

Alterations to Heritage Property; Demolition of Heritage Property; Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act; Authority to Enter into Heritage Easement Agreements - 603, 605-607 Sherbourne Street, 6-16 Glen Road, 4 Howard Street, 76 Howard Street (North St. James Town)

Date:	September 11, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Ward 28, Toronto Centre – Rosedale
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\November 19 2013\teHPS35

SUMMARY

This report recommends that City Council endorse the conservation strategies as generally described in this report, for the eleven heritage properties that are part of three development blocks comprising the subject development site in the North St. James Town neighbourhood.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the proposed alterations to the heritage properties at 603, 605-607 Sherbourne Street, 6-16 Glen Road and 76 Howard Street substantially in accordance with the plans and drawings prepared by Architects Alliance dated July 5, 2013, date stamped received by the City Planning Division July 15, 2013, and on file with the Manager, Heritage Preservation Services, and the Heritage Impact Assessments (HIA) prepared by ERA Architects Inc. for each of the above-noted properties with final revisions dated: 603 Sherbourne Street (December 20, 2012); 605-607 Sherbourne Street (June 10, 2013); 6-16 Glen Road (June 8, 2011); and 76 Howard Street (June 21, 2013), all on file with the Manager, Heritage Preservation Services, subject to the following conditions:

- a. That prior to the introduction of the bills in City Council for the Official Plan Amendment and Zoning By-law Amendment the owner shall:
 - i. Provide a detailed Conservation Plan for each of the properties at 603, 605-607 Sherbourne Street, 6-16 Glen Road and 76 Howard Street detailing all conservation work required in accordance with the HIAs referenced in Recommendation 1 in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division, including a detailed estimate of costs associated with this conservation work, to be prepared by a qualified heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
 - ii. Execute a Heritage Easement Agreement with the City for each of the properties at 603, 605-607 Sherbourne Street, 6-16 Glen Road, and 76 Howard Street to the satisfaction of the Manager, Heritage Preservation Services.
- b. That prior to the issuance of any heritage permit for the properties referenced in Recommendation 1 in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division, the owner shall:
 - i. Provide full building permit drawings, including notes and specifications for the rehabilitation, restoration and protective measures to be taken, keyed to the approved Conservation Plans referenced in Recommendation 1.a. i. in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
 - ii. Provide a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure the conservation work included in the Conservation Plans referenced in Recommendation 1. a. i. in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division.
 - iii. Provide full documentation of the existing heritage property at 4 Howard Street including two (2) printed sets of archival quality 8"x10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and

measured drawings, and copies of all existing interior floor plans and original drawings as maybe available to the satisfaction of the Manager, Heritage Preservation Services.

- c. That prior to the release of the Letter of Credit, the owner shall:
 - i. Provide replacement Heritage Easement Agreement photographs for the heritage properties referenced in Recommendation 1.a. ii. in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division, to the satisfaction of the Manager, Heritage Preservation Services.
 - ii. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the approved Conservation Plans and that the work has maintained an appropriate standard of conservation to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner for each of the heritage properties at 603 Sherbourne Street, 605-607 Sherbourne Street, 6-16 Glen Road, and 76 Howard Street.
3. City Council authorize the City Solicitor to introduce any necessary bill in Council authorizing the entering into of the Heritage Easement Agreements for the properties at 603 Sherbourne Street, 605-607 Sherbourne Street, 6-16 Glen Road, and 76 Howard Street.
4. City Council state its intention to designate the property at 76 Howard Street under Part IV, Section 29 of the Ontario Heritage Act.
5. City Council state its intention to designate the property at 605 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act.
6. City Council state its intention to designate the property at 607 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act.
7. 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.

8. 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.
9. 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

In March 2006, the designated heritage property at 6 Howard Street was ordered to be demolished by the City's Chief Building Official after it was determined to be structurally unsound and in danger of collapsing on neighbouring buildings. This demolition brought attention to the deteriorating condition and vulnerable state of several other vacant heritage properties in the neighbourhood (Glen Road) and elsewhere in the City. Subsequently, with the new powers made available to municipalities through the 2005 revisions to the Ontario Heritage Act, in March 2007 City Council adopted Heritage Property Standards amending the existing City of Toronto Municipal Code Chapter 629, Property Standards, to prescribe minimum standards for maintenance and preservation of the heritage attributes of properties designated under Parts IV and V of the Ontario Heritage Act. At its meeting November 19 and 20, 2007 City Council stated its intention to designate the properties at 6-16 Glen Road under the Ontario Heritage Act allowing staff to enforce, through Municipal Licensing and Standards, the Heritage Property Standards By-law (1027-2007) to require the owners to undertake the necessary repairs to protect the heritage attributes of the properties.

<http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-11-19-cc14-dd.pdf>

The designation of the properties at 6-16 Glen Road was appealed by the owners and a Conservation Review Board Hearing was scheduled. In 2010 the owners withdrew their appeal on agreement with the City that the language in the Reasons for Designation would be revised to specifically exclude the additions at the rear of the properties at 6-16 Glen Road from the list of heritage attributes.

<http://www.toronto.ca/legdocs/mmis/2010/te/decisions/2010-08-17-te36-dd.htm>.

Following a survey and detailed research by Heritage Preservation Services staff of the other properties in the North St. James Town neighbourhood, a report from the Acting Director, Policy and Research, City Planning Division was considered by City Council at its meeting August 25 and 26, 2010 recommending the designation under Part IV of the Ontario Heritage Act of several additional properties, many of which were already "listed" on the City Inventory of Heritage Properties. City Council adopted the staff recommendations with amendments.

<http://www.toronto.ca/legdocs.mmis/2010/te/decisions/2010-08-17-ye36-ddhtm>.

A preliminary planning report (December 8, 2010) from the Director of Community Planning, Toronto and East York District on the subject Official Plan and Zoning By-law amendment application for the North St. James Town neighbourhood was considered by Toronto and East York Community Council at its meeting on January 11, 2011 and was adopted without amendment.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE3.25>

A final planning report from the Director of Community Planning will be considered with this report at the November 19, 2013 meeting of Toronto East York Community Council.

BACKGROUND

Policy Framework

Planning Act and Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The *Planning Act* and associated *Provincial Policy Statement* guide development in the Province and they include provincial interests regarding heritage resources as described in the PPS issued under the authority of Section 3 of the *Planning Act*. The *Planning Act* requires that all decisions affecting land use planning matters "shall be consistent with" the PPS. The PPS provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 directs that "Significant built heritage resources and cultural heritage landscapes shall be conserved. Properties included on the City's Inventory of Heritage Properties are considered to be significant in this context.

In the PPS 2005, "conserved" is defined as "the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment."

Official Plan

Policy 3.1.5.2 of the Official Plan states that "Heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved." Development adjacent to properties on the City's *Inventory of Heritage Properties*, will respect the scale, character and form of the heritage buildings and landscapes.

Standards and Guidelines for the Conservation of Historic Places in Canada

The Parks Canada document, *Standards and Guidelines for the Conservation of Historic Places in Canada*, is the document guiding planning, stewardship and conservation

approach for all listed and designated heritage resources within the City of Toronto. The relevant Standards include the following:

- Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*
- Conserve heritage value by adopting an approach calling for minimal intervention
- Find a use for an historic place that requires minimal or no change to its character-defining elements
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference
- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place
- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future

Development Site and Surrounding Area

The development site is located within the North St. James Town neighbourhood, bounded by Bloor Street East to the north, Howard Street to the south, Sherbourne Street to the west and Parliament Street to the east (Attachment No.1). The neighbourhood is primarily low-rise in character with a mixture of single detached houses, semi-detached and row houses and two 4-storey walk-ups. In addition there are two churches, a municipal fire station and the Sherbourne subway station with two entrances/exits on this block, one on Sherbourne Street and one on Glen Road. There are 25 heritage properties within the North St. Jamestown neighbourhood. All but four are designated under Part IV of the Ontario Heritage Act (Attachment No. 3).

The surrounding land uses can be described as follows. On the north side of Bloor Street is the Rosedale Ravine and the Rosedale neighbourhood. A pedestrian bridge at Glen Road across the ravine connects Rosedale with the North St. James Town neighbourhood. South is the St. James Town neighbourhood consisting of 18 buildings ranging in height from 14-32 storeys and containing roughly 7000 residential units. St. James Cemetery is east of the area and to the west of Sherbourne Street is a mostly low-rise neighbourhood with some recent tower developments on Sherbourne Street (James Cooper Mansion).

John Bentley Mays (Globe and Mail, February 4, 2011) describes North St. James Town as “one of Toronto’s nowhere lands, neither an extension of Rosedale nor part of downtown, a hodgepodge that features in addition to St. Simon’s (Anglican Church), a lot of Victorian bric-a-brac and many vacant lots”. Ironically the area was once part of an upscale residential neighbourhood. While the construction of the Bloor Street viaduct during World War I extended Bloor Street to Sherbourne Street and brought streetcar service directly to the Howard Street (North St. James Town) neighbourhood, it also removed the ravine setting that had previously defined the north edge of the area. Following World War II and the growth of middle class suburbs across the city, the neighbourhood along Howard Street went into 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 1950’s a development consortium acquired and developed the majority of the properties in the area bounded by Bloor, Sherbourne, Wellesley and Parliament Street as St. James Town (south). North St. James Town survived the wrecking ball possibly due to the presence of St. Simon the Apostle Church, and remains today as a remnant block of buildings from the larger Victorian neighbourhood that once existed.

