

Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - 601 Sherbourne Street

Date: February 15, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage property located at 601 Sherbourne Street, the Thomas Cruttenden building, in connection with a proposed development of the subject property, and that Council grant authority to enter into a Heritage Easement Agreement for the subject property.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage property at 601 Sherbourne Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new residential building on the lands known municipally in the 2019 as 545-601 Sherbourne Street and 3-7 Howard Street, with such alterations substantially in accordance with plans and drawings dated July 31, 2015 and revised December 7, 2018, prepared by IBI Group, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated August 13, 2015, and revised December 11, 2018, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

- a. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 601 Sherbourne Street in accordance with the plans and drawings dated July 31, 2015 and revised December 7, 2018, prepared by IBI Group, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 13, 2015, and revised December 11, 2018 and in accordance with the Conservation Plan required in Recommendation 1.a.2 below to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 601 Sherbourne Street prepared by ERA Architects Inc., dated August 13, 2015, and revised December 11, 2018 to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Enter into and register on the property at 601 Sherbourne Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council, for the property located at 545-601 Sherbourne Street and 3-7 Howard Street the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

4. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services.

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and

thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

6. Submit a Signage Plan for the property at 601 Sherbourne Street to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the property at 545-601 Sherbourne Street and 3-7 Howard Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation, Lighting, and Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3 above, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, the required interpretive work, and the required heritage lighting work has been completed in accordance with the Conservation Plan, Interpretation Plan, and Heritage Lighting Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 601 Sherbourne Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 601 Sherbourne Street.

FINANCIAL IMPACT

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

DECISION HISTORY

On August 25, 2010 Toronto adopted Item TE36.31 and in accordance with Section 29 of the Ontario Heritage Act stated its intention to designate the property at 601 Sherbourne Street, the Thomas Cruttenden building. The property was subsequently designated by City of Toronto By-law 1313-2011.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.TE36.31>

On November 10, 2015 the Toronto and East York Community Council considered a preliminary report for a rezoning application for the properties at 545-601 Sherbourne Street and 3-7 Howard Street (the Development Site) to allow for the construction of a new 58 storey residential building.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.40>

BACKGROUND

Proposal

The proposal is to construct a new 51-storey (plus mechanical penthouse) residential building on the development site. The Thomas Cruttenden building would be retained in its entirety and incorporated into the development. Its ground floor would continue to serve as retail space while its upper stories would remain residential. The proposal would include a three storey base building that would abut the south side of the Thomas Cruttenden building. The residential tower would be built stepped back from this base building. Balconies of the residential tower will cantilever over the south elevation of the Thomas Cruttenden building.

Heritage Property

601 Sherbourne Street - The Thomas Cruttenden Building

The property at 601 Sherbourne Street contains the Thomas Cruttenden Building. Located on the southeast corner of Sherbourne Street and Howard Street, the Thomas Cruttenden Building (1902) is a three-storey commercial building.

Contextually, the Thomas Cruttenden Building is an integral part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that

characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. The property is visually and historically linked to its neighbourhood surroundings, as it represents the post-1900 evolution of the historical enclave and stands as a highly visible commercial building anchoring the west entrance to Howard Street.

While the Thomas Cruttenden Building typifies the commercial buildings that appeared in the early 20th century when the Edwardian Classical style was favoured for domestic and commercial architecture, the building is distinguished by its craftsmanship with the classical roof detailing, distinctive rounded corner, and the structure's scale and placement near the Sherbourne Street and Howard Street intersection.

Adjacent Heritage Properties

603 Sherbourne Street - The Anson Jones House

The Anson Jones house is located immediately north of development site. It is designated under the Ontario Heritage Act by City of Toronto By-law 1320-2011.

Contextually, the Anson Jones House at 603 Sherbourne Street is an integral part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. The property at 603 Sherbourne Street is visually and historically linked to its neighbourhood surroundings where it stands with its distinctive architectural features and the adjoining heritage buildings at 601 and 605-607 Sherbourne Street to anchor the west end of Howard Street.

The Anson Jones House is an excellent and well-crafted house form building that is typical of the style and type represented in Toronto's upscale neighbourhoods during the late 19th century. The dwelling displays the hallmarks of the Queen Anne Revival style with irregular massing, a mixture of materials, and an elaborate roofline, all of which are executed with a high degree of craftsmanship and highlighted by the sandstone detailing and corbelled brickwork. The setting of the house on a corner lot where the two street-facing facades are given equal attention is an important aspect of its design.

The property at 603 Sherbourne Street is associated with the career of the important Toronto architect Edmund Burke, who designed the Anson Jones Houses during a three-year interval when he worked alone. Along with his numerous projects of note, Burke is credited with introducing the Queen Anne Revival style to Toronto, and applied its elements to the Anson Jones House.

592 Sherbourne Street - The Charles H. Gooderham House

The Charles H. Gooderham House is located directly west of the development site at the corner of Sherbourne Street and Selby Street. The property is designated under the Ontario Heritage Act by City of Toronto By-law 312-89 amended by By-law 62-2015.

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.

582 Sherbourne Street - The James Cooper House

The property at 582 Sherbourne Street is located directly west of the development site at the corner of Sherbourne Street and Linden Street. It is designated under the Ontario Heritage Act by City of Toronto by-law 950-2008.

