

570-576 Sherbourne Street and 37 Linden Street and 29 Linden Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: September 26, 2023

To: Toronto Preservation Board

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

Wards: 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the properties at 570, 572, 574 and 576 Sherbourne Street and 37 Linden Street and 29 Linden Street and under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

Located on the west side of Sherbourne Street at the southwest corner of Linden Street, the properties at 570, 572, 574, 576 Sherbourne Street and 37 Linden Street were originally constructed by City of Toronto Alderman and land developer, Edward Hewitt. Constructed between 1888 and 1889 as a row of large brick-clad three-storey attached house-form buildings in a mix of the Richardson Romanesque and Queen Anne styles, the row has the appearance of large houses to match the scale of the Upper Jarvis area mansions along Sherbourne Street that define the neighbourhood character, including the James Cooper and Charles Gooderham (Selby Hotel) mansions immediately to the north of the subject properties. 576 Sherbourne Street is associated with acclaimed Toronto author Shirley Faessler (1921–1997) as it was her residence from the late 1940s until the early 1990s. She owned the property and operated a boarding house catering to artists and performers.

Further west, on the south side of Linden Street, the property at 29 Linden Street consists of a two-and-a-half storey red-brick residential structure that was constructed in 1882. Designed in the Second Empire style, the building features a Mansard roof and contrasting buff-coloured decorative brickwork. The property forms part of a large collection of late-nineteenth century residential structures located along Linden Street and in the area bounded by Sherbourne, Selby, Huntley, and Isabella Streets.

Staff have determined that the properties at 570, 572, 574 and 576 Sherbourne Street and 37 Linden Street, which is a row of five attached house-form buildings built together, and 29 Linden Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under the categories of Design/Physical and Contextual value. Staff have determined that the property at 576 Sherbourne Street also has Historical/Associative value.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

The properties at 572, 574, 576, and 37 Linden Street (formerly known as 578 Sherbourne Street) were listed on the City's Heritage Register on August 18, 1976. The properties at 570 Sherbourne Street and 29 and 31 Linden Street were listed on the City's Heritage Register on February 7, 2023.

On April 27, 2023, the City received Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval applications related to the proposed redevelopment of the subject properties that would retain the front elevation and portions of the return walls of 576 Sherbourne Street and 37 Linden Street. The listed properties at 29 and 31 Linden Street and 570-574 Sherbourne Street are proposed to be demolished.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. An HIA has been prepared by GBCA - Goldsmith Borgal & Company Ltd. Architects and was submitted on June 15, 2023.

The City Clerk issued a complete application notice on June 30, 2023. Council must make its decision at or before its December 13-15, 2023 meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate before the waiver provided by the owner expires on January 1, 2024.

Designation enables City Council to review proposed alterations or demolitions to the properties and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 570 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 570 Sherbourne Street (Reasons for Designation) attached as Attachment 3, to the report, September 26, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 572 and 574 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 572 and 574 Sherbourne Street (Reasons for Designation) attached as Attachment 4, to the report, September 26, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. City Council state its intention to designate the property at 576 Sherbourne Street and 37 Linden Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 576 Sherbourne Street and 37 Linden Street (Reasons for Designation) attached as Attachment 5, to the report, September 26, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
4. City Council state its intention to designate the property at 29 Linden Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 29 Linden Street (Reasons for Designation) attached as Attachment 6, to the report, September 26, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
5. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the properties at 572-576 Sherbourne Street and 37 Linden Street (formerly known as 578 Sherbourne Street) on the City of Toronto's Heritage Register in August 1976.

City Council included the properties at 570 Sherbourne Street and 29 and 31 Linden Street in February 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH1.4>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains several policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

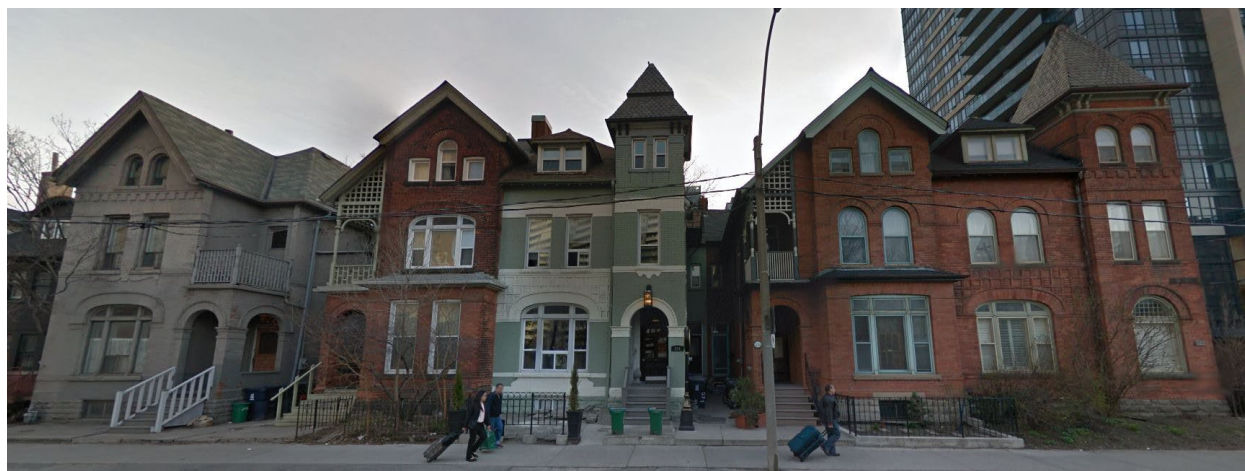
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

In April 2023, the City received Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval applications related to the proposed redevelopment of 566-576 Sherbourne Street and 29-37 Linden Street. The proposed development would retain the front portions and return walls of 576 Sherbourne Street and 37 Linden Street,

which would be incorporated into a three-storey podium. The listed properties at 29 and 31 Linden Street and 570-574 Sherbourne Street, are proposed to be demolished. The subject properties are adjacent to designated property at 582 Sherbourne Street.