The uncertain future of this neighbourhood over the past several decades has resulted in an urban condition more characteristic of the core of some American cities with vacant and boarded up buildings including an entire street of Victorian houses on the west side of Glen Road. The heritage resources in North St. James Town remain critical however, in maintaining a low-scale residential character to the neighbourhood that provides transition from the density of St. James Town (south), including for pedestrians who use the neighbourhood as a route to and from the Sherbourne subway station. The applicant has endeavoured to preserve this character as part of a comprehensive redevelopment plan for the North St. James Town neighbourhood that also includes a significant increase in density.

Development Proposal

The subject application is for an Official Plan and Zoning By-law amendment to permit the redesignation and rezoning of the subject lands for a development consisting of three residential towers, two at 45 storeys and one at 37 storeys; a 12-story mid-rise building and a 3-storey block of seven townhouses. In total the proposed development will add 1,241 additional units of residential housing to the North St. James Town neighbourhood. The proposed development is comprised of three development blocks (Attachment No. 2).

Block One is located at the northeast corner of Howard Street and Sherbourne Street. This block contains four heritage properties: 603, 605-607 Sherbourne Street and 4 Howard Street. The applicant is proposing a 45-storey residential point tower setback from Sherbourne Street on a 2-storey podium that will include the temporary relocation off site of 605-607 Sherbourne Street with rehabilitation to follow, the restoration of 603 Sherbourne Street in situ, and the demolition of 4 Howard Street.

Block Two fronts onto Glen Road north of Howard Street and is bounded on the west by Red Rocket Lane, a one-way southbound City laneway. The applicant is proposing a 3-storey block of seven townhouses facing Red Rocket Lane. The semi-detached houses on Glen Road are proposed to be restored for residential use.

Block Three, at the east end of the North St. James Town neighbourhood, is bounded by Edgedale Road to the west, Parliament Street to the east, Bloor Street to the north and Howard Street to the south. The site is currently passive open space with the exception of one heritage property at 76 Howard Street. The applicant is proposing at the westerly end of the block a 12-storey mid-rise building with an 8-storey wing connecting to a 37-storey tower. A 45-storey tower is proposed at the easterly end of the block. The heritage property at 76 Howard is proposed to be relocated to a site further west on Howard Street within the neighbourhood.

Heritage Resources / Cultural Heritage Value

The following is a description of the heritage resources within or adjacent to each of the three development blocks (Attachment Nos. 4(a)-4(f)). All of the properties have been determined to have cultural heritage value in contributing contextually to the historical character of the Howard Street neighbourhood as the surviving late 19th and early 20th century residential enclave southeast of Sherbourne Street and Bloor Street East. Individual design and associative cultural heritage values are described below.

Development Block One

603 Sherbourne Street (Anson Jones House, 1895) (designated)

Located at the northwest corner of Sherbourne Street and Howard Street, the house is a well-crafted late 19th century house form building with Queen Anne Revival features designed by the notable Toronto Architect, Edmund Burke.

605-607 Sherbourne Street (row houses, 1875) (listed, recommended for designation)

The row houses at 605-607 Sherbourne Street are the remaining two units of a former five-part row house, displaying the mixture of medieval and classical design elements that were typical of late 19th century residential housing in Toronto. The houses are characterized by the combination of bay windows under gabled roofs (Bay-n-Gable), a distinctive form of double and row house that appeared all across the City.

4 Howard Street (Henry Joselin House, 1879) (listed, recommended for demolition)

Henry Joslin developed this stuccoed 2-storey house as his place of residence in addition to developing a series of row houses on Sherbourne Street (including 605-607 Sherbourne Street). The house has cultural heritage value as a rare surviving example of a

detached house form building with Second Empire styling in the Howard Street neighbourhood.

Development Block Two

6-16 Glen Road (1884) (designated)

The heritage attributes of the Glen Road Houses related to their design significance as good examples of late 19th century residential housing that form a cohesive group on the street, are found on the exterior walls and roofs. The patterned brickwork are indicative of the style of residential buildings that were once prominent on Sherbourne Street and in the adjoining neighbourhood. Similar semi-detached houses at 18-20 and 22-24 Glen Road were demolished with other buildings for the eastward extension of Bloor Street and the widening of the Glen Road Bridge to Rosedale, making the survival of the Glen Road Houses more significant.

Development Block Three

76 Howard Street (William Whitehead House, 1887)

(listed, recommended for designation and relocation west on Howard Street)

The William Whitehead House has cultural heritage value as a late 19th century house form building with decorative Queen Anne Revival styling. The dwelling is distinguished by its classical and medieval-inspired details, its stone and terra cotta detailing, and the sprawling plan which can presently be viewed from many vantage points.

Heritage Resources Adjacent to Block Two

2 Glen Road and 8 Howard Street (William Muir Houses, 1884) (designated)

The William Muir Houses are late 19th century house form buildings that bear elements of the popular Toronto Bay-n-Gable style identified by the characteristic combination of bay window beneath a gable roof. The buildings are important in relation to the neighbouring Glen Road Houses as 6-16 Glen Road (designated) that share a common heritage, setback, and design aesthetic.

Heritage Resources Adjacent to Block Three

1-11 Edgedale Road (1902, designated)

The Edgedale Road Houses are designed in the Period Revival style by the notable Toronto architect C.J. Gibson, a style that was popular for residential architecture in Toronto after 1900. Period Revival-styled dwellings were indicative of the early 20th century when historically derived architectural elements were applied in designs that were increasingly symmetrical and restrained.

COMMENTS

Conservation Strategies

Development Block One

The development of Block One at Sherbourne and Howard Street is comprised of a 45-storey point tower roughly centred on the block with a 2-storey podium (Attachment No. 5). The development of this block has been revised over time and the current proposal is significantly improved in its response to the heritage properties on the block. The tower is

substantially set back from Sherbourne Street and avoids any cantilevering over the heritage structures. The base building respects the scale and materiality of the heritage buildings and together they form a more consistent street wall on Sherbourne and Howard Street. Staff will continue to work with the applicant through site plan to further develop and refine the base building design (Attachment No. 7).

Whereas the applicant had originally contemplated the temporary relocation of the Anson Jones House at 603 Sherbourne Street to facilitate construction of underground parking, the current proposal reduces the size of the underground parking to eliminate excavation under the heritage property allowing it to be retained in situ. Excavation is proposed to the north and east of the house. A caisson wall will be installed immediately adjacent to the house during construction to be restrained using soil anchor tiebacks. Isherwood Geotechnical Engineers has assessed and confirmed the feasibility of this approach. The exterior of the house will be restored based on original plans by the architect Edmund Burke. This is significant given the prominent corner location of this heritage property. Along with the heritage property at 601 Sherbourne Street, the two survive as bookend gateway buildings into the North St. James Town neighbourhood from Howard Street reinforcing the historical scale and character of this area.

The applicant also originally proposed the demolition of the listed heritage properties (row houses) at 605-607 Sherbourne Street. Staff has maintained the importance of these properties as among the few heritage buildings surviving on the east side of Sherbourne Street in this area, and their value contextually to the neighbourhood and to the adjacent Anson Jones House. Given the houses were part of an original row of five and their architectural value is found in their primary elevations and roof, staff support a conservation strategy that includes the proposed relocation of the main houses (with rear additions removed) to a temporary location further east on the block adjacent to Howard Street (Attachment No. 6). The houses will be returned to the site and their exterior elevations rehabilitated. Additional windows are proposed on the north elevation to support new commercial uses. Laurie McCulloch Building Moving has verified the feasibility of this proposed relocation.

Block One proposes the demolition of the listed heritage property at 4 Howard Street. Staff acknowledge that with the loss of 6 Howard Street, this portion of the street is extremely fragmented. The removal of 4 Howard Street allows for a consistent streetwall to be established that will anchor the north side of Howard Street in this block to the block east of Glen Road. Staff is also satisfied given the applicant is agreeable to a higher level of conservation for the Sherbourne Street heritage buildings on this block that the demolition of 4 Howard Street is a reasonable compromise.

Development Block Two

The restoration of the Glen Road Houses at 6-16 Glen Road represents a significant commitment by the applicant to preserving the heritage character of the North St. James Town neighbourhood. These houses suffer from advanced physical deterioration and neglect and have remained vulnerable for decades. As a result, Glen Road, a major access route for pedestrians travelling to and from the Sherbourne subway station, and

address to other heritage properties on the east side of the street, is a disturbing anomaly within the urban fabric of the City. There are few other examples of heritage streetscapes in the former City of Toronto that have suffered such prolonged and substantial decline (George Street being an exception). Proposed conservation work includes:

- All exterior woodwork conserved to the original 1890 design
- All brick and stone masonry repaired and conserved. Where necessary units will be repaired, reset or replaced
- All existing window sash replaced with double glazed matching units. Where original windows no longer exist, new wood windows will be fabricated to match

A 3-storey row of seven townhouses fronting onto Red Rocket Lane is proposed to the rear of the Glen Road houses. Staff is satisfied these townhouses will not negatively impact the Glen Road Houses or the designated heritage properties at 8 Howard Street and 2 Glen Road (Attachment No. 8).

