row houses on the site (Image 9), with the end unit illustrated in Image 10. Alice Gillespie sold all of the properties, afterward reacquiring and retaining 66 Shuter until her death.

The properties at 64 and 66 Shuter Street were occupied as boarding houses throughout most of the 20th century. In the early 1970s, the buildings were altered for commercial uses (Image 11). The Gillespie Houses were listed on the City of Toronto Inventory of Heritage Properties in 1990 (Image 13).

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<sup>2</sup> According to archival documents, the trio of rebuilt row houses are initially numbered 62, 64 and 66 Shuter in 1893 and, two years later, as 64, 64½ and 66 Shuter

<sup>3</sup> Spooner is identified in later land transactions as one of Alice Gillespie's heirs

<sup>4</sup> According to family records, Gillespie resided in Brock Township



EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

<b>Design or Physical Value</b>	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	<b>N/A</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>

<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>

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

The Gillespie Houses display the red brick cladding and design features, including round-arched openings inspired by the late 19th century Romanesque Revival style that are found in other surviving buildings from this era in the Church Street neighbourhood. However, the alterations made to the houses in the 1970s as part of their conversion to commercial uses negatively impacted the design value of the buildings.

The building permit issued in 1893 for the current house form buildings did not identify an architect, and no historical associations with either the property owners or their tenants have been identified at the time of the writing of this report.<sup>5</sup>

Contextually, the Gillespie Houses may be described as historically linked to their surroundings to the extent that they are surviving remnants of the Church Street neighbourhood as it first developed as a residential district in the 19th century. However, the alterations over time have diminished the quality of the contextual relationship to the point that it can no longer be determined to be significant.

<sup>5</sup> An undated typescript in the research files of the Toronto Historical Board suggests that the 1893 designs for the Gillespie Houses may be linked to Toronto architect W. A. Langton (whose best-known commissions included St. Stephen's-in-the-Fields Anglican Church). However, no evidence has been uncovered in the preparation of this report to substantiate the attribution

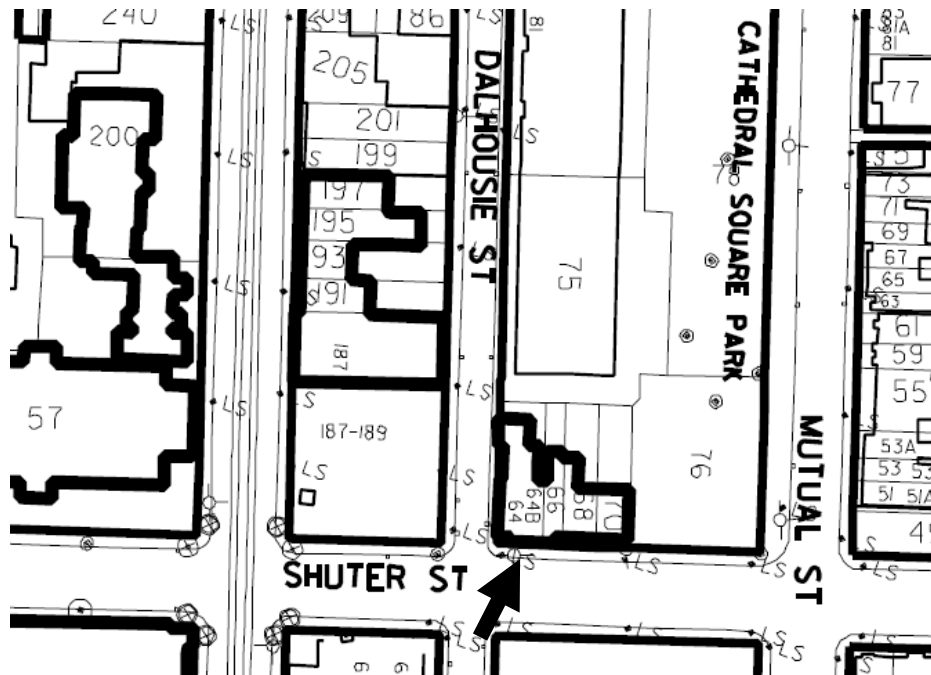
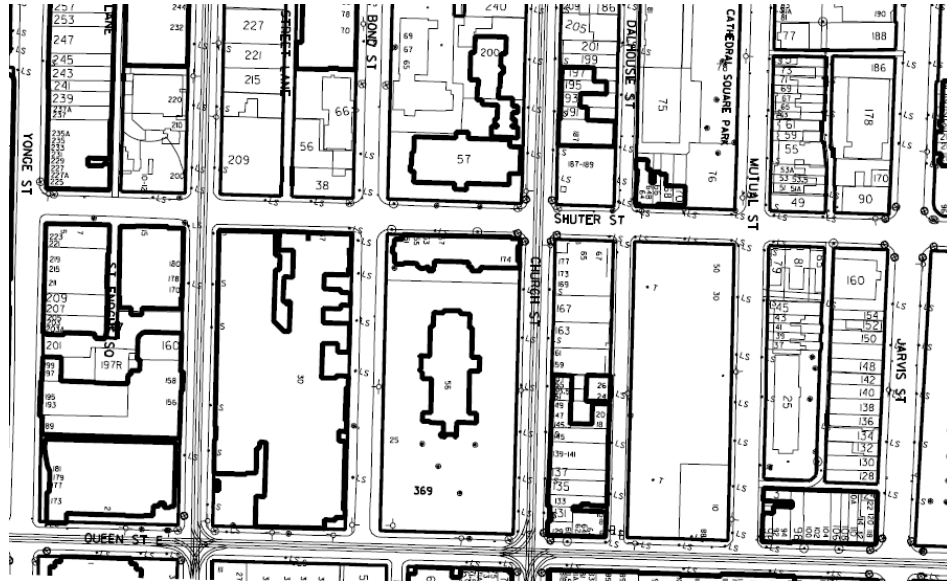
## SUMMARY

The evaluation of the properties at 64 and 66 Shuter Street according to the provincial criteria for municipal designation indicates that they would qualify for designation under Part IV, Section 29 of the Ontario Heritage Act if not for the impact on their integrity, but the degree of alterations negatively impacts their ability to effectively communicate any remaining cultural heritage values.