The James Cooper House has design value as a well-crafted example of a late 19th century residential building with Second Empire features, one of the most popular architectural styles of the period. The style was introduced to Toronto with the appearance of the Lieutenant Governor of Ontario's residence (on the site of present-day Roy Thomson Hall) in 1872. Identified by its distinctive mansard (double-gable) roof, Second Empire designs usually exhibited exuberant decorative detailing, ranging from colourful surface treatments applying a variety of building materials to carved wood trim.

Historically, the James Cooper House is associated with institutional uses. While Sherbourne Street originated in the mid-1800s as a residential district that attracted many of the City's community leaders, by the turn of the 20th century its large-scale mansions were converted for other purposes. Historical records indicate that James Cooper was the only residential inhabitant of 582 Sherbourne Street, which was subsequently occupied by the Keeley Institute for Nervous Diseases, an organization that dealt with alcohol rehabilitation. In 1910, the property was acquired by the Knights of Columbus Toronto Council, which was founded the previous year as a branch of the Catholic fraternal service organization. Dedicated to the principles of charity, unity, fraternity and patriotism, the Knights of Columbus occupied the Sherbourne Street property for nearly a century, where the building was the setting of fundraising events, musical performances, and various entertainments.

The James Cooper House is a landmark on Sherbourne Street. Its immediate neighbour to the north at 592 Sherbourne Street was constructed in 1882 and occupied by Charles H. Gooderham, a member of the family associated with the Gooderham and Worts Distillery.

578 - 572 Sherbourne Street - Semi-Detached Houses

The properties at 578-572 Sherbourne Street contain three 2½-storey semi-detached houses constructed in 1888. These properties were listed on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) on August 18, 1976.

Policy Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act 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. The Planning Act requires that City Council's decisions affecting land use planning matters be consistent with" the Provincial Policy Statement.

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

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

The Growth Plan for the Greater Golden Horseshoe, 2017 (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

The City of Toronto's Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of faces alone is discouraged."

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Proposed Conservation Strategy

Heritage Preservation services has reviewed the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. submitted in support of the application. The HIA finds that the proposed development conserves the cultural heritage value of the Thomas Cruttenden building. Overall staff concur with this assessment and are Supportive of the proposal.

Alterations

The proposed new residential building will abut the south elevation of the Thomas Cruttenden building. This elevation is a party wall and is currently partially obscured by an abutting non-heritage two storey building that is proposed to be demolished as part of this development. As this wall is not identified as a heritage attribute, the minor physical alterations to this wall required in order to accommodate the new building will not have a negative heritage impact on the property.

The ground floor of the Thomas Cruttenden building has storefronts that address both Sherbourne and Howard Streets. These storefronts have been heavily altered over time. As part of the development proposal the owner has proposed to rehabilitate these storefronts using a combination of documentary evidence where available and

examples from typical storefronts from the time period. Preliminary storefront elevations have been submitted as part of the Heritage Impact Assessment. Should Council approve the proposed conservation strategy the design of these storefronts will be further refined as part of a subsequent conservation plan.

New Building Design

The new residential building has been designed with a three storey base building that will front on to Sherbourne Street adjacent to the Thomas Cruttenden building. Immediately adjacent to the heritage building the base will contain a three-storey glazed entrance vestibule that will serve as the primary entrance to the new residential development. This vestibule will be setback from the street in order to reveal the upper cornice return of the Thomas Cruttenden building. South of the vestibule, the three storey base building will be clad in brick and will respond in height and design to the heritage building. The proposed base building design reinforces the height, scale, vertical and horizontal articulation of the heritage building.

The residential tower is propose to be stepped back approximately 4.5 metres from the Sherbourne elevation of this base building. The step back will reinforce the existing streetwall height established by Thomas Cruttenden building while the tower rises behind.

Cantilever

The balconies of the proposed development will slightly cantilever over the Thomas Cruttenden building. Staff have worked with the applicant through the application process in an effort to decrease the extent of this cantilever. In the current proposal the extent of the cantilever will be less than one metre stepped back more than six metres from Howard Street. The visual impact from this cantilever should be minimal and as such it should not have significant impact on the scale form and massing of the heritage building nor should it subordinate the heritage property.

Adjacent Heritage Properties

The proposed residential building has been designed to conserve the adjacent heritage properties. The proposed three storey base building with its approximately 4.5 metre step back to the residential tower will reinforce the existing streetwall height on this stretch of Sherbourne Street established not only by the onsite heritage building, but by the adjacent heritage properties on the west side of Sherbourne Street and by the heritage property north of the development site at 603 Sherbourne Street. The proposed vertical articulation of the base building responds to the rhythm of built form established by the adjacent properties, while the proposed material palette with punched windows is clearly of its time but is also sympathetic to the heritage character on the street.

Additional Mitigation

Conservation Plan

Should Council approve the proposed conservation strategy prior the passing of zoning by-laws for the related rezoning application the owner should be required to submit a conservation plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Preservation Services. The conservation plan should detail all of the recommended

interventions and conservation work including any recommended restoration work; required repair work to the exterior walls; refinements to the proposed storefront design, a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation and Lighting

Should Council approve the proposed conservation strategy, prior to the issuance of site plan approval for the proposed development the applicant should be required to submit a heritage lighting plan and an interpretation plan to the satisfaction of the Senior Manager of Heritage Preservation Services. This plan should provide details of how the exterior of the Thomas Cruttenden building will be lit such that its unique heritage character is highlighted. The interpretation plan should serve to communicate the cultural heritage values of the property to users and visitors of the building.