Development Block Three

Block Three is proposed to include the construction of a 12 storey building with an 8-storey wing connecting to a 37-storey tower (Attachment No. 9). The 8-storey wing steps down to 2-storey retail. At the corner of the block a 45-storey tower is proposed that connects to the 37-storey tower with a pedestrian bridge. Heritage staff has assessed this proposal for its impact on the listed heritage property at 76 Howard Street and on the designated properties on Edgedale Road.

The William Whitehead House at 76 Howard Street is proposed to be relocated to the property on Howard Street directly west of the designated properties at 32-34 Howard Street. The house will be restored in its new location and the heritage attributes of the structure conserved. It was clear from the earliest discussions with the applicant that retaining 76 Howard Street in situ was an unlikely proposition. Development Block Three is otherwise entirely vacant and provides significant redevelopment potential. Moving the house to its new location not only re-establishes an appropriate context for the house, but also serves to fill in another of the missing teeth on the north side of Howard Street. The applicant has indicated a proposal is forthcoming for an infill building to the west of the relocated 76 Howard Street that will further consolidate the built form on the north side of Howard Street (Attachment No. 10).

With regard to the impact of the Block Three development on the adjacent Edgedale Road heritage properties, staff is satisfied that the 12-storey midrise building proposed to the east is sufficiently setback (20 m) and of an appropriate height to mitigate its impact on the Edgedale properties. The development also proposes to introduce parkland on the vacant lot at the south end of Edgedale Road fronting onto Howard Street that will reinforce the scale and character of Edgedale Road and provide transition in height and scale from the development on Block Three to the lower scaled development in the centre of the North St. James Town neighbourhood.

Heritage Designation, 76 Howard Street and 605-607 Sherbourne Street

The listed properties at 76 Howard Street (William Whitehead House) and 605-607 Sherbourne Street (Sherbourne Street Rowhouses) are the only heritage properties that will be retained as part of this development that are not designated under Part IV, Section 29 of the Ontario Heritage Act. The property at 4 Howard Street is also listed but staff are not opposed to its demolition given the overall conservation strategy. Following research and evaluation as part of a report in 2010 on the potential designation of properties within this neighbourhood, it was determined that the properties at 76 Howard Street and 605-607 Sherbourne Street met Regulation 9/06, the criteria for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage values (Attachments Nos. 14 and 15). The William Whitehead House and the Sherbourne Street Rowhouses are valued as part of the important collection of buildings from the late 19th and early 20th centuries that survived when the adjoining high-rise neighbourhood of St. James Town was developed in the 1950s and afterward.

The Statements of Significance for the properties at 76 Howard Street (Attachment No. 11), 605 Sherbourne Street (Attachment No. 12) and 607 Sherbourne Street (Attachment No. 13) comprise the Reasons for Designation, which are the Public Notices 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.

Conclusion

Staff has worked for three years with the applicant in consultation with the public on this proposed redevelopment of the North St. James Town neighbourhood. Staff is pleased with the conservation strategies that have emerged from this process and the efforts made by the applicant to integrate the heritage properties into the proposed development.

CONTACT

Sherry Pedersen, Preservation Coordinator (East)
Heritage Preservation Services
Tel: 416-338-1089; Fax: 416-392-1973
Email: speders@toronto.ca

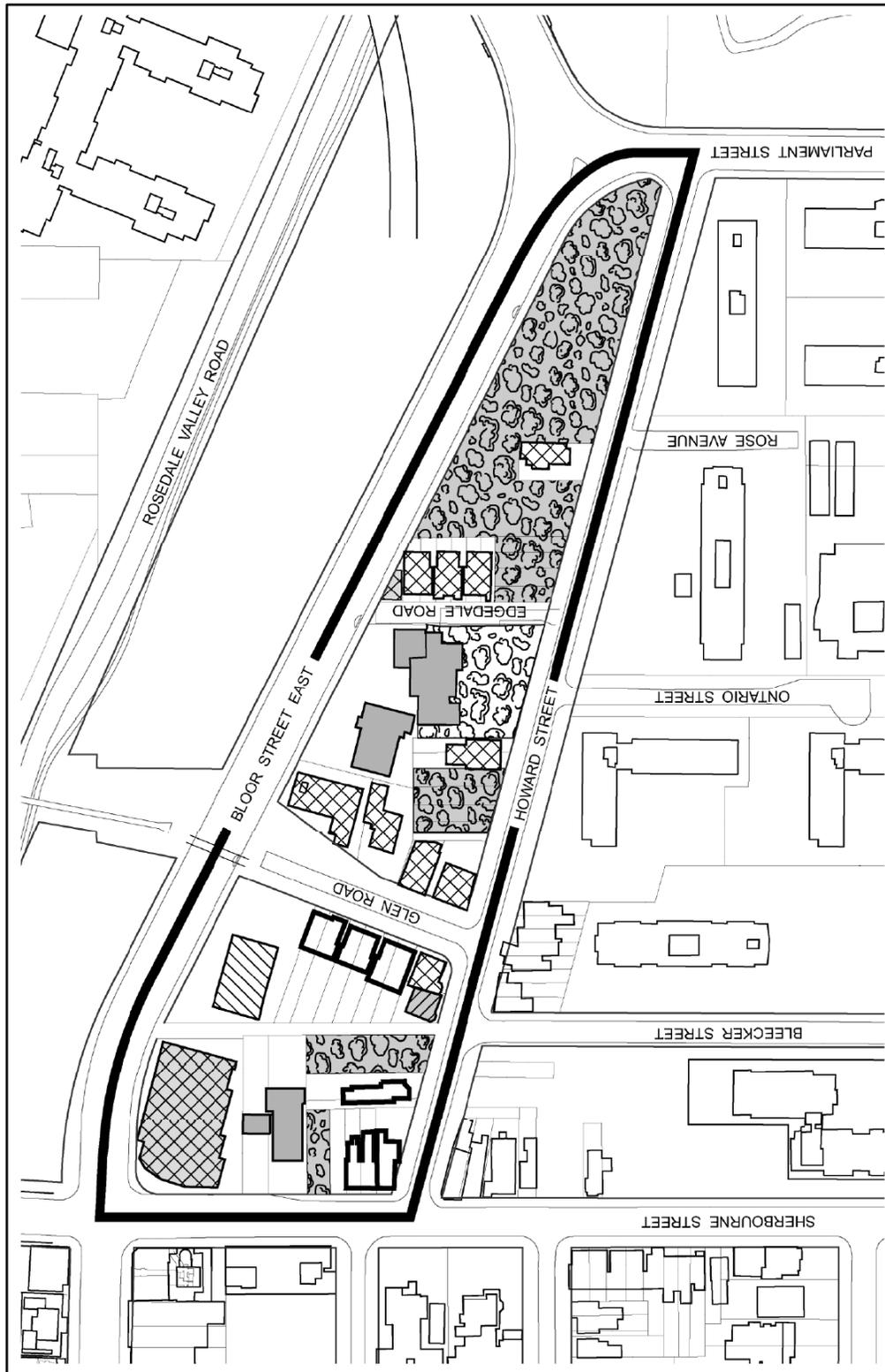
SIGNATURE

James Parakh, Acting Director
Urban Design
City Planning Division

ATTACHMENTS

- Attachment No. 1 – North St. James Town: Neighbourhood Boundary
- Attachment No. 2 – North St. James Town: Development Block Boundaries
- Attachment No. 3 – North St. James Town: Heritage Context Map
- Attachment No. 4 A – 4F – Heritage Resources: Photographs and Location Maps
- Attachment No. 5 – North St. James Town: Development Block One and Two
- Attachment No. 6 – 603-605 Sherbourne Street: Temporary Building Relocation
- Attachment No. 7 – Sherbourne / Howard Street Proposed Podium Elevations
- Attachment No. 8 – Glen Road: Proposed Elevations and Section
- Attachment No. 9 – North St. James Town: Development Block Three
- Attachment No.10 – 76 Howard Street: Proposed New Location
- Attachment No. 11 – 76 Howard Street, Statement of Significance
- Attachment No. 12 – 605 Sherbourne Street, Statement of Significance
- Attachment No. 13 – 607 Sherbourne Street, Statement of Significance
- Attachment No. 14 – 76 Howard Street, Heritage Property Research and Evaluation Report
- Attachment No. 15 – 605-607 Sherbourne Street, Heritage Property Research and Evaluation Report