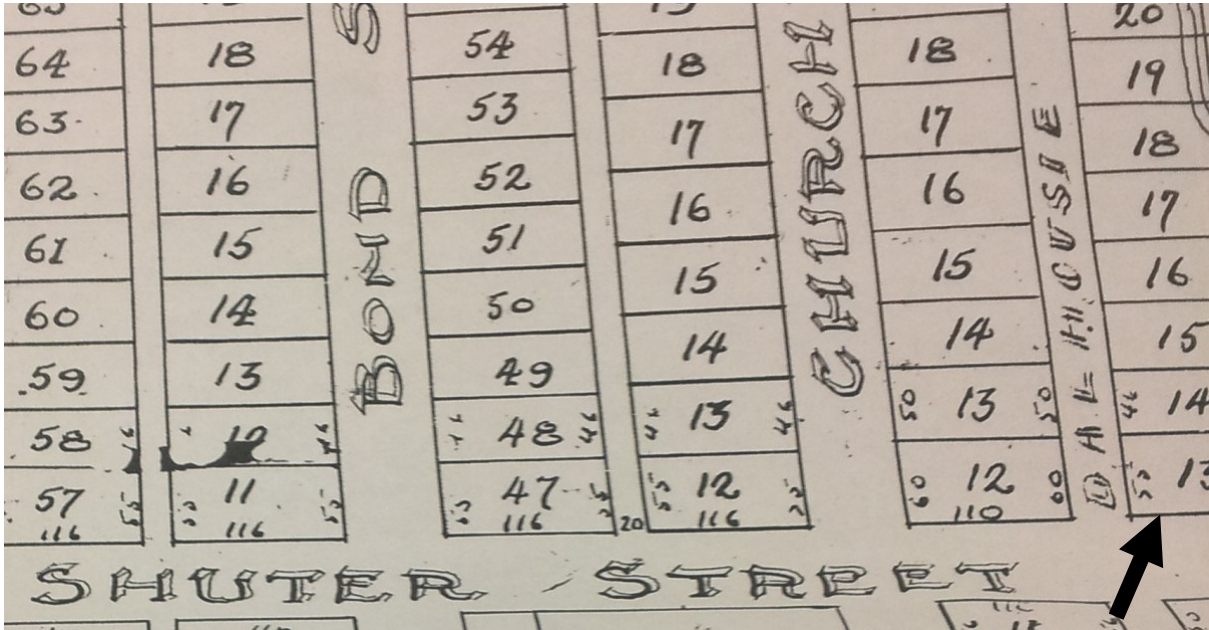
## SOURCES

- Abstract Indices of Deeds, Plan 22A, Lots 13 and 14  
Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986  
Assessment Rolls, City of Toronto, St. James Ward and Ward 3, Division 2, 1849 ff.  
Bird's Eye View of Toronto, 1876  
Blumenson, John, Ontario Architecture, 1990  
Boulton's Atlas, 1858  
Browne, Plan of the City of Toronto, 1862  
Building Permit #1490, December 6, 1893  
Building Records, South District, City of Toronto, 1939-1976  
City of Toronto Directories, 1851 ff.  
Fleming, Topographical Plan of the City of Toronto, 1851  
Fleming, Ridout and Schreiber, Plan of the City of Toronto, 1857  
Gillespie Family Records, [www.ancestry.ca](http://www.ancestry.ca)  
Goad's Atlases, 1880-1923  
Lundell, Liz, The Estates of Old Toronto, 1997  
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989  
Photographs, City of Toronto Archives and Toronto Reference Library  
(individual citations below)  
"64-64B-66-67-70 Shuter Street," undated typescript, Toronto Historical Board files, 1989  
Underwriters' Survey Bureau Atlas, 1954 revised to 1964  
"William Alexander Langton," entry in The Biographical Dictionary of Architects in Canada, 1800-1950,  
<http://dictionaryofarchitectsincanada.org/architects/view/1434>

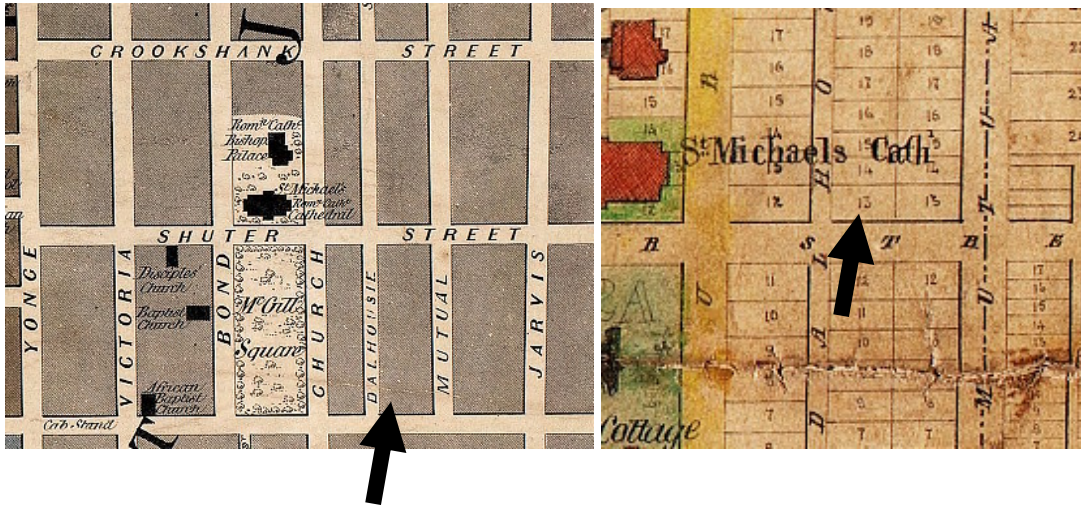
IMAGES - **arrows** mark the location of the properties at 64 and 66 Shuter Street



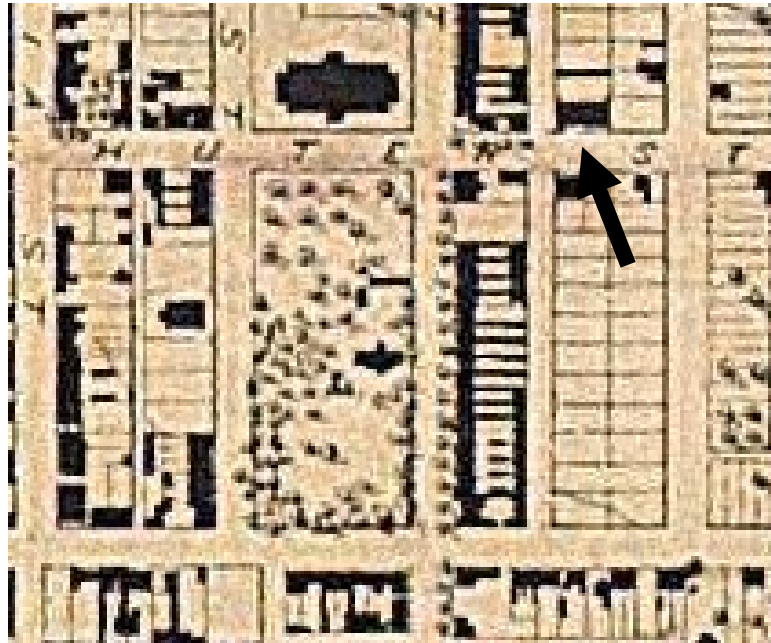
1. City of Toronto Property Data Map: showing the location of the properties on the northeast corner of Shuter Street and Mutual Street



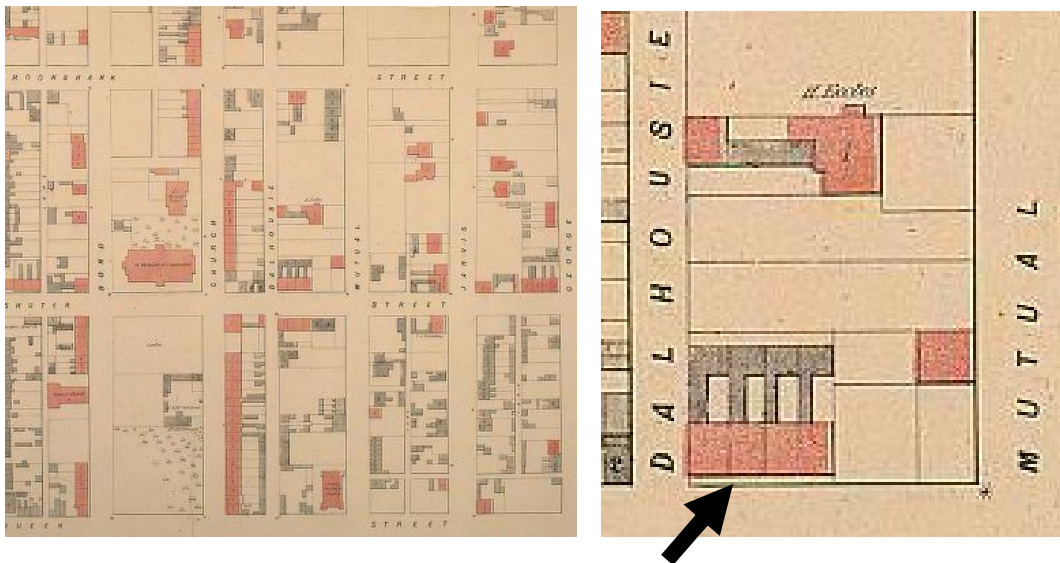
2. Plan 22A, 1836: extract showing the location of Lots 13 & 14 on the northeast corner of Shuter and Dalhousie Streets where the Gillespie Houses were built



3. Archival Maps, City of Toronto, 1857 (left) and 1862 (right): extracts show the street pattern in the neighbourhood northeast of Yonge Street and Queen Street East (left) and the subdivision of the lands under Plan 22A where the properties at 64 and 66 Shuter Street are located on the west halves of Lots 13 and 14



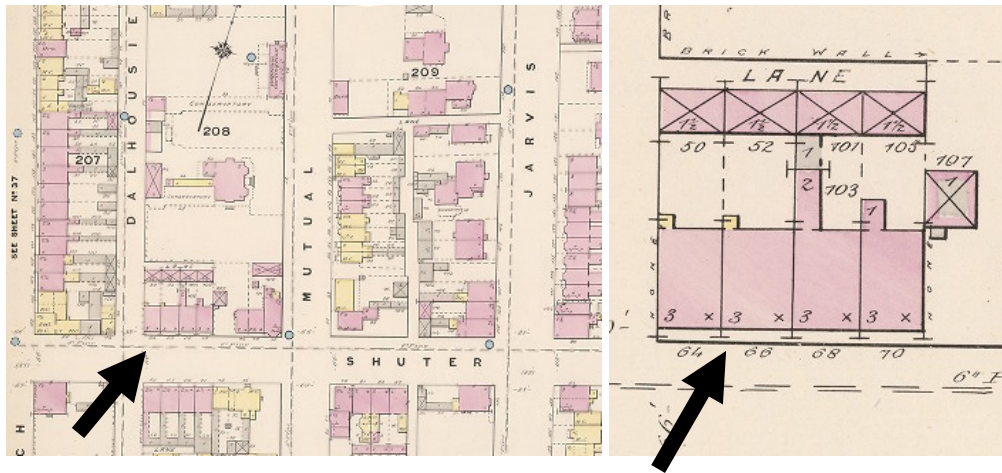
4. Fleming, Topographical Plan of the City of Toronto, 1851: showing the original Gillespie Houses in place at 64 and 66 Shuter Street