Heritage Easement Agreement

Should Council approve the proposed conservation strategy, staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 601 Sherbourne Street.

CONCLUSION

Staff are supportive of the proposal to alter the subject heritage property at 601 Sherbourne Street, the Thomas Cruttenden building, to allow for the construction of a new residential building. The proposal has been designed to conserve the cultural heritage values, attributes and character of both the onsite and the adjacent heritage properties.

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SIGNATURE

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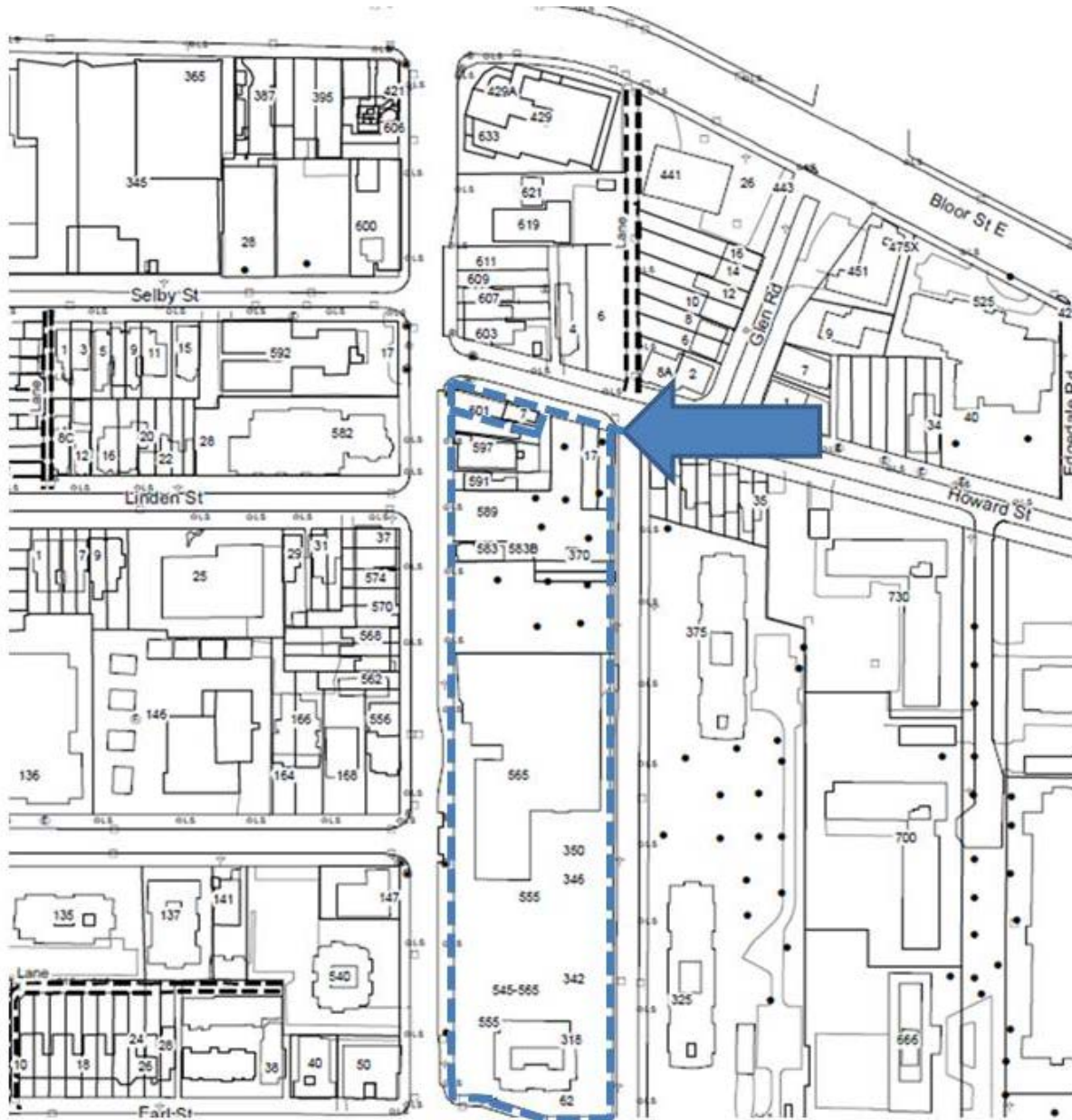
ATTACHMENTS

Attachment No. 1 - Location Plan - 601 Sherbourne Street

Attachment No. 2 - Photographs - 601 Sherbourne Street

Attachment No. 3 - Proposal - 601 Sherbourne Street

Attachment No. 4 - Statement of Significance - 601 Sherbourne Street



This location map is for information purposes only and is oriented with North at the top. The exact boundaries of the development site are not shown. The arrow marks the east edge of the development site at 601 Sherbourne Street.



North Elevation of the Thomas Cruttenden building (ERA Architects Inc.)



East and South Elevations of the Thomas Cruttenden building (ERA Architects Inc.)