NORTH ST JAMES TOWN: NEIGHBOURHOOD BOUNDARY ATTACHMENT NO. 1



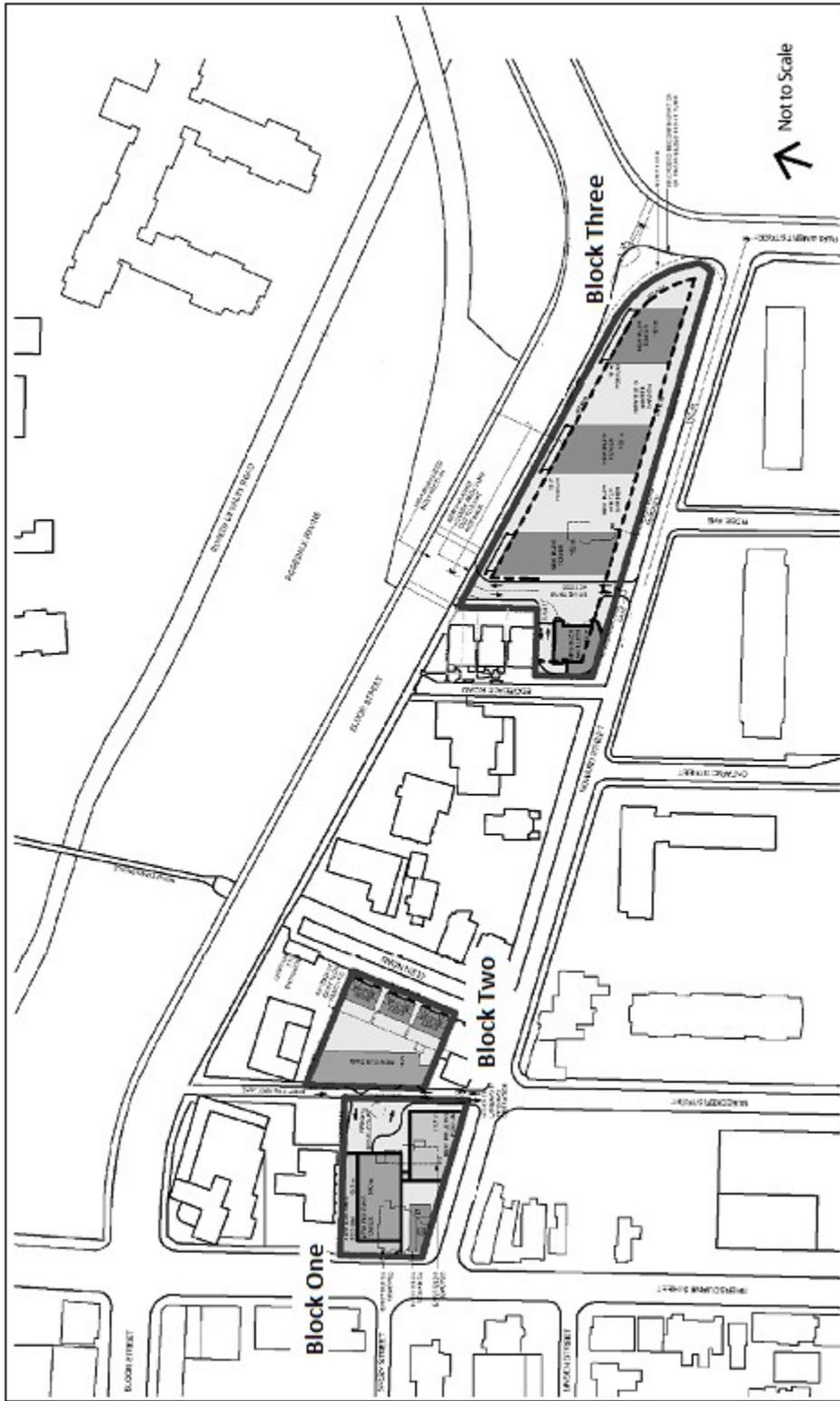
Land Use Map

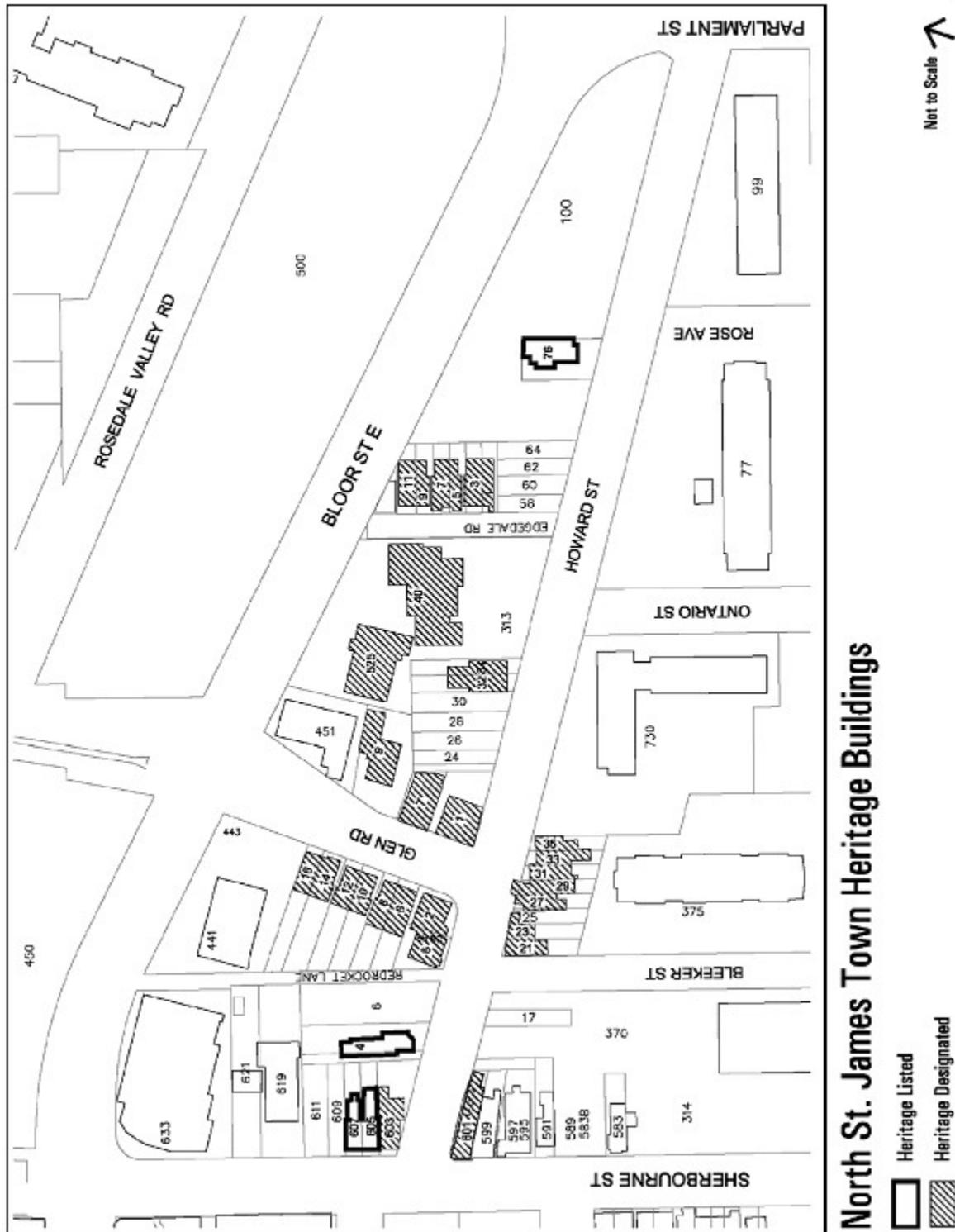
- Place of Worship
- Residential
- Commercial
- Vacant Building
- Mixed Use
- Institutional
- Vacant Lot
- Open Spaces (Leased Parkland)

TORONTO City Planning
North St. James Town

Not to Scale
 08/06/2010







LOCATION MAP & PHOTOGRAPHS
603 AND 605-607 SHERBOURNE STREET

ATTACHMENT NO. 4A



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.

LOCATION MAP & PHOTOGRAPHS:
4 HOWARD STREET

ATTACHMENT NO. 4B



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:
6, 8, 10, 12, 14 & 16 GLEN ROAD

ATTACHMENT NO. 4C



#10 & 12 Glen Road



#6 & 8 Glen Road



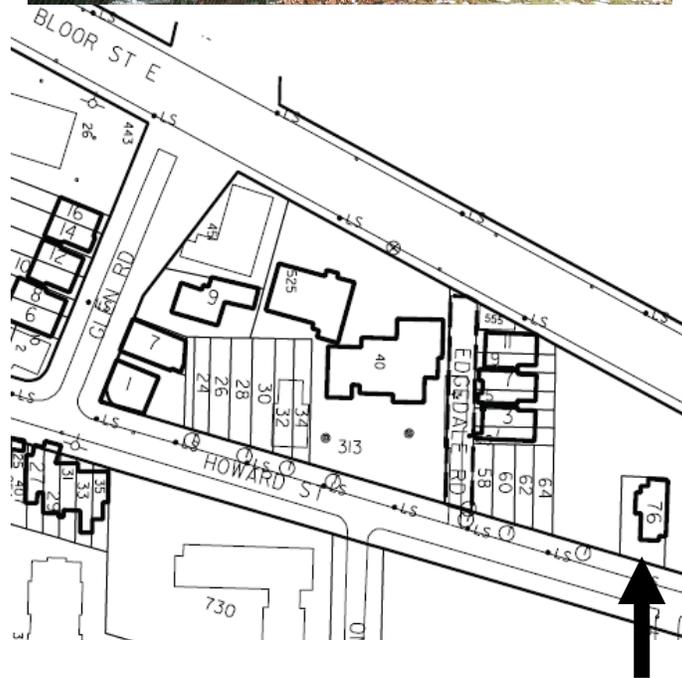
#14 & 16 Glen Road



This location map is for information purposes only and the six properties are shown within the hatched outline; the exact boundaries of the properties are not shown.