1. DESCRIPTION



An unobstructed view of 570, 572, 574 and 576 Sherbourne Street (Google, April 2015)

570-576 Sherbourne Street and 37 Linden Street

570-576 SHERBOURNE STREET & 37 LINDEN STREET	
ADDRESS	570-576 Sherbourne Street; 37 Linden Street
WARD	13
NEIGHBOURHOOD/COMMUNITY	North St. James Town
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1888-1889
ORIGINAL OWNER	Edward Hewitt, Toronto Alderman
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Queen Anne Revival & Richardsonian Romanesque
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Contextual and Associative value (576 Sherbourne St)
HERITAGE STATUS	572-576 Sherbourne St. and 37 Linden St (see 578 Sherbourne St.): Listed August 18, 1976; 570 Sherbourne Street: Listed February 17, 2023
RECORDER	Patrick Brown
REPORT DATE	September 2023

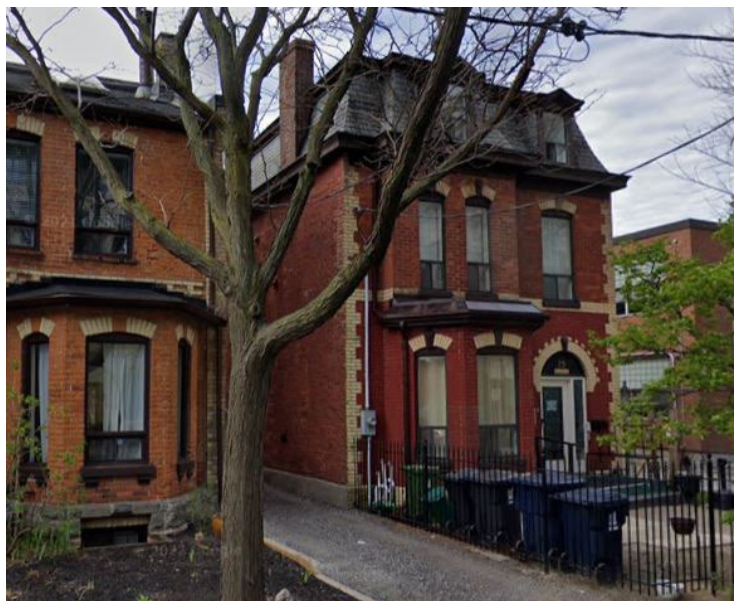
2. BACKGROUND

This research and evaluation section of the report describes the history, architecture, and context of the properties at 570-576 Sherbourne Street and 29 and 37 Linden Street and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the evaluation are found in the Conclusion of the report. Maps and Photographs are in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3-6.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
Mar. 6, 1798	Park Lot 5 granted by the Crown to Sir David William Smith, 1st Baronet (1764-1837) a soldier and political figure in Upper Canada .
Mar. 24, 1819	Lot 5 purchased by George William Allan (1770-1853), a banker and Chairman of the Home District Council, for 500 pounds.
Apr. 22, 1852	George William Allan (1822-1901), 11th Mayor of Toronto, Speaker of the Senate of Canada, inherits Lot 5 from his father.
Mid-1850s to early 1870s	G.W. Allan begins to subdivide and sell Lot 5 to a mix of wealthy businessmen, land speculators, middle-class professionals, and successful tradesmen.
May 14, 1873	John Bond, a carpenter, purchases part of Lots 41 and 42 on the south side of Charles (Linden) Street, subdividing the property into two parcels and constructing a pair of one-storey rough-cast-clad semi-detached residential structures, eventually adding a second storey and brick cladding (31 and 33 Linden).
1874	John Bond severs the westerly property (31 Linden) and has a one-and-a-half storey rough-cast residential structure constructed (29 Linden Street).
1875	Charles Street between Huntley and Sherbourne Streets is renamed Linden Street.
1880	James Cooper mansion is constructed at 582 Sherbourne Street on the northwest corner of Sherbourne and Linden Streets.
1882	Charles H. Gooderham mansion (Selby Hotel) mansion is constructed at 592 Sherbourne Street. John Bond replaces the one-and-a-half storey rough-cast residential structure with the present two-storey residential structure at 29 Linden Street.

April 15, 1888	Edward Hewitt purchases part of Lots 41 and 42 on the northeast corner of Sherbourne and Linden Streets.
1888-1889	Edward Hewitt has 570-576 Sherbourne and 37 Linden Street constructed.
1947-1994	Toronto author Shirley Faessler owned and resided at 576 Sherbourne Street. She operated a boarding house catering to artists and performers.



An unobstructed view of 29 Linden Street (Google, May 2019)

29 Linden Street

29 LINDEN STREET	
ADDRESS	29 Linden Street
WARD	13
NEIGHBOURHOOD/COMMUNITY	North St. James Town
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1882
ORIGINAL OWNER	John Bond
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	Rough cast finished south and west elevations of main structure and rear two-storey wing reclad in brick at an unknown date.
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Listed February 7, 2023
RECORDER	Patrick Brown
REPORT DATE	September 2023

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

The Upper Jarvis Neighbourhood

The history of Upper Jarvis began with the granting of thirty-two 100-acre park lots by John Graves Simcoe, first lieutenant-governor of Upper Canada. Spanning from present-day Queen to Bloor Streets, the long (6,660-ft), narrow (660-ft), lots were granted to Simcoe's closest friends and colleagues as a reward for their military service and dedication to the Crown.¹ While many built lavish mansions for themselves, others opted to sell off their tracts to developers. Eventually, as the population of Toronto grew towards the mid-nineteenth century, those who had built large estates also began to subdivide and sell off their lands, allowing for the city to develop and grow.²

The north-south thoroughfares of Jarvis and Sherbourne Streets were the result of the gradual subdivision and residential development of these corridors – which eventually spread north from Queen to Bloor Street. While Jarvis Street was named for lot owner William Jarvis, the Sherbourne Street corridor was created by a mutual arrangement between two adjacent park lot recipients – Surveyor-General Thomas Ridout and Postmaster George William Allan.³ The English-born Ridout is recorded to have originally named the street "Sherborne" after his birthplace near Dorset, England, the extraneous "u" a later, erroneous addition.⁴ The upper stretches of Sherbourne, similar to those of Jarvis Street, soon became a wealthy enclave for Toronto's elite – a precursor to the early twentieth-century development of the Rosedale neighbourhood to the north.⁵

Following George William Allan's death in 1853, his son, also named George William Allan, began to subdivide and sell his father's lands along what became Huntley, Linden, and Selby Streets. These parcels changed hands over the next twenty years, until finally being sold off as house lots in the mid-1870s.