North elevation of the Thomas Cruttenden building, January 15, 1942. City of Toronto Archives, Fonds 200, Series 372, Subseries 1, Item 1600



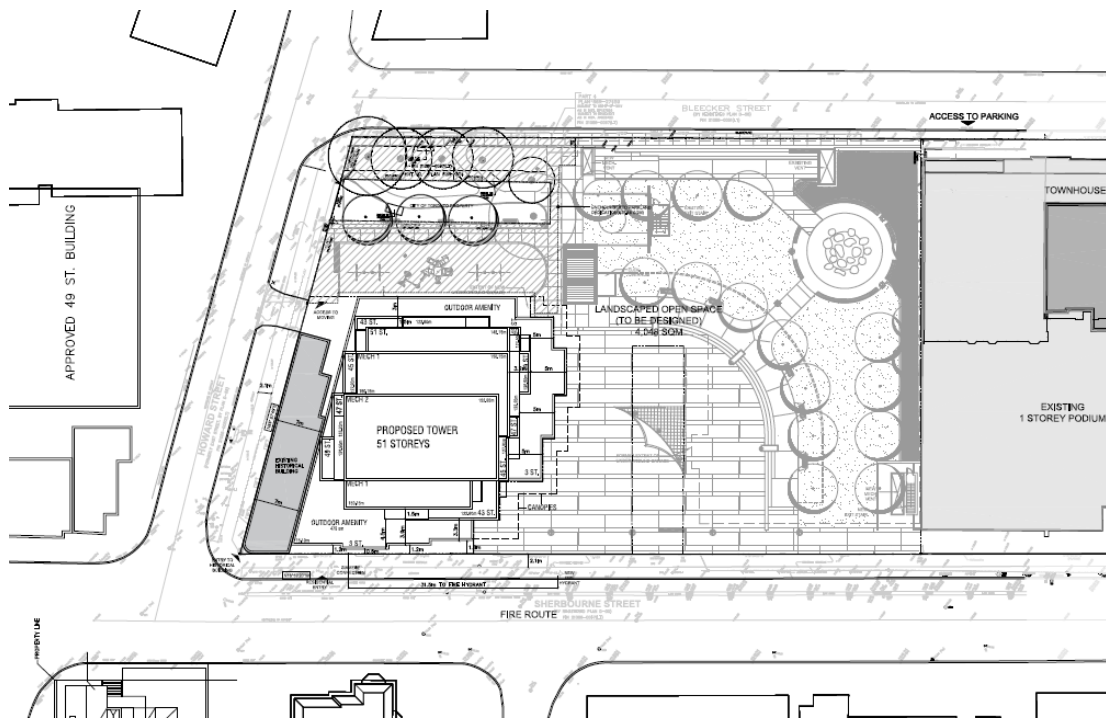
601 Sherbourne Street, the Thomas Cruttenden building, on the southwest corner of Sherbourne and Howard Streets, 1972. City of Toronto Archives, Fonds 2032, Series 841, File 7, Item 3



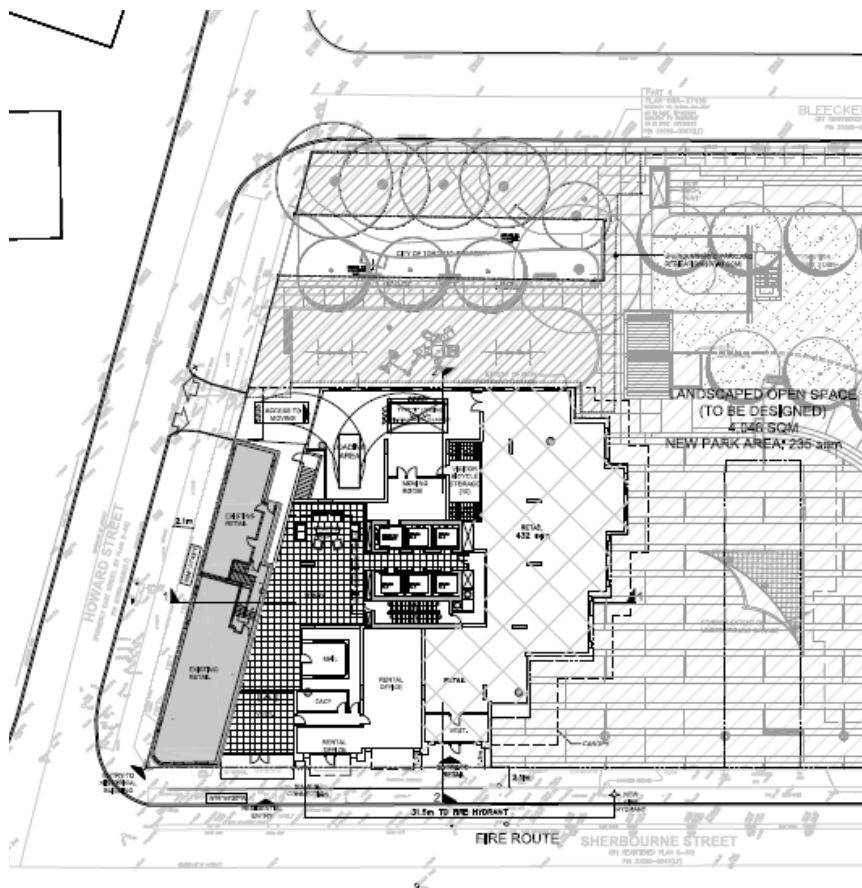
Perspective showing the proposed development as viewed from the northwest