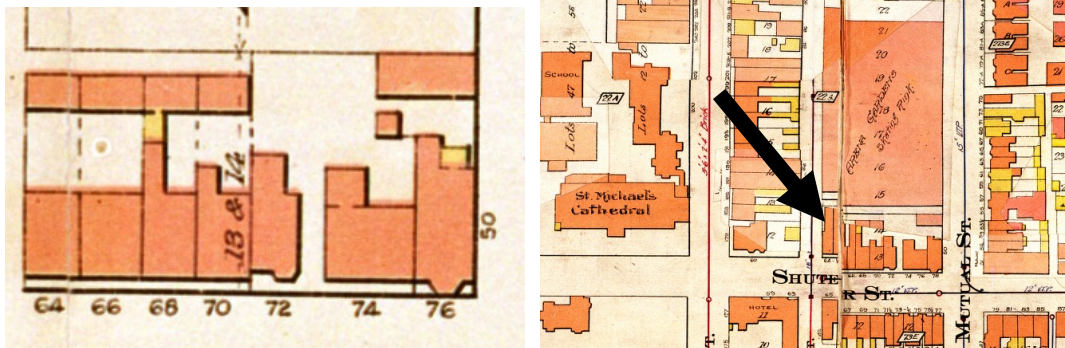
5. Boulton's Atlas of the City of Toronto, 1858: on the first atlas to record both public and non-public buildings, the original Gillespie Houses are illustrated at the northeast corner of Dalhousie and Mutual Streets



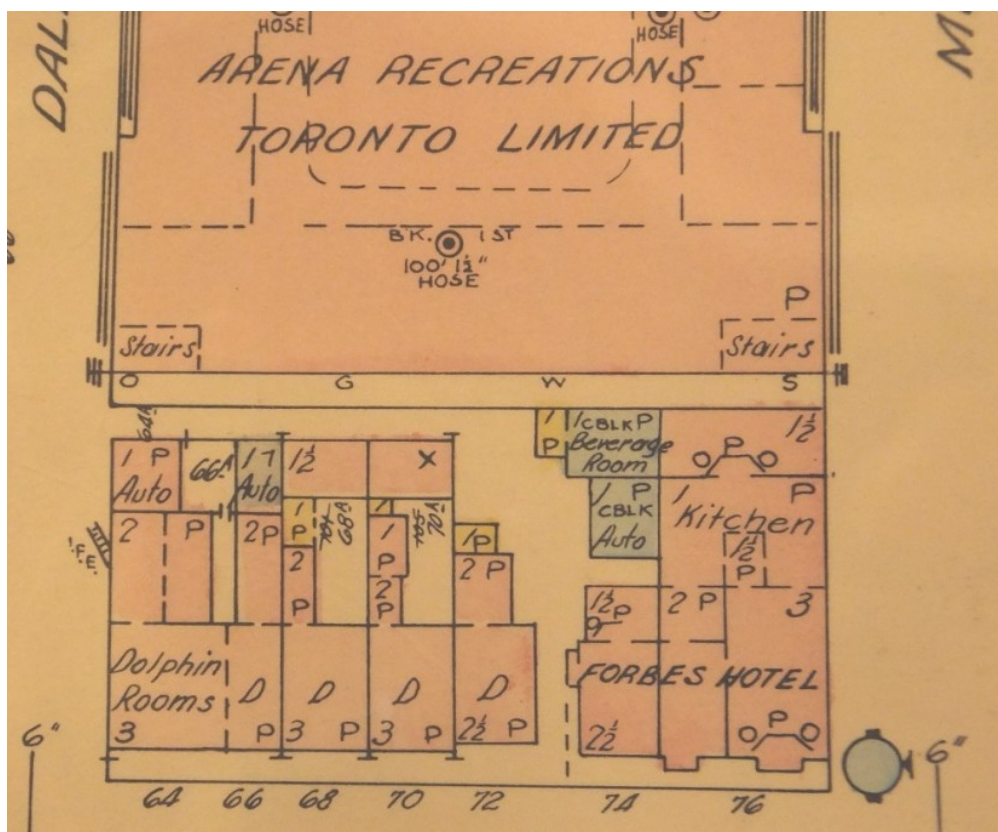
6. Bird's Eye View of Toronto, 1876: showing the original three-storey row houses on the site



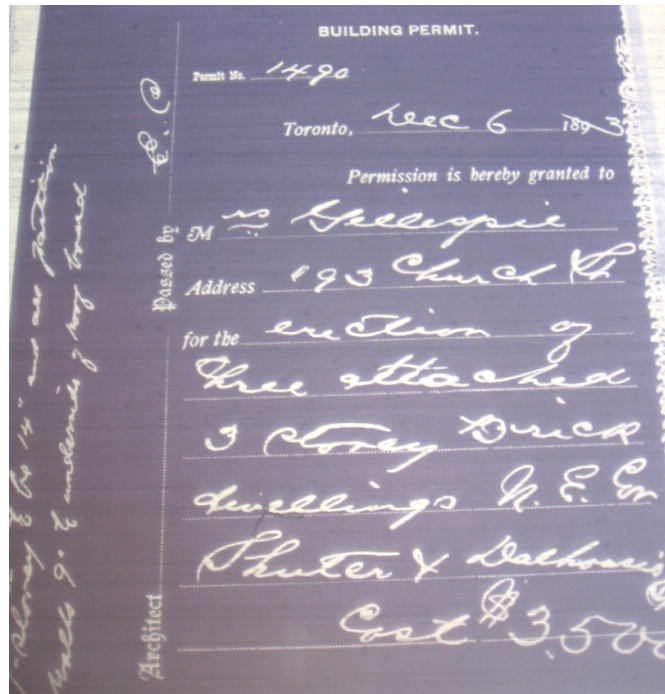
7. Goad's Atlas, 1880: the first Goad's for Toronto illustrates the Gillespie Houses within the Church Street neighbourhood and in detail on the northeast corner of Dalhousie Street



8. Goad's Atlases, 1894 (left) and 1923 (right): no changes to the properties at 64 and 66 Shuter Street are illustrated. While archival records indicate that the original Gillespie Houses were either substantially altered, refaced or rebuilt in 1894, the current buildings share the same setback and similar foot print to the 1850 dwellings (a fold in the 1923 map results in the distortion of the image)



9. Underwriters' Survey Bureau Atlas, July 1954 revised to January 1964: showing the status of the properties



10. Building Permit #1490, December 6, 1893: issued to "Mrs. Gillespie" for "three attached 3 storey brick dwellings" on the northeast corner of Shuter and Dalhousie Streets (City of Toronto Archives)



11. Archival Photograph, Northeast Corner of Shuter and Dalhousie Streets, c.1890: showing the row house at present-day 64 Shuter Street before the alterations made in the later 20th century (Toronto Reference Library, Item 1073)





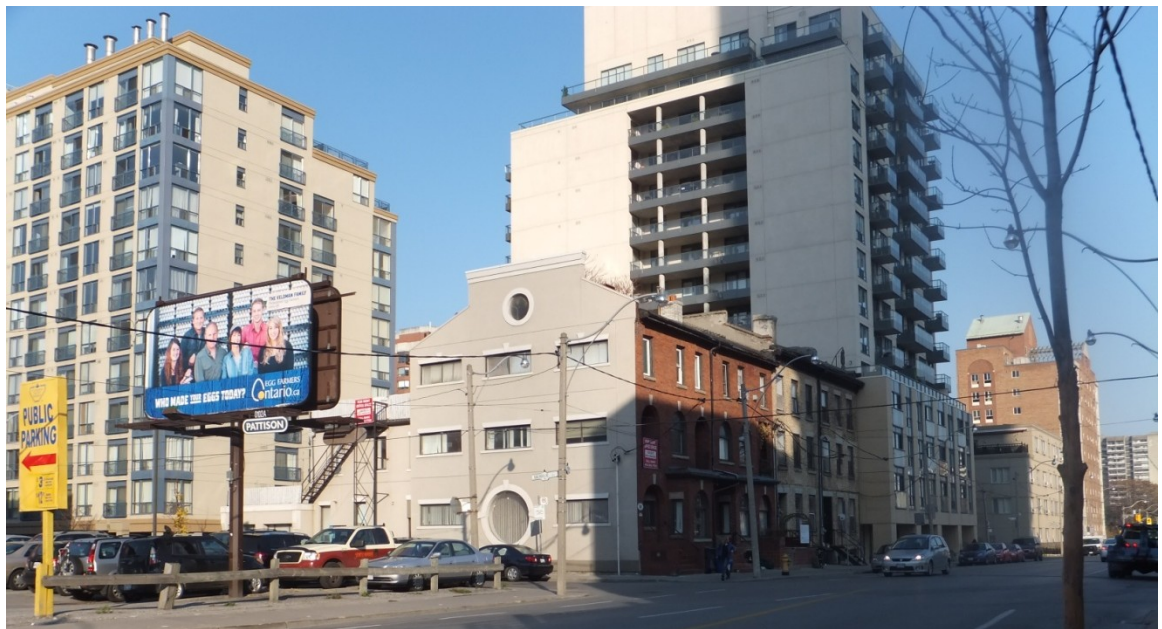
12. Archival Photograph, Shuter and Dalhousie Streets, 1970s: showing the alterations to the west wall of the row house at 64 Shuter Street (City of Toronto Archives, Series 1465, Item 10)