570-576 Sherbourne Street and 37 Linden Street

On June 27, 1872, Henry Joselin purchased part of Lots 41 and 42, registered Plan 132a, on the southwest corner of Sherbourne and Charles (Linden) Street with a frontage of 73 feet 3 inches on Charles Street and 105 feet 9 inches on Sherbourne Street. That same year Joselin had a pair of two-storey rough-cast semi-detached residential structures constructed fronting onto Charles Street, which in 1881 are identified as 35 and 37 Linden Street.

1 Patricia McHugh. *Toronto Architecture: A City Guide*. Toronto: Mercury Books, 1985, 150.

2 Ibid.

3 Ibid.

4 Ibid.

5 Ibid.

In the late 1880s, speculator Edward Hewitt purchased several properties along Linden Street. On December 8, 1887, a building permit was issued to Hewitt for the erection of two pairs of brick houses on Sherbourne Street. On April 15, 1888, Hewitt purchased the properties at 35 and 37 Linden Street and an adjacent parcel to the south on the west side of Sherbourne Street with a frontage of 20 feet and a depth of 146 feet 6 inches. In 1888,⁶ the earlier structures were replaced by a row of five three storey brick residential structures with the addresses of 570-576 Sherbourne Street and 37 Linden Street (formerly known as 578 Sherbourne Street).⁷ At the time of development Edward Hewitt was a City of Toronto Alderman for St. Thomas Ward which included the properties at 570-576 Sherbourne Street and 37 Linden Street.

Originally constructed as single-family residences, the properties continued to remain residential, with 570-576 Sherbourne eventually becoming rooming houses, while 37 Linden Street housed commercial office space in the 1980s, finally becoming residential apartments. From 1947 to 1994, 576 Sherbourne Street was the home of acclaimed Toronto author Shirley Faessler, who operated a boarding house catering to artists and performers.

Shirley Faessler (1921-1997) was born Sara Rotstain in Toronto to Rumanian Jewish immigrants. Between 1948 and 1960, Faessler was a feature writer for the London Daily Herald.⁸ Following the purchase of 576 Sherbourne Street in 1947 by her first husband, James Bishop,⁹ Shirley ran the property as a successful rooming house that catered to Toronto's theatrical community.¹⁰ Always a gifted storyteller, Faessler was known to regale her boarders with stories based on her experience growing up in Kensington Market. Encouraged by her friends, she wrote her first story, *Maybe Later It Will Come Back To My Mind*, at 576 Sherbourne Street in 1966, which was published in the April 1967 edition of the *Atlantic*.¹¹ While Montreal's Mordecai Richler and C.J. Newman and Winnipeg's Adele Wiseman and Jack Ludwig represented their respective cities, Shirley Faessler gave voice to Toronto's Jewish milieu with her many short stories of Jewish immigrants in Toronto's Kensington Market neighbourhood in the 1920s and 1930s.¹² These short stories were republished in 1988 as *A Basket of Apples: Stories by Shirley Faessler* in which the forward notes that many of these stories began as tales told around a kitchen table at 576 Sherbourne Street.

6 Based on information from 1888, the 1889 Directory notes the structures on the west side of Sherbourne Street and south side of Linden as unfinished houses.

7 37 Linden Street was historically referred to as 578 Sherbourne Street in Directories and newspaper articles. The property was also listed as 578 Sherbourne Street in 1976.

8 Simon Fraser University, Database of Canadian Early Women Writers: Shirley Faessler.

9 Ontario Land Registry Office 80, Book 41A (Plan 132A), Book 285A.

10 Robert Fulford, "The \$500 triumph of Shirley Faessler," *Toronto Daily Star*, April 18, 1967, 23.

11 Ibid.

12 Ibid.

29 Linden Street

On May 14, 1873, carpenter John Bond purchased part of Lots 41 and 42, registered Plan 132a on the south side of Charles Street.¹³ Located 73 feet 3 inches west of Sherbourne Street, the parcel had a frontage of 73 feet 3 inches and a depth of 105 feet 9 inches. In 1873, John Bond subdivided the parcel into two lots and constructed a pair of one-storey rough-cast-clad semi-detached residential structures at 31 and 33 Linden Street, later adding a second storey and brick cladding.¹⁴ In 1874, Bond further subdivided the westerly lot and constructed a one-and-half storey detached residential structure at 29 Linden Street.

In 1882, the one-and-a-half storey structure at 29 Linden Street was replaced by the existing two-storey detached residential structure. At the time of its construction the property's principal north facing façade featured brick cladding while the secondary elevations were finished in rough cast.¹⁵ In Goad's 1892 Fire Insurance Plan, the property 29 Linden is shown as being a wood frame structure with a two-storey rear wing followed by a one-storey addition and ancillary building. The principal (north) and east elevations of the front section of the structure are shown to be clad in brick while the remainder of the structure is finished in rough cast.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

570-576 Sherbourne Street and 37 Linden Street

Five of the six properties, 570-576 Sherbourne Street and 37 Linden Street, that are the subject of this report were built together between 1888 and 1889 by City of Toronto Alderman and speculator Edward Hewitt. The properties front onto Sherbourne Street and display features of both the Richardsonian Romanesque and Queen Anne Revival styles. The Richardsonian Romanesque style draws on the 1880s architecture of American architect, H. H. Richardson, who combined the weighty gravitas of pre-Gothic round arches and columns with red brick, rusticated sandstone, and terracotta detailing. The Queen Anne Revival style was also popularized in the late-nineteenth 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 is characterized by its variety of materials, asymmetrical compositions, complicated roof lines and an array of architectural detailing where "such historically disparate features work well together, thanks to the governing principles of picturesque design."¹⁶

¹³ Charles Street, between Huntley and Sherbourne Streets was renamed Linden Street in 1875.

¹⁴ The properties on the south side of Linden Street were not assigned numerical addresses in the Toronto Directories until 1881.

¹⁵ 1882 City of Toronto Tax Assessment Roll.