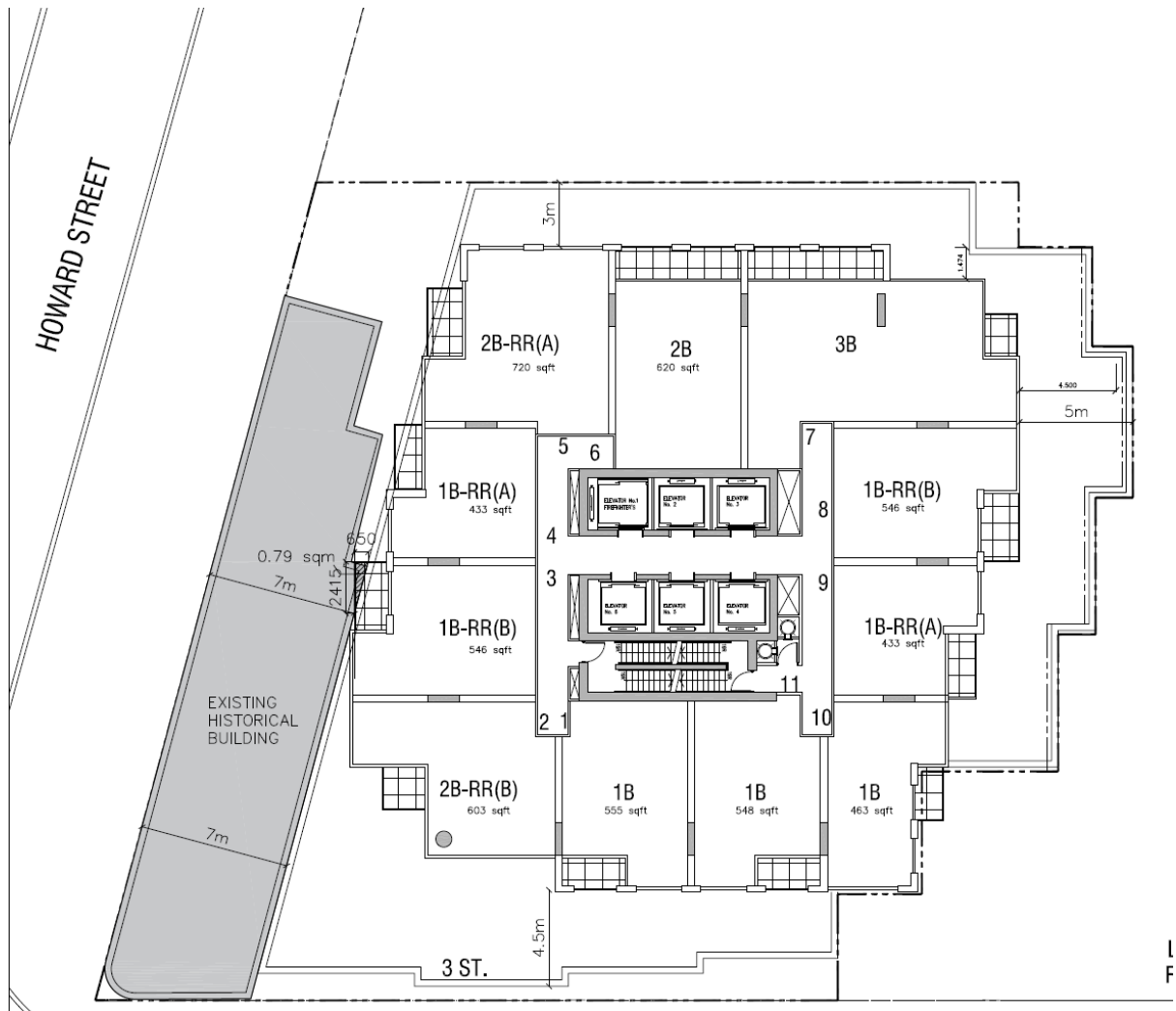
Perspective showing the proposed development as viewed from the southwest