LOCATION MAP & PHOTOGRAPH:
76 HOWARD STREET

ATTACHMENT NO. 4D



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 & PHOTOGRAPHS:
2 GLEN ROAD & 8 HOWARD STREET

ATTACHMENT NO. 4E



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: 1-11 EDGEDALE ROAD ATTACHMENT NO. 4F



1-3 Edgedale Road

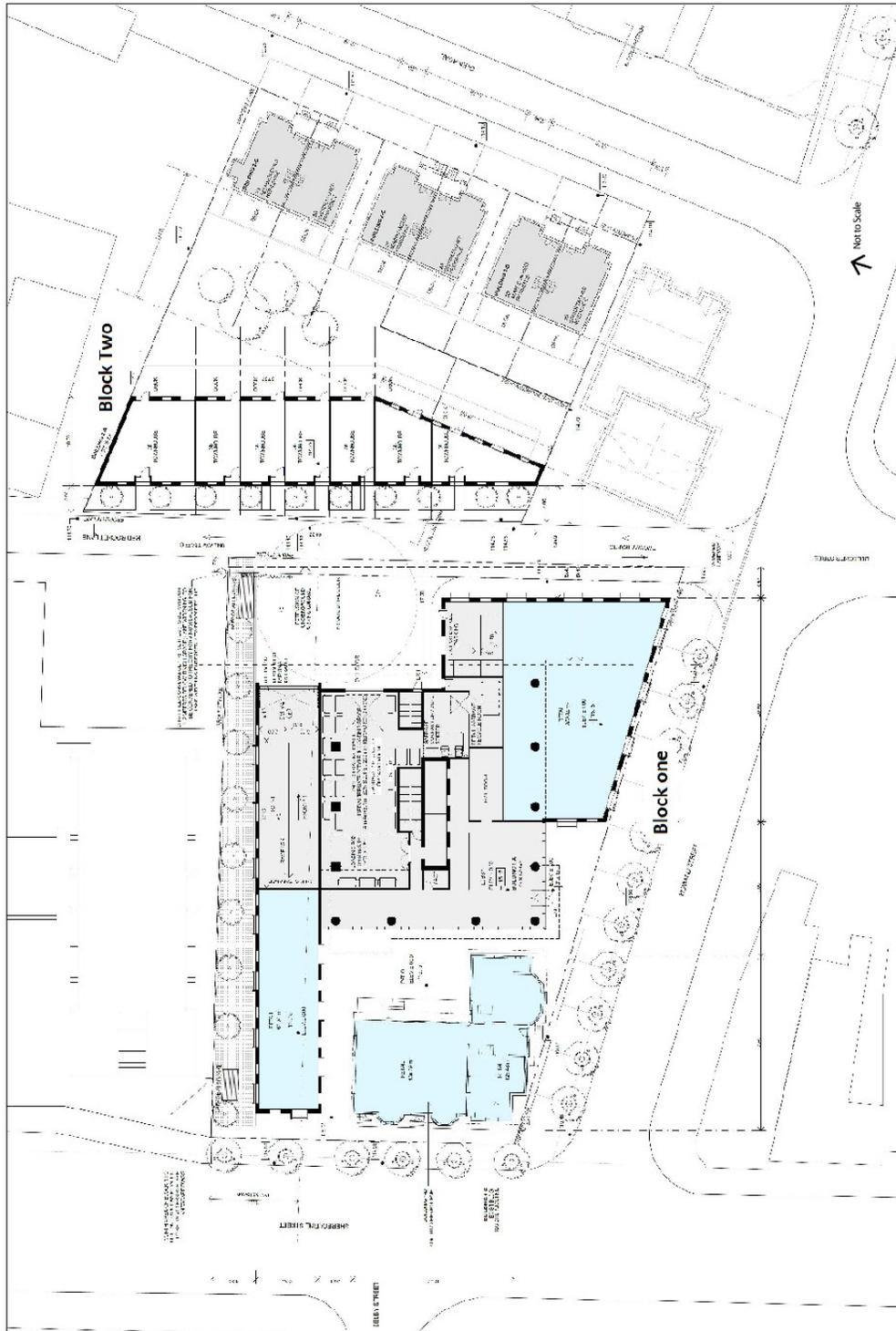
5-7 Edgedale Road

9-11 Edgedale Road



The **hatched area** 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.



