



STAFF REPORT ACTION REQUIRED

Alterations to a Designated Heritage Property, Amendment of an Existing Heritage Easement Agreement, Amendment of the Designating By-law for 592 Sherbourne Street, and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act for 15 Selby Street

Date:	May 16, 2014
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 27, Toronto Centre – Rosedale
Reference Number:	P:\2014\Cluster B\PLN\TEYCC\TE14035

SUMMARY

This report recommends that City Council endorse the conservation strategy generally described in this report for the heritage properties located at 592 Sherbourne Street (The C. H. Gooderham House) and 15 Selby Street (A.H. Rundle House) in connection with the proposed redevelopment of 592 Sherbourne Street for a residential tower development of 49 stories and a specified height in metres which would include the incorporation of the C.H. Gooderham House into the development and to add permission for limited office uses for the 15 Selby Street property, provided the existing building (A.H. Rundle House) is retained, conserved, designated, and is the subject of a Heritage Easement Agreement. Should Council endorse this strategy staff recommend that the existing Heritage Easement Agreement and designating By-law for 592 Sherbourne Street be amended, and that Council state its intention to designate 15 Selby Street under Part IV, Section 29 of the Ontario Heritage Act and require the owner of 15 Selby Street to enter into and register a Heritage Easement Agreement with the City and authorize staff to take the necessary steps to enter into such Heritage Easement Agreement, to ensure the long-term protection for 15 Selby Street.

RECOMMENDATIONS

The City Planning Division Recommends that:

1. City Council approve the alterations to the heritage property at 592 Sherbourne Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a maximum 49 storey, and up to a specified height in metres, residential development with retail at grade within the heritage building on the lands known municipally in 2013 as 592 Sherbourne Street, provided the existing building on the 15 Selby Lands (A.H. Rundle House) is retained in situ, conserved, such property is designated, and is subject to a Heritage Easement Agreement with the City, with such alterations to the property at 592 Sherbourne Street to be substantially in accordance with plans and drawings dated June 1, 2012 and revised March 20, 2014, prepared by BKL Architecture LLC, date-stamped received by City Planning on April 20, 2014, and on file with the Manager, Heritage Preservation Services, the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated June 13, 2012 and revised March 21, 2014, date-stamped received by City Planning on March 21, 2014, and on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following additional conditions:
 - a. That the related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations have been enacted by the City Council and have come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.
 - b. That prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall have:
 - i. Amended the existing Heritage Easement Agreement for the property at 592 Sherbourne Street in accordance with the above referenced plans and drawings and subject to and in accordance with the herein required Conservation Plan, all to the satisfaction of the Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor.
 - ii. Provided such Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the properties located at 592 Sherbourne Street and 15 Selby Street, dated June 13, 2012 and revised March 21, 2014, and all to the satisfaction of the Manager, Heritage Preservation Services.

- iii. Entered into a Heritage Easement Agreement with the City for the property at 15 Selby Street to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor including registration of such amending agreement to the satisfaction of the City Solicitor.
 - iv. Completed and registered a Section 37 Agreement (pursuant to the Planning Act) to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning and the Manager, Heritage Preservation Services.
 - c. That prior to Final Site Plan approval for the property at 592 Sherbourne Street:
 - i. The owner shall complete all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services.
 - ii. The owner shall provide Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.
 - iii. The related Zoning By-law and Official Plan amendments giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.
 - d. That prior to the issuance of any permit for the property at 592 Sherbourne Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building the owner shall:
 - i. Obtain final approval for the necessary by-law amendments required for the alterations to the property at 592 Sherbourne Street and to permit the limited office uses at 15 Selby Street, such amendments to have been enacted by City Council and to have come into full force and effect in a form and with content acceptable to City Council as determined by the Chief Planner, and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.
 - ii. Have obtained Final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning.
 - iii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of materials

- and finishes, to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services.
 - iv. Provide a Lighting Plan that describes how the C. H. Gooderham House will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services.
 - v. Provide an Interpretation Plan for 592 Sherbourne Street, to the satisfaction of the Manager, Heritage Preservation Services.
 - vi. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, and the approved Interpretation Plan.
- e. That prior to the release of the Letter of Credit the owner shall:
- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services.
 - ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on title for the heritage property at 592 Sherbourne Street, Instrument No. CA092622, dated May 30, 1990 and on file with the Manager, Heritage Preservation Services.
 3. City Council authorize the City Solicitor to introduce any necessary bills in Council to amend the existing Heritage Easement Agreement for the property at 592 Sherbourne Street.
 4. City Council authorize the City Solicitor to enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 15 Selby Street in a form and content satisfactory to the Chief Planner and City Solicitor
 5. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 15 Selby Street.
 6. City Council state its intention to amend former City of Toronto By-law No. 312-89 to revise the Reasons for Designation in accordance with the Statement of Significance: 592 Sherbourne Street (C. H. Gooderham House) attached as

- Attachment No. 5 to the report (May 16, 2014) from the Director, Urban Design, City Planning, to explain the cultural heritage value or interest of the heritage property and describe its heritage values.
7. If there are no objections to the proposed amendment in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council amending designating By-law No. 312-89.
 8. If there are objections to the proposed amendment of former City of Toronto By-law No. 312-89, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.
 9. If the proposed amendment is 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 to amend the designating by-law.
 10. City Council state its intention to designate the property at 15 Selby Street (A. H. Rundle House) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 15 Selby Street (Reasons for Designation) attached as Attachment No. 6 to the report (May 16, 2014) from the Director, Urban Design, City Planning.
 11. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property at 15 Selby Street (A.H. Rundle House) under Part IV, Section 29 of the Ontario Heritage Act.
 12. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation of 15 Selby Street to the Conservation Review Board.
 13. If the designation is 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 property at 15 Selby Street.

Financial Impact

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

DECISION HISTORY

The property located at 592 Sherbourne Street (The C. H. Gooderham House) was listed on the City of Toronto's Inventory of Heritage Properties by Toronto City Council on August 18, 1976. On May 4, 1989 the property was designated under Part IV of the Ontario Heritage Act by City of Toronto By-law 312-89. A Heritage Easement Agreement was registered on title for the property on May 30, 1990.

15 Selby Street (the A.H. Rundle House) was listed on the City of Toronto's Inventory of Heritage Properties by Toronto City Council on August 18, 1976.

A preliminary report from the Director of Community Planning summarizing the community planning implications of the proposed redevelopment at 592 Sherbourne Street was before the Toronto and East York Community Council for consideration on September 11, 2012.

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-49482.pdf>

BACKGROUND

Development Proposal

The property at 592 Sherbourne Street is located on the southwest corner of Sherbourne Street and Selby Street. The existing 2 ½-storey house with a four storey rear wing currently functions as the Clarion Hotel & Selby Suites. The property at 15 Selby Street is located on the south side of Selby Street immediately adjacent to 592 Sherbourne Street. This 2 ½-storey house form building currently functions as a residential property.

An application has been submitted for an Official Plan Amendment and a Zoning By-Law Amendment for 15 Selby and 592 Sherbourne Street to permit the redevelopment of 592 Sherbourne Street to allow for the construction of a maximum 49-storey, and a specified height in metres, residential tower with a three storey base building with grade related units and retail uses at grade within the heritage building on the 592 Sherbourne Street site and to require the retention and conservation of the existing building at 15 Selby Street while allowing limited office uses on the Selby lands.

Policy Framework

Planning Act and Provincial Policy Statement 2014

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. 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 the associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement 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 Provincial Policy Statement. The Provincial Policy Statement (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 significant 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 2014, "conserved" is defined as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

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." The policy also states that "Development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes."

At its meeting of April 3, and 4, 2013, Toronto City Council adopted amendments to the Official Plan heritage policies. By-law 468-2013 enacting these policies has been appealed to the Ontario Municipal Board. While the amendments are not yet in force, Heritage Preservation Services (HPS) has also considered the proposal within the context of these amended policies. Policy 28 specifically addresses the relocation of heritage buildings and/or structures.

The Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The Heritage Impact Assessment submitted in support of this application identifies the proposed conservation treatment for the C. H. Gooderham House as primarily rehabilitation. Staff agree with this assessment. For this reason the General Standards (1-9) and the Standards for Rehabilitation (10-13) apply to this project. The Standards for Restoration (13-14) apply to the proposed restoration work.

Heritage Resources

592 Sherbourne Street, C. H. Gooderham House

The property at 592 Sherbourne Street contains the C. H. Gooderham House (1884), a 2½-storey house form building commissioned by Henry Folwell Gooderham, but acquired by his brother, Charles Horace Gooderham whose family retained the site until 1910. After serving as the second location of Branksome Hall, the prestigious private girls' school from 1910 until 1912, the Selby Hotel began its long-term occupancy of the property.

The C. H. Gooderham House has cultural heritage value as an exceptional example of Queen Anne Revival style architecture in Toronto that displays original interior features. Its design has been attributed to Toronto architect David Roberts, Jr., who received many commissions from the famed Gooderham family, co-founders of the Gooderham and Worts Distillery (now the Distillery District). The Selby Hotel has been associated with the site continuously for over a century. Contextually, the C. H. Gooderham House is historically and visually linked to its setting on a corner lot on Sherbourne Street, south of

Bloor Street East where it recalls the late 19th century period when the area was a sought-after residential enclave for many of Toronto's leading citizens.

15 Selby Street, A.H. Rundle House

The property at 15 Selby Street contains a 2½-storey house form building known historically as the A. H. Rundle House (1889) after the Toronto builder who commissioned it. The dwelling was first occupied by Boyce Thompson, a partner in a dry goods business.

The A. H. Rundle House is valued as an excellent example of Queen Anne Revival styling with Romanesque Revival influences that is particularly distinguished by the combination of stone and shingle cladding on the street façade beneath a monumental gable. The house was designed by the eminent Toronto architect E. J. Lennox during the same period when he was overseeing the construction of the landmark Toronto City Hall (Old City Hall). Contextually, the property at 15 Selby Street is historically and visually related to the Sherbourne Street neighbourhood where the main thoroughfare and side streets were filled in the late 19th century with high-end residential buildings that reflected the prestige of their occupants.

Heritage Context

582 Sherbourne Street (the James Cooper House) is located immediately south of the development site. In 2007 Toronto City Council approved a redevelopment of this property that saw the house moved forward from its original location, approximately in line with the C. H. Gooderham House, towards Sherbourne Street to allow for the construction of a 32-storey condominium. The rear wing and later additions were removed and the remainder of the house was fully restored. The property is designated under Part IV of the Ontario Heritage Act by City of Toronto By-law 950-2008 and is subject to a Heritage Easement Agreement.

603 Sherbourne Street (the Anson Jones House) is located across the street from the development site on the northeast corner of Howard Street and Sherbourne Street. This property is designated under Part IV of the Ontario Heritage Act by City of Toronto By-law No. 1319-2011. In 2013, Toronto City Council approved a development proposal on this site that will see this building incorporated into a new residential development. The exterior of the building will be fully restored.

601 Sherbourne Street (the Thomas Cruttenden Building) is located across the street from the development site on the southeast corner of Howard Street and Sherbourne Street. It is designated under Part IV of the Ontario Heritage Act by City of Toronto By-law 950-2008.

COMMENTS

Proposed Conservation Strategy

Heritage Preservation Services staff have reviewed the Heritage Impact Assessment (HIA) prepared by ERA Architects dated June 13, 2012 and revised March 21, 2014.

The development of a tower on the subject property is challenged by the close proximity of the tower at 582 Sherbourne Street to the shared property line. In an effort to achieve an appropriate separation distance between the existing tower and the proposed tower, the applicant is proposing to construct a long narrow tower floor plate. To accommodate this floor plate the four storey 1912 rear hotel addition and a portion of the original three storey rear wing of the C. H. Gooderham House would be removed. The house would be stabilized, and moved to the west end of the site while the parking garage is excavated and the east end of the site is prepared for the final move. Once the site is ready, the C.H. Gooderham House would be moved to its final location approximately one metre from the Sherbourne Street property line and slightly north of its current location in an alignment with the adjacent James Cooper House to the south (attachment No. 3).

The application also includes 15 Selby Street (A.H. Rundle House). This property was acquired by the applicant in an effort to address the transition between the proposed development and the adjacent residential Neighbourhood to the west and stability within the adjacent Neighbourhood. Aside from new landscape treatments, and permission for limited office uses in the event the development proposed for 582 Sherbourne Street proceeds, the applicant is not proposing any physical changes to the structure, and it will continue to function as an independent property. The proposed official plan and zoning by-law amendments contain provisions requiring amongst other matters, that the C. H. Gooderham House and the A.H. Rundle House be retained and conserved in conjunction with any new development on the 582 Sherbourne Street property. The designation of the A.H. Rundle House under Part IV of the Ontario Heritage Act and entering into a Heritage Easement Agreement with the property owner will provide additional protection to this house and allow the City of Toronto to continue to monitor this property and to ensure its long term conservation, including as a house form building.

Assessment of Heritage Impacts

Proposed Building Relocation

HPS has considered the proposal to move the C. H. Gooderham House in the context of the Provincial Policy Statement 2014, and the existing City of Toronto Official Plan Policies, the Council adopted amendments to the Official Plan Policies, and the Standards and Guidelines. Standard 1 of the Standards and Guidelines states in part "Do not move a part of a historic place if its current location is a *character defining element*." The specific location of the C. H. Gooderham House on its site is not a character defining element nor is it identified as a cultural heritage attribute. The existing location of the house on its site reflects an early period of residential development on this street where the houses were set back from the street. While this setback has some significance, this significance was somewhat diminished with the move of the adjacent James Cooper House in 2008. The current proposal will restore the relationship between these two properties by moving the C. H. Gooderham House back in line with its neighbour.

The Official Plan states that heritage properties will be conserved. The revised Official Plan policies further expand on the issue of moving buildings by providing a series of tests that should be met before a heritage building or structure can be moved. The proposal to move the C. H. Gooderham House on its property generally meets the test

established in the revised policy. Among them, the building is not a landmark, the location is not an attribute, and the building will remain in its current orientation towards Sherbourne Street. The vast majority of the building will be moved intact (only the 1913 rear addition and a substantial portion of the original rear wing will be removed).

As part of their Heritage Impact Assessment the applicant has submitted the professional opinion of a specialist contractor describing how the building can be safely moved and the opinion of a professional engineer describing how the building will be maintained on the property while the underground parking garage is excavated and the new foundations are constructed. Should Council endorse this strategy the final plans for this move will be further developed as part of the required Conservation Plan.

Finally, in keeping with the revised Official Plan policy, staff are recommending that should Council endorse the proposal, the existing Heritage Easement Agreement be amended prior to the Bills being introduced in Council in order to secure the heritage conditions recommended as part of this move.

Proposed Interior and Exterior Alterations

The applicant has proposed to remove the four storey hotel wing addition that was added to the rear of the C. H. Gooderham House in 1912. The 1912 wing is not identified as a heritage attribute in the 1989 designating by-law. A proposal to convert this wing into a seven storey hotel was approved by Council at the time the designating by-law was passed. This approval remains secured in the existing Heritage Easement Agreement as a permitted alteration. As this wing is not a heritage attribute HPS does not have a concern with its removal.

The applicant originally sought approval to remove the 2 ½-storey rear wing that currently serves as a connecting element between the C. H. Gooderham House and the four storey hotel wing. This wing would have been replaced with a short connecting element that would have mimicked the design language of the proposed residential tower. The wing is prominently viewed from Selby Street and is an original feature of this house. HPS encouraged the applicant to revise the proposal and to keep at least one bay of the wing so that future generations would not be left with a false sense of the building's original grandeur. The applicant has agreed, and this wing will serve as the transition element into the base of the new residential tower. This approach is consistent with Standard 3 of the Standards and Guidelines (adopt an approach that calls for minimal intervention).

In addition to altering the original rear wing the applicant has also proposed a series of minor exterior alterations to the hotel. The most noticeable of these alterations will be the conversion of two window openings on the Selby Street elevation into door openings. One of these doors would serve as an emergency egress, while the other, along with some proposed interior alterations, would provide accessible access into the building. Later unsympathetic alterations, such as replacement windows and the below grade entrance on the front elevation, will be removed and the building will be restored.

Interior features are not included in the current Heritage Easement Agreement nor are they included in the designating by-law. The applicant is proposing to modify the interior floor plan to allow for the building's adaptive reuse as a commercial space (first floor) and as amenity space for the new residential tower (second and third floors). While the floor plan will be modified, key interior features will be added to the designating by-law and the Heritage Easement Agreement to ensure their long-term protection.

Proposed Base Building

The applicant is proposing to construct a three-storey base building to respond to the height of the C. H. Gooderham House and the A.H. Rundle House. In addition to the entrance and lobby, this base building will house grade related townhouses. The three storey base building will provide some transition between the proposed residential tower and the A.H. Rundle House. The tower will be differentiated from the base through articulation and through the use of materials. Staff will continue to work with the applicant to refine the proposed base building condition at the Site Plan stage to ensure that it is visually compatible with, and subordinate to the heritage properties in keeping with Standard 11 of the Standards and Guidelines.

Additional Recommended Studies

Should Council approve the proposed alterations subject to the conditions recommended, Heritage Preservation Services is recommending that a number of additional plans be completed and implemented in order to ensure the appropriate conservation of these heritage properties. The implementation of these plans is recommended to be additionally secured through the proposed by-law amendments and Section 37 Agreement between the owner and the City pursuant to the Planning Act.

Conservation Plan

Prior to the introduction of the Bill in Council for the Official Plan Amendment and the Zoning By-law Amendment, the applicant should be required to submit a Conservation Plan for 582 Sherburne Street for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional, all to the satisfaction of the Manager, Heritage Preservation Services. The Plan should detail all of the recommended interventions and conservation work including the conservation of the original exterior and interior fabric and the restoration of the exterior window openings; appropriate replacement windows and doors; a schedule of short and long term maintenance requirements; and estimated costs for all conservation work.

The applicant has not proposed that a conservation plan be prepared for 15 Selby Street as the A.H. Rundle House does not require any conservation work, and no alterations are proposed to it. Staff are not recommending that a conservation plan be prepared for 15 Selby Street as part of this application.

Lighting Plan

Prior to the issuance of any permit for the proposed development at 592 Sherbourne Street, the applicant should be required to submit a lighting plan to the satisfaction of the Manager of Heritage Preservation Services. This plan should provide details of how the exterior of the C. H. Gooderham House will be sensitively lit to enhance the building's heritage character at night.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage sites. Prior to the issuance of any permit for the proposed development at 592 Sherbourne Street, the applicant should be required to provide a detailed Interpretation Plan to the satisfaction of the Manager, Heritage Preservation Services that fully interprets the heritage values of the C. H. Gooderham House.

Landscape Plan

As part of their application the applicants submitted landscape concept plans prepared by Claude Cormier + Associes Inc. June 13, 2012. The plans show proposed planting and hard landscaping treatments for the development site. This concept will need to be refined by the applicant's landscape architect with involvement from their heritage professional. Heritage Preservation Services will be seeking a final landscape plan for the 592 Sherbourne Street property as part of the Site Plan process that enhances the heritage character of both the C. H. Gooderham House and the A.H. Rundle House.