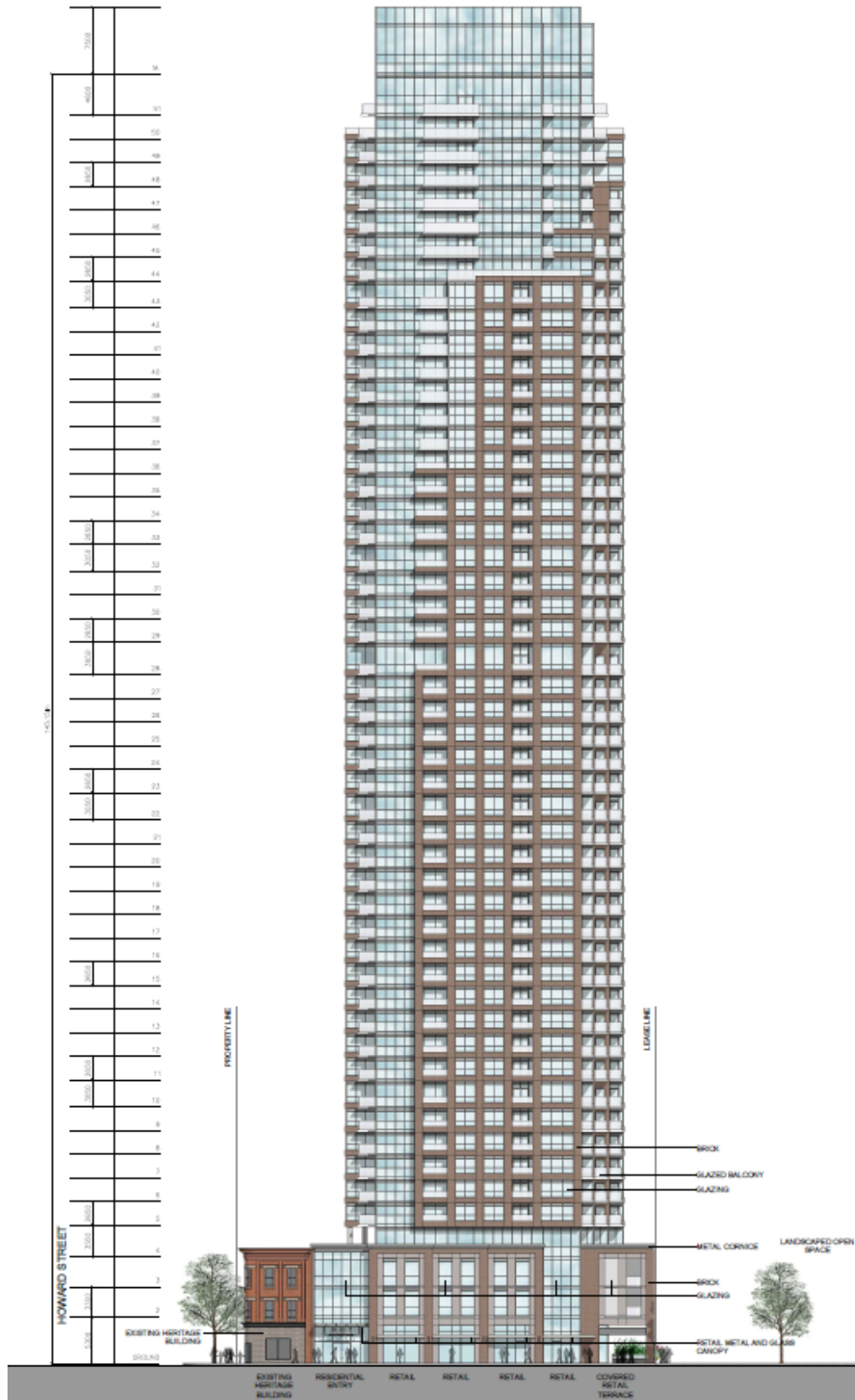
Site Plan of the proposed development



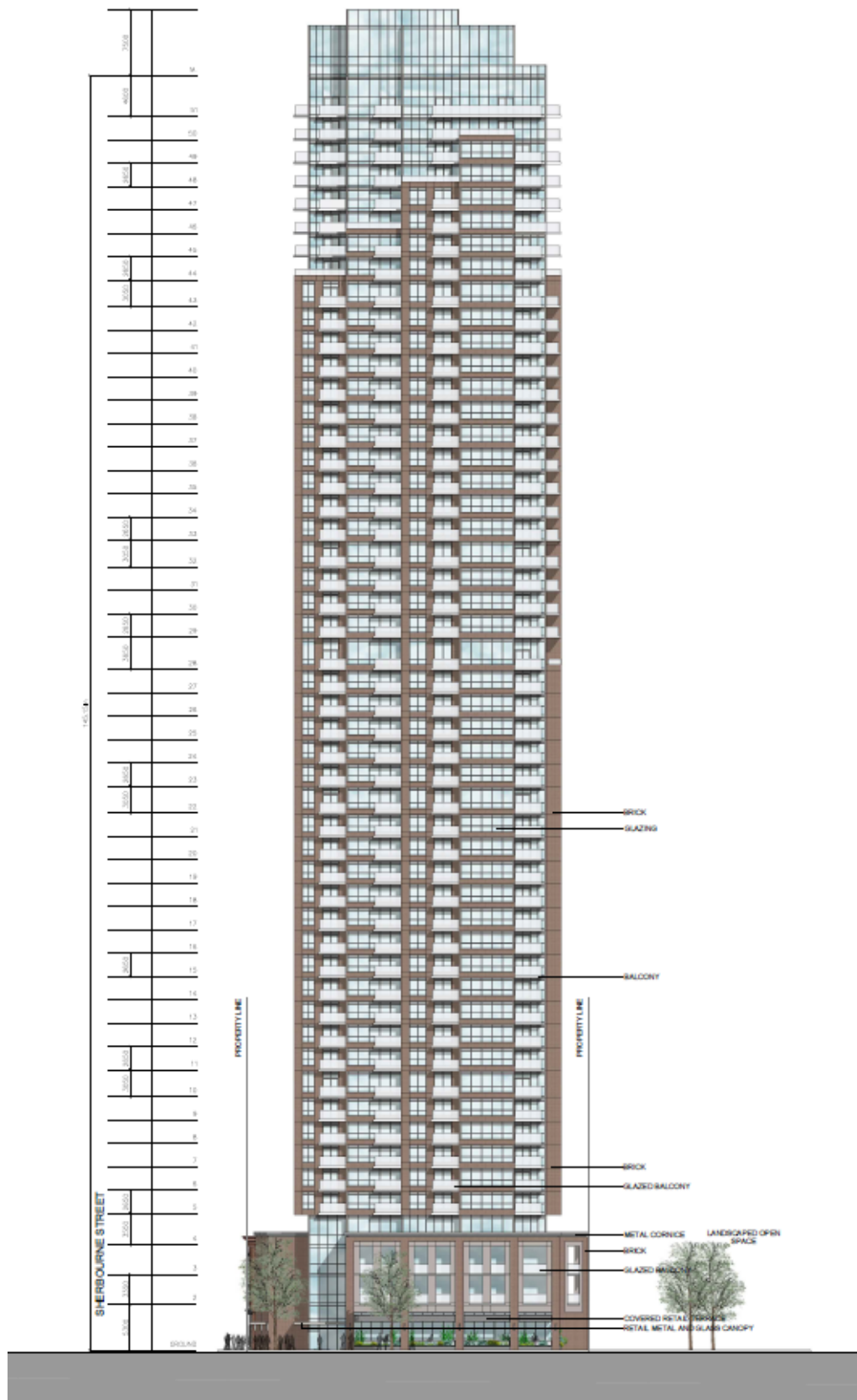
Ground floor plan of the proposed development