¹⁶ Maitland, 14.

Below is a brief description of each property, outlining the defining features of these Late Victorian-era styles.

Interesting to note is that while these five 3-storey properties on raised basements appear like the neighbouring grand homes along Sherbourne Street, they are actually constructed as a row whereby a recessed "tail" near their rear or west wall connects each of the properties to each other.

570 Sherbourne Street

The property is clad with red brick (currently painted) and trimmed with stone and wood. The roofline includes a hipped roof with prominent cross-gable on the principal (east) elevation. The principal (east) elevation is vertically organized into two asymmetrical bays. The gabled south bay contains a large, three-centred arch window opening with tripartite fenestration and transoms at the first storey surmounted by paired flat-headed and round-arched openings at the second and third storeys, respectively. The recessed north bay contains the raised main entrance framed by a rounded-arch entryway constructed of red brick and surmounted by a second-storey balcony with wooden balustrade. Late Victorian detailing includes the brick drip mouldings over the first and third-storey openings, the brick stringcourses delineating the storeys, the denticulated cornice line, decorative scrolled brick apron below the paired windows on the second storey and the rusticated stone sills and basement level.

The property at 570 Sherbourne Street is physically connected to the adjacent property to the north (572 Sherbourne) by a brick "tail" that is deeply recessed between the main entryways and containing a single light at the first and second storeys of each property. The south elevation abuts a 2.5-storey house-form building (568 Sherbourne Street).

572 Sherbourne Street

The property is clad with red brick and trimmed with stone and wood. The roofline is comprised of a main cross-gable fronting on the principal (east) elevation with a large shed dormer fronting the south elevation. The principal (east) elevation is vertically organized into two asymmetrical bays. The gabled north bay contains a projecting rectangular bay with a pair of flat-headed window openings at the first storey surmounted by a shallow hipped roof. The second storey contains a three-centred arch window opening with tripartite fenestration and transoms surmounted by a Palladian-style grouping of three windows at the third storey level with a tall, round-arched opening flanked on either side by a shorter, flat-headed opening. The recessed south bay contains the raised main entrance framed by a rounded-arch entryway constructed of red brick and surmounted by a second-storey balcony with ornate wooden screen and balustrade. Late Victorian detailing includes the brick drip mouldings over the openings, the raised brick stringcourses delineating the storeys, the broad wooden bargeboard in the main cross gable and the rusticated stone basement level.

The property at 572 Sherbourne Street is physically connected to the adjacent property to the south (570 Sherbourne) by a brick "tail" that is deeply recessed between the main entryways and containing a single light at the first and second storeys of each property.

The north elevation at 572 Sherbourne is a shared parti wall with 574 Sherbourne Street.

574 Sherbourne Street

The property at 574 Sherbourne Street is clad with red brick (currently painted) and trimmed with stone and wood. The roofline is hipped and punctuated by a roof dormer fronting the principal (east). The principal (east) elevation is vertically organized into two asymmetrical bays. The wider south bay contains a large, three-centred arch window opening with tripartite fenestration and transoms at the first storey surmounted by paired flat-headed openings at the second storey. The north bay is comprised of a three-storey square tower constructed of brick and surmounted by a two-tiered pyramidal roof. At the base of the tower is the raised and recessed main entrance framed by a rounded-arch brick entryway. Single and paired flat-headed window openings define the second and third storeys of the corner tower on its east and north elevations. Late Victorian detailing includes the brick drip mouldings over the openings, the raised brick stringcourses delineating the storeys, the scalloped or fish scale slate shingling on the pyramidal roof, the ornate brickwork on the principal (east) elevation including the basketweave spandrel above the three-centred arch window opening, the aprons below the second-storey windows on the corner tower and the rusticated stone basement level.

The property at 574 Sherbourne Street is physically connected to the adjacent property to the north (576 Sherbourne) by a brick "tail" at the rear that is deeply recessed between the main entryways and containing a single light at the first and second storeys of each property. The south elevation at 574 Sherbourne is a shared parti wall with 572 Sherbourne Street.

576 Sherbourne Street and 37 Linden Street

The two corner properties that comprise the three-storey grand red brick building anchoring the southwest corner of Sherbourne and Linden streets was historically known as 576 and 578 Sherbourne Street. Today, 578 Sherbourne is known as 37 Linden Street, likely because the main entrance is located on that street rather than on Sherbourne. Together, this house-form building reads as a grand single-family residence but was built together as two properties in the row of five by Edward Hewitt in between 1888 and 1889. Many of the defining features of the Richardsonian Romanesque and Queen Anne styles found on the rest of the row to the south are also incorporated here within this asymmetrical massing and complicated roofline.

On the Sherbourne Street (east) frontage, the two southernmost bays of the building repeat the form and arrangement at 572, whereby a recessed south bay contains the raised main entrance to 576 framed by a rounded-arch entryway constructed of red brick and surmounted by a second-storey balcony with ornate wooden screen and balustrade. The adjacent, gabled bay to the north contains a projecting rectangular bay with a segmental-arched window opening at the first storey surmounted by a shallow hipped roof. The second storey contains a pair of large round-arched window openings surmounted by a Palladian-style grouping of three windows at the third storey level with a tall, round-arched opening flanked on either side by a shorter, flat-headed opening. The next adjacent bay to the north plus the corner tower also contains similar

architectural elements and detailing to that found on southern portions of the row. This includes the three-centred arch window opening at the first storey, another set of two round-arched window openings at the second storey surmounted by a hipped roof dormer with two flat-headed openings at the third storey. The three-storey corner tower, identical in its fenestration and detailing on both the east and north elevations, is grander in scale than that at 574 Sherbourne. Both principal elevations include a single large round-arched window opening with transom at the first storey, paired flat-headed, double-hung sash openings at the second storey level and paired round-arched window openings at the third storey, all capped by a steeply pitched pyramidal roof with deep eaves supported at the corners by paired wooden scroll brackets.