Amendment of Designating By-law, 592 Sherbourne Street

The Heritage Property Research and Evaluation Report that describes and evaluates the property at 592 Sherbourne Street is attached as Attachment No. 7. The Reasons for Designation from former City of Toronto By-law No. 312-89 are found in Attachment No. 4, with the amended Statement of Significance (Reasons for Designation) as Attachment No. 5. The 2014 revisions contain the statement of cultural heritage value and the list of heritage attributes that relate to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation following the 2005 amendments to the Ontario Heritage Act.

The Statement of Significance (Attachment No. 5) 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.

Heritage Designation, 15 Selby Street

The results of the research and evaluation, which are contained in the attached Heritage Property Research and Evaluation Report (Attachment No. 8) and inform the Statement of Significance (Reasons for Designation) in Attachment No. 6, have determined that the

property at 15 Selby Street (A. H. Rundle) meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The Statement of Significance (Attachment No. 6) 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.

CONCLUSION

The proposed Official Plan Amendment and Rezoning applications for 592 Sherbourne Street and 15 Selby Street as recommended by City Planning staff, as described in this report and, subject to the conditions set forth in the recommendations of this report, are consistent with the Provincial Policy Statement, the City of Toronto Official Plan Heritage Policies, the City of Toronto Official Plan revised Heritage Policies (By-law 468-2013), and the Standards and Guidelines for the Conservation of Historic Places in Canada. Should Toronto City Council endorse the proposal staff will continue to work with the applicants on their Conservation Plan for 592 Sherbourne Street and other recommended studies, plans and Site Plan. An amending Heritage Easement Agreement for 592 Sherbourne Street and a Heritage Easement Agreement for 15 Selby Street will allow the City to continue to monitor these properties and to ensure their long term conservation.

CONTACT

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SIGNATURE

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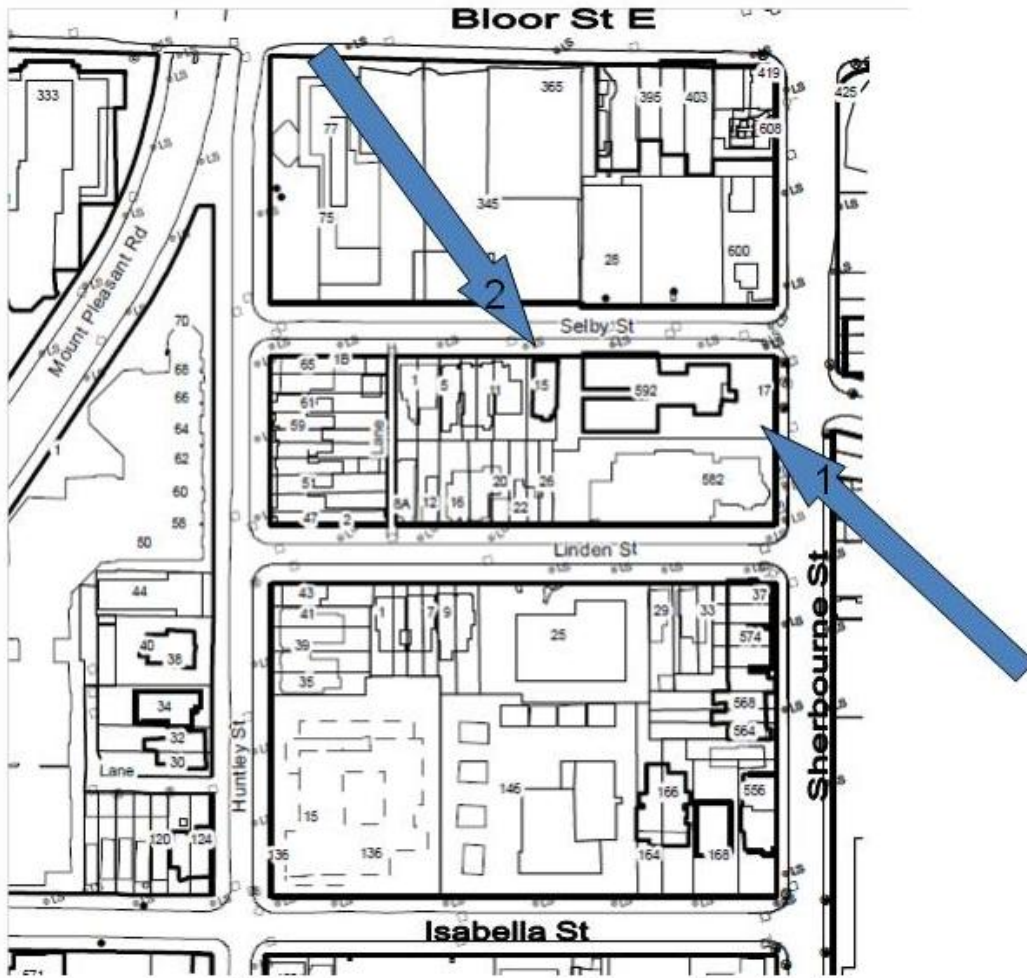
ATTACHMENTS

- Attachment No. 1 – Location Plan, 592 Sherbourne Street and 15 Selby Street
- Attachment No. 2 – Photographs, 592 Sherbourne Street and 15 Selby Street
- Attachment No. 3 – Proposal, 592 Sherbourne Street and 15 Selby Street
- Attachment No. 4 – Reasons for Designation, former City of Toronto By-law No. 312-89
- Attachment No. 5 – Statement of Significance (Reasons for Designation), 592 Sherbourne Street
- Attachment No. 6 – Statement of Significance (Reasons for Designation), 15 Selby Street

Attachment No. 7 – Heritage Property Research and Evaluation Report, 592 Sherbourne Street

Attachment No. 8 – Heritage Property Research and Evaluation Report, 15 Selby Street

LOCATION MAP: 592 SHERBOURNE ST & 15 SELBY ST ATTACHMENT 1



Arrow "1" marks the location of 592 Sherbourne Street;
Arrow "2" marks the location of 15 Selby Street;
These location maps are for information purposes only;
The exact boundaries of the property are not shown.



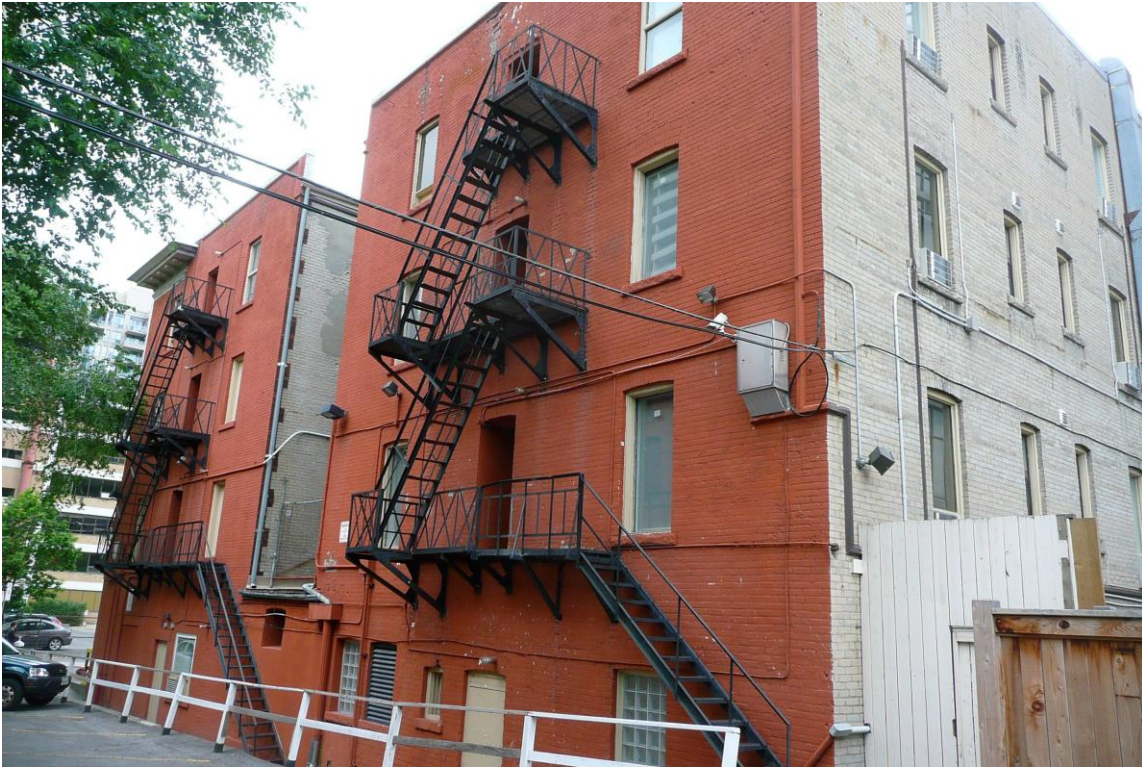
592 Sherbourne Street (C. H. Gooderham House), East Elevation. The applicant is proposing to remove the basement entrance and restore the original basement windows



592 Sherbourne Street, North Elevation showing the house and the original inset 2 ½-storey rear-wing that would be altered



592 Sherbourne Street, North Elevation showing the four storey 1913 hotel addition that would be demolished



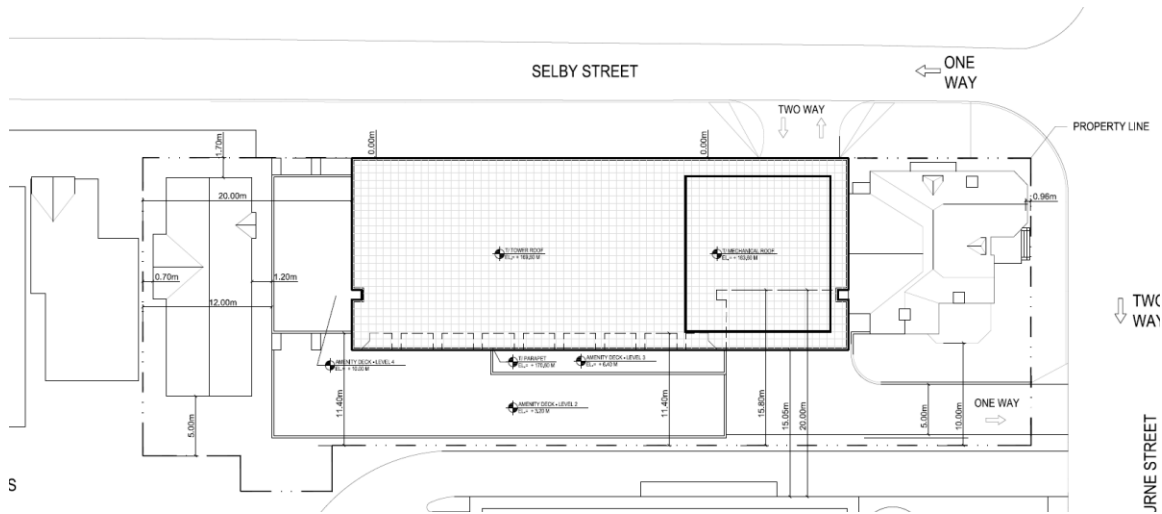
592 Sherbourne Street, West Elevation showing the four storey 1913 hotel addition that would be demolished



592 Sherbourne Street, South Elevation



15 Selby Street, (A.H. Rundle House) north and east elevations

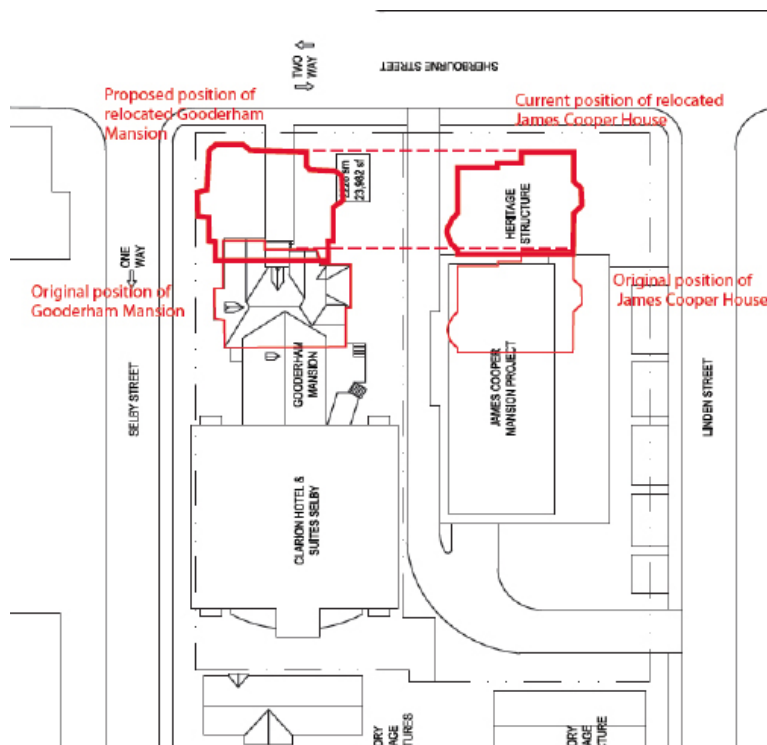


Proposed Site Plan

PROPOSAL: 592 SHERBOURNE ST & 15 SELBY ST ATTACHMENT 3



592 Sherbourne Street (C. H. Gooderham House) with the 582 Sherbourne Street (the James Cooper House in the background). The C. H. Gooderham House will be moved forward on the property to a position approximately in line with the relocated James Cooper House



Plan showing the proposed location of the C. H. Gooderham House (left) in relation to the adjacent previously relocated James Cooper House (right)



592 Sherbourne Street (C. H. Gooderham House), proposed east elevation



592 Sherbourne Street (C. H. Gooderham House), proposed north elevation

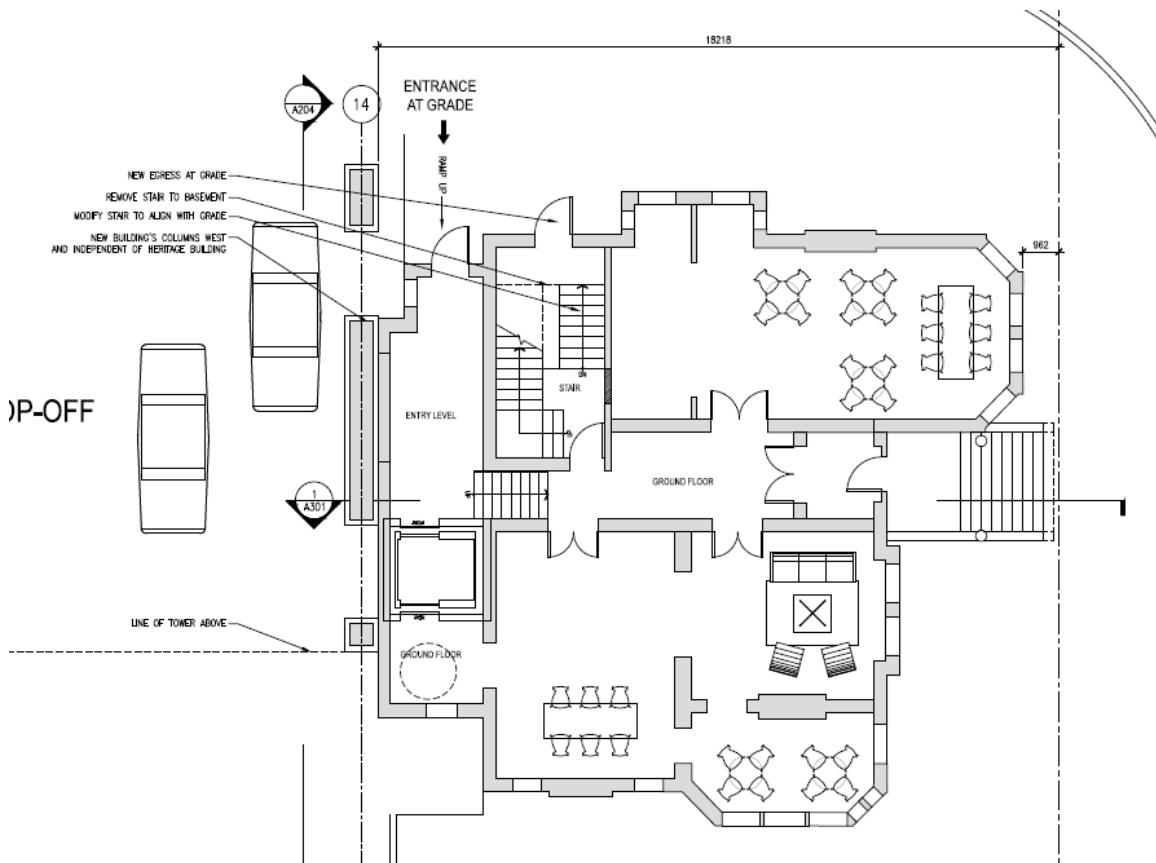
PROPOSAL: 592 SHERBOURNE ST & 15 SELBY ST ATTACHMENT 3



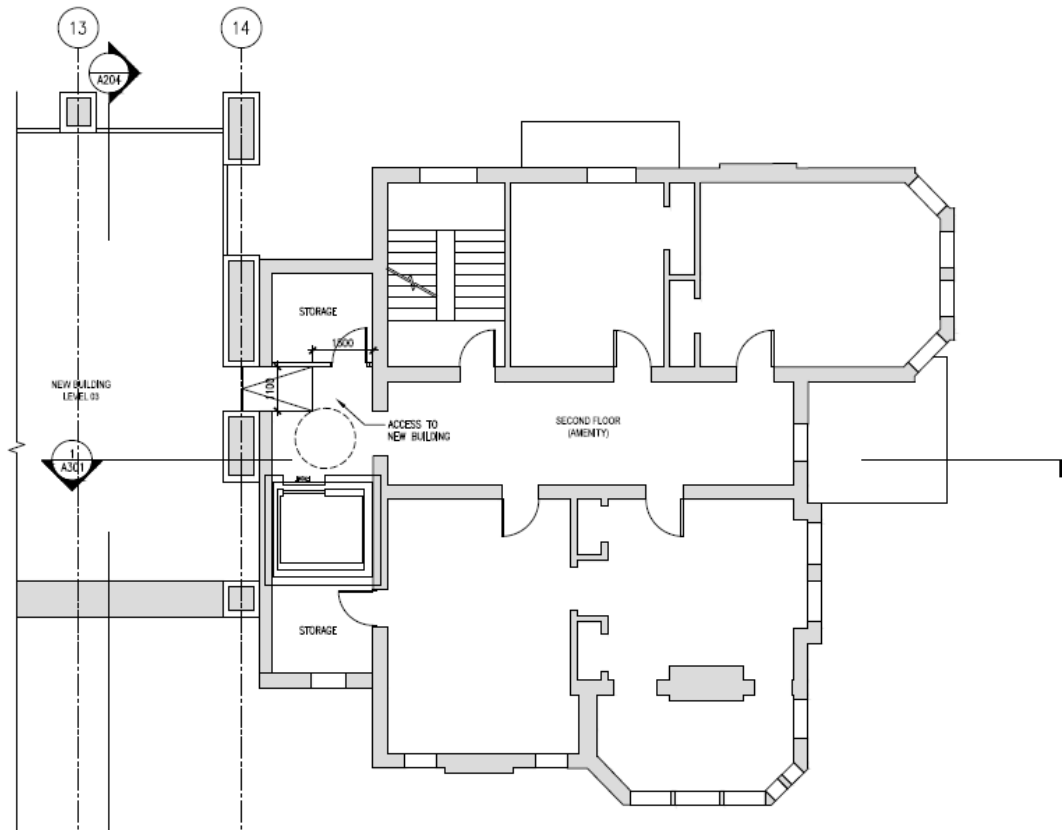
592 Sherbourne Street (C. H. Gooderham House), proposed south elevation