SHERBOURNE/HOWARD STREET:
PROPOSED PODIUM ELEVATIONS

ATTACHMENT NO. 7

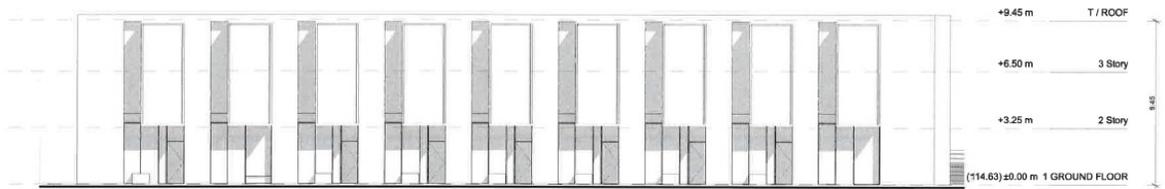


West Elevation

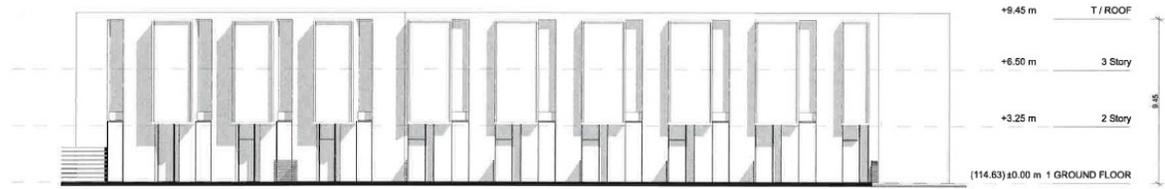


South Elevation

GLEN ROAD: PROPOSED ELEVATIONS AND SECTION ATTACHMENT NO. 8



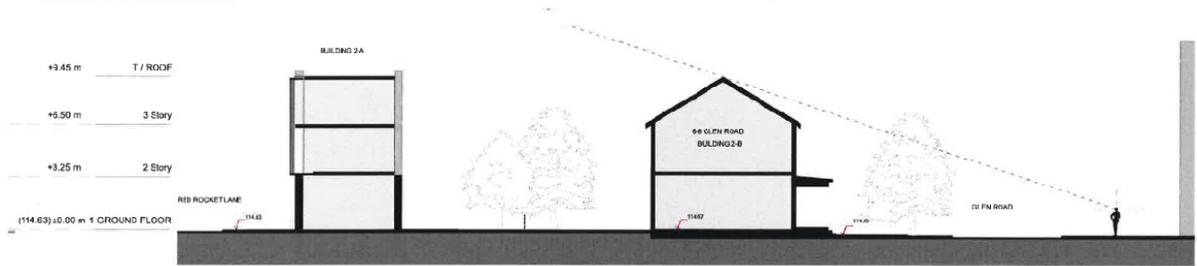
BLOCK 2 - BUILDING 2-A - WEST ELEVATION



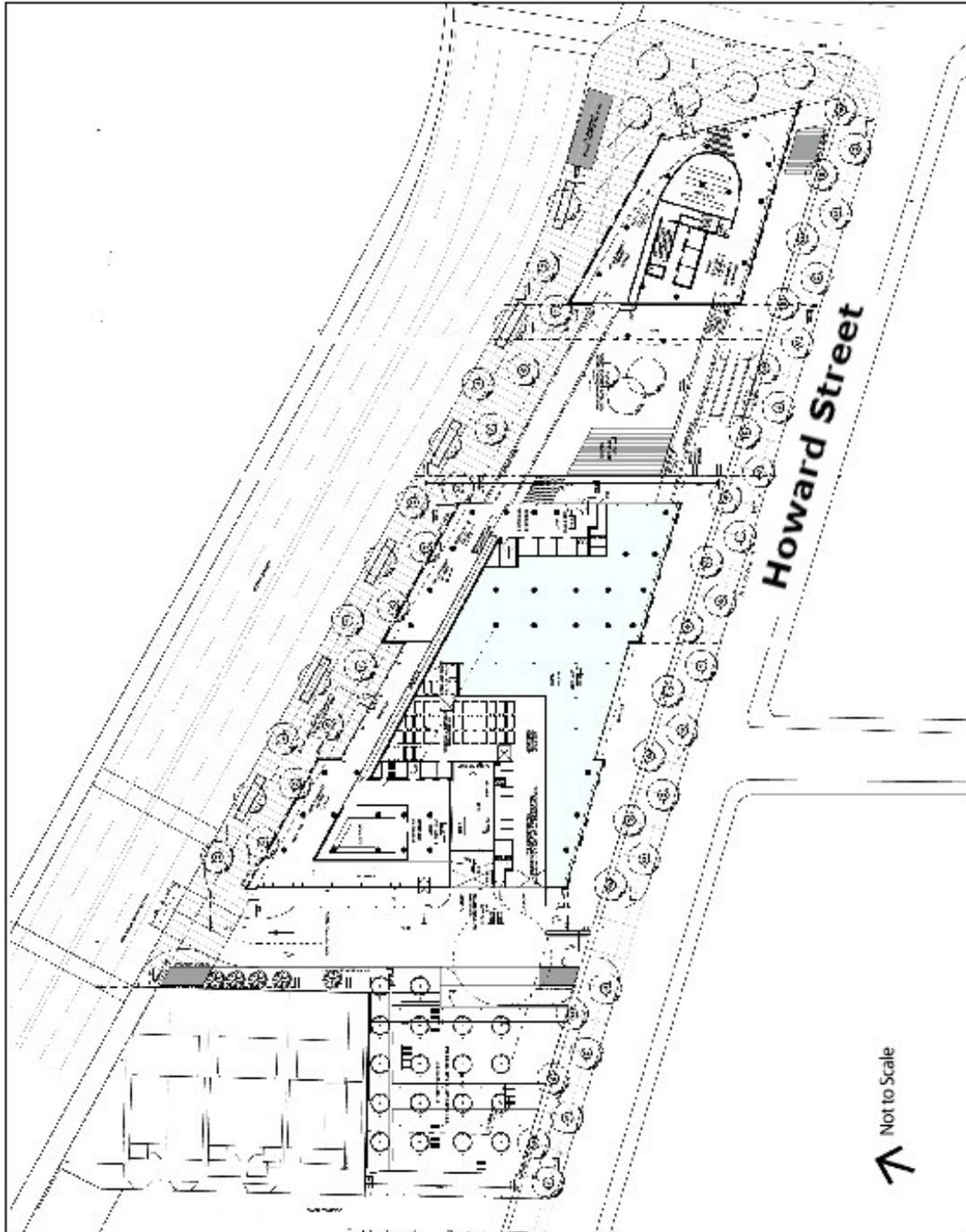
BLOCK 2 - BUILDING 2-A - EAST ELEVATION



BLOCK 2 - GLEN ROAD ELEVATION



BLOCK 2 - SITE SECTION



76 HOWARD STREET: PROPOSED NEW LOCATION ATTACHMENT NO. 10



STATEMENT OF SIGNIFICANCE:
76 HOWARD STREET (REASONS FOR DESIGNATION)

ATTACHMENT NO. 11

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 19th and early 20th 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 19th 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

STATEMENT OF SIGNIFICANCE:
605 SHERBOURNE STREET (REASONS FOR DESIGNATION)
Sherbourne Street Row House

ATTACHMENT NO. 12

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 19th and early 20th 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.

STATEMENT OF SIGNIFICANCE:
607 SHERBOURNE STREET (REASONS FOR DESIGNATION)
Sherbourne Street Row House

ATTACHMENT NO. 13

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 19th and early 20th 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.

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)

76 Howard Street: William Whitehead House	
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 ¹
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

¹ 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).

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

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 18th century when it was one of the 100-acre "Park Lots" extending between present-day Queen Street and Bloor Street that were awarded to associates of the Provincial government as the setting of country estates. Park Lot 4 was granted to John White and, following his death in a notorious duel with John Small, his estate transferred the acreage to members of the Ridout family. Working with the neighbouring landowner, in 1845 Thomas Gibbs Ridout authorized construction along the west boundary of a road that became Sherbourne Street. This opened the area to residential development, and part of the tract was subdivided in 1852 when surveyor and architect John Howard laid out building lots northeast of Sherbourne Street and East (now Howard) Street. The earliest surviving houses in the area date to the 1870s. The 1884 Goad's Atlas (an extract of which is reproduced in Section 6 of this report) shows the build up of the Howard Street neighbourhood to that point. By the early 20th century, a dozen plans of subdivision – some of which were further divisions of earlier registered plans – were in place for the lands as development spread east of Sherbourne 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.

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 19th century. The Queen Anne Revival drew elements from the medieval and early Renaissance architecture of 16th- and 17th-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.”²

² 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.

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.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example of a Style and Type with a High Degree of Craftsmanship –
 The William Whitehead House is a late 19th 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.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

No historical or associative values have been identified for the property at 76 Howard Street.

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

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

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 19th 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 19th- and early 20th-century residential enclave southeast of Sherbourne Street and Bloor Street East to which the house is visually and historically linked.

SOURCES

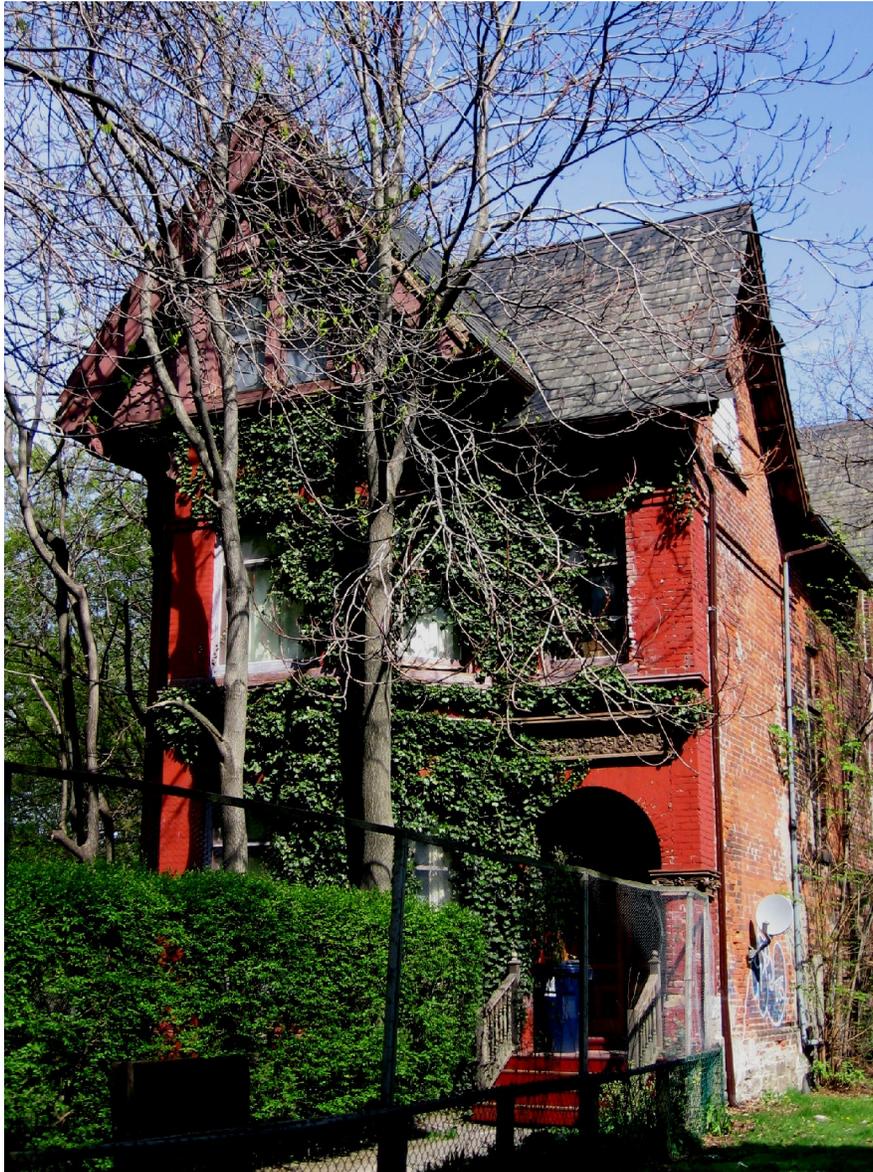
Archival Sources

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, 1914-1961
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