13. Archival Photograph, 64-70 Shuter Street, 1973: showing the Gillespie Houses (left) and the neighbouring Edward Cooper Houses at 68 and 70 Shuter Street (right) (Toronto Historical Board)



14. Archival Photograph, 64-70 Shuter Street, 1989: showing the Gillespie Houses prior to their inclusion on the City of Toronto Inventory of Heritage Properties (Toronto Historical Board)



15. Photograph, 66 and 66 Shuter Street, 2013: looking east from Dalhousie to Mutual Streets and showing the Gillespie Houses in the current context (Heritage Preservation Services)

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**EDWARD COOPER HOUSES  
68 AND 70 SHUTER STREET, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

July 2013

## 1. DESCRIPTION



Cover and above: principal or south facades of the Edward Cooper Houses at 68 and 70 Shuter Street (Heritage Preservation Services)

<b>68 and 70 Shuter Street: Edward Cooper Houses</b>	
ADDRESS	68 and 70 Shuter Street (between Dalhousie and Mutual Streets)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 22A, part Lots 13 and 14
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood
HISTORICAL NAME	Not applicable
CONSTRUCTION DATE	1850
ORIGINAL OWNER	Edward Cooper, merchant
ORIGINAL USE	Residential (semi-detached house form buildings)
CURRENT USE*	Commercial/Residential (offices with residential above) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	John Tully, architect (attribution)
DESIGN/CONSTRUCTION	Brick cladding with brick and stone detailing
ARCHITECTURAL STYLE	Georgian Revival
ADDITIONS/ALTERATIONS	See Section 3
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	July 2013

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 68 and 70 Shuter 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
1836	Plan 22A is registered on parts of Park Lots 7 and 8, including a range of lots on the north side of Shuter Street along Dalhousie and Mutual Streets
1849	Peter McGill sells Lots 13 and 14 on the northeast corner of Shuter and Dalhousie Streets to Malcolm Gillespie
1850 June	Gillespie conveys the east halves of Lots 13-14 to Edward Cooper
1850	The tax assessment roll records one house under construction on Cooper's property, with a second in place and occupied by a tenant
1851	Cooper's houses are marked on Fleming's topographical map of Toronto
1856	Edward Cooper conveys the properties at 68 and 70 Shuter to Albert Walter Cooper and John Partridge Cooper, respectively <sup>6</sup>
1858	The Edward Cooper Houses are illustrated on Boulton's Atlas
1876	A bird's eye view of Toronto depicts Edward Cooper's Houses
1880	The pair of houses is illustrated on the first Goad's Atlas for the City of Toronto and on subsequent updates
1882	Cooper's executors convey the east halves of Lots 13 and 14 with the dwellings at 68 and 70 Shuter to his widow, Elizabeth Cooper
1883	Through a quit claim, John P. Cooper transfers the property at 68 Shuter to his sister, Mathilda Lumbers
1919	The executors and trustees of the Cooper family sell 68 and 70 Shuter Street
1990	The properties at 68 and 70 Shuter Street are listed on the City of Toronto Inventory of Heritage Properties

### ii. HISTORICAL BACKGROUND

#### Church Street Neighbourhood

The properties at 68 and 70 Shuter Street are located in the neighbourhood adjoining Church Street north of present-day Queen Street East on lands that originated as part of Park Lot 7. As one of the 100-acre allotments adjoining the Town of York that were awarded to associates of the provincial government, Park Lot 7 was granted to John McGill, a former soldier and commissioner of stores who also acquired a third of neighbouring Park Lot 8 to the west. As the community grew, Church Street was extended north of present-day Queen Street East through McGill's property. After McGill's nephew and heir, Peter McCutcheon McGill severed the acreage into residential subdivisions, the community evolved to include rental housing at the south end while "a

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<sup>6</sup> Cooper family records identify John P. Cooper as one of Edward's sons

growing middle class of clerks, accountants and "travellers" settled into more commodious single, double and triple houses in the centre of the tracts."<sup>7</sup>

Peter McGill surveyed the lands bounded by Yonge, Lot (Queen), Mutual and north of Gerrard Street East as Plan 22A in 1836, naming Shuter Street after his wife, Sarah Elizabeth Shuter (Image 2). The early layout and development of this subdivision was recorded in maps and atlases attached as Images 3-5. McGill sold Lots 13 and 14 on the northeast corner of Shuter and Dalhousie Streets to Malcolm Gillespie in an 1849 transaction that was legalized the following year. Gillespie immediately subdivided the lots, retaining the west halves (corner parcel) and conveying the east portions to Edward Cooper. The assessment roll for 1850 indicated that one building was under construction on Cooper's land, with a second in place with tenants.<sup>8</sup> The Edward Cooper Houses were first marked on Fleming's Map of the City of Toronto in 1851 (Image 6), and outlined on Boulton's Atlas of 1858 (Image 7) and Goad's Atlases beginning in 1880 (Images 9-12). A Bird's Eye View of Toronto in 1876 illustrates the 3½-storey houses (Image 8).<sup>9</sup>

Edward Cooper (1816-1882) never resided in either of his Shuter Street houses. At the time the sites were developed, Cooper operated a store on lower Yonge Street, and later relocated his business to King Street East where he imported dry goods and millinery. Cooper lived in Cabbagetown with his family and, in 1856, conveyed the properties at 68 and 70 Shuter Street to Albert Walter Cooper and John Partridge Cooper, respectively. Land records indicate that following Edward Cooper's death, his second wife, Elizabeth Thompson Cooper, inherited 68 and 70 Shuter Street. However, 68 Shuter was transferred to one of Edward Cooper's daughters, Matilda Lumbers in 1883. Executors for the Cooper family sold both properties in 1919, ending nearly 70 years of continuous ownership.

### John Tully, Architect

The design of the Edward Cooper Houses at 68 and 70 Shuter Street, along with the adjoining original row houses at 64 and 66 Shuter, is attributed to early architect John Tully (1818-86). Born in Ireland, Tully was also an engineer and surveyor whose origins and architectural training remain largely unknown. He arrived in Canada in the early 1840s with his younger brother, Kivas and was engaged by architect John Howard to assist with the designs for the Provincial Lunatic Asylum (1844 ff.).<sup>10</sup> Opening a solo practice in 1846, Tully focused on securing an appointment as surveyor and assessor for the City of Toronto. He was not successful but, while entering a series of design competitions, received the well-publicized commission for the House of Refuge in 1859.

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<sup>7</sup> McHugh, 151

<sup>8</sup> The concurrent construction of the four adjoining houses on Cooper and Gillespie's lots suggests that they were designed as row houses, as shown on the bird's eye view in Image 8

<sup>9</sup> Following Malcolm Gillespie's death, in 1893 his widow Alice Gillespie received a building permit for a three-unit residential building that replaced or altered the original houses at 64-66 Shuter and is shown in Images 18-20

<sup>10</sup> Kivas Tully (1820-1905) is best known for the projects he designed as Ontario's Provincial Architect in the later 19th century

Tully left Toronto in 1866, relocating first to Chicago where he practiced alone and with partners, and ending his career in New Mexico.