Just west of the corner tower on the Linden Street (north) frontage, the main entrance to 37 Linden Street is off-set and recessed beyond a grand, brick round-arched entryway with off-set entrance steps and adjacent triple-arched brick balustrade. Above the main entrance is a recessed second-floor balcony framed with a decorative wooden balustrade, screen and turned colonnettes, all surmounted by a small, hipped dormer at roof level. Further west, the rest of the building's north elevation is contained below a large gable. The irregular arrangement of openings includes a small, round-arched window at the west of the main entrance and two tall flat-headed rectangular windows at the first storey, two more flat-headed windows at the second storey and a pair of round-arched windows centred under the gable at the third storey level. A brick chimney rising from the western slope of the gable roof includes a projecting brick flue on the north elevation that terminates at the first-floor level in a decorative three-pronged motif.

Brick and wood detailing on the building comprising 576 Sherbourne Street and 37 Linden Street is also repeated from the rest of the row to the south, albeit in different configurations. This includes the brick drip mouldings above the round-arched openings, the denticulated raised brick detail below the third storey on the east and north elevations of the corner tower, the basketweave brickwork in the spandrel above the three-centred arched opening on the first storey on the Sherbourne Street (east) frontage, the horizontal brick string-coursing delineating each of the storeys, the rusticated stone foundation of the raised basement level and window sills and stained glass transom lights, where existing.

The rear (west) elevation of the building is also red brick construction and contains a second-storey oriel window directly above a small, single-storey rectangular addition with shed roof.

29 Linden Street

Completed in 1876, the subject property comprises a two-and-a-half-storey dichromatic brick dwelling on a raised basement with arched window and door openings on the first two levels, and a mansard roof typical of the Second Empire Style. The Second Empire Style evolved during the "second empire" of Napoleon III (1808-1873) whose reign in France extended from 1852-1870. While the style was essentially a variation of Renaissance Classicism, its distinguishing feature, and that most frequently adopted in Canada, was the mansard roof, named for the 17th century French architect Francois Mansart (1598-1666) who popularized its use. Apart from style and aesthetic associations, the nearly vertical angle of the mansard roof had the additional attraction

of creating greater head-room in attic spaces, giving it functional appeal by increasing usable interior space.

On the principal (north) elevation, the red brick-clad building is arranged into two vertical bays, the east bay projecting beyond the main plane of the elevation. At the first-floor level, the west bay contains the main entrance with its round-arched opening and transom. The projecting east bay contains a further projecting three-window half bay with segmental-arched openings and surmounted by a flat roof. At the second-floor level, a single segmental-arched window is centred above the main entrance; on the east half of the elevation, two narrow single lights are centred above the half-bay. Above the deeply profiled cornice at the roofline is the steeply pitched mansard roof with two gabled wooden roof dormers containing flat-headed openings and slate shingled roof.

Additional details of note include the contrasting decorative buff brickwork on the principal (north) elevation, including the quoining, triple stringer course between the first and second storeys, and the voussoirs with stone keystones.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The subject properties are located on the northeastern portion of the city block bound by Isabella Street to the south, Huntley Street to the west, Linden Street to the north, and Sherbourne Street to the east. Separating 29 Linden Street and the properties at 570-576 Sherbourne and 37 Linden Street are the properties at 31 and 33 Linden Street that consist of two attached house-form properties. Originally a pair of mirrored semi-detached residences, 33 Linden has been heavily altered while the brick façade of 31 Linden is in an advanced state of deterioration.

The subject properties form part of an area bounded by Selby Street to the north, Sherbourne Street to the east, Isabella Street to the south, and Huntley Street to the west that is characterized by a mix of late-19th century rowhouse, semi-detached, and detached residential structures in a variety of styles including Italianate, Second Empire, Queen Anne, and Victorian Vernacular. On the east side of Sherbourne Street, opposite 570-576 Sherbourne Street and 37 Linden Street, is St James Town Park and the high-rise St James Town community beyond.

The subject properties are adjacent to the Part IV designated property at 582 Sherbourne Street and the listed property at 31 Linden Street.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of

Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

570 Sherbourne Street

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Rare example of a type

The property 570 Sherbourne Street, as part of a continuous row of five rowhouses connected by a recessed "tail" near their rear or west end, is a rare example of a late-nineteenth century rowhouse designed to appear like the neighbouring grand homes along Sherbourne Street. Connected to the adjacent property at 572 Sherbourne by a "tail" at the rear that is deeply recessed, the property gives the impression of being a single detached residential structure. Further emphasizing this, instead of an identical façade, the property features a unique organization of shared architectural elements among the adjacent four rowhouses.

Representative example of a style

The property is also a representative example of a late-Victorian residential structure, blending elements of both the Queen Anne Revival and Richardson Romanesque styles. This is evident in the asymmetrical composition of its principal (east) elevation with defining features including its prominent cross-gable roof, deeply-recessed main entrance framed by a round-arched brick entryway below a second-storey balcony with wooden detailing, and combination of flatheaded, rounded and three-pointed arch fenestration.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

The subject property at 570 Sherbourne Street is important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape today.

Physically, functionally, visually or historically linked to their surroundings

The property is physically, functionally, visually, and historically linked to its surroundings both as a part of a continuous row of five grand rowhouses and to nearby structures in the surrounding area which developed in the same period.

572 Sherbourne Street

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Rare example of a type

The property at 572 Sherbourne Street, as part of a continuous row of five rowhouses connected by a recessed "tail" near their rear or west end, is a rare example of a late-nineteenth century rowhouse designed to appear like the neighbouring grand homes along Sherbourne Street. Further emphasizing this, instead of an identical façade, the property features a unique organization of a shared vocabulary of architectural elements among the adjacent four rowhouses.

Representative example of a style

The property is also a representative example of a late-Victorian residential structure, blending elements of both the Queen Anne Revival and Richardson Romanesque styles. This is evident in the asymmetrical composition of its principal (east) elevation with defining features including its prominent gable, decorative brickwork, recessed main entrance framed by rounded-arch entryway with second storey covered balcony, and flat-headed, three-centred arch, and rounded-arch fenestration.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

The subject property at 572 Sherbourne Street is important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape today.

Physically, functionally, visually or historically linked to their surroundings

The property is physically, functionally, visually, and historically linked to its surroundings both as a part of a continuous row of five grand rowhouses and to nearby structures in the surrounding area which developed in the same period.