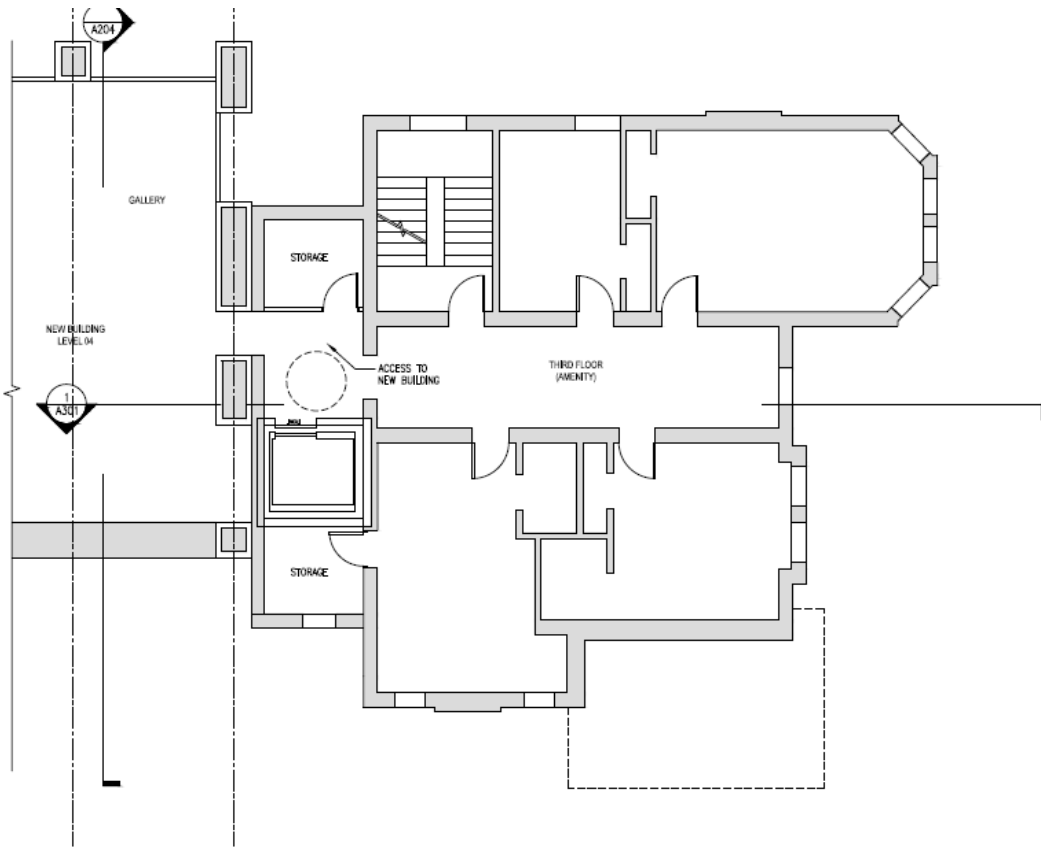
592 Sherbourne Street (C. H. Gooderham House), proposed west elevation



592 Sherbourne Street (C. H. Gooderham House), proposed first floor plan



592 Sherbourne Street (C. H. Gooderham House), proposed second floor plan



592 Sherbourne Street (C. H. Gooderham House), proposed third floor plan

PROPOSAL: 592 SHERBOURNE ST & 15 SELBY ST ATTACHMENT 3

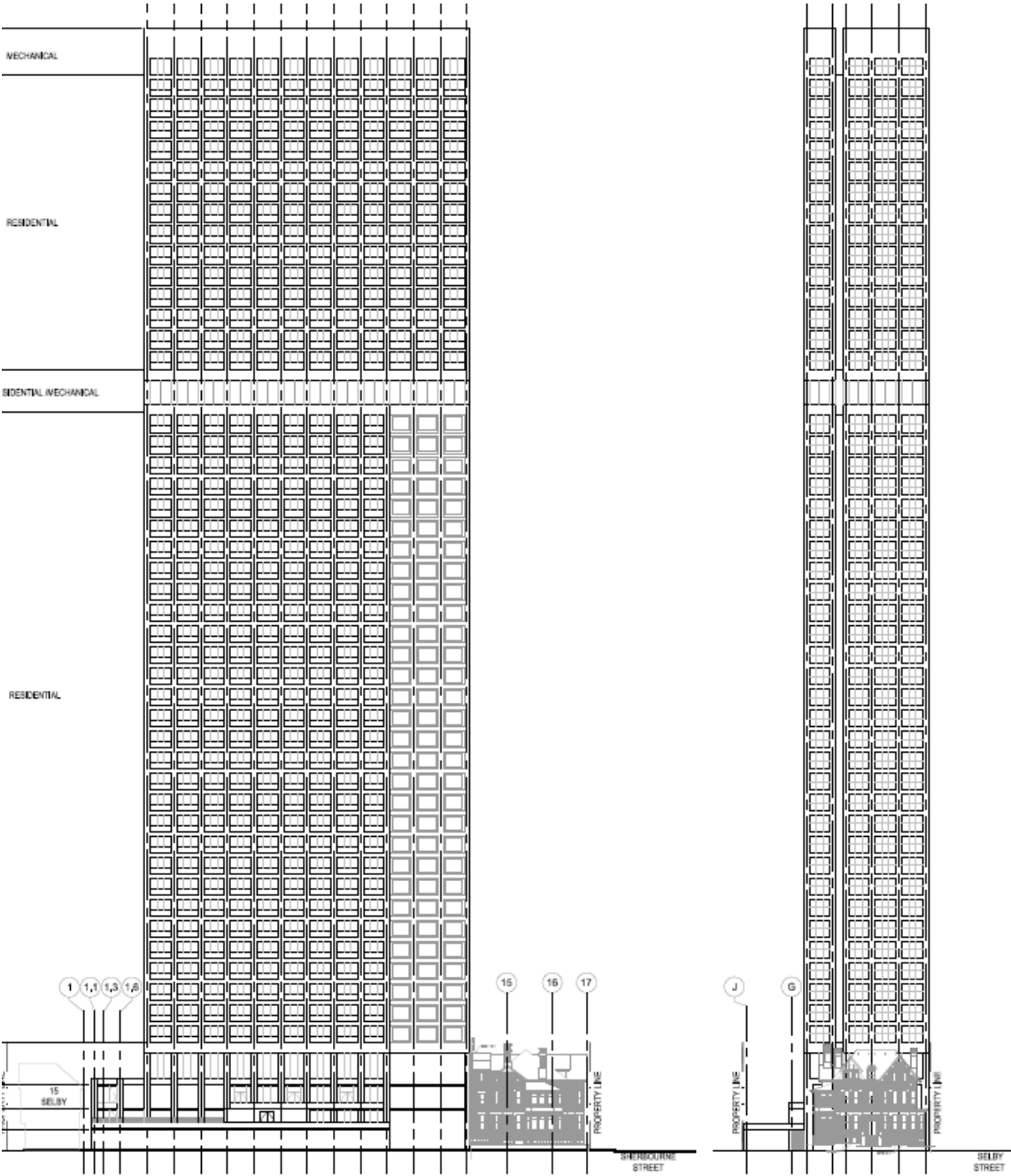


Rendering showing the proposed Sherbourne Street elevation (east) with the tower beyond

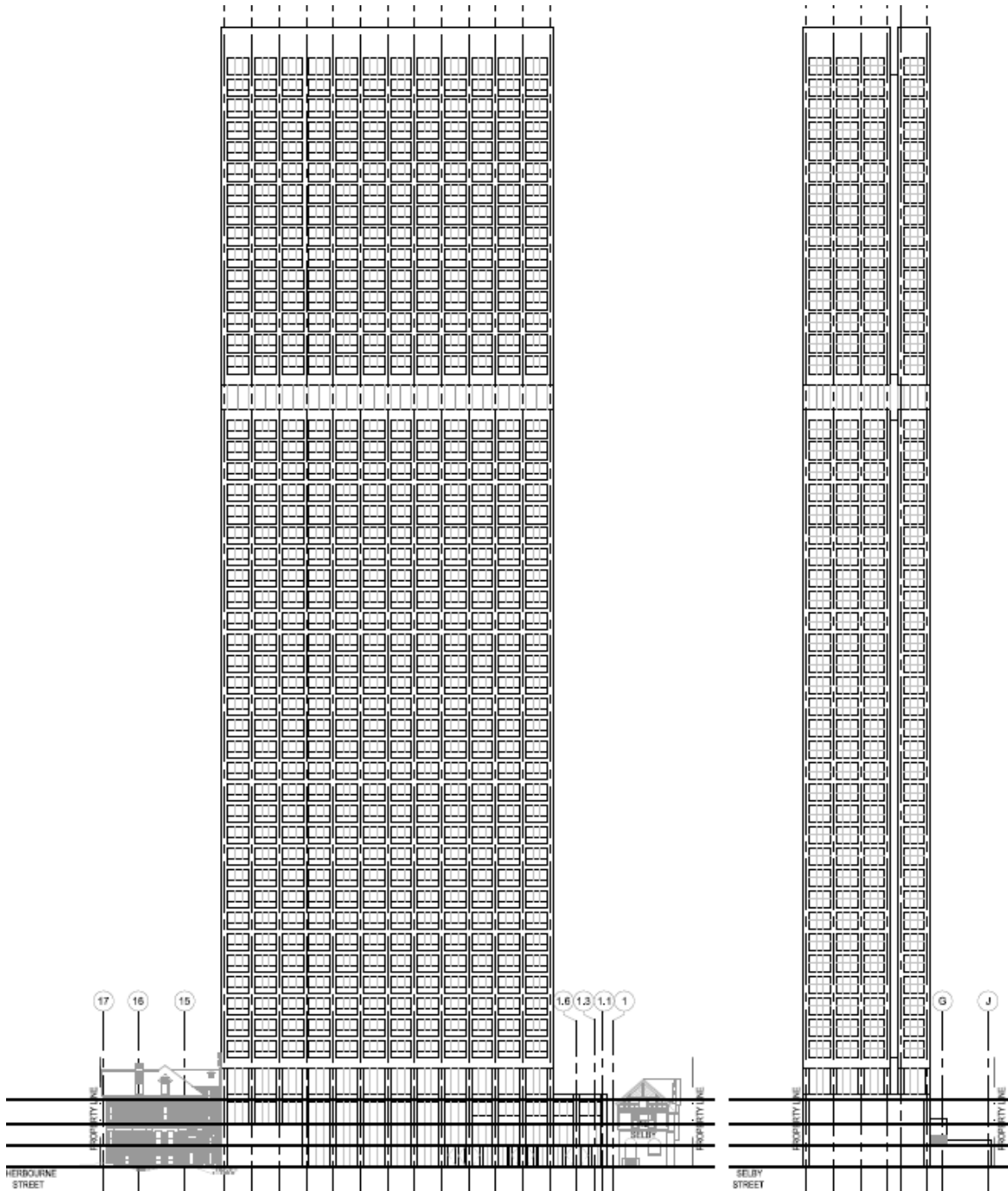


Rendering showing the proposed Selby Street elevation (north)

PROPOSAL: 592 SHERBOURNE ST & 15 SELBY ST ATTACHMENT 3



Proposed south and east elevations



Proposed north and west elevations

Reasons for Designation of the Property at 592 Sherbourne Street (Charles H. Gooderham House, now known as the Selby Hotel)

The property at 592 Sherbourne Street is designated for architectural and historical reasons. Built in 1882 for Charles H. Gooderham, following the design of Toronto architect, David Roberts, the house is an excellent example of the Victorian picturesque, showing the influence of the Queen Anne style. Asymmetrical in design, the house is 2½ storeys and constructed of red brick. Important features include the fenestration arrangement, sun porches, entrance porch, gables and elaborate bargeboards. Other important features include the brick and stonework, front entrance, tall chimneys and dormer windows. Charles H. Gooderham, a son of the founder of Gooderham and Worts, was a prominent businessman in Toronto. The house at 592 Sherbourne Street is an important landmark in Toronto, particularly along Sherbourne Street, where in context with the neighbouring house at 582 Sherbourne Street, its presence recalls the street's history as a fashionable residential district.

STATEMENT OF SIGNIFICANCE:
592 SHERBOURNE STREET (REASONS FOR DESIGNATION)

ATTACHMENT NO. 5

Former City of Toronto By-law No. 312-89, designating the property at 592 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

Description

The property at 592 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 three categories of design, associative and contextual values. Located on the southwest corner of Sherbourne and Selby Streets, the C. H. Gooderham House (1884) is a 2½-storey house form building that was the second location of Branksome Hall and subsequently converted as the Selby Hotel in 1912. The property was listed on the City of Toronto Inventory of Heritage Properties in August 1976 and designated under Part IV, Section 29 of the Ontario Heritage Act in May 1989.

Statement of Cultural Heritage Value

The property at 592 Sherbourne Street has cultural heritage value as a well-crafted and excellent representative example of Queen Anne Revival styling applied to a grand house form building in the late 19th century. The style, identified by the variety of materials, asymmetrical profile, complicated rooflines and the profusion of decorative detailing, represented the exuberant architecture of the late Victorian era. The C. H. Gooderham House is particularly noteworthy for its application of brick and stone, decorative woodwork, and surviving original interior features.

The C. H. Gooderham House is valued for its associations with two members of Toronto's prominent Gooderham family, which co-founded the famed Gooderham and Worts Distillery (now the Distillery District). The property was developed by Henry Folwell Gooderham (the first member of the family born in Canada) and subsequently occupied by his youngest brother, Charles Horace Gooderham. Both men prospered as they contributed to the Gooderham family's extensive manufacturing, agricultural and financial interests. While residing at 592 Sherbourne Street from 1885 until his death in 1904, C. H. Gooderham served as the president of the Freehold Loan Association and a director of the Canadian Loan and Mortgage Association while engaged in philanthropic causes.

The property at 592 Sherbourne Street also has associative value for its connections to Branksome Hall, the prestigious private girls' school. Founded in 1903, the school was relocated from its original premises on Bloor Street East to the C. H. Gooderham House from 1910 to 1912.

Since 1912 the property at 592 Sherbourne Street has been the location of the Selby Hotel, which is valued as a long-standing commercial institution in Toronto. Founded as

a private hotel that first catered to a female clientele, in the decades before and after World War II (when it accommodated Canadian and other Allied officers) the Selby Hotel was regarded as a centre of cultural life in the city and where the internationally celebrated author, Ernest Hemingway stayed during his brief career at the "Toronto Star" newspaper in the 1920s. Although the Sherbourne Street neighbourhood underwent a period of decline in the late 20th century, the Selby Hotel continued and rebounded as an intimate small-scale venue.

The design of the C. E. Gooderham House is attributed to architect David Roberts, Jr., based on his extensive connections to the Gooderham family. Roberts oversaw much of the work at the Gooderham and Worts Distillery (including the reconstruction of several buildings after the 1870 fire) and designed the landmark Gooderham Block (completed in 1892 and known locally as the "Flat Iron Building"). He also prepared plans for the residences of various family members, with the George Gooderham House (dating to 1889-91 and later the location of the York Club) at St. George Street and Bloor Street West among his best known commissions.

Contextually, the property at 592 Sherbourne Street has cultural heritage value for its visual and historical links to its setting in the Sherbourne Street neighbourhood. Its appearance reflects the late 19th century development of the upper section of the street near Bloor Street East as one of the most sought-after residential enclaves in Toronto where the city's leading citizens occupied large-scale houses. The C. H. Gooderham House is significant in context with the James Cooper House (1882), its neighbour at 582 Sherbourne Street, and other surviving residential buildings along the thoroughfare and side streets that are recognized heritage properties.

Heritage Attributes

The heritage attributes of the property at 592 Sherbourne Street are:

- The house form building known historically as the C. H. Gooderham House (Selby Hotel)
- The placement of the building on a corner lot where it is viewed from both Sherbourne Street and Selby Street
- The scale, form and massing on the 2½-storey plan above the raised base, with the three-storey rear (west) wing (only the easternmost bay of the west wing beneath the gabled dormer (north) is included in the Reasons for Designation)
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The cross-gable roof with the gables on the east and south, the dormer windows on the east and north, the decorative wood detailing on the gables and dormers, the brick chimneys on the north and south slopes and the south gable, and the slate cladding
- The principal (east) façade, which is organized into three bays with a two-storey bay window in the north bay and the main entrance near the centre of the wall
- The main entry, which is elevated and protected by a porch with classical detailing

- The detailing on the east façade with the brick corbelling and arches, and the stone band courses that extend across the window heads and incorporate decorative stonework
- On the east, north and south walls, the fenestration with the stone detailing that incorporates flat-headed openings, quarter-round windows beneath the bay window, and a square bay window on the north elevation of the house
- On the north elevation, the staircase window extending from the first (ground) floor to the attic that is recessed in a round-arched surround and incorporates flat-headed and round-arched openings with brick and stone detailing and stained glass windows
- At the southeast corner, the two-storey three-sided enclosed sunporch with a hipped roof, shingle detailing and stained glass transoms, which was added for the Selby Hotel, complements the original house and represents the evolution of the building
- On the rear (west) wing of the house (which was altered with the third-storey addition), the easternmost bay with the flat-headed window openings with stone detailing, including the square bay with the hipped roof in the first (ground) floor on the north wall
- On the interior, the entrance vestibule and first-floor (ground-floor) hall, the stairhall (north) with the staircase extending from the first floor to the attic level, the reception rooms in the northeast, southeast and southwest corners of the first floor, the fireplaces in the northeast, southeast and southwest rooms on the second floor of the house (referred to as the third floor of the Selby Hotel), and the original hardware (first floor)
- The entrance vestibule and hallway with the stained glass transom, the cornice mouldings, the baseboards, the paneled wainscoting, the door surrounds and the paneled wood doors
- In the stairhall, the baseboards, chair rails, window surrounds and cornice mouldings, and the wood staircase with the detailing on the stringers, hand rails, newel posts and spindles
- The northeast room (converted to the hotel lobby), with the cornice mouldings, the baseboards, the door and window surrounds, the interior wood shutters, and the fireplace with the wood, tile and metal detailing
- In the southeast room, the cornice mouldings, the baseboards, the door and window surrounds, the interior wood shutters, and the fireplace with the wood and metal detailing
- The southwest room, with the cornice mouldings, the baseboards, the door and window surrounds, and the fireplace with wood, tile and metal detailing
- The pocket doors separating the southeast and southwest rooms with the door surrounds and the paneled doors
- On the second floor of the house, the three original fireplaces with individual decorative detailing in the northeast, south east and southwest rooms

The remainder of the west wing of the house form building and the attached 3½-storey U-shaped hotel wing (west) are not included in the Reasons for Designation

Description

The property at 15 Selby Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the south side of Selby Street, west of Sherbourne Street, the 2½-storey house form building is known as the A. H. Rundle House (1889) for the Toronto builder who commissioned it. The property was listed on the City of Toronto Inventory of Heritage Properties in 1976.