In Toronto, Tully is remembered for his residential work, including the row houses known as Hughes Terrace (1855-56) on King Street West and O'Donohoe Terrace (1856) on Shuter Street near Jarvis Street (Images 15 and 16).<sup>11</sup> The vintage and similarity between the latter projects and the surviving mid-19th century row houses on Church Street and the subject properties links Tully to the Edward Cooper Houses (Image 17).<sup>12</sup>

### iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 68 and 70 Shuter Street are found on the cover and in Sections 2 and 6 of this report. The Edward Cooper Houses reflect the Georgian style popularized for the first generation of buildings in Toronto from the early to mid 1800s. Named for the English monarchs that reigned in the late 18th and early 19th centuries, the style appeared on a variety of building types where restrained classical detailing was applied to symmetrical facades. The Georgian style was favoured for the detached residences of the upper classes, but "...for the urban dweller of lesser means, its strict rules of balance and proportion were more likely displayed on row housing."<sup>13</sup> Typical designs incorporated raised basements with the main entrance to each unit elevated at one end of the principal facade. In addition to the Edward Cooper Houses and the examples described in Section 2.ii and included with the Images in Section 6, the William Lyon Mackenzie House (1858) on Bond Street is another early, rare and extant example of the style in Toronto.<sup>14</sup>

The Edward Cooper Houses rise 3½ stories beneath low-pitched gable roofs with extended eaves and wood brackets and, on the east and west ends and between the units, firebreak walls with brick chimneys (now reduced in height). Above stone bases with flat-headed window openings with brick detailing, the walls are clad with buff brick and trimmed with stone. The principal (south) facades on Shuter Street extend three bays and are identically organized with the main entrances elevated in the left (west) bays (the staircases leading to the entries are not original). Containing wood doors and classically detailed surrounds, the entries are recessed in flat-headed openings and surmounted by stone lintels that also mark the flat-headed window openings with stone sills that are placed in all three stories.

### iv. CONTEXT

The location of the properties at 68 and 70 Shuter Street is shown on the map appended as Image 1. The Edward Cooper Houses are placed on the north side of Shuter Street between Dalhousie and Mutual Streets and adjoin the Gillespie Houses (1894) at 64-66 Shuter as recognized heritage properties. The surrounding neighbourhood contains a

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<sup>11</sup> Later known as Walnut Hall, O'Donohoe Terrace was demolished in 2007

<sup>12</sup> McHugh, 170

<sup>13</sup> Cruikshank, 42

<sup>14</sup> Mackenzie House is owned by the City of Toronto and operated as a historic house museum

number of surviving institutional buildings of particular significance, including St. Michael's Cathedral with its Bishop's Palace and the Metropolitan United Church complex that form separate enclaves along Shuter between Bond and Church Streets. In the historical residential sector, apart from the Edward Cooper Houses and the neighbouring Gillespie Houses, the 1850s row houses at 191-197 Church Street are also identified on the City of Toronto Inventory of Heritage Properties.

### 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>

**Rare Example of a Style and Type** – The properties at 68 and 70 Shuter Street are valued because the Edward Cooper Houses are rare examples of mid 19<sup>th</sup> century urban town houses in Toronto with the Georgian styling that was reserved for the earliest buildings in the city. While this type and style of building was once prevalent in downtown Toronto, the Edward Cooper Houses are valued as rare surviving examples.

<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** - Their design is attributed to John Tully, who is significant as one of the first professional architects to practice in Toronto where only a select group of his commissions survived.

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



**Surroundings** – The properties at 68 and 70 Shuter Street have contextual value because the Edward Cooper Houses are historically linked to their surroundings adjoining Church Street as it developed in the mid 19<sup>th</sup> century as a desirable residential district in Toronto. The Edward Cooper Houses are among the oldest surviving buildings in the neighbourhood and city.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 68 and 70 Shuter Street have design, associative and contextual values as rare surviving examples of mid 19<sup>th</sup> century urban town houses attributed to early Toronto architect John Tully that are historically related to the initial development of the Church Street neighbourhood north of Queen Street East.

#### 5. SOURCES

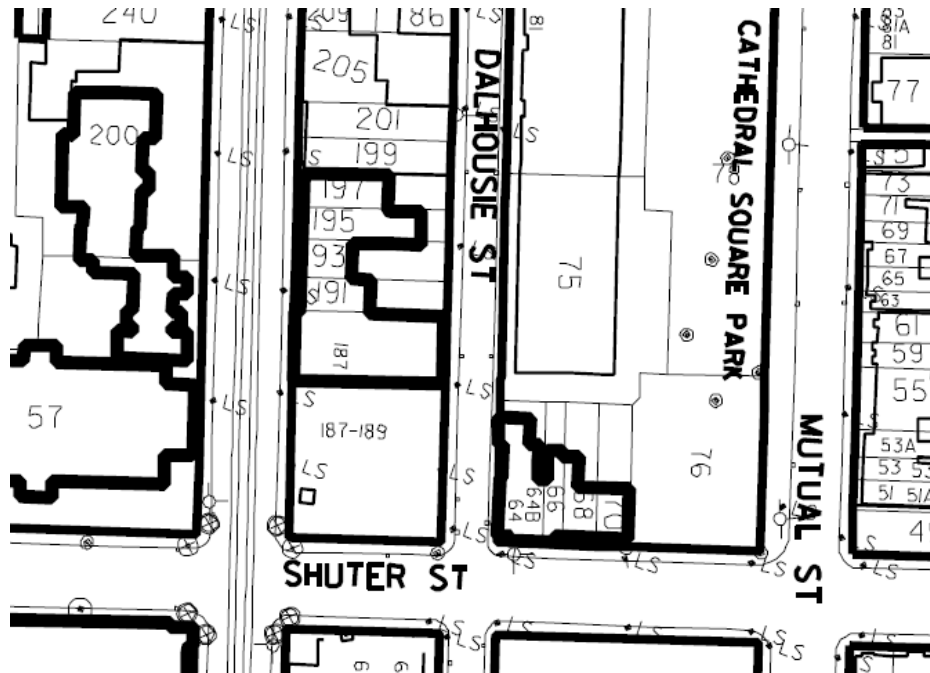
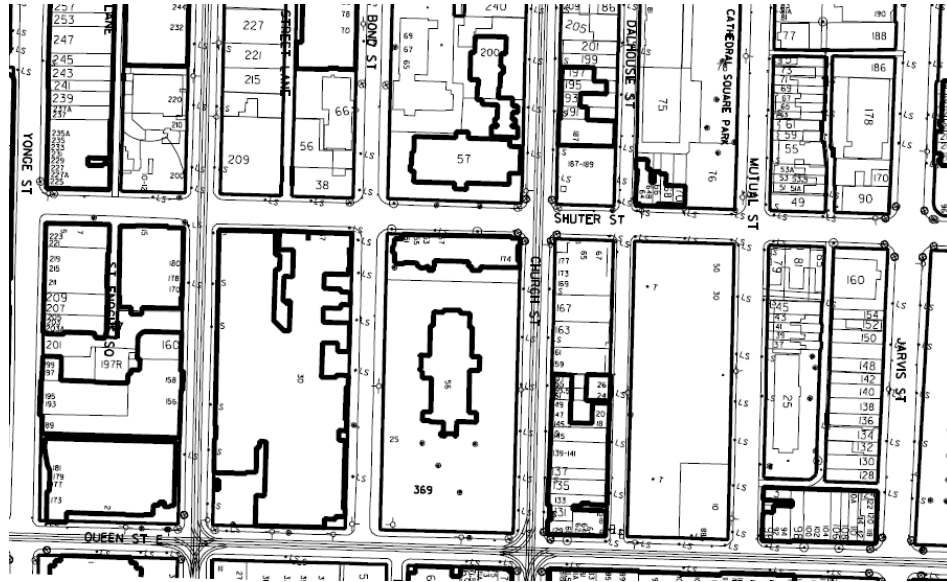
##### Archival Sources

Abstract Indices of Deeds, Plan 22A, Lots 13 and 14  
Assessment Rolls, City of Toronto, St. James Ward and Ward 3, Division 2, 1849 ff.  
Bird's Eye View of Toronto, 1876  
Boulton's Atlas, 1858  
Browne, Plan of the City of Toronto, 1862  
Building Permit #1490, December 6, 1893  
Building Records, South District, City of Toronto, 1939-1976  
City of Toronto Directories, 1851 ff.  
Fleming, Topographical Plan of the City of Toronto, 1851  
Fleming, Ridout and Schreiber, Plan of the City of Toronto, 1857  
Goad's Atlases, 1880-1923  
Photographs, City of Toronto Archives and Toronto Reference Library  
(individual citations below)  
Underwriters' Survey Bureau Atlas, 1954 revised to 1964