574 Sherbourne Street

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Rare example of a type

The property 574 Sherbourne Street, as part of a continuous row of five rowhouses connected by a recessed "tail" near their rear or west end, is a rare example of a late-nineteenth century rowhouse designed to appear like the neighbouring grand homes along Sherbourne Street. Further emphasizing this, instead of an identical façade, the property features a unique organization of a shared vocabulary of architectural elements among the adjacent four rowhouses.

Representative example of a style

The property is also a representative example of a late-Victorian residential structure, harmoniously combining elements of both the Queen Anne Revival and Richardson Romanesque styles. This is evident in the asymmetrical composition of its principle east facing façade comprised of an array of architectural detailing, including narrow corner tower, decorative brickwork, recessed main entrance framed by rounded-arch entryway, and flat-headed and three-centred arch fenestration.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

The subject property at 574 Sherbourne Street is important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape today.

Physically, functionally, visually or historically linked to their surroundings

The property is physically, functionally, visually, and historically linked to its surroundings both as a part of a continuous row of five grand rowhouses and to nearby structures in the surrounding area which developed in the same period.

576 Sherbourne Street and 37 Linden Street

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Rare example of a type

The properties at 576 Sherbourne Street and 37 Linden Street, as part of a continuous row of five rowhouses connected by a recessed "tail" near their rear or west end, are a rare example of a pair of late-nineteenth century rowhouses designed to appear like the neighbouring grand homes along Sherbourne Street. Utilizing a vocabulary of shared architectural elements, the two properties read as a single grand corner residence.

Representative example of a style

The properties are representative examples of late-Victorian residential architecture, combining elements of both the Queen Anne Revival and Richardson Romanesque styles. This is evident in the asymmetrical composition of the two principal (east and north) elevations at 576 Sherbourne Street and 37 Linden Street, respectively, and their shared defining architectural elements, including a large, square corner tower basketweave patterned brickwork, recessed main entrances framed by round-arched brick entryways, second-storey balconies with decorative wood detailing, and a combination of flat-headed, rounded-arch and three-centred arch fenestration.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Direct associations with a person that is significant to a community

The property at 576 Sherbourne Street is directly associated with noted Toronto author Shirley Faessler, who owned and resided at the property from 1947-1994. While residing at the property she composed many of her short stories, including her first piece to be published in 1967. These stories were often told around the kitchen table to members of the theatrical community who lodged at the property which she operated as a rooming house for members of the theatrical community.

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

The subject properties at 576 Sherbourne Street and 37 Linden Street are important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape today.

Physically, functionally, visually or historically linked to their surroundings

The properties are physically, functionally, visually, and historically linked to their surroundings both as a part of a continuous row of five grand rowhouses and to nearby structures in the surrounding area which developed in the same period. The properties anchor the southwest corner of Sherbourne and Linden Street, and along with the James Cooper Mansion on the northwest corner, frame the intersection of Sherbourne and Linden Streets.

29 Linden Street

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style

The property at 29 Linden Street has design value as a representative example of a Second Empire style house-form building. The red brick-clad dwelling maintains a high degree of integrity, retaining many intact features that are typical of Victorian architectural design. The property features a mansard roof with dormer windows and principal (north) elevation with segmentally arched windows, front entryway with rounded arch transom, and projecting bay of windows at the first storey. Additional details of note include the slate shingling of the roof and contrasting decorative buff brickwork on the principal (north) elevation, including the quoining, triple stringer course between the first and second storeys, and voussoirs with stone keystones above the openings.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

Situated on the south side of Linden Street, between Huntley Street and Sherbourne Street, 29 Linden Street is important define and support the predominant late-nineteenth century residential character of the area bounded by Selby, Sherbourne, Linden, and Huntley Streets.

Physically, functionally, visually or historically linked to their surroundings

Constructed in 1882, the property is visually and historically linked to the nearby late-nineteenth century house-form buildings which were constructed between 1870 and 1890.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 570-576 Sherbourne Street, 37 Linden Street and 29 Linden Street and determined that the properties at 570, 572, 574 Sherbourne Street and 29 and 37 Linden Street meet 3 out of 9 criteria in Ontario Regulation 9/06, while the property at 576 Sherbourne Street meets 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the properties should be designated.

The Statements of Significance (Attachments 3-6) for 570, 572, 574, and 576 Sherbourne Street and 29 and 37 Linden Street comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance: 570 Sherbourne Street (Reasons for Designation)
Attachment 4 – Statement of Significance: 572 and 574 Sherbourne Street (Reasons for Designation)
Attachment 5 – Statement of Significance: 576 Sherbourne Street and 37 Linden Street (Reasons for Designation)
Attachment 6 – Statement of Significance: 29 Linden Street (Reasons for Designation)



Figure 1 iView map showing the properties at 570-576 Sherbourne Street and 29 and 37 Linden Street outlined in red (City of Toronto, annotated by Heritage Planning).