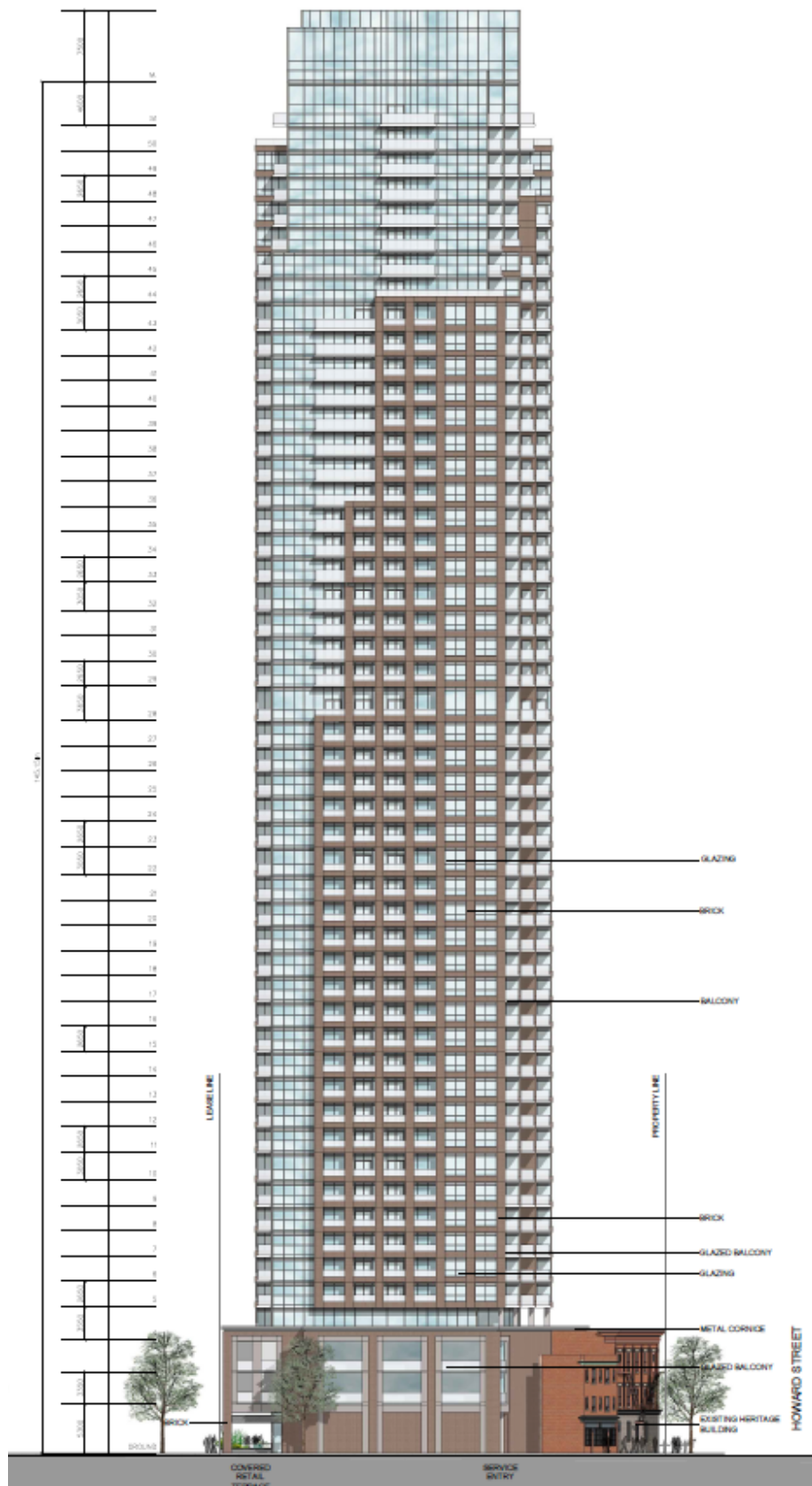
5th to 28th floors of the proposed development