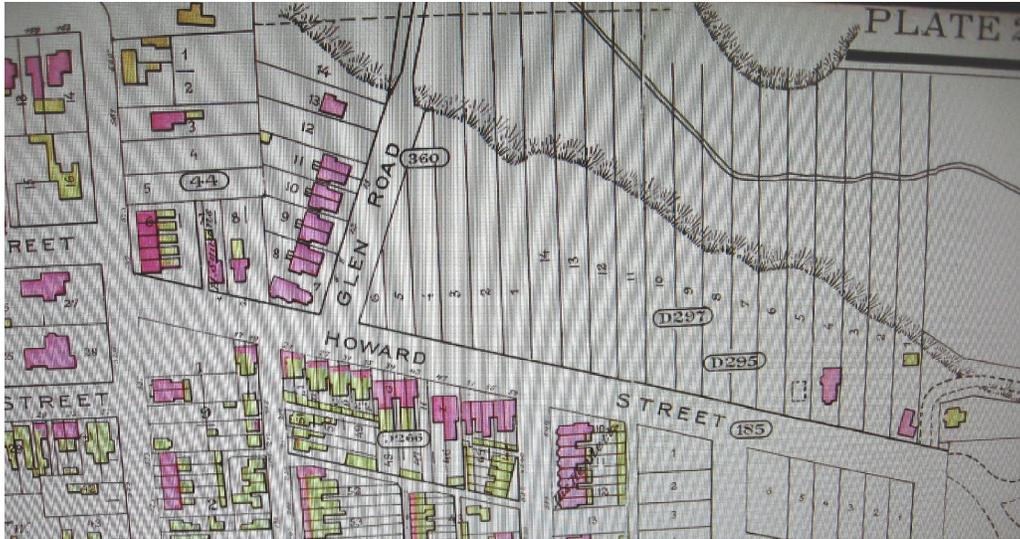
Secondary Sources

"Amateur vaudeville," The Globe (April 20, 1916), 6
Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
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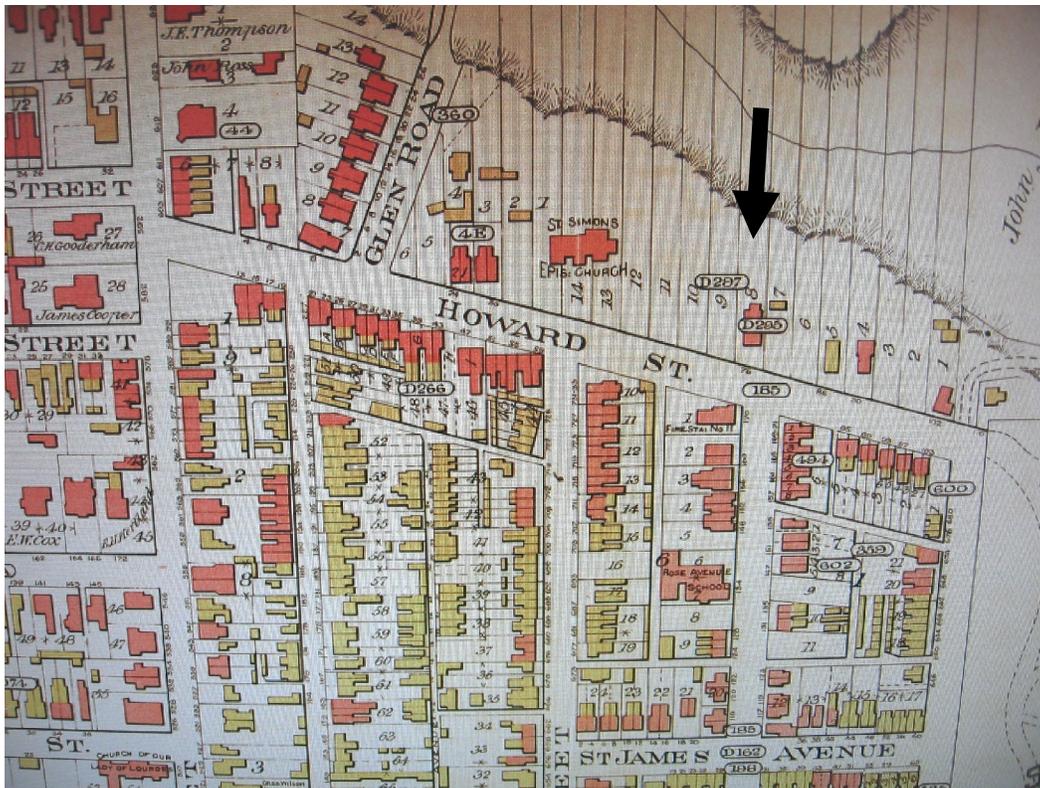
IMAGES



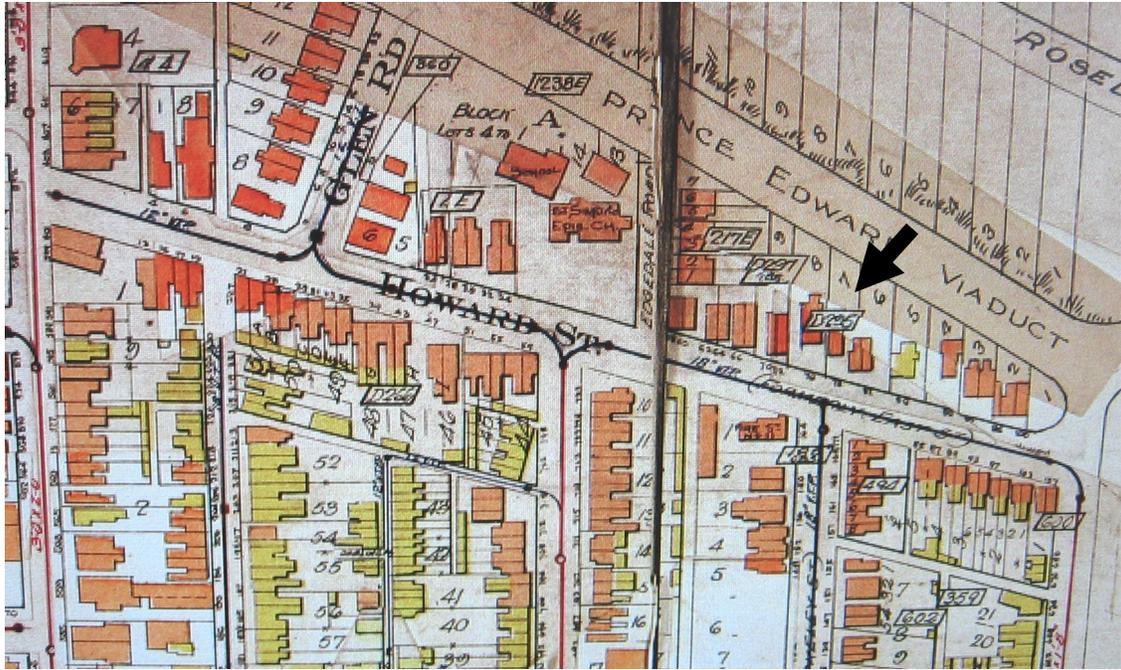
Photograph, 76 Howard Street, April 2010



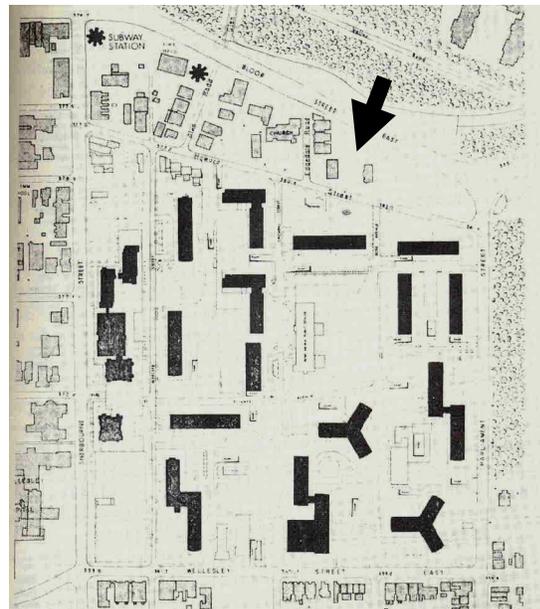
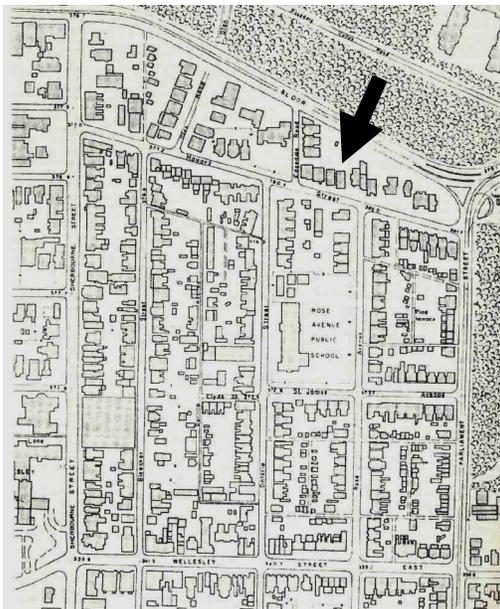
Extract, Goad's Atlas, 1884, showing the development of the neighbourhood to date (Source: City of Toronto Archives)



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



**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)

605 & 607 Sherbourne Street: Sherbourne Street Row Houses	
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) ³
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

³ While no building permits survive for the period prior to 1882, Henry Joselin, the property owner, was recorded in the city directories and tax assessment rolls as a builder

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 605 and 607 Sherbourne Street, and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

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

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 18th century when it was one of the 100-acre "Park Lots" extending between present-day Queen Street and Bloor Street that were awarded to associates of the Provincial government as the setting of country estates. Park Lot 4 was granted to John White and, following his death in a notorious duel with John Small, his estate transferred the acreage to members of the Ridout family. Working with the neighbouring landowner, in 1845 Thomas Gibbs Ridout authorized construction along the west boundary of a road that became Sherbourne Street. This opened the area to residential development, and part of the tract was subdivided in 1852 when surveyor and architect John Howard laid out building lots northeast of Sherbourne Street and East (now Howard) Street. The earliest surviving houses in the area date to the 1870s. The 1884 Goad's Atlas (an extract of which is reproduced in Section 6 of this report) shows the build up of the Howard Street neighbourhood to that point. By the early 20th century, a dozen plans of subdivision – some of which were further divisions of earlier registered plans – were in place for the lands as development spread east of Sherbourne Street to Parliament Street. During this era, the area was among the desirable upscale residential neighbourhoods accessible to downtown Toronto, and its buildings reflected contemporary architectural styles. 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 19th 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.