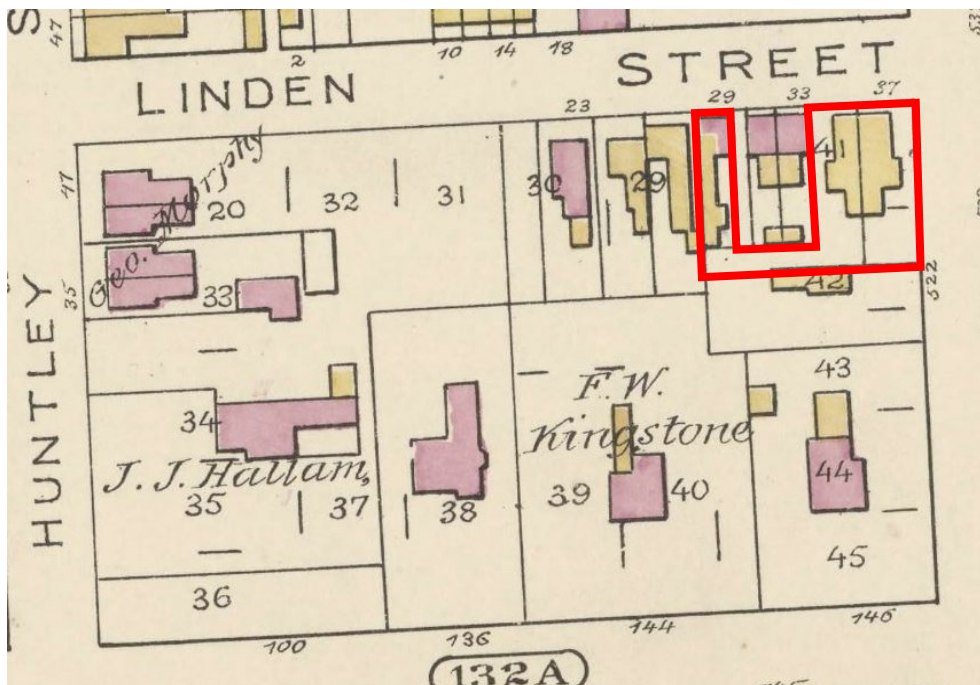


Figure 2 Goad's 1884 Atlas of the City of Toronto with 570-576 Sherbourne Street and 29 and 37 Linden Street outlined in red (City of Toronto Archives, annotated by Heritage Planning).

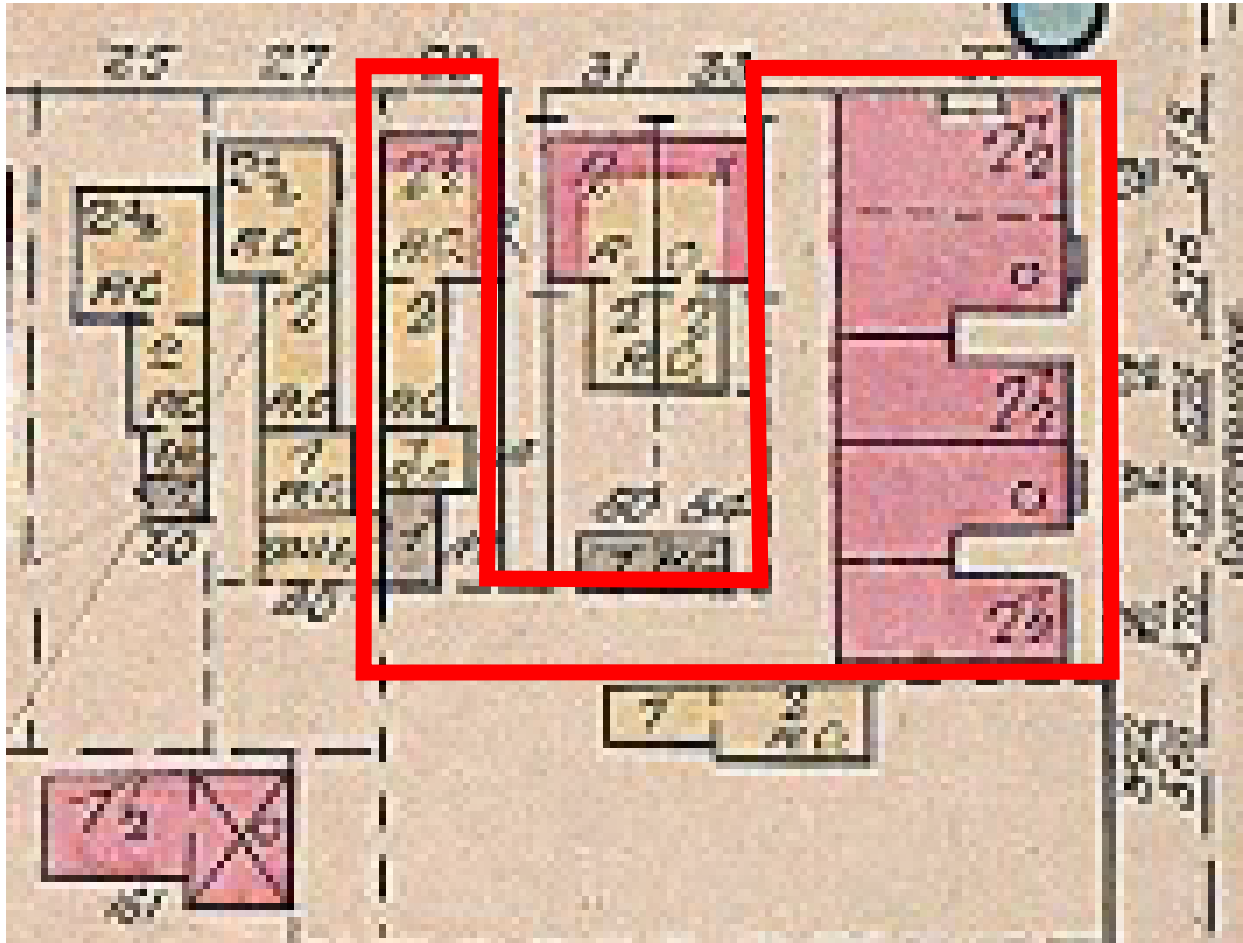


Figure 3 Goad's 1884 Atlas of the City of Toronto with 570-576 Sherbourne Street and 29 and 37 Linden Street outlined in red. Note the rear "tails" joining Hewitt Row, and the brick and rough cast construction of 29 Linden Street (City of Toronto Archives, annotated by Heritage Planning).



Figure 4 1957 image of the east elevations of 572 and 574 Sherbourne Street (City of Toronto Archives).



Figure 5 1957 image of the east and north elevations of 576 Sherbourne Street and 37 Linden Street (City of Toronto Archives).