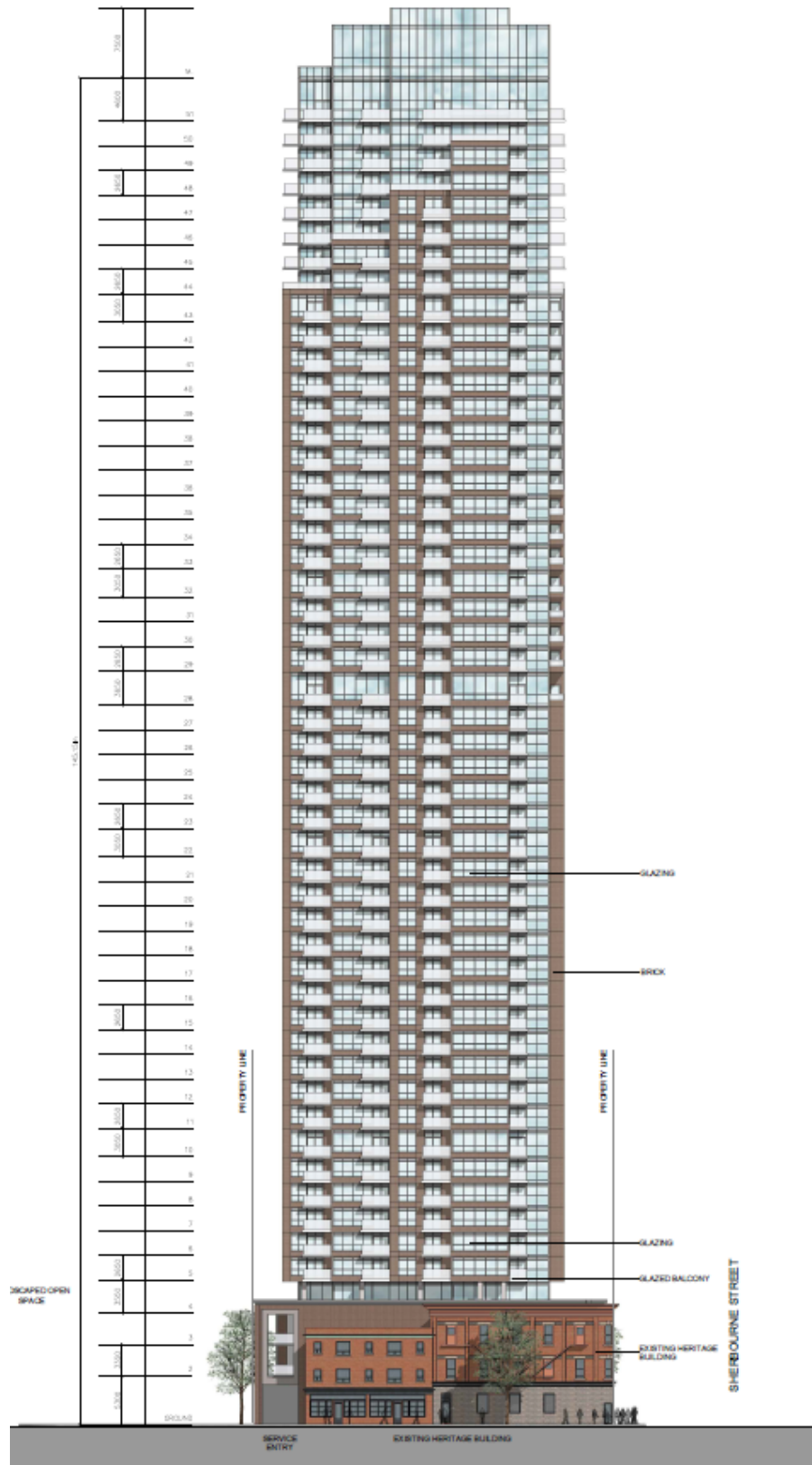
West elevation of the proposed development



South elevation of the proposed development



East elevation of the proposed development



North elevation of the proposed development



Preliminary storefront elevations

REASONS FOR DESIGNATION (STATEMENT OF SIGNIFICANCE)
City of Toronto By-law No. 1319-2011

601 Sherbourne Street

Description

The property at 601 Sherbourne Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value.

Located on the southeast corner of Sherbourne Street and Howard Street, the Thomas Cruttenden Building (1902) is a three-storey commercial building.

Statement of Cultural Heritage Value

Contextually, the Thomas Cruttenden Building is an integral part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. The property is visually and historically linked to its neighbourhood surroundings, as it represents the post-1900 evolution of the historical enclave and stands as a highly visible commercial building anchoring the west entrance to Howard Street.

While the Thomas Cruttenden Building typifies the commercial buildings that appeared in the early 20th century when the Edwardian Classical style was favoured for domestic and commercial architecture, the building is distinguished by its craftsmanship with the classical roof detailing, distinctive rounded corner, and the structure's scale and placement near the Sherbourne Street and Howard Street intersection.

Heritage Attributes

The heritage attributes of the property at 601 Sherbourne Street are:

- The commercial building at the southeast corner of Sherbourne Street and Howard Street.
- The scale, form and massing of the three-storey plan that is shaped to reflect the angle formed by the intersection of Sherbourne Street with Howard Street.
- The red brick cladding and the trim that includes brick and wood.
- The extended cornice with brackets that marks the roofline.
- The distinctive rounded northwest corner.
- The cornice dividing the first-floor storefront from the upper stories (the storefronts have been altered).
- The second- and third-storey fenestration, where the brick piers that organize segmental-arched window openings with stone lintels and sills are highlighted with corbelled brickwork.
- The rear (east) three-storey wing, with complementary cladding and detailing.
- The position of the building on the corner lot.