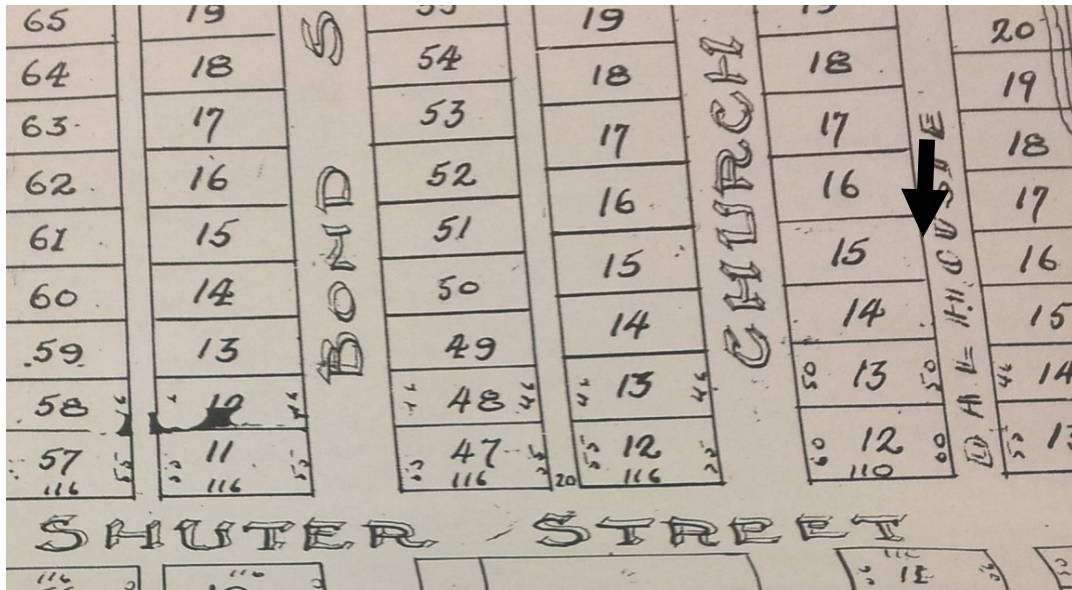
##### Secondary Sources

Arthur, Eric, Toronto: no mean city, 3<sup>rd</sup> ed., revised by Stephen A. Otto, 1986  
Blumenson, John, Ontario Architecture, 1990  
Cruikshank, Tom, and Jon de Visser, Old Toronto Houses, 2000  
Cooper Family Records, [www.ancestry.ca](http://www.ancestry.ca)  
Dendy, William, Lost Toronto, 2<sup>nd</sup> ed., revised 1993  
"John Tully," entry in The Biographical Dictionary of Architects in Canada, 1800-1950,  
<http://dictionaryofarchitectsincanada.org/architects/view/1366>  
Lundell, Liz, The Estates of Old Toronto, 1997  
McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989  
Otto, Stephen A., "John Tully," typescript, November 1980

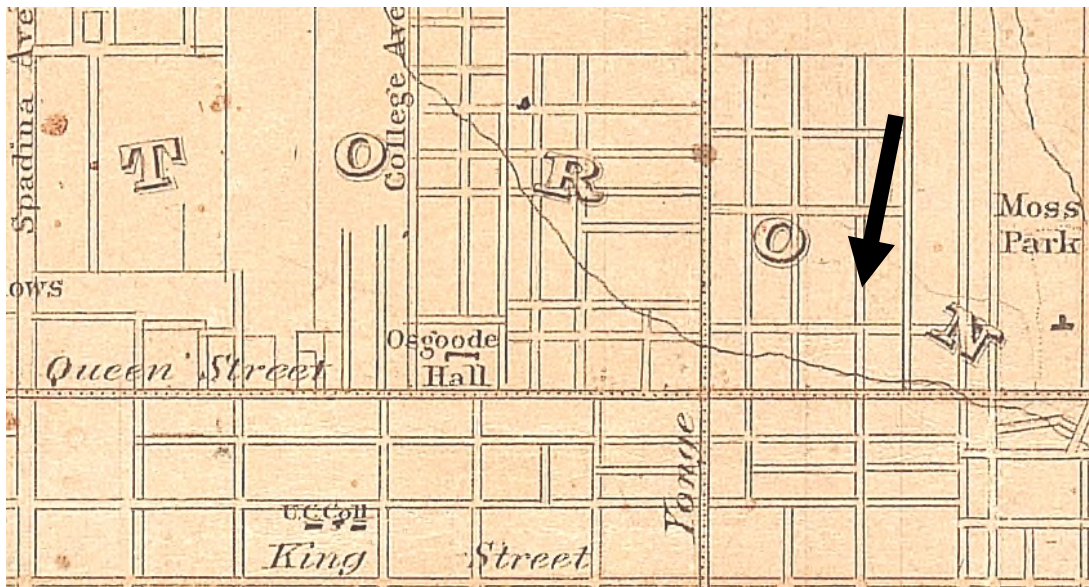
6. IMAGES – Historical maps and atlases are followed by other archival images. **Arrows** mark the location of the properties at 64-70 Shuter Street



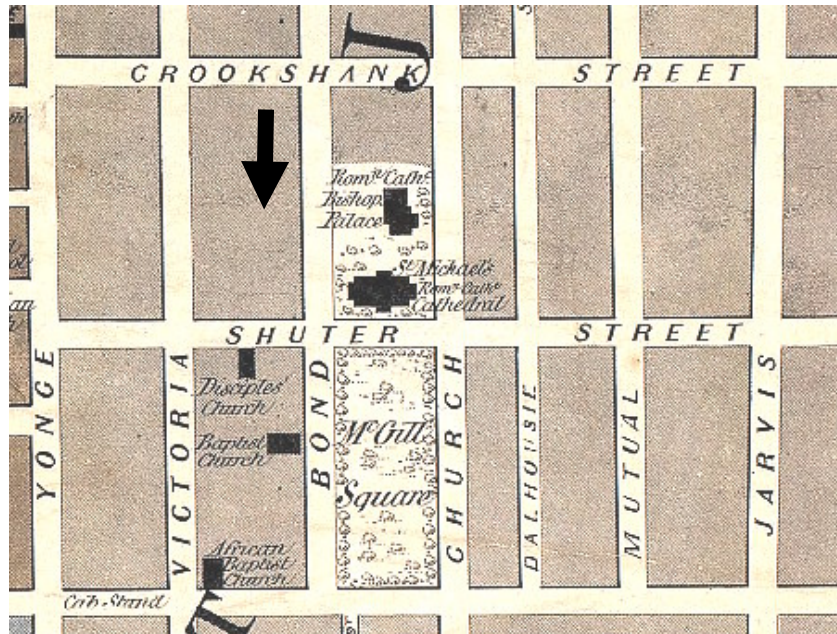
1. City of Toronto Property Data Map: showing the location of the property at 30 Bond Street where St. Michael's Hospital fills the city block bounded by Queen Street East (south), Victoria Street (west), Shuter Street (north) and Bond Street (east). The E-Wing is located midway in the block along Bond Street



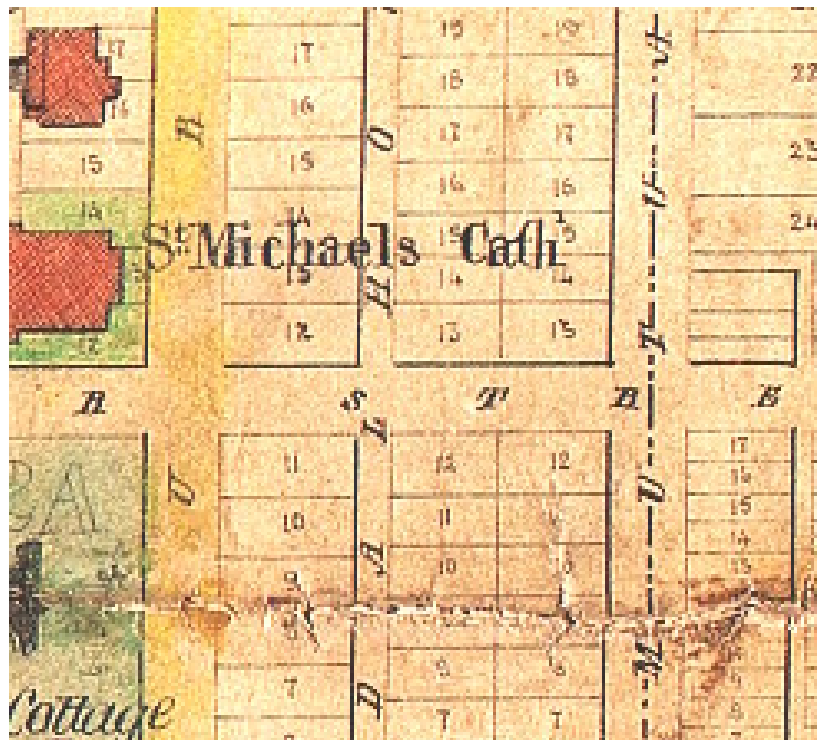
2. Plan 22A, 1836: extract showing Lots 13 and 14 on the northeast corner of Shuter and Dalhousie Streets, which were subdivided in 1850 when the Edward Cooper Houses were built on the east halves of the lots