Statement of Significance

The property at 15 Selby Street has cultural heritage value as a well-crafted and excellent representative example of a late 19th century house form building designed in the popular Queen Anne Revival style with Romanesque Revival influences. It is particularly distinguished by the combination of stone and shingle cladding on the street façade beneath a monumental gable as well as the application of the round-arch motif.

The A. H. Rundle House is also valued for its associations with the eminent Toronto architect E. J. Lennox who designed it. While Lennox is best known for local landmarks such as Toronto City Hall (Old City Hall) and Casa Loma, he also received numerous commissions for residential buildings in Toronto's upscale neighbourhoods, including the A. H. Rundle House.

Contextually, the cultural heritage value of the property at 15 Selby Street lies in its historical and visual relationship to the Sherbourne Street neighbourhood where the main thoroughfare and side streets were filled in the late 19th century with high-end residential buildings that reflected the prestige of their occupants. With the redevelopment of many of the sites, the A. R. Rundle House is an important reminder of the original appearance of the community, which was characterized by elaborate house form buildings.

Heritage Attributes

The heritage attributes of the property at 15 Selby Street are:

- The house form building known historically as the A. H. Rundle House
- The placement, setback and orientation of the building on the site
- The scale, form and massing on the 2½-storey narrow L-shaped plan with shallow projections on the west elevation
- The materials, with stone, red brick and shingle cladding and trim
- The cross-gable roof with gables on the north, east and west ends and the brick chimney on the west slope
- The detailing on the gables with wood bargeboards and strapwork and pebbledash infill, including the oversized north gable that projects over the wall below and the gable surmounting the jetty on the west wall

- On the principal (north) façade, the cladding of the first (ground) floor with roughly textured stone and its organization into two bays with the round-arched opening for the entrance porch (left) and the oversized window opening with a stained glass transom (right)
- The main (north) entrance, which is elevated, recessed inside the porch and placed beside a window opening
- The detailing of the north façade, where the second storey is clad with shingles and displays an oriel window
- The side elevations (east and west), where the north ends of the walls repeat the mixture of stone and shingle cladding and round-arched openings from the north façade
- The south sections of the east and west walls, which have red brick cladding and detailing, a combination of round-arched and flat-headed window openings and, at the south end of the west elevation, a single-storey bay window

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



C. H. GOODERHAM HOUSE
592 SHERBOURNE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2014

1. DESCRIPTION



Above: archival photograph, 592 Sherbourne Street, 1990 (Toronto Historical Board); cover: current photograph, 592 Sherbourne Street, September 2013 (Heritage Preservation Services)

592 Sherbourne Street: C. H. Gooderham House	
ADDRESS	592 Sherbourne Street (southwest corner of Sherbourne Street)
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 132A, Part Lots 23, 24, 26 and 27
NEIGHBOURHOOD/COMMUNITY	Sherbourne Street
HISTORICAL NAME	C.H. Gooderham House
CONSTRUCTION DATE	1884 (completed)
ORIGINAL OWNER	Henry Gooderham
ORIGINAL USE	Residential (detached house form building)
CURRENT USE*	Commercial (hotel) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	See Section 2
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone, wood detailing
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design, associative and contextual values
HERITAGE STATUS	Designated under Part IV, Section 29 of the Ontario Heritage Act by former City of Toronto By-law 312-89
RECORDER	Kathryn Anderson
REPORT DATE	March 2014

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 592 Sherbourne Street, which was designated under Part IV, Section 29 of the Ontario Heritage Act in 1989 by former City of Toronto By-law No. 312-89. The report includes an evaluation of the property according to Ontario Regulation 9/06, the criteria for municipal designation prescribed by the Province of Ontario following the 2005 amendments to the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIME

Key Date	Historical Event
1855	George William Allan registers Plan 132A on part of Park Lot 5
1873	James Cooper acquires land along the west side of Sherbourne Street between Linden and Selby Streets ¹
1882	Cooper sells the parcel at the southwest corner of Sherbourne and Selby Streets to Henry Gooderham
1883 Dec	The City Directory records “house building” on the subject property ²
1884 June	Henry Gooderham sells the subject property to his brother, Charles Horace Gooderham for \$24,000
1884 Sept	Despite the transfer, Henry Gooderham is recorded in the tax assessment rolls as the owner of an “unfinished house” on the site
1884	The house form building is outlined on Goad's Atlas
1885 Sept	“Horace Gooderham” occupies the house (according to the assessment roll) ³
1892 Mar	Cooper grants additional property along Selby Street to Gooderham
1904	C. H. Gooderham dies
1910 Apr	Eliza Gooderham sells the property to William B. Charlton, a contractor
1910 July	Branksome Hall rents 592 Sherbourne as the second location of the private girls' school
1912 May	Leopole Herbert Luke acquires the property
1912 June	Luke commissions the west wing, designed by architects Redmond and Beggs
1915 Jan	The Selby Private Hotel is first listed in the city directories
1946 July	Luke transfers the site to Hotel Selby Limited
1949-50	Hotel Selby Limited enters into an agreement with the City of Toronto concerning the encroachment of its canopy on municipal land
1976 Aug	The property at 592 Sherbourne Street is listed on the City of Toronto Inventory of Heritage Properties
1978	Hotel Selby Limited sells the site
1981-2000	"Boots" nightclub is located at the Selby Hotel
1989	The former City of Toronto designates the property at 592 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 312-89

¹ Cooper commissioned a substantial mansion on the northwest corner of Sherbourne and Linden Streets, which was completed in 1882 and designated under Part IV, Section 29 of the Ontario Heritage Act by City of Toronto By-law 950-2008

² City of Toronto building permits are missing for the period from April 1883 to July 1885 and this project is not referenced in the tender calls from the Globe

³ Beginning in 1886, he is recorded as "Charles H. Gooderham" in the directories

ii. HISTORICAL BACKGROUND

Sherbourne Street

The property at 592 Sherbourne Street contains the C. E. Gooderham House, a private residence that was briefly the location of Branksome Hall before its continuous occupancy by the Selby Hotel. The site was first subdivided in 1797 after the founding of the Town of York (Toronto) as one of a series of 100-acre "park lots" awarded to associates of the provincial government as the intended location of country retreats. In 1819, the municipality's first appointed postmaster, William Allan purchased Park Lot 5 as the site of his "Moss Park" estate.⁴ Allan commissioned architect John Howard to lay out a new road along the east edge of his allotment that was first called "Allan's Lane" but later renamed Sherbourne Street. In 1845, he conveyed the north end of Park Lot 5 to his son and heir, William George Allan, who began parcelling parts of the lands for residential subdivisions.⁵ The development of the area is illustrated on the maps and atlases found in Section 6 (Images 2-12).

Plan 132A was registered in 1855 on the portion of Park Lot 5 bounded by present-day Sherbourne St, Bloor, Isabella and Huntley Streets. Allan retained the lands at the east end of the subdivision until the 1870s, and manufacturer James Cooper's upscale residence was completed at Sherbourne and Linden Streets in 1882.⁶ By this time, Sherbourne Street and Jarvis Street to the west had evolved into fashionable residential enclaves that were "lined on either side through most part of their extent by the mansions of the upper ten."⁷ Members of the city's famous Gooderham family were included in the latter group.

C. H. Gooderham House

The property at 592 Sherbourne Street was developed and occupied by members of the family that co-founded the Gooderham and Worts Distillery (now the Distillery District). The enterprise was started by William Gooderham, who arrived in York from England in the early 1830s and worked in conjunction with his brother-in-law, James Worts. Gooderham and Worts developed into one of Toronto's most successful manufacturing concerns, and the distillery and other businesses started by the Gooderham family were headed by William's sons. Family members built their first residences in Corktown adjoining the distillery before commissioning upscale houses in Toronto's premiere neighbourhoods.

⁴ The original patentee, the Deputy Surveyor General David William Smith, sold the tract in 1819

⁵ William George Allan commissioned a house named "Homewood" on his property and established private gardens that he conveyed to the Toronto Horticultural Society in 1861 as the nucleus of today's Allan Gardens

⁶ The site was previously developed with a residence owned by Allan that was and later acquired by Patrick Elliget (whose name was sometimes spelled Helligate in archival documents)

⁷ McHugh, 153

In 1882, Henry Gooderham (1834-1916), William's fifth son and the first of his children born in Toronto, purchased the property at the southwest corner of Sherbourne and Selby Streets from James Cooper. Accompanying the transfer was a separate agreement between the men "as to the nature of buildings to be erected on lands..."⁸ While Henry Gooderham's Sherbourne Street house was recorded as under construction in December 1883, its owner resided at 24 Trinity Street in Corktown.⁹ In June 1884, he sold his Sherbourne Street property to his younger brother, Charles Horace Gooderham.

Charles Horace Gooderham (1844-1904) was the youngest of William Gooderham's sons (Image 13). After his father purchased property in Meadowvale where the family operated a grain farm, flour mill and cooperage, C. H. Gooderham was sent (along with his elder brother James) to oversee the operation. Also known as "Holly", C. H. Gooderham commissioned a residence in Meadowvale in 1870 and was named that community's first postmaster. Following his father's death in 1881, C. H. Gooderham returned to Toronto. In 1885, "Horace" Gooderham was recorded as the occupant of the new dwelling then numbered as 532 Sherbourne.¹⁰ C. H. Gooderham served as the president of the Freehold Loan Association and as director of the Canada Permanent Loan and Mortgage Association during the years he resided on Sherbourne Street (Image 14). His widow, Eliza Folwell Gooderham retained the property at 592 Sherbourne until 1910 when she conveyed it to William B. Charlton.

William B. Charlton rented the C. H. Gooderham House to Branksome Hall, the prestigious private girls' school in 1910 (Image 15). Founded in 1903, the school relocated from its original premises on Bloor Street East to Sherbourne Street where it purportedly educated 100 students, including 20 who resided on-site. Branksome Hall moved to its present location in Rosedale in 1912.

Selby Hotel

In 1912, Leopole Herbert Luke acquired the property at 592 Sherbourne Street, renaming it the Selby Private Hotel and engaging local architects Redmond and Beggs to design the west addition that was attached to the rear (west) wing of the house (Images 16-17).¹¹ In its early years, the hotel was favoured by female clientele as a reputable venue and thereafter became identified as a cultural hub where Ernest Hemingway resided during his short stint at the "Toronto Star" newspaper in 1923 and the League of Canadian Poets met after World War II. During the latter conflict, the hotel housed Canadian and Allied officers (Image 18). As the Sherbourne Street neighbourhood declined in the late 20th century, the Selby Hotel fell into disrepair (Image 19). The property was acquired by

⁸ Land Registry Office, Toronto, Plan 132A, Lots 26 and 27, Instrument 7908

⁹ According to the city directories, Henry's brother, Albert E. Gooderham resided at the same address, while their brother, George Gooderham (president of the Bank of Toronto) lived on the opposite side of Trinity Street (a situation that continued until his upscale residence at Bloor Street West and St. George Street was completed in 1889)

¹⁰ The subject property is first recorded as "592" in the city directory of 1890

¹¹ During the same period, Redmond and Beggs designed the Earnscliffe Apartments (completed 1916) at 477 Sherbourne Street at Wellesley Street East, which is recognized on the City's heritage inventory

Rick Stenhouse, who worked to restore the building while operating "Boots" (later Boots Warehouse), described as "one of Toronto's best-known and longer-lasting gay dance clubs", at the Selby Hotel from 1981 to 2000.¹² After the property was sold, the Selby Hotel was operated as part of the Howard Johnson hotel chain before becoming the Clarian Hotel and Suites Selby.

The property at 592 Sherbourne Street was listed on the City's heritage inventory in 1976 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1989 by former City of Toronto By-law No. 312-89 (Images 20-21).

Architect

The design of the C. H. Gooderham House is attributed to Toronto architect David Roberts, Jr. (1845-1907), based on his close connections to the Gooderham family.¹³ Although much of the information about Roberts' background and training remains speculative, it is assumed that he received an important commission to rebuild structures at Gooderham and Worts after a fire in 1870 based on the projects his father, a civil engineer undertook for the company in the mid 19th century.¹⁴ Roberts remains best known for the Gooderham Block ("Flat Iron Building", 1892) and the George Gooderham House (1889-91 and now the York Club), and these and other projects he completed for the family "gave him exceptional scope to enrich Toronto's streetscapes..."¹⁵

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the C. H. Gooderham House are found on the cover and in Section 6 of this report. The house form building displays features of the Queen Anne Revival, which was popularized in the late 19th century and reflected the opulence of the Victorian era. The style was based on the work of English architect Richard Shaw who drew inspiration from the medieval era as well as the residential architecture of the English Renaissance under Queen Anne. In North America, the Queen Anne Revival was characterized by its variety of materials, asymmetrical compositions, complicated rooflines and an array of architectural detailing where "such historically disparate features work well together, thanks to the governing principles of picturesque design."¹⁶

The C. H. Gooderham House rises 2½ stories above a raised basement with window openings on an irregularly shaped plan. The structure is clad with red brick and trimmed with brick, stone and wood. The cross-gable roof has oversized gables on the east and south, a second smaller gable on the east, dormers on the east and north, and brick chimneys with corbelled detailing on the west and south slopes, including one

¹² Benson, unpagged

¹³ Former City of Toronto By-law 312-89, May 4, 1989

¹⁴ Arthur, 257

¹⁵ Ibid. Roberts' other residential projects included the George H. Gooderham House on Jarvis Street (1889) and Harriet Gooderham's residence in the Annex (1906)

¹⁶ Maitland, 14

surmounting the south gable. The gables and dormers display elaborate woodwork. The principal (east) façade is asymmetrically organized with the main entrance placed off-centre between a projecting 2½-storey bay window (north) and a square bay window (south). The entry is elevated and protected by an open porch with classical detailing. The fenestration on the east façade and the north and south elevations consists of flat-headed window openings (apart from the quarter-round windows on the south gable) with continuous stone labels and sills, decorative stone detailing, and a square bay window on the north wall. On the north elevation, the windows lighting the interior stairhall are placed in a round-arched surround that rises from the first floor to the attic, with stained glass windows set in flat-headed and (in the attic) round-arched openings. Decorative brickwork is applied to the principal façade and the side walls. The enclosed two-storey sunporch at the southeast corner, which is highlighted with decorative shingles and stained glass transoms, was a later addition that complements the overall structure.

Attached to the rear wall of the C. H. Gooderham House, the west wing displays similar fenestration and detailing to the main body of the house, apart from the third-storey addition. Only the easternmost bay of the west wing is identified as a heritage attribute, including the single-storey bay window with a hipped roof in the first storey on the north wall. The remainder of the west wing, as well as the classically-detailed hotel wing (which rises three stories above a raised basement) that was added in 1912 for the Selby Hotel are not identified as heritage attributes.

On the interior, important original features are found in the first-floor (ground floor) vestibule, entrance hall, stairhall, and northeast, southeast and southwest rooms, as well as three rooms on the second floor.¹⁷ The first-floor entrance hall and rooms display original hardware and wood and plaster detailing with cornice mouldings, baseboards, panelled doors, door and window surrounds, interior window shutters and, in the hall, wainscoting. Fireplaces with wood mantels and tile and metal detailing are found in the first-floor rooms, including an elaborate overmantel in the northeast room that is illustrated in the archival photos attached (Images 13 and 17). The stairhall on the north side of the house has wood baseboards, chair rails and window surrounds and plaster cornices, as well as a wood staircase with elaborate detailing, including the fretwork linking the spindles. Fireplaces in the northeast, southeast and southwest rooms on the second floor are identified as heritage attributes.

iv. CONTEXT

The City of Toronto Property Data Map attached as Image 1 shows the site of the property at 592 Sherbourne Street. Located one block south of Bloor Street East, it anchors the southwest corner of Sherbourne and Selby Streets where the C. H. Gooderham House is viewed from both thoroughfares. The house form building shares the short block on the west side of Sherbourne between Selby and Linden Streets with the

¹⁷ The Selby Hotel numbers the interior levels from the basement upward, so that the first (ground) floor of the C. H. Gooderham House is known as the second floor of the hotel, and the attic level is identified as the hotel's fourth floor. This report refers to the traditional stories and floors of the house form building

James Cooper House (1882) on the designated heritage property at 582 Sherbourne Street. Directly behind (west of) the property at 592 Sherbourne, the A. H. Rundle House (1889) at 15 Selby Street is recognized on the City's heritage inventory. The trio stands among the few remaining examples of the substantial late 19th century house form buildings that once characterized the Sherbourne Street neighbourhood.

Facing east onto Sherbourne Street, the C. E. Gooderham House also terminates the vista looking west along Howard Street to Sherbourne. Opposite the subject property, the Anson Jones House (1895) at 603 Sherbourne is another excellent example of Queen Anne Revival styling that complements the C. E. Gooderham House.¹⁸ Further south at the southwest corner of Sherbourne and Linden, the properties at 572-578 Sherbourne contain other surviving house form buildings from the late 19th century that are recognized on the City's heritage inventory and, with the subject property and its immediate neighbours, represent the extant enclave that characterizes the historical development of Sherbourne Street.¹⁹

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

The property at 592 Sherbourne Street has cultural heritage value as a well-crafted and excellent representative example of Queen Anne Revival styling applied to a grand house form building in the late 19th century. The style, identified by the variety of materials, asymmetrical profile, complicated rooflines and the profusion of decorative detailing, represented the exuberant architecture of the late Victorian era. The C. H. Gooderham House is particularly noteworthy for its application of brick and stone, decorative woodwork, and surviving original interior features.

¹⁸ The property at 603 Sherbourne, along with its neighbours directly north and south, is designated under Part IV, Section 29 of the Ontario Heritage Act as part of the Howard Street neighbourhood

¹⁹ Further south, another small surviving enclave of late 19th century heritage buildings includes the Hotel Isabella at 556 Sherbourne and the adjoining semi-detached house form buildings at 164-168 Isabella

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

Person - The C. H. Gooderham House is valued for its associations with two members of Toronto's prominent Gooderham family, which co-founded the famed Gooderham and Worts Distillery (now the Distillery District). The property was developed by Henry Gooderham (the first member of the family born in Canada) and subsequently occupied by his youngest brother, Charles Horace Gooderham. Both men prospered as they contributed to the Gooderham family's extensive manufacturing, agricultural and financial interests. While residing at 592 Sherbourne Street from 1885 until his death in 1904, C. H. Gooderham served as the president of the Freehold Loan Association and a director of the Canadian Loan and Mortgage Association while engaged in numerous philanthropic causes.

Institutions - The property at 592 Sherbourne Street also has associative value for its connections to Branksome Hall, the prestigious private girls' school. Founded in 1903, the school was relocated from its original premises on Bloor Street East to the C. H. Gooderham House from 1910 to 1912.