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 19th 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.”⁴ The style was purportedly introduced to Toronto in 1875 with the design of the Struthers-Ross House in Yorkville, and the row houses at #605 and #607 Sherbourne are its contemporaries.

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.

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.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

⁴ McHugh, 16. McHugh coined the Bay-n-Gable name, which was subsequently referenced in books including Cruickshank and de Visser’s Old Toronto Houses

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

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

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

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

Character – The row houses at #605 and #607 Sherbourne are part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated as a desirable upscale residential enclave east of Sherbourne Street and south of Bloor Street East. With St. Simon the Apostle (Anglican) Church as the centerpiece of the historic community, the development of the area along Howard Street and the adjoining streets from the 1870s to World War I can be traced through the remaining built form, of which the 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 19th 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.

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 19th- and early 20th-century residential enclave southeast of Sherbourne Street and Bloor Street East to which the row houses are visually and historically linked.

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

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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
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Lundell, Liz, The Estates of Old Toronto, 1998
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McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Sewell, John, The Shape of the City, 1993

IMAGES



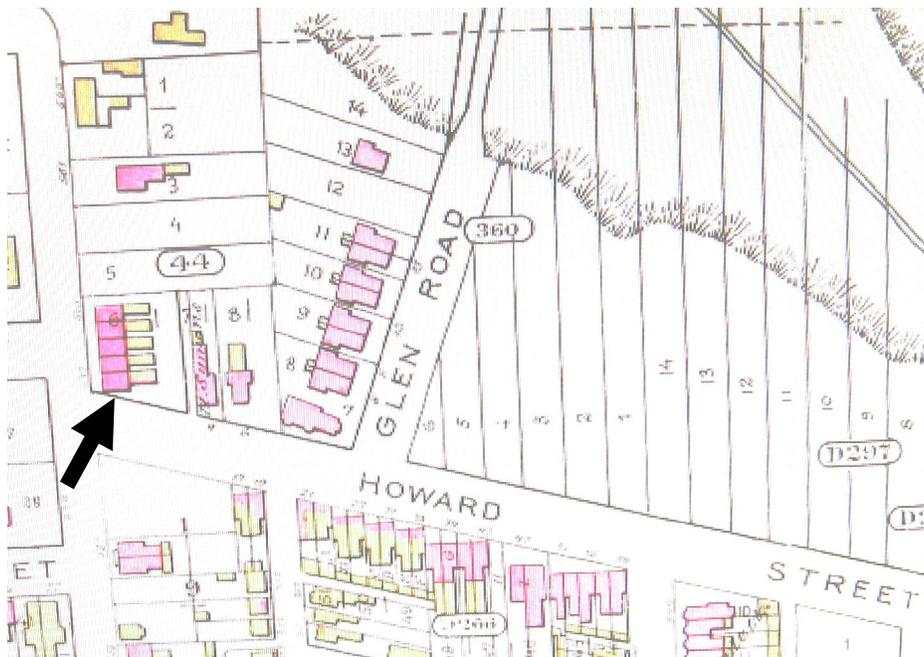
Photograph of the houses at 605 (centre) and 607 (left) Sherbourne Street, with the Anson Jones House at #603 Sherbourne on the right, in 1954 (Source: City of Toronto Archives, Fonds 200, Item 420, March 10, 1954)



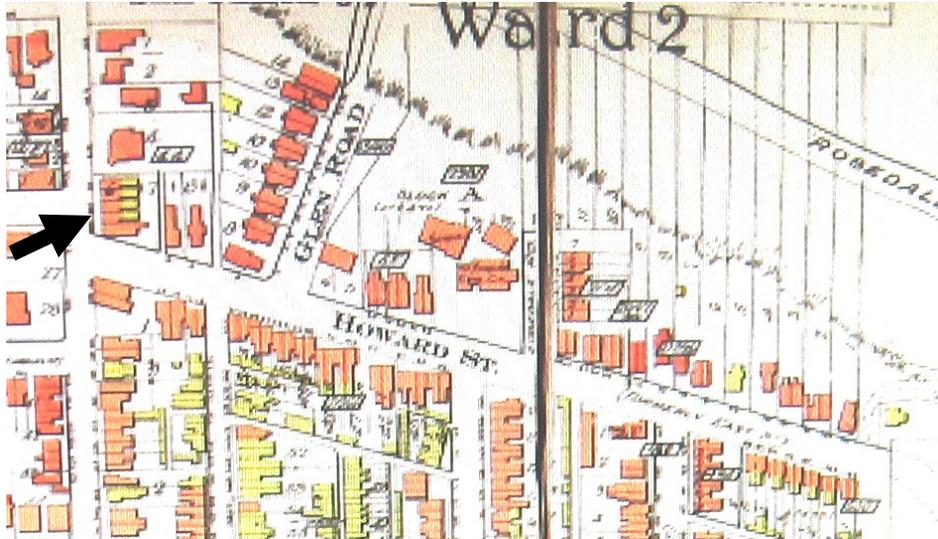
Photograph of the house at 607 Sherbourne Street (right) with the demolished houses at #609 (centre) and #611 (left) Sherbourne in 1954 (Source: City of Toronto Archives, Fonds 200, Item 421, March 10, 1954)



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)



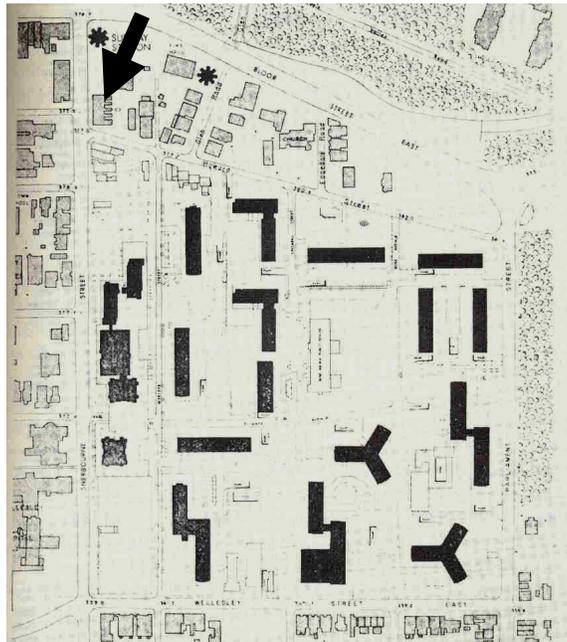
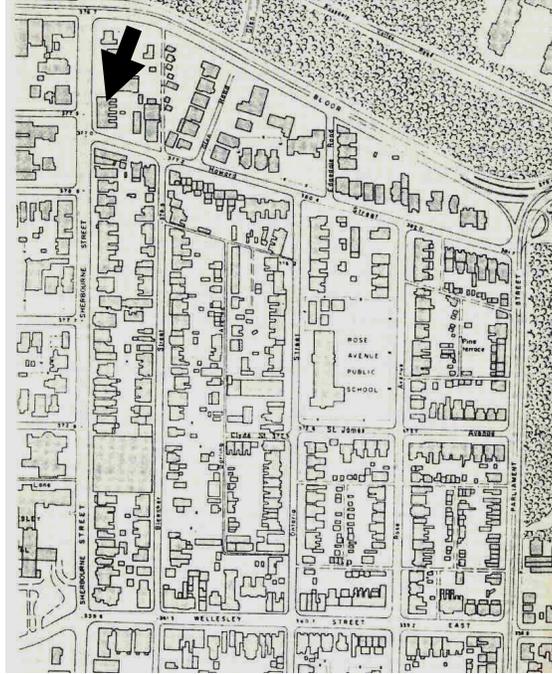
Extract, Goad's Atlas, 1884, showing the original group of row houses in the context of the Howard Street neighbourhood (Source: City of Toronto Archives)



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)