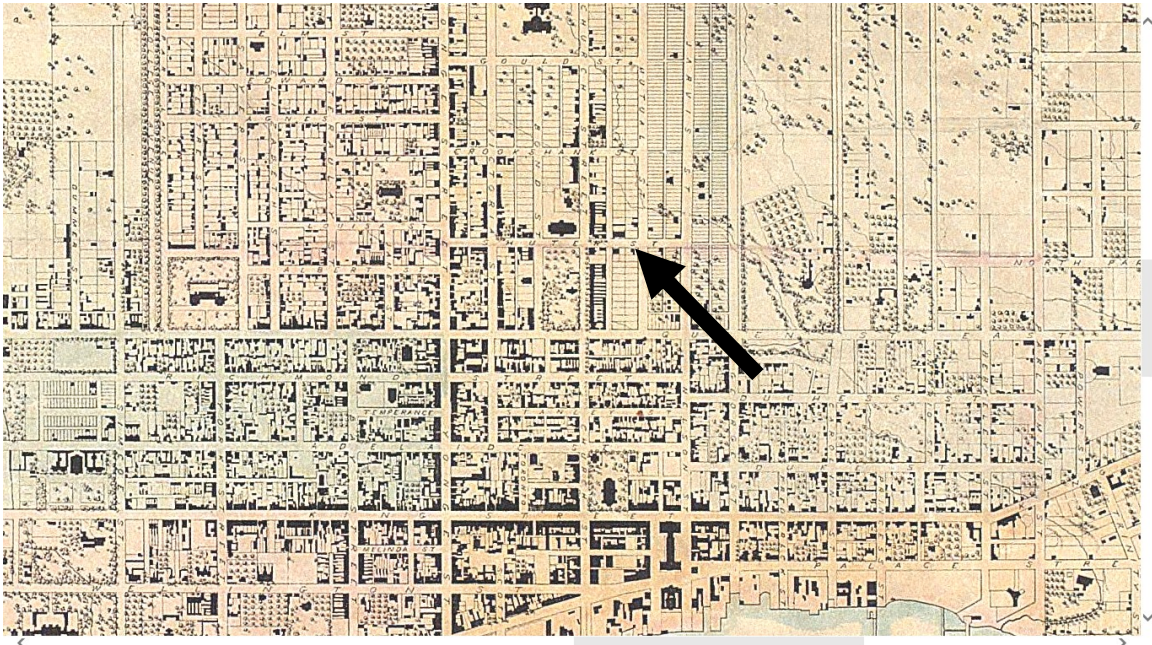
3. Browne's Plan of York Township, 1851: showing the subdivision of the neighbourhood northeast of Yonge and Queen Streets (see Image 5, below for a topographical map produced the same year and outlining the buildings on the subject sites)



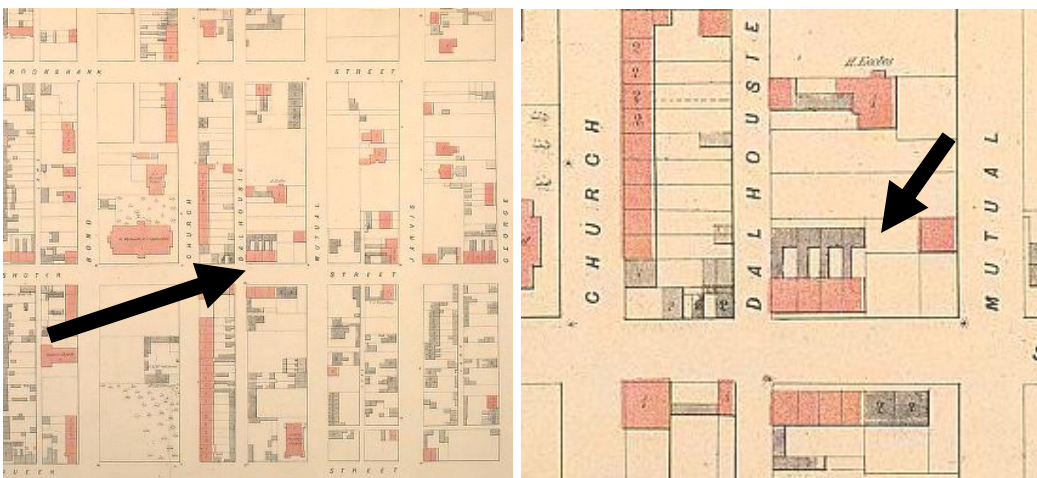
4. Fleming, Ridout and Schreiber's Plan of the City of Toronto, 1857 (left): showing the layout of the blocks with street names (only institutional buildings are shown);



4. Browne's Plan of the City of Toronto, 1862 (right): showing the subdivision of the lands north of Shuter Street under Plan 22A where the subject properties are located on the east halves of Lots 13 and 14



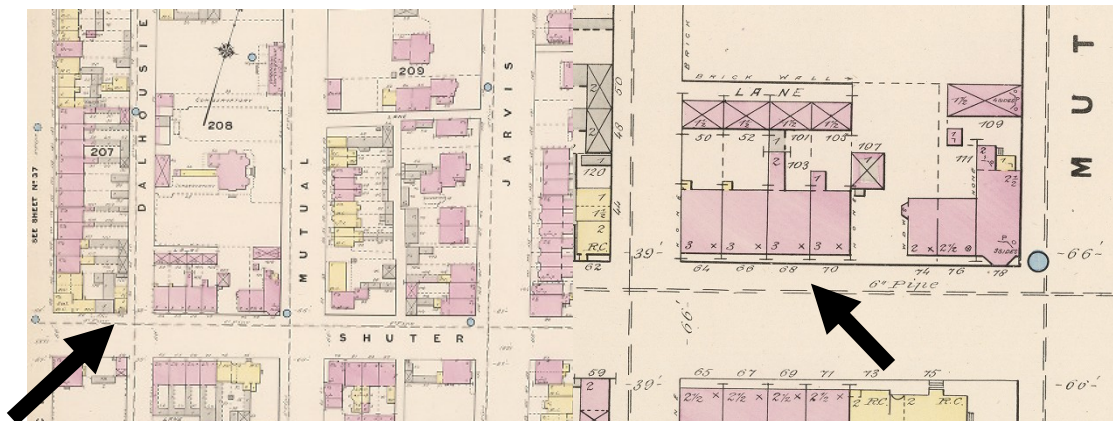
5. Fleming's Topographical Plan of the City of Toronto, 1851: showing the subject buildings in place, along with the original adjoining houses at 64 and 66 Shuter Street, in the Church Street neighbourhood where the majority of the building lots were not yet developed



6. Boulton's Atlas of the City of Toronto, 1858: on the first atlas to record non-public buildings, the Edward Cooper Houses are illustrated near the northeast corner of Dalhousie and Mutual Streets



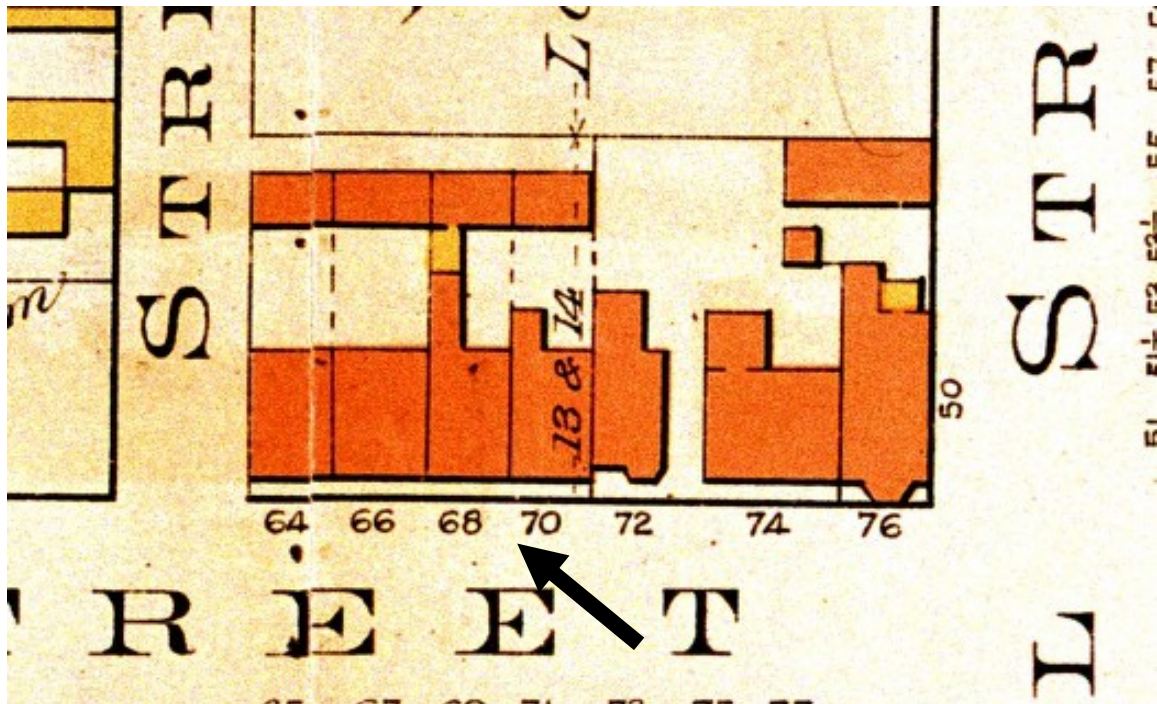
7. Archival Image, Bird's Eye View of Toronto, 1876: extract showing the Edward Cooper Houses on the northeast corner of Shuter and Dalhousie Streets, two streets east of St. Michael's Cathedral