Since 1912 the property at 592 Sherbourne Street has been the location of the Selby Hotel, which is valued as a long-standing commercial institution in Toronto. Founded as a private hotel that first catered to a female clientele, in the decades before and after World War II (when it accommodated Canadian and other Allied officers) the Selby Hotel was regarded as a centre of cultural life in the city and where the internationally celebrated author, Ernest Hemingway stayed during his brief career at the "Toronto Star" newspaper in the 1920s. Although the Sherbourne Street neighbourhood underwent a period of decline in the late 20th century, the Selby Hotel continued and rebounded as an intimate small-scale venue where the "Boot" nightclub was located from 1981-2000.

Architect - The design of the C. E. Gooderham House is attributed to architect David Roberts, Jr., based on his extensive connections to the Gooderham family. Roberts oversaw much of the work at the Gooderham and Worts Distillery (including the reconstruction of several buildings after the 1870 fire) and designed the landmark Gooderham Block (completed in 1892 and known locally as the "Flat Iron Building"). He also prepared plans for the residences of various family members, with the George Gooderham House (dating to 1889-91 and later the location of the York Club) at St. George Street and Bloor Street West among his best known commissions.

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

Surroundings - Contextually, the property at 592 Sherbourne Street has cultural heritage value for its visual and historical links to its setting in the Sherbourne Street neighbourhood. Its appearance reflects the late 19th century development of the upper section of the street near Bloor Street East as one of the most sought-after residential enclaves in Toronto where the city's leading citizens occupied large-scale houses. The C. H. Gooderham House is significant in context with the James Cooper House (1882), its neighbour at 582 Sherbourne Street, and other surviving residential buildings along the thoroughfare and side streets that are recognized heritage properties.

4. SUMMARY

The property at 592 Sherbourne Street contains the C. H. Gooderham House (1884), a 2½-storey house form building commissioned by Henry Gooderham, but acquired by his brother, Charles Horace Gooderham whose family retained the site until 1910. After serving as the second location of Branksome Hall, the prestigious private girls' school from 1910 until 1912, the Selby Hotel began its long-term occupancy of the property.

The C. H. Gooderham House has cultural heritage value as an exceptional example of Queen Anne Revival style architecture in Toronto that displays original interior features. Its design has been attributed to Toronto architect David Roberts, Jr., who received many commissions from the famed Gooderham family, co-founders of the Gooderham and Worts Distillery (now the Distillery District). The Selby Hotel has been associated with the site continuously for over a century. Contextually, the C. H. Gooderham House is historically and visually linked to its setting on a corner lot on Sherbourne Street, south of Bloor Street East where it recalls the late 19th century period when the area was a sought-after residential enclave for many of Toronto's leading citizens.

5. SOURCES

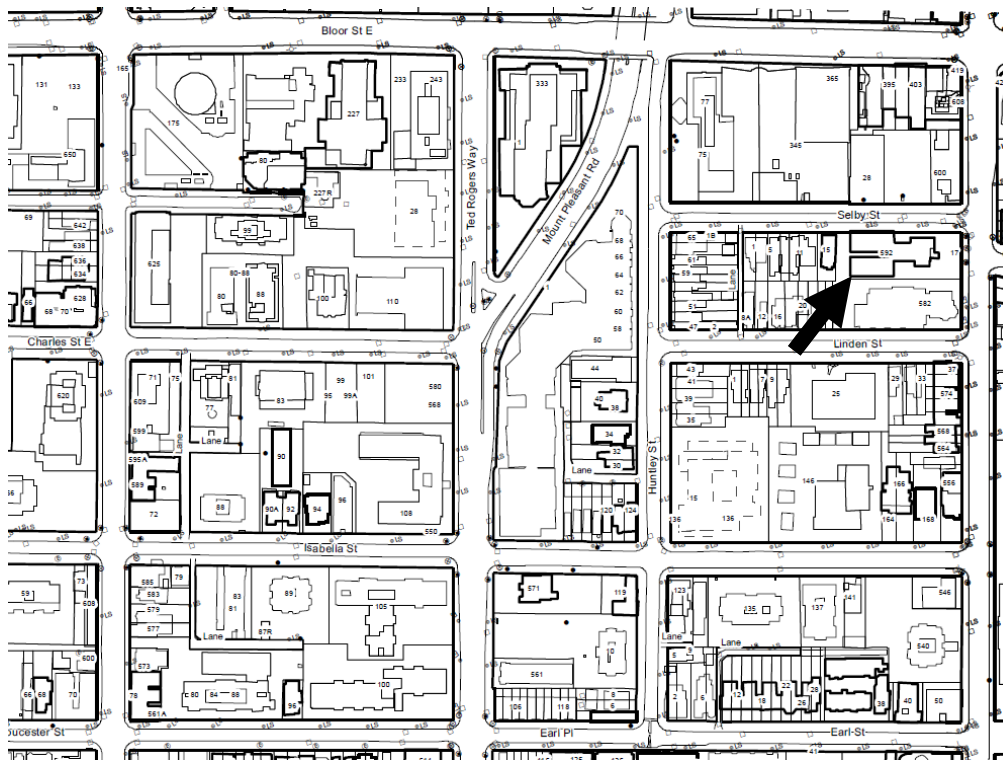
Archival Sources

Abstract Indices of Deeds, Plan 132E, Lots 23-28
 Archival Photographs, City of Toronto Archives and Toronto Historical Board
 (Individual citations in Section 6)
 Assessment Rolls, St. Thomas Ward, 1883-91
 Building Records, City of Toronto, Toronto and East York, 1932-1988
 City of Toronto Directories, 1880 ff.
 Goad's Atlases, 1884-1923
 Historical Maps and Atlases (individual citations in Section 6)
 Underwriters' Survey Bureau Atlas, Vol. 3, 1931

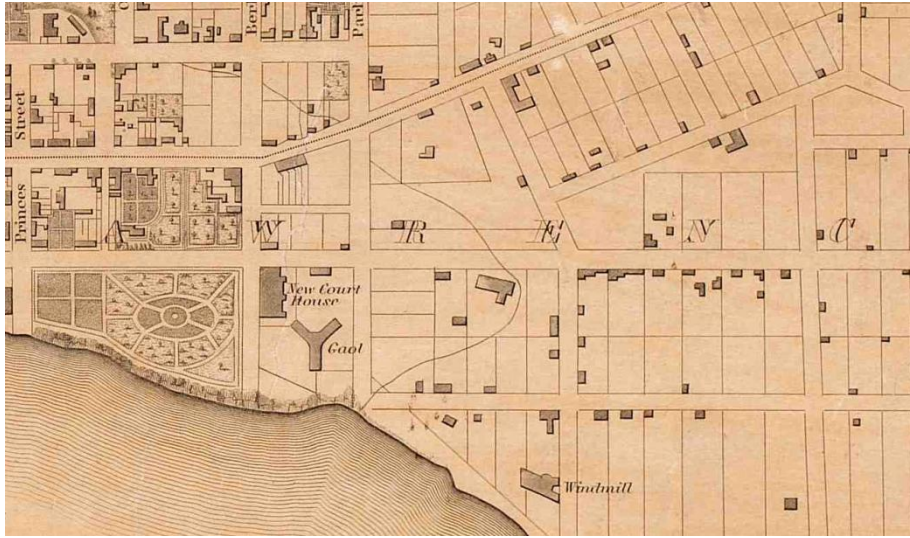
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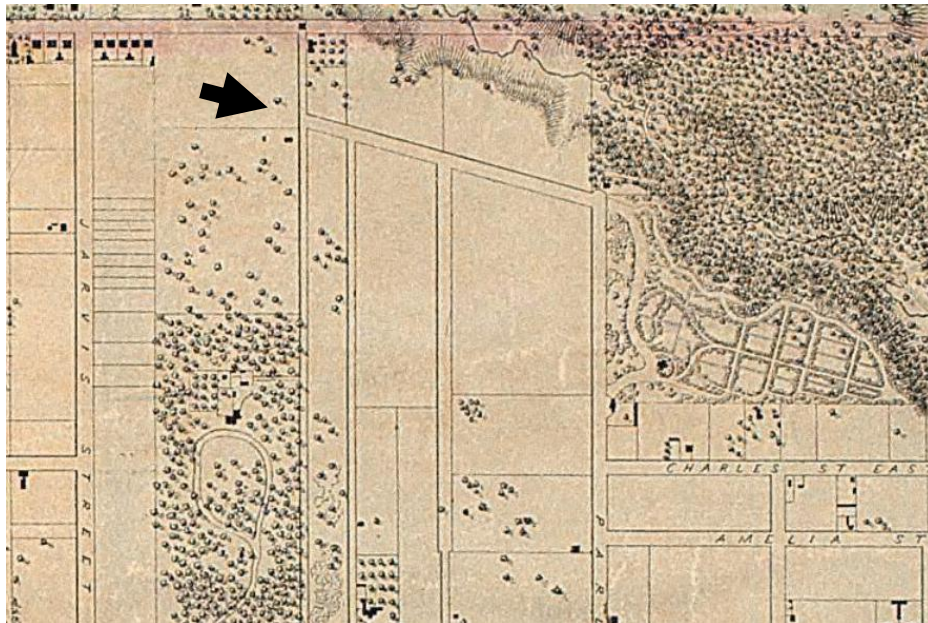
6. IMAGES – the **arrows** mark the location of the property at 592 Sherbourne Street. Historical maps and atlases are followed by other images



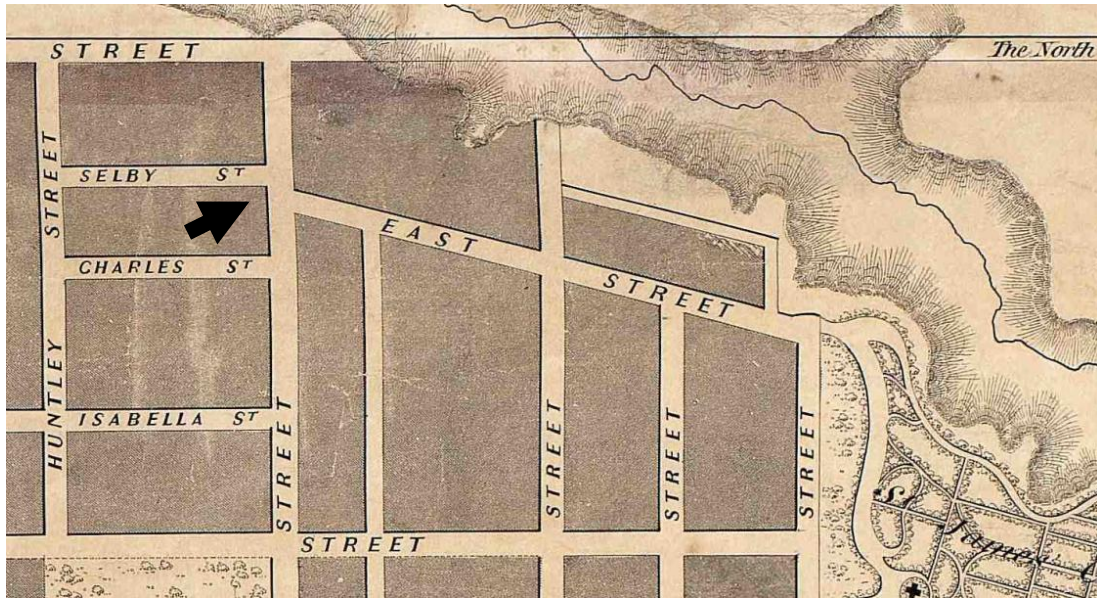
1. City of Toronto Property Data Map: showing the location of the property at 592 Sherbourne Street on the southwest corner of Selby Street, south of Bloor Street East



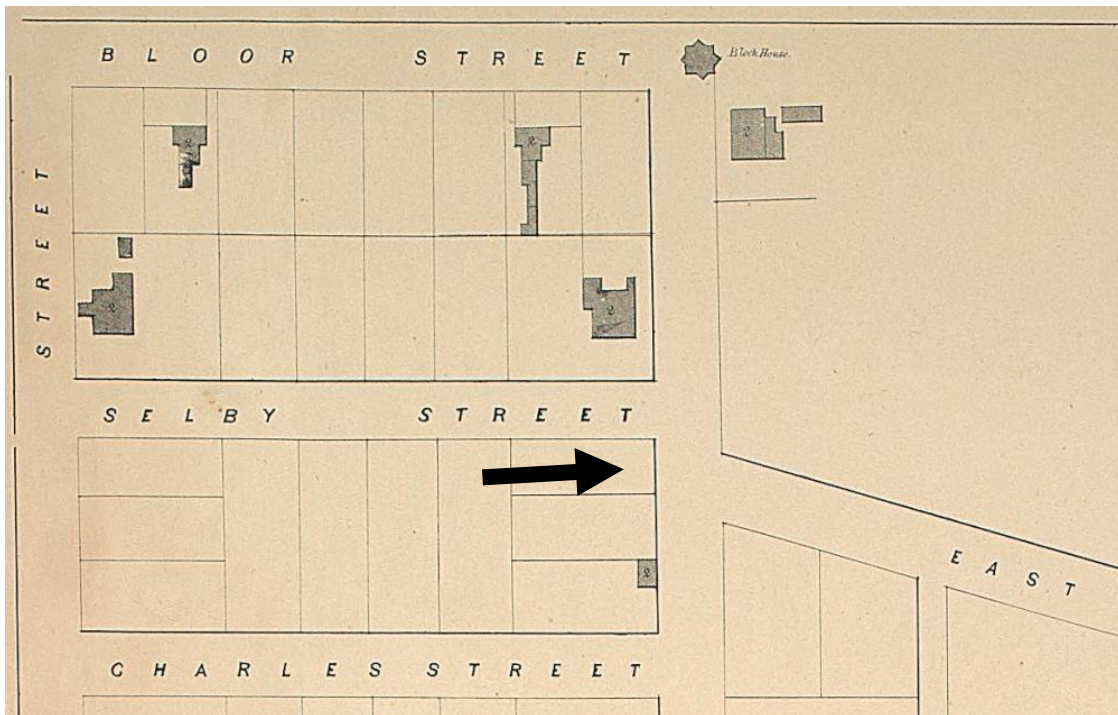
2. Cane's Topographical Map of the City of Toronto and the Liberties, 1842: showing Corktown at the east end of the city where the Gooderham family first built individual residences along Trinity Street leading to its distillery (marked "Windmill")



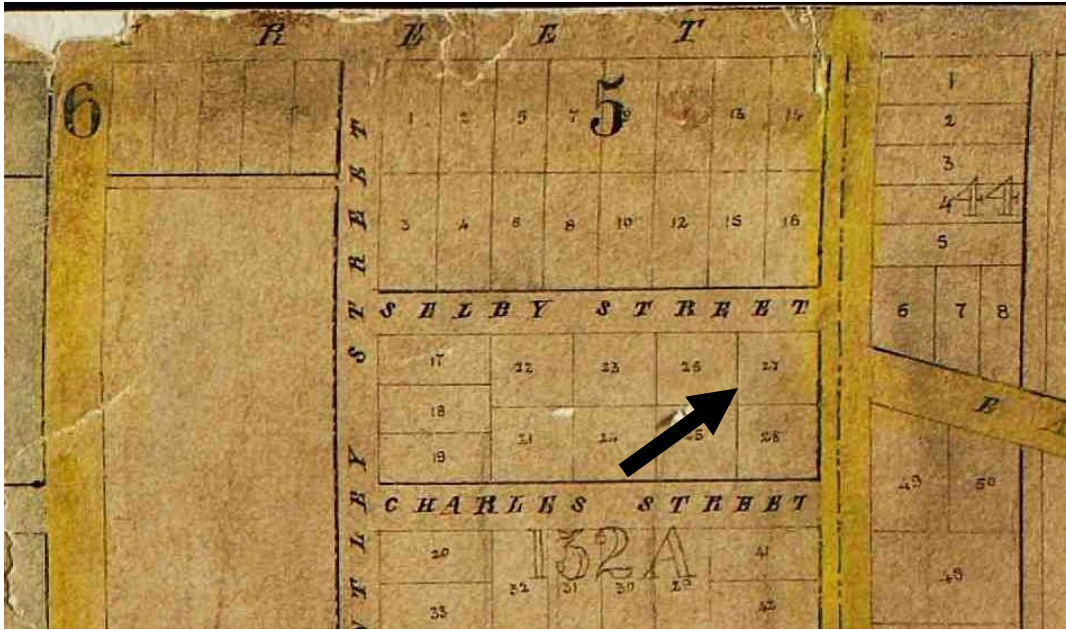
3. Fleming's Topographical Plan of the City of Toronto, 1851: showing the undeveloped status of the north end of Park Lot 5 where Sherburne Street has been laid out



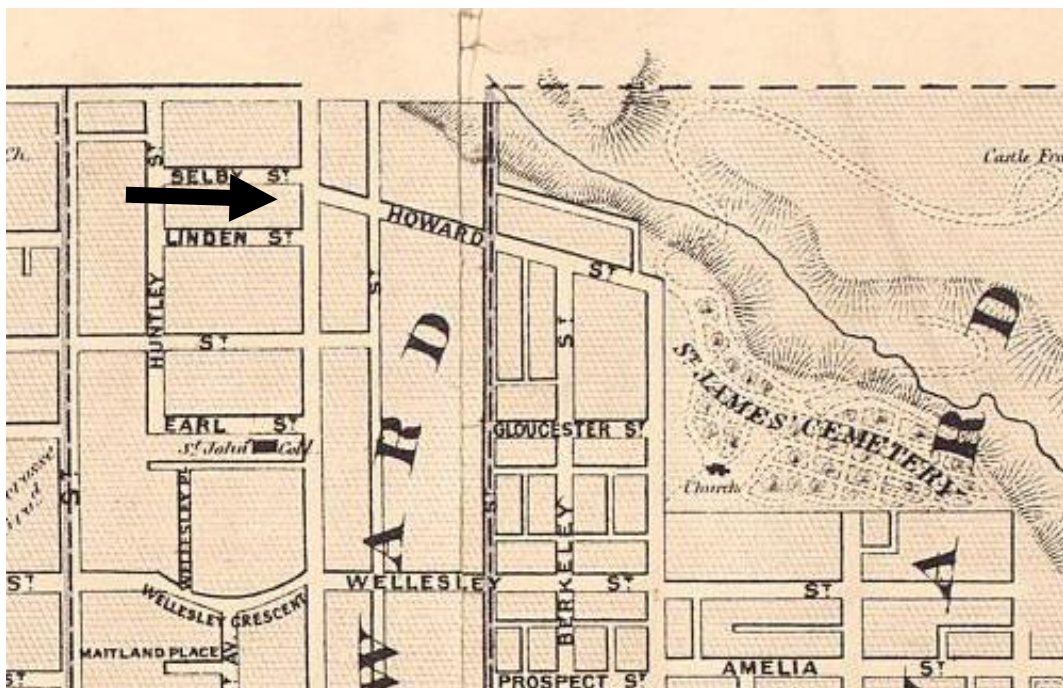
4. Fleming, Ridout and Schreiber, Plan of the City of Toronto, 1857: showing the street layout southwest of present-day Bloor Street East and Sherbourne Street including Selby Street ("East Street" is now Howard Street)