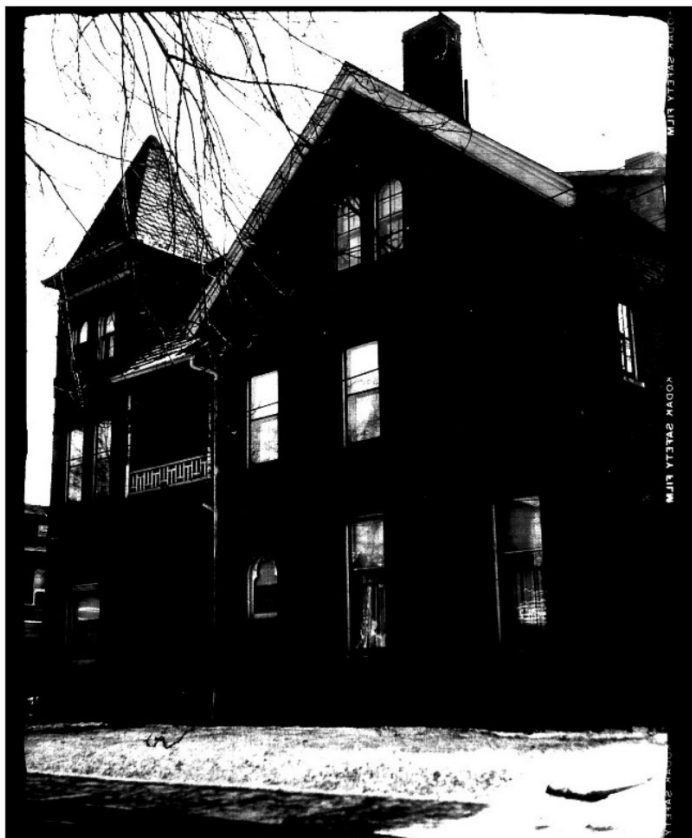


Figure 6 1957 image of the north elevation of 37 Linden Street (City of Toronto Archives).



Figure 7 1972 image of Linden Street looking west from Sherbourne Street with 37 Linden Street to the right and a red arrow indicating 29 Linden Street (City of Toronto Archives, annotated by Heritage Planning).



Figure 8 East elevations of 570-576 Sherbourne Street and 37 Linden Street (Google, April 2015).



Figure 9 10 East elevations of 570-576 Sherbourne Street and 37 Linden Street (Heritage Planning, 2023).



Figure 11 570, 572, and 574 Sherbourne Street (Google, May 2019).



Figure 12 570 Sherbourne Street showing deeply recessed "tail" connecting to 572 Sherbourne Street to the north (Heritage Planning 2023).



Figure 13 572 and 574 Sherbourne Street (Heritage Planning, 2023).



Figure 14 572-576 Sherbourne Street and 37 Linden Street showing deeply recessed "tail" connecting 574 and 576 Sherbourne Street (Heritage Planning, 2023).



Figure 15 Deeply recessed "tail" connecting 574 and 576 Sherbourne Street (Heritage Planning, 2023).



Figure 16 Looking southwest towards 572-576 Sherbourne Street and 37 Linden (Google, September 2021).



Figure 17 Looking southwest towards 572-576 Sherbourne Street and 37 Linden (Heritage Planning, 2023).



Figure 18 East elevation of 576 Sherbourne Street and 37 Linden Street (Heritage Planning, 2023).



Figure 19 North elevation of 576 Sherbourne Street and 37 Linden Street (Heritage Planning, 2023).



Figure 20 West (rear) elevation of 576 Sherbourne Street and 37 Linden Street (Heritage Planning, 2023).



Figure 21 North elevation of 29 Linden Street (Heritage Planning, 2023).



Figure 22 Northwest corner of 29 Linden Street. Note running masonry joint from later addition of brick cladding to the west elevation (Heritage Planning, 2023).



Figure 23 East and north elevations at 29 Linden Street (Heritage Planning, 2023).

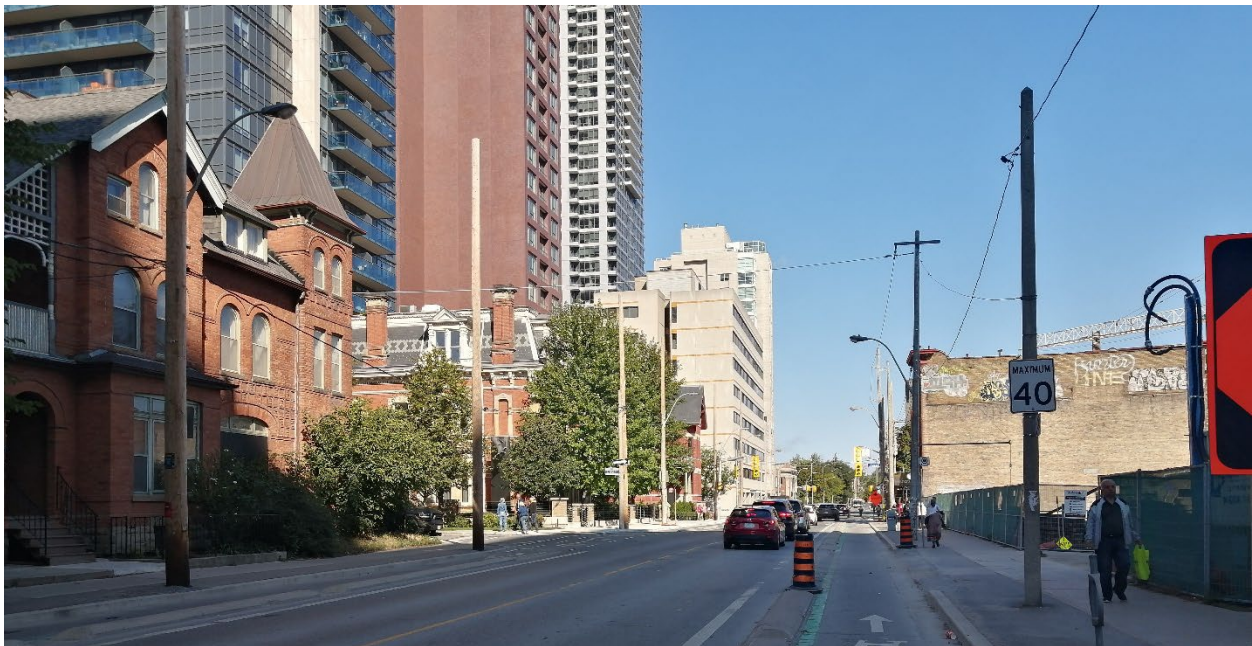


Figure 24 Looking northwest along Sherbourne Street with 576 Sherbourne Street and 37 Linden on the left (Heritage Planning, 2023).



Figure 25 Looking southwest along Sherbourne Street (Heritage Planning, 2023).



Figure 26 Looking west across Sherbourne towards 570 and 572 Sherbourne Street and properties to the south (Heritage Planning, 2023).



Figure 27 Looking east across