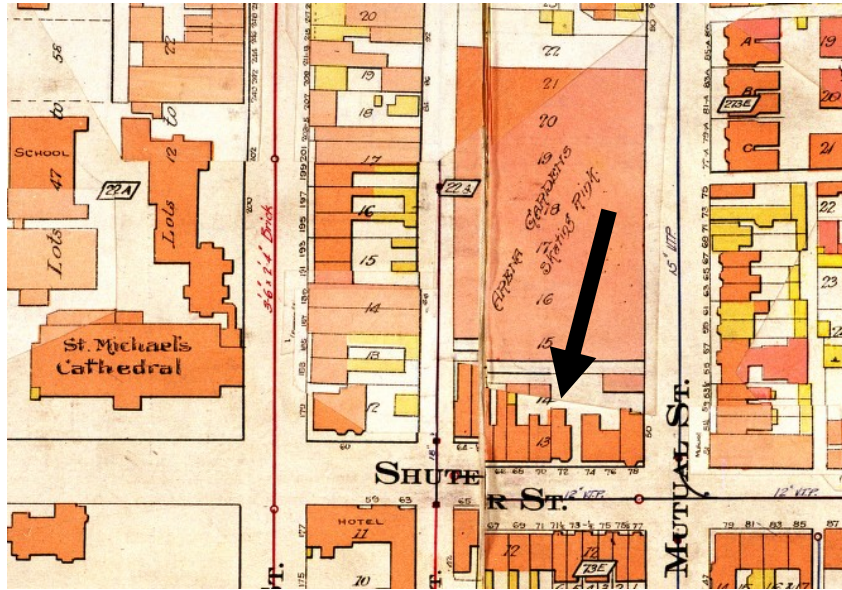
8. Goad's Atlas, 1880: the first Goad's for Toronto illustrated the Edward Cooper Houses within the Church Street neighbourhood and in detail on the northeast corner of Dalhousie Street



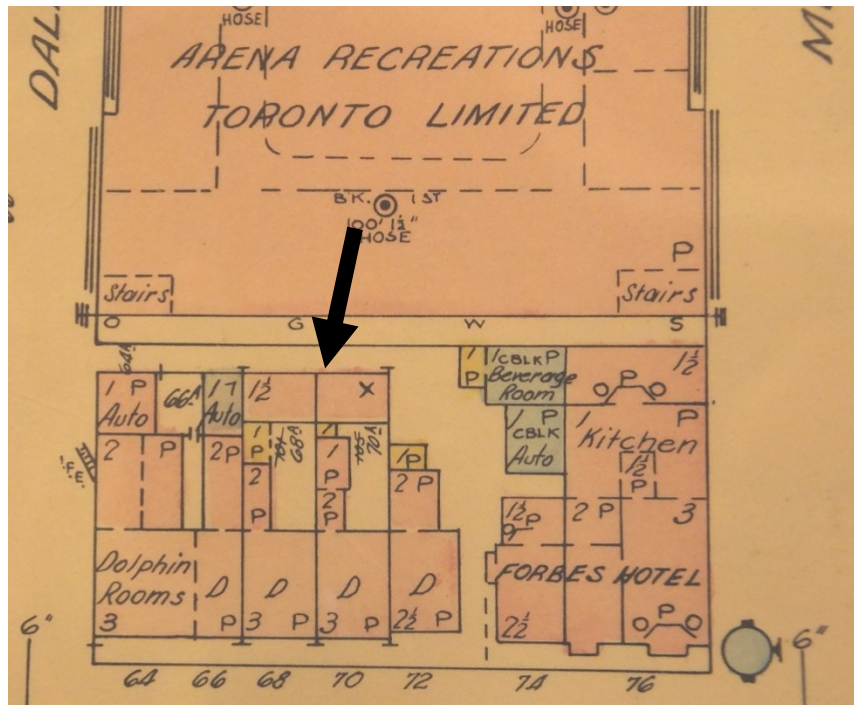
9. Goad's Atlas 1884: the next update to the atlas shows a wood link between the house at 68 Shuter and its outbuilding



10. Goad's Atlas, 1890: showing the addition of the building beside (east of) the Edward Cooper Houses. No further changes to the block are illustrated on the updates to Goad's in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries



11. Goad's Atlas, 1923: showing the location of the Edward Cooper Houses, with Arena Gardens (future Mutual Street Arena) directly north (a fold in the map accounts for the distortion of the image)



12. Underwriters' Survey Bureau Atlas, revised to 1964: showing the status of the buildings in the mid-20th century where they were rooming houses





13. Archival Photograph, Mackenzie House, 82 Bond Street, c. 1950: showing one of the earliest surviving houses in Toronto and another rare example of Georgian-styled housing that originated as part of a row of buildings (City of Toronto Archives, Fonds 1257, Item 741)



14. Archival Photograph, O'Donohoe Terrace, 110 Shuter Street, 1934: located two streets east of the Edward Cooper Houses, this was a rare example of mid 19th century housing by early Toronto architect John Tully that was demolished in 2009 (City of Toronto Archives, Series 372, Item 1719)



15. Archival Photograph, Hughes Terrace, 319-325 King Street West, 1973: showing mid 19th century row houses designed by architect John Tully (Toronto Historical Board, 1973)



16. Photograph, Row housing, 191-197 Church Street, 2000: original mid 19th century row housing attributed to Toronto architect John Tully (the second unit from the left was reconstructed) (Old Toronto Houses, 42)



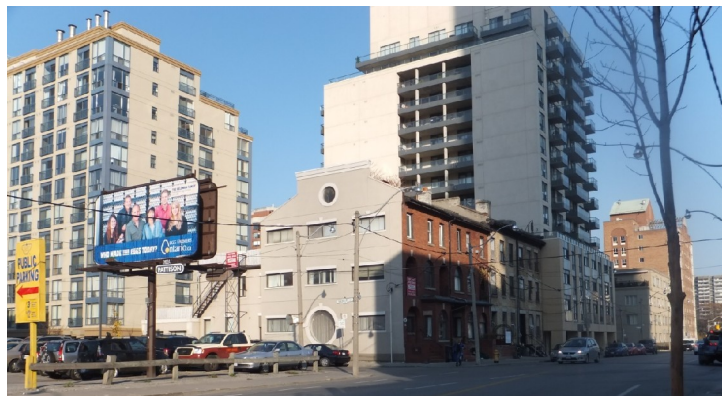
17. Archival Photograph, Shuter and Dalhousie Streets, 1970s: showing the rear (north) ends of the Edward Cooper Houses on the left, with the neighbouring Gillespie Houses (right) (City of Toronto Archives, Series 1465, Item 10)



18. Archival Photograph, 64-70 Shuter Street, 1970s: showing the Edward Cooper Houses with the imprint of the former house form building at 72 Shuter Street on the east elevation of 70 Shuter (Toronto Historical Board)



19. Archival Photograph, 64-70 Shuter Street, 1989: showing the Edward Cooper Houses (right) and the Gillespie Houses (left) prior to their inclusion on the City of Toronto Inventory of Heritage Properties (Toronto Historical Board)



20. Photographs, 68 and 70 Shuter Street, 2013: showing the rear (north) walls (above) and the context of the Edward Cooper Houses on the north side of Shuter Street, east of Dalhousie Street (below) (Heritage Preservation Services)