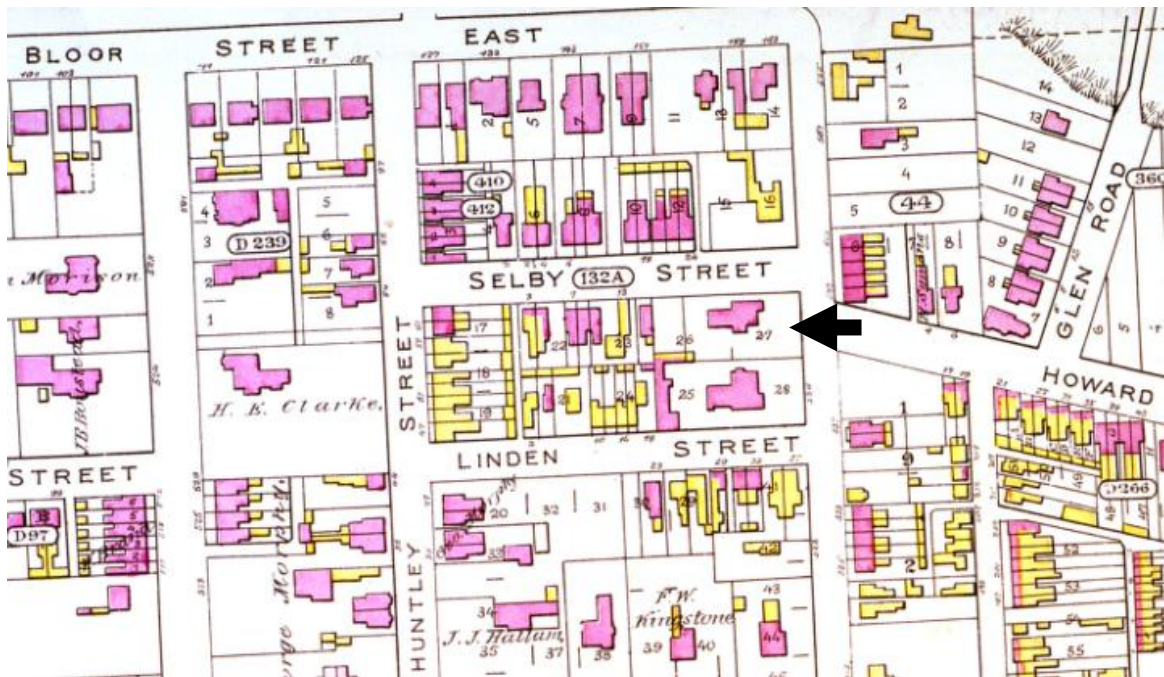
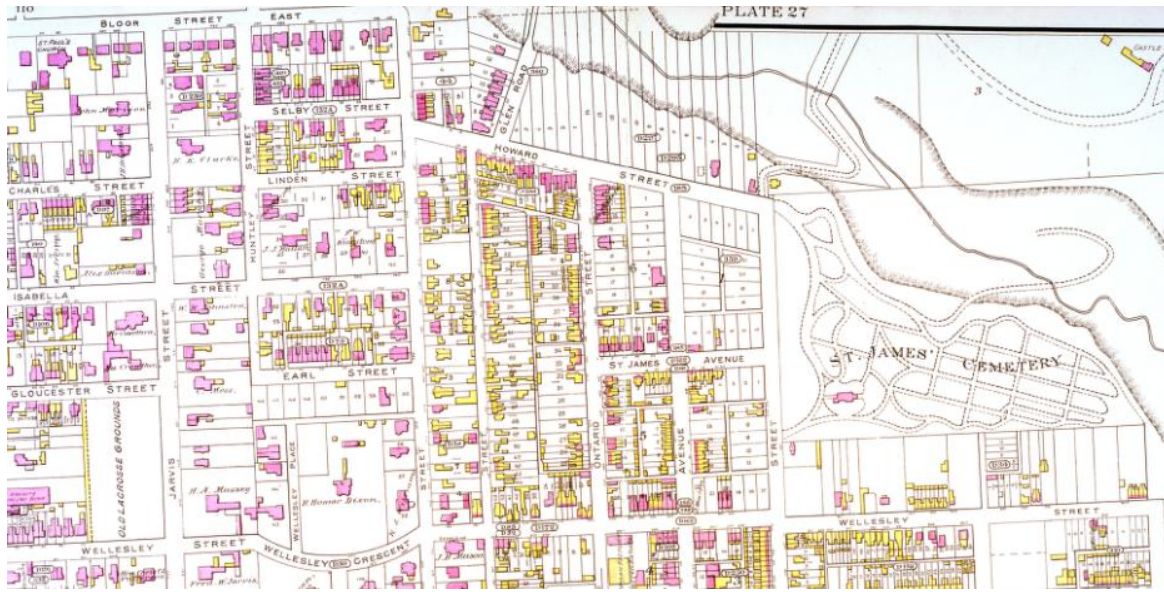
5. Boulton's Atlas of the City of Toronto, 1858: showing the subject property before the current building was in place



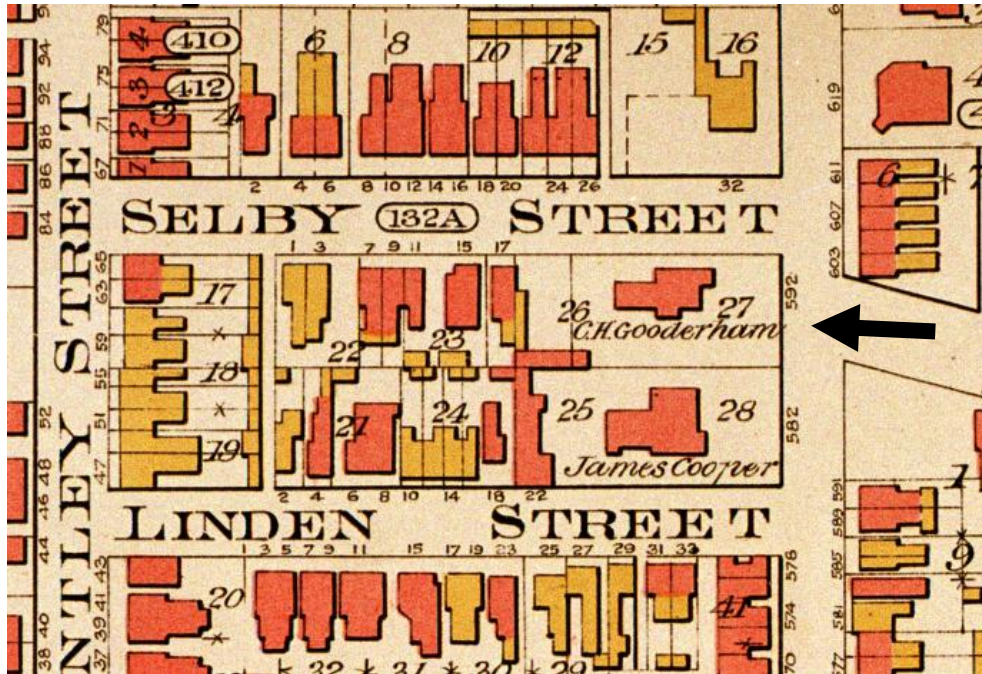
6. Browne's Plan of the City of Toronto, 1862: showing the subdivision of the subject property along the south side of Selby Street, west of Sherbourne Street where the lot numbers are identified



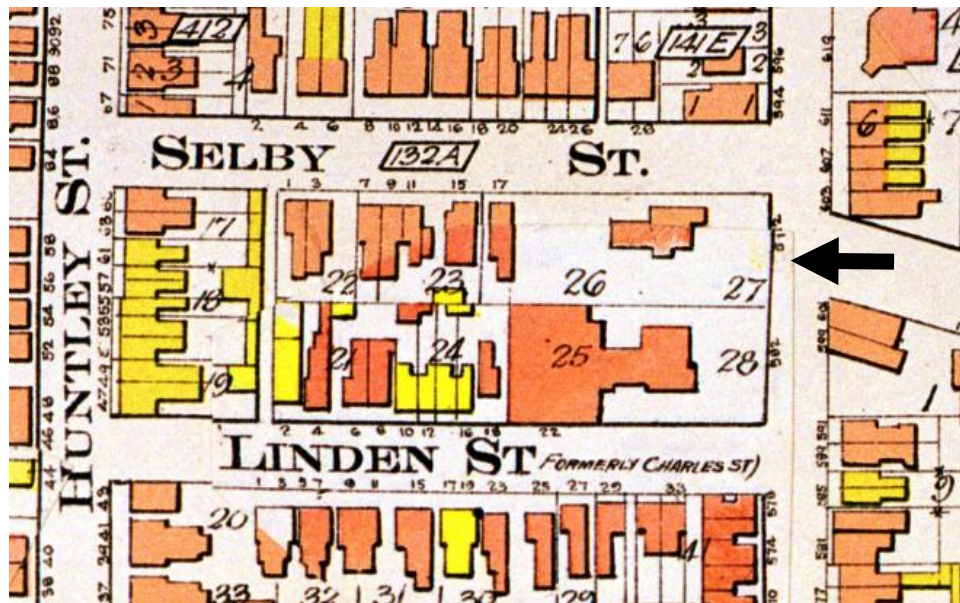
7. Miles' Historical Atlas of York County, 1878: showing the street pattern in the neighbourhood south of Bloor Street East adjoining Sherbourne Street (the street named "Charles" on early maps is now shown with its present-day name "Linden")



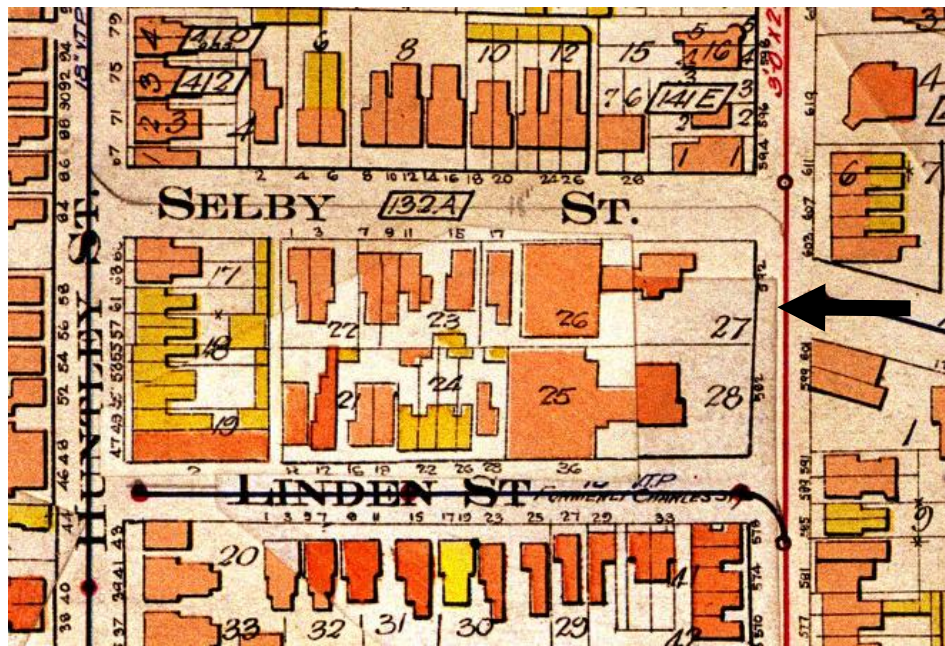
8. Goad's Atlas, 1884: the first Goad's to show the subject property where the C. H. Gooderham House is in place on the southwest corner of Sherburne and Selby Streets



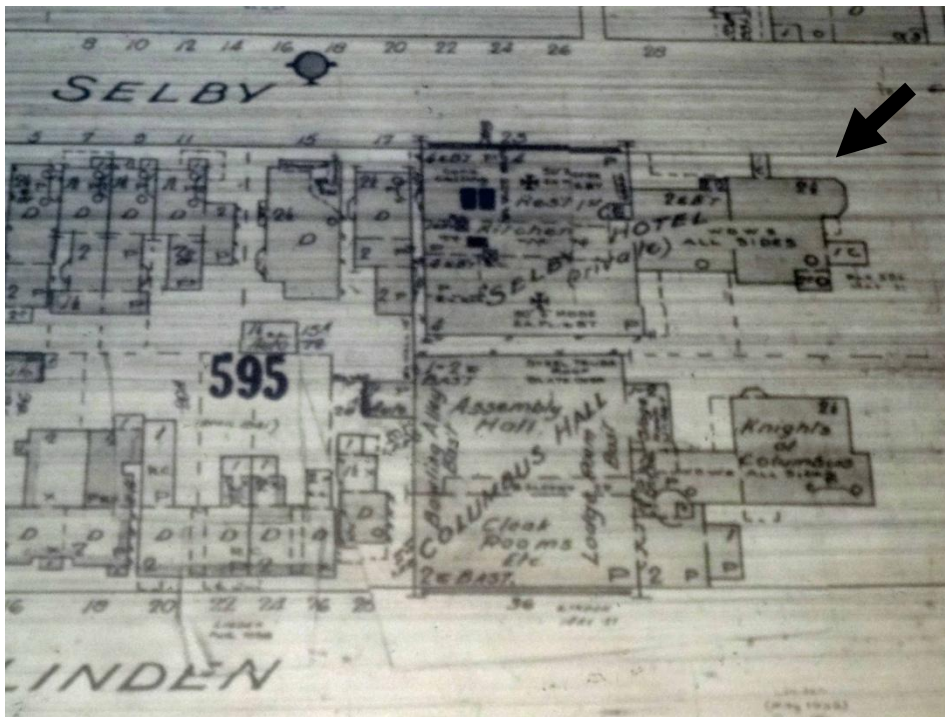
9. Goad's Atlas, 1890: the next update to Goad's labels the subject property "C. H. Gooderham House"



10. Goad's Atlas, 1910 revised to 1912: showing the status of the subject property, where the neighbouring house at 582 Sherbourne has been changed to institutional use and the rear (west) hotel wing is not illustrated on the update



11. Goad's Atlas, 1923: showing the west addition for the Selby Hotel in place



12. Underwriters' Survey Bureau Atlas, 1939: showing the Selby Hotel with the sunporch addition (southeast)



13. Archival Photograph, C. H. Gooderham and family, 1892: showing Gooderham with his wife and children at the time they occupied the house at 592 Sherbourne Street (they are pictured in the first-floor northeast room where the elaborate overmantel survives) (Boutillier, unpagued)



14. Archival Photograph, 1903: showing the property prior to the death of C. H. Gooderham (Robertson, 22)

LADIES' COLLEGE SECURES NEW SITE

Gooderham Property on Sherbourne Street Bought.

BRANKSOME HALL TO MOVE

Must Leave Proposed Government House Site on Bloor Street East Immediately.

A rather sudden change of premises will take place with regards to Branksome Hall, the Young Ladies' College, which at present is located on the property at 102 Bloor Street east, which the Government recently purchased from the Board of Education for a new Government House site. Being under the necessity of vacating their present premises within a few days, the company which conducts the institution has purchased a property which can be quickly remodelled and added to, so as to be ready for occupation when the Fall term opens.

It is understood on good authority that the house at No. 592 Sherbourne Street, owned by Mr. Henry Gooderham, of Gregory and Gooderham, has been secured. The house is a large, typical old-fashioned, gable-roofed edifice, with an immense lot in front, but very little room behind. The site is by no means as ideal as the present one, with its shaded entrance and large roomy lot, stretching away down into the valley. It is situated at the corner of Selby Street and occupies one-half of the block between Selby and Linden Streets. The rooms are large and airy and the repairs and alterations which it will be necessary to make, should easily be completed in time for school. Miss Margaret T. Scott is the resident principal of the college.

15. Newspaper Article, Mail and Empire, July 23, 1910: reporting the relocation of Branksome Hall girls' school to 592 Sherbourne Street (the reference to "Henry Gooderham" is C. H. Gooderham's son, Henry Folwell Gooderham)



16. Historical Postcard, 592 Sherbourne Street, undated: showing the "Selby Private Hotel" with the enclosed sunporch (left) and the large west wing addition (right) with its verandahs (Toronto Historical Board)



17. Historical Postcard, 592 Sherbourne Street, undated: showing the room in the northeast corner of the first floor that serves as the lobby for the Selby Hotel (most of the original features remain today, including the fireplace surround) (Toronto Historical Board)



18. Archival Photograph, 592 Sherbourne Street, 1942: looking west along Howard Street to Sherbourne and showing the subject property during World War II when it was the residence for Canadian and other Allied officers (City of Toronto Archives, Series 372, Item 1600)



19. Archival Photograph, 592 Sherbourne Street, 1976: showing the property before the exterior was restored (Toronto Historical Board)



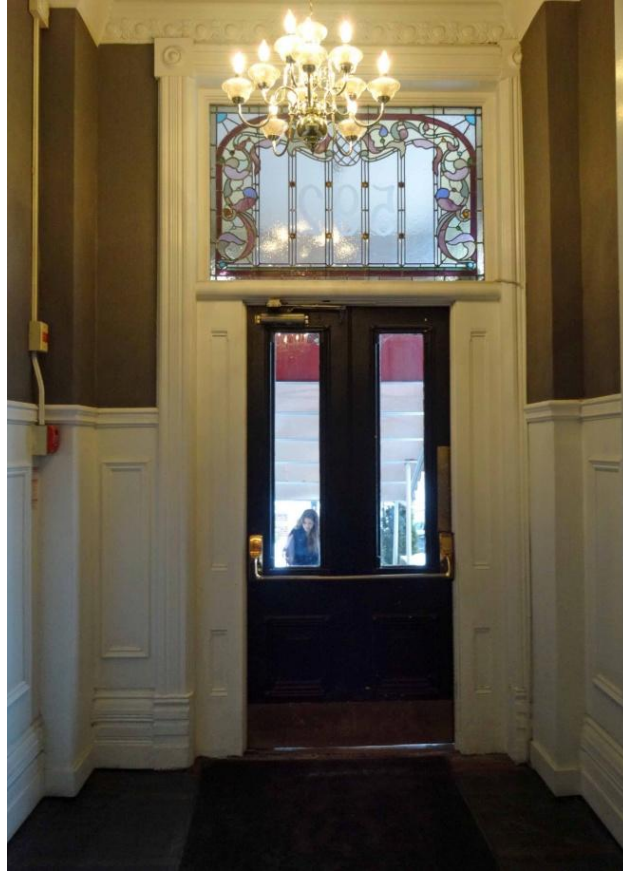
20. Archival Photographs, 592 Sherbourne Street, September 1988 (above) and October 1992 (below): the top photograph shows the Selby Hotel in context with the neighbouring James Cooper House at that time (left)



21. Interior photographs, Selby Hotel, c. 1989: showing the northeast room (above) that serves as the first-floor hotel lobby, and the fireplace in the southeast room on the second floor of the house (identified by the hotel as Suite 303) (Toronto Historical Board)



22. Exterior Photographs, 592 Sherburne Street, 2013: showing the east and south elevations (above) and the north wall and west wing (below) (Heritage Preservation Services)



23. Interior Photographs, 592 Sherbourne Street, 2014: showing the vestibule and entrance hall looking east (above) and the entrance hall looking west (below) (Heritage Preservation Services)



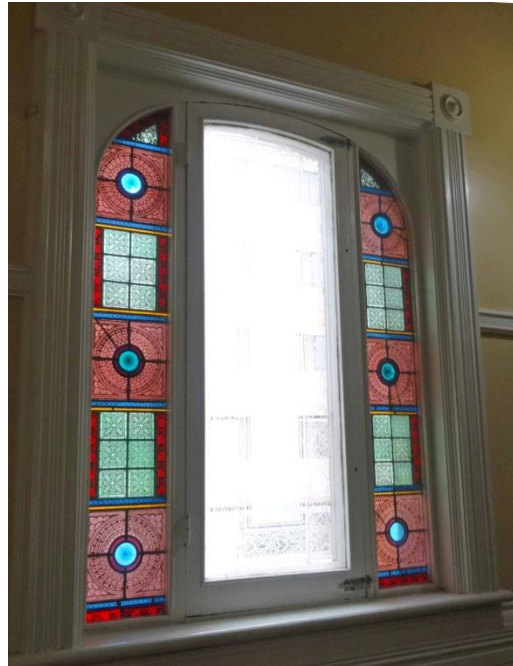
24. Interior Photographs, 592 Sherburne Street, 2014: showing the view from the entrance hall to the northeast room (above) and the northeast room (below) (Heritage Preservation Services)



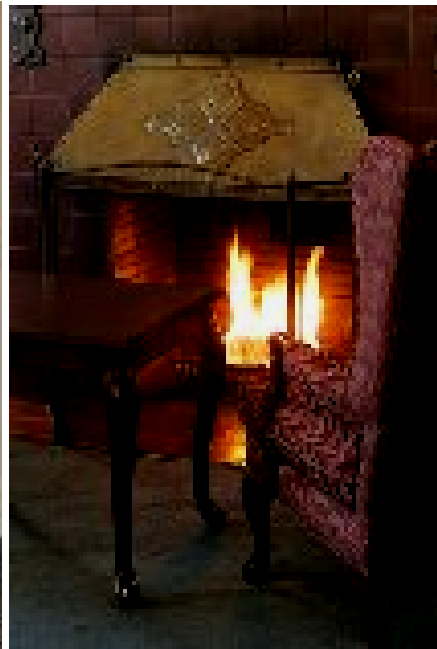
25. Interior Photographs, 592 Sherburne Street, 2014: showing the southeast room with the fireplace (above) and the pocket doors separating it from the southwest room (below) (Heritage Preservation Services)



26. Interior Photographs, 592 Sherburne Street, 2014: showing the southwest room (above) and the fireplace (below) (Heritage Preservation Services)



27. Interior Photographs, 592 Sherbourne Street, 2014: showing the staircase detailing (above) and two of the stained glass windows lighting the stairhall (below) (Heritage Preservation Services)



28. Interior Photographs, 592 Sherbourne Street, 2014: showing the original fireplaces on the second floor of the C. H. Gooderham House (identified as the third floor of the Selby Hotel) (images provided by ERA Architects)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



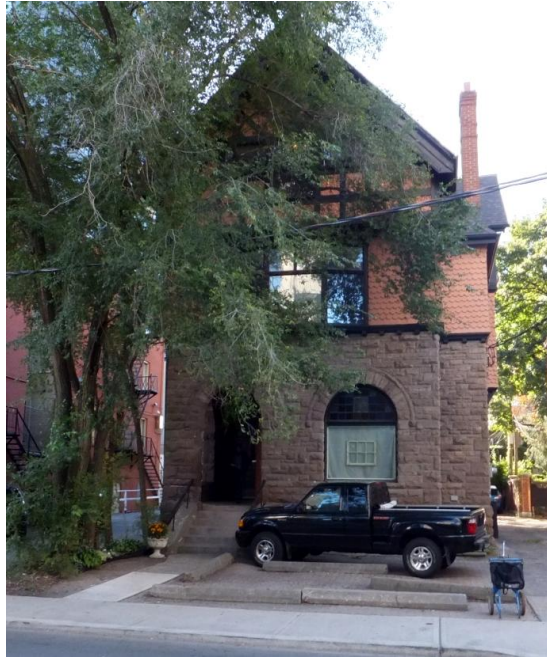
**A. H. RUNDLE HOUSE
15 SELBY STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2014

1. DESCRIPTION



Above: A. H. Rundle House, September 2013 (Toronto Historical Board);
cover: 15 Selby Street, February 2013 (Heritage Preservation Services)

15 Selby Street (A. H. Rundle House)	
ADDRESS	15 Selby Street (south side, west of Sherbourne Street)
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 132A, Part Lot 23
NEIGHBOURHOOD/COMMUNITY	Sherbourne Street
HISTORICAL NAME	A. H. Rundle House
CONSTRUCTION DATE	1889 (completed)
ORIGINAL OWNER	A. H. Rundle, builder
ORIGINAL USE	Residential (detached house form building)
CURRENT USE*	Not applicable * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	E. J. Lennox, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick and stone cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	Queen Anne Revival and Romanesque Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design, associative and contextual values
HERITAGE STATUS	Listed on the City of Toronto Inventory of Heritage Properties
RECORDER	Kathryn Anderson
REPORT DATE	March 2014

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 15 Selby 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).

v. HISTORICAL TIMELINE

Key Date	Historical Event
1855	George William Allan registers Plan 132E on the lands bounded by present-day Sherbourne, Bloor, Huntley and Isabella Streets
1884	The subject property stands vacant on the first Goad's Atlas illustrating the area
1888 Feb	In <u>The Canadian Architect and Builder</u> , a house for "A. G. Rundle" on Selby Street is recorded amongst architect E. J. Lennox's projects ²⁰
1888 Mar	Allan leases part of Lot 23 to the wife of A. H. Rundle, who mortgages the site for \$4000
1888 Sept	When the assessment roll is compiled, Allan is identified as the owner of the vacant parcel
1889 Sept	A. H. Rundle is recorded in the tax assessment roll as the "owner" of a vacant stone and brick house on the subject property that is valued at \$5500
1889	Boyce Thompson, partner in Thomas Thompson and Son, dry goods merchants, is the first occupant of the house according to the city directory
1899 Mar	Allan conveys the portion of Lot 23 containing the A. H. Rundle House to the Union Loan and Savings Company, which secured Rundle's mortgage
1902 Mar	The Toronto Mortgage Company sells the property to William Stitt for \$5000
1909 Dec	Stitt's trustees transfer the property to Franky Charlton, whose heirs retain the site until 1955
1976 Aug	The property at 15 Selby Street is listed on the City of Toronto Inventory of Heritage Properties

vi. HISTORICAL BACKGROUND

Sherbourne Street

The property at 15 Selby Street originated as part of Park Lot 5, one of the 100-acre allotments surveyed between present-day Queen and Bloor Streets after the founding of the Town of York (Toronto) and conveyed to government and military officials. In 1819, Park Lot 5 was purchased by William Allan, York's first appointed postmaster who developed his "Moss Park" estate on the parcel and laid out Sherbourne Street (originally "Allan's Lane") along the east edge of his land.²¹ His son and heir, William George Allan received the north part of Park Lot 5 in 1845 and afterward laid out the first residential

²⁰ No building permit was located for the house form building between January 1888 and September 1889 (when it was first recorded on the tax assessment roll), although some of the documents are illegible, and it was not found in the Globe newspaper's tender calls

²¹ The original patentee, the Deputy Surveyor General David William Smith, sold the tract in 1819

subdivisions on parts of the tract.²² The development of the area is illustrated on the maps and atlases found in Section 6 (Images 2-8).

Plan 132A was registered in 1855 on the portion of Park Lot 5 bounded by present-day Sherbourne St, Bloor, Isabella and Huntley Streets. William George Allan retained the lots at the east end of the subdivision until the 1870s, although a modest frame structure appeared near the Sherbourne Street frontage in the mid 19th century.²³ The development of upscale houses along Sherbourne Street and, to the west, Jarvis Street began in the late 1800s and continued after the turn of the 20th century when the neighbourhood remained "residential and synonymous with wealth and power."²⁴

A. H. Rundle House, 15 Selby Street

The detached house form building at 15 Selby Street was completed in 1889. It was referenced in the February issue of the "Canadian Architect and Builder" where a listing of Toronto architect E. J. Lennox's projects included a house for "A. G. Rundle (sic), Selby Street, \$7000" (Image 9). The entry referred to Arkless Harris Rundle, a Toronto builder who moved to the city from Devon, England. His better known brother, Charles Roger Rundle, was one of Toronto's leading contractors in the late 19th century, whose projects of note included Lennox's Toronto City Hall (Old City Hall).²⁵

A.H. Rundle did not own the Selby Street property. In March 1888, land records indicate that William George Allan leased part of Lot 23 on the south side of Selby Street, west of Sherbourne Street to Rundle's wife, Sarah Marion Hockridge Rundle, who registered a "mortgage of the leasehold" in the amount of \$4000.²⁶ The subject property was recorded as vacant in the tax assessment roll compiled in September 1888. One year later, Rundle was assessed as the "owner" of a vacant brick-and-stone dwelling on the site that was valued at \$5500, considerably higher than the other houses on Selby Street. The city directory for 1889 identified the first occupant of 15 Selby as Boyce Thompson, a partner with his father in the firm of Thomas Thompson and Son, dry goods merchants on King Street East. At the close of the 19th century, Hilton E. Williams of Jardine and Williams, milk dealers, was named the tenant.

²² William George Allan commissioned a house named "Homewood" on his property and established private gardens that he conveyed to the Toronto Horticultural Society in 1861 as the nucleus of today's Allan Gardens

²³ Illustrated on historical maps and atlases, the site was owned by Allan and occupied and later acquired by Patrick Elliget (whose name was sometimes spelled Helligate in archival documents)

²⁴ Dendy and Kilbourn, 115

²⁵ Lennox designed a residence at 514 Jarvis Street for Charles R. Rundle (1889, and shown in Image 12), after the A. H. Rundle House was built. It is designated under Part IV, Section 29 of the Ontario Heritage Act by former City of Toronto By-law 476-75

²⁶ At this time, A. H. Rundle was identified in the tax assessment rolls as the owner of the semi-detached houses at 7-9 Selby Street where he and his family resided at #9. The tax roll recorded his brother, Charles as the owner of a rented house at 11 Selby and a vacant lot directly west of the subject property

In 1899, William George Allan sold the property at 15 Selby Street to the Union Loan and Savings Company and, three years later, it was conveyed to William Stitt. The owner of William Stitt and Company, "ladies' tailors and proprietor Paris kid gloves" on King Street East, Stitt resided in the A. H. Rundle House. In 1909, Stitt's trustees and executors transferred the subject property to Franky Charlton, the wife of R. Frederick Charlton, whose heirs retained the site until 1955.

The property at 15 Selby Street was listed on the City of Toronto Inventory of Heritage Properties in August 1976.

E. J. Lennox, Architect

The A. H. Rundle House was designed by the notable Toronto architect Edward James Lennox (1854-19 33). Lennox apprenticed with local practitioner William Irving and formed a partnership with William Frederick McCaw before embarking on a long and successful solo career. By 1885, Lennox oversaw "one of the largest architectural practices of its kind in Canada".²⁷ Through his tenacity and growing fame, Lennox executed many of the city's landmark buildings, from Toronto City Hall (Old City Hall, 1889-98) to the King Edward Hotel (1902, in association with Henry Ives Cobb) and Casa Loma (1909-13).

Before winning the architectural competition to design Toronto City Hall, Lennox attracted the attention of Toronto's famous Massey family, which co-founded Massey-Harris (later Massey-Ferguson) as the largest manufacturer of agricultural implements in the British Empire. Lennox supervised the alterations to "Euclid Hall", patriarch Hart Massey's Jarvis Street residence in 1882 before designing the company's King Street West head office (1885) and planning the Charles H. Massey House (1887) for Hart's son. The latter structures were designed in the popular Queen Anne Revival style. However, as Lennox prepared the plans for City Hall, he drew upon American architect H. H. Richardson's interpretation of Romanesque Revival architecture, an influence that marked his subsequent residential commissions, including the A. H. Rundle House.

vii. ARCHITECTURAL DESCRIPTION

Current and archival photographs of the property at 15 Selby Street are found on the cover and in Sections 2 and 6 of this report. The A. H. Rundle House is designed with features of the Queen Anne Revival style, which was popularized in the late 19th century and recognized by the variety of materials used, the asymmetry of the plan, the intricate rooflines, and the profusion of architectural details. The style was introduced by English architect Richard Shaw and "was based upon a renewed interest in late medieval, early Renaissance architecture in Britain of the 16th and 17th centuries" and adopted in North America with some modifications.²⁸ While the A. H. Rundle House illustrates the

²⁷ Litvak, xiv

²⁸ Maitland, 13

hallmarks of Queen Anne Revival, it blends them with the roughly-textured stonework and round-arch motif identified with the Romanesque Revival style of the same era.

As designed by E. J. Lennox, the A. H. Rundle House drew inspiration from the Lewis Lukes House (completed 1886) on Madison Avenue in the Annex neighbourhood. In that project, Lennox first combined aspects of the Queen Anne and Romanesque Revivals, particularly the use of different materials to delineate the stories and the round-arch motif.

The A. H Rundle House rises 2½ stories on a narrow plan with projections on the west elevation. The mixture of cladding applies roughly-textured stone in the first storey of the principal (north) facade and fish-scale shingles in the second floor, wrapping both around the east and west corners, with red brick on the balance of the east and west elevations. The cross-gable roof places an oversized gable on the north facade where it projects over the wall below. Smaller gables mark the east and west elevations, with the west gable extending above a jetty. All of the gables display mock timbering with wood strapwork and pebbledash infill. On the north facade, the first floor is organized into two bays with a monumental round-arched window opening with a stained glass transom in the right (west) bay. To its left (east), the main entrance is recessed in a porch with round-arched openings on the north and east sides. Inside the porch, the main entry is placed beside a window opening. The fenestration on the principal facade and side walls blends flat-headed and round-arched openings, with a shallow oriel window on the north facade and a single-storey bay window on the west elevation.

viii. CONTEXT

The City of Toronto property data map attached as Image 1 shows the location of the property at 15 Selby Street. The A. H. Rundle House is placed on the south side of the street, west of Sherbourne Street, where it adjoins the rear wall of the west hotel wing of the C. H. Gooderham House (1884) at 592 Sherbourne Street. With the neighbouring James Cooper House (1882) at 582 Sherbourne, the structures form a trio of surviving house form buildings of the type that marked the thoroughfare and side streets in the late 19th century. On Selby Street, the former residential buildings along the north side of the road have been replaced. However, on the south side of the street, the A. H. Rundle House stands at the east end of a group of late 19th century house form buildings that share its scale and setback. This group extends to Huntley Street with its pocket of late 19th century dwellings, including those at 30-32, 34 and 38 Huntley and 122-124 Isabella Street (at the northwest corner of Huntley) that are recognized on the City's heritage inventory.

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	

The property at 15 Selby Street has cultural heritage value as a well-crafted and excellent representative example of a late 19th century house form building designed in the popular Queen Anne Revival style with Romanesque Revival influences. It is particularly distinguished by the combination of stone and shingle cladding on the street façade beneath a monumental gable.

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

The A. H. Rundle House is also valued for its associations with the eminent Toronto architect E. J. Lennox who designed it. While Lennox is best known for local landmarks such as Toronto City Hall (Old City Hall) and Casa Loma, he also received numerous commissions for residential buildings in Toronto's upscale neighbourhoods, including the A. H. Rundle House.

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

Contextually, the cultural heritage value of the property at 15 Selby Street lies in its historical and visual relationship to the Sherbourne Street neighbourhood where the main thoroughfare and side streets were filled in the late 19th century with high-end residential buildings that reflected the prestige of their occupants. With the redevelopment of many of the sites, the A. R. Rundle House is an important reminder of the original appearance of the community, which was characterized by elaborate house form buildings.

5. SUMMARY

The property at 15 Selby Street contains a 2½-storey house form building known historically as the A. H. Rundle House (1889) after the Toronto builder who commissioned it. The dwelling was first occupied by Boyce Thompson, a partner in a dry goods business.

The A. H. Rundle House is valued as an excellent example of Queen Anne Revival styling with Romanesque Revival influences that is particularly distinguished by the combination of stone and shingle cladding on the street façade beneath a monumental gable. The house was designed by the eminent Toronto architect E. J. Lennox during the same period when he was overseeing the construction of the landmark Toronto City Hall (Old City Hall). Contextually, the property at 15 Selby Street is historically and visually related to the Sherbourne Street neighbourhood where the main thoroughfare and side streets were filled in the late 19th century with high-end residential buildings that reflected the prestige of their occupants.

7. SOURCES

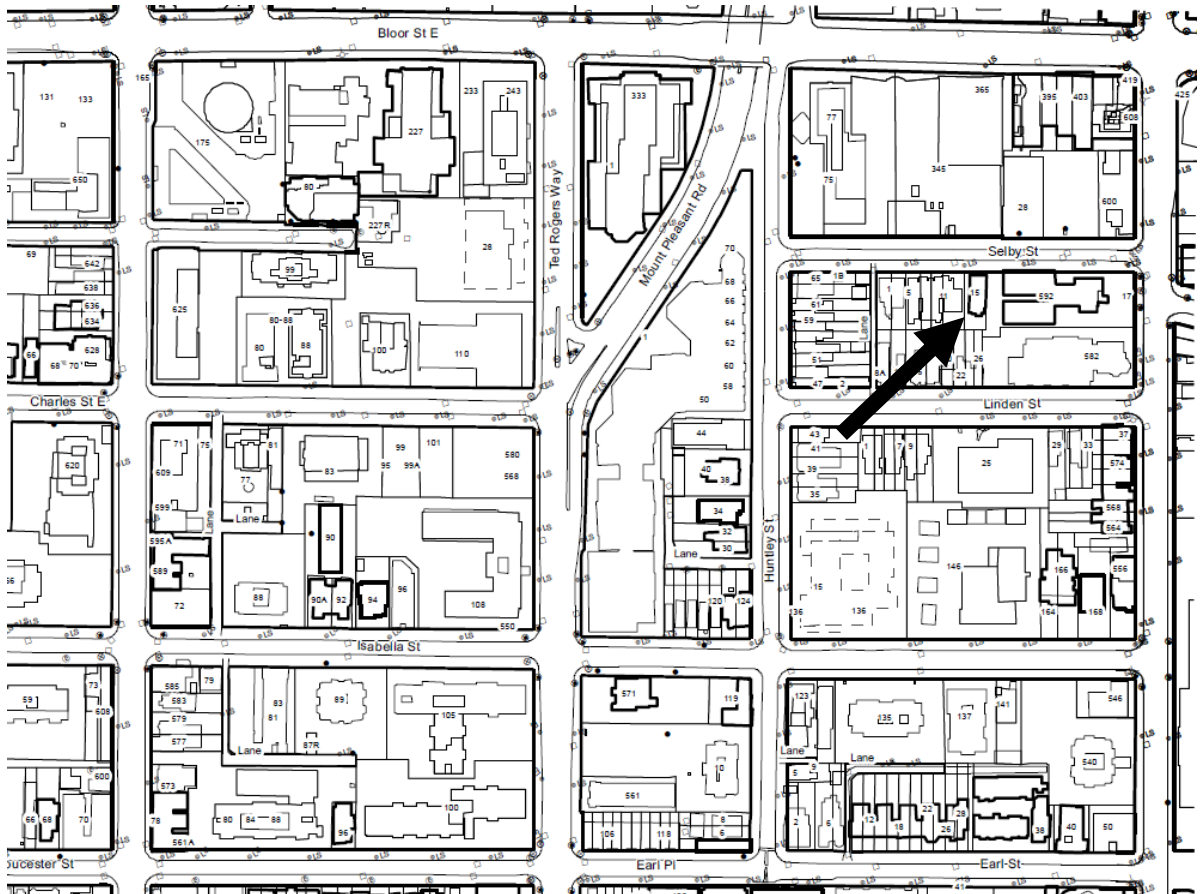
Archival Sources

Abstract Index of Deeds, Plan 132E, Lot 23
Archival Photographs, City of Toronto Archives and Toronto Historical Board
(individual citations in Section 6)
Assessment Rolls, St. Thomas Ward, 1888-91
City of Toronto Directories, 1885 ff.
Goad's Atlases, 1884-1923
Historical Maps and Atlases (individual citations in Section 6)
Underwriters' Insurance Bureau Atlas, 1931

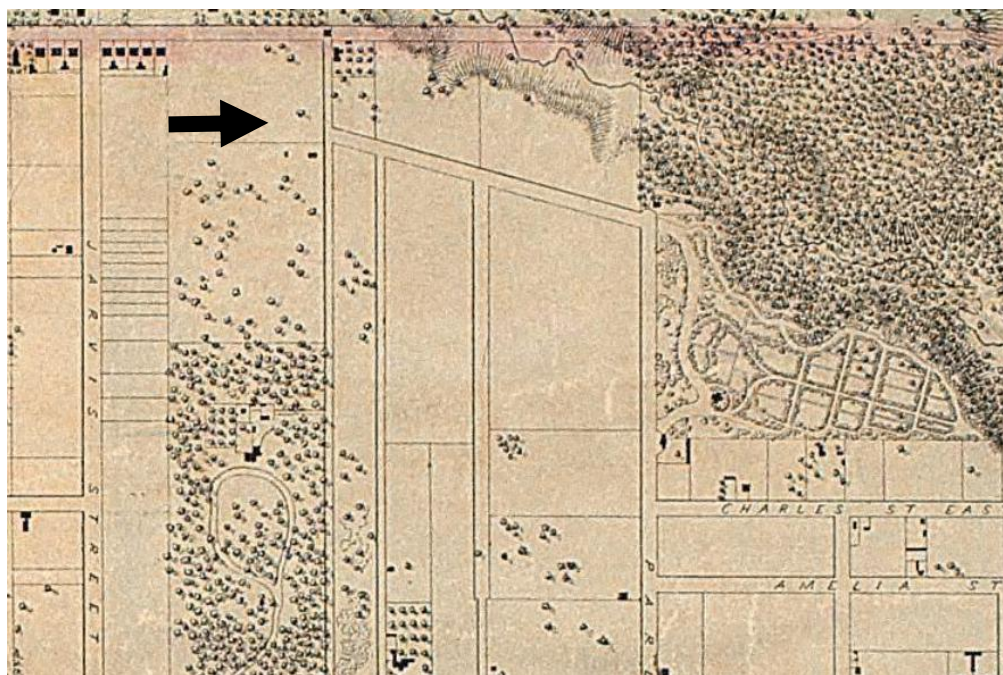
Secondary Sources

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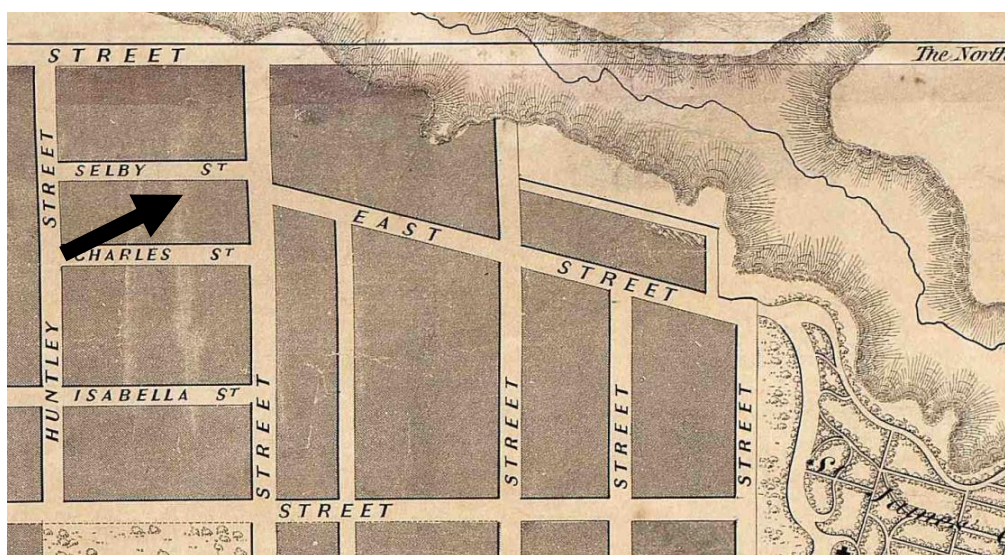
8. IMAGES – **arrows** mark the location of the property at 15 Selby Street.
Historical maps and atlases are followed by other images



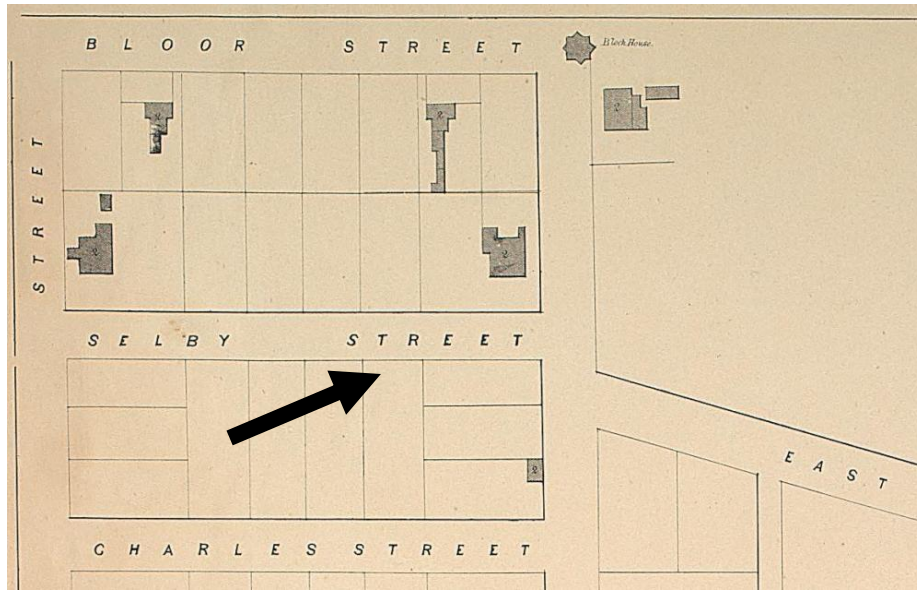
1. City of Toronto Property Data Map: showing the location of the property at 15 Selby Street on the south side of the road, west of Sherbourne Street



2. Fleming's Topographical Plan of the City of Toronto, 1851: showing the undeveloped status of the north end of Park Lot 5



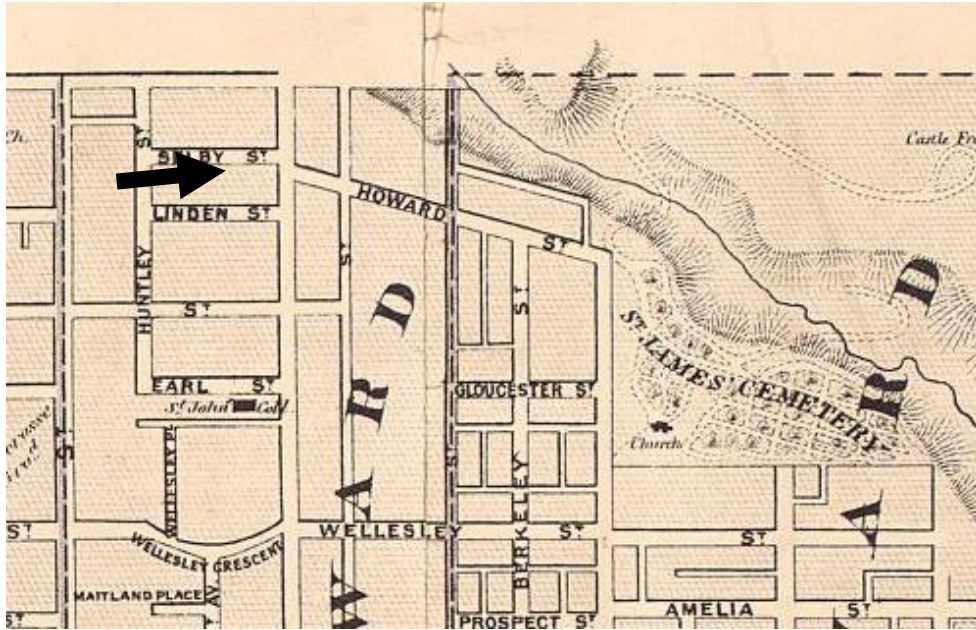
3. Fleming, Ridout and Schreiber, Plan of the City of Toronto, 1857: showing the street layout southwest of present-day Bloor Street West and Sherbourne Street including Selby Street ("East Street" is now Howard Street)



4. Boulton's Atlas of the City of Toronto, 1858: showing the subject property before the current building was in place



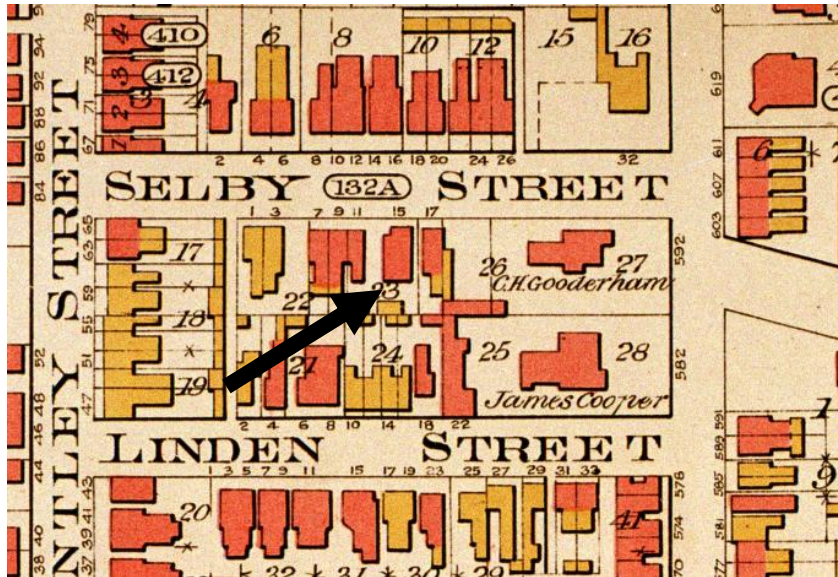
5. Browne's Plan of the City of Toronto, 1862: showing the subdivision of the subject property along the south side of Selby Street, west of Sherburne Street where the lot numbers are identified (15 Selby Street occupies part of Lot 23)



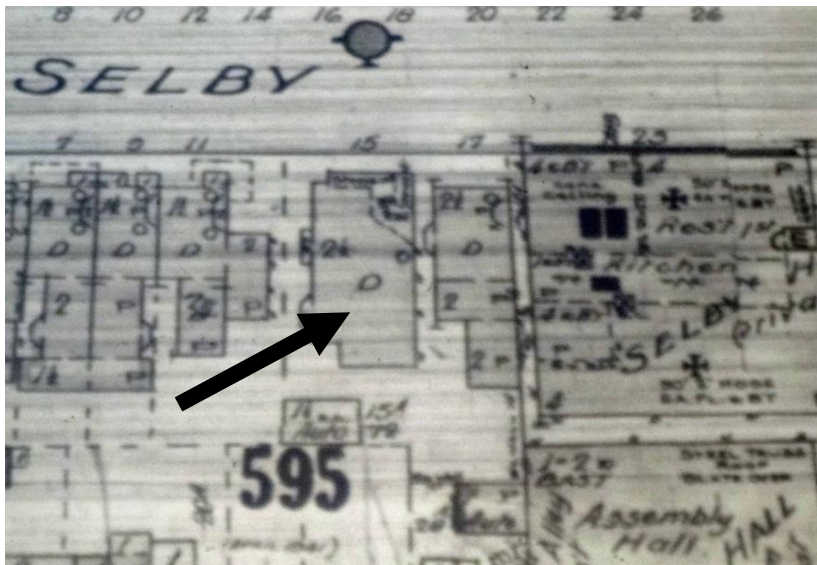
6. Miles' Historical Atlas of York County, 1878: showing the street pattern in the neighbourhood south of Bloor Street West adjoining Sherbourne Street where former "Charles Street" is renamed Linden Street



7. Goad's Atlas, 1884: the first Goad's to show the area southwest of Bloor Street East and Sherbourne Street where the A. H. Rundle House is not yet in place (a wood frame building occupied part of the site)



8. Goad's Atlas, 1890: the next update to Goad's shows the outline of the A. H. Rundle House at 15 Selby Street



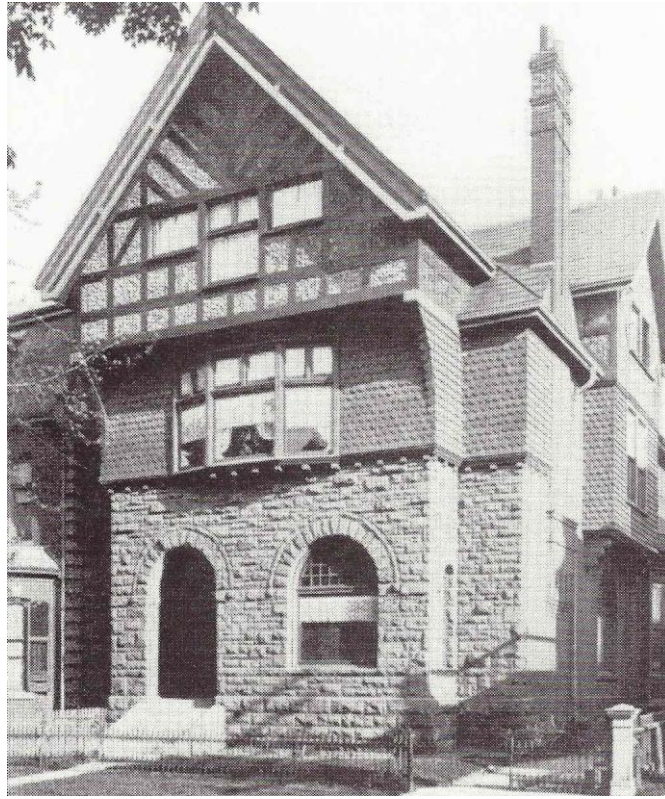
9. Underwriters' Survey Bureau Atlas, 1931: showing the status of the property prior to the demolition of the neighbouring house form building that separated the A. H. Rundle House from the Selby Hotel (right)

TORONTO, ONT.—Plans for the new Upper Canada College building have been completed by Architect Durand, of London, and tenders for the work will be called for. Building will be E-shaped, and will have a frontage of 250 feet, sides 200 feet.—Public School Board is considering the question of erecting a new school in St. Matthew's ward, and of enlarging the Jesse Ketchum school.—The Royal Canadian Academy of Arts has purchased a site on which to erect a public picture gallery.—Water Works Committee of City Council will spend \$15,500 in completing workshop on Phoebe Street and additions to present offices of the department.—Architect E. J. Lennox reports: Spadina Ave. Methodist Church cost \$65,000; add. to Bertram's hardware store, Yonge St., cost \$4,500; two houses for W. R. Stewart, Wellesley St., cost \$7,000; house and stable, Church St., for Dr. Graham, cost \$5,500; three houses Carlton St., T. Gearing, cost \$10,000; building at Berlin for the Economy Insurance Co., cost \$10,000; residence Bloor St. West for L. Lakes, cost \$9,000; residence Selby St., for A. G. Rundle, cost \$7,000; factory on Pearl St. for J. Morrison, cost \$10,000; Sunday School Bond St. Church, cost \$17,000; add. to R. & T. Watson's factory, Front St. East, cost \$6,000; three houses on St. Andrew's Square for J. Davis, cost \$14,000; church alterations at Belleville, cost \$5,000.

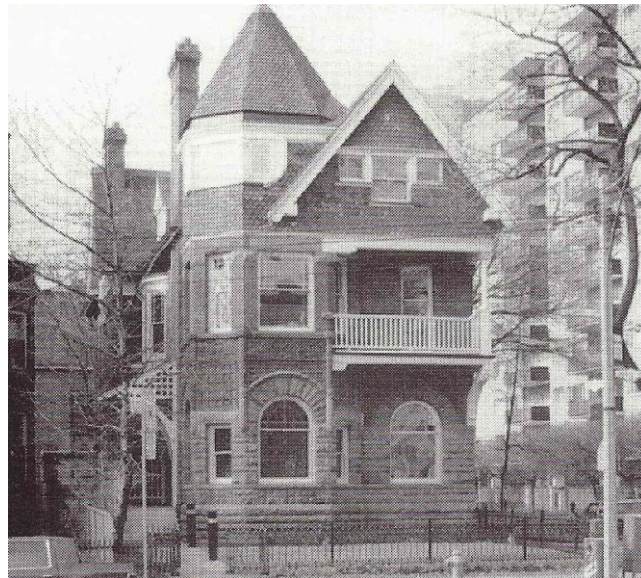
9. Canadian Architect and Builder, February 1888: indicating the commission received by architect E. J. Lennox for A. H. Rundle's House (misspelled "A. G.") on Selby Street



10. Archival Photograph, Selby Street west of Sherbourne Street, c. 1909: looking west toward Huntley Street and showing the quality of the buildings adjoining the tree-lined boulevard where the A. H. Rundle House is located (City of Toronto Archives, Series 376, Item 8)



11. Archival photograph, 15 Selby Street, undated: showing the A. H. Rundle House before the removal of its neighbour at 17 Selby (left) (City of Toronto Archives, reproduced in Litvak, 44)



12. Photograph, 514 Jarvis Street, 1995: showing the C. R. Rundle House (1890), also designed by notable architect E. J. Lennox for A. H. Rundle's contractor brother (Litvak, 44)



13. Archival Photographs, 15 Selby Street, 1976: showing the A. H. Rundle House at the time it was listed on the City of Toronto's heritage inventory (Toronto Historical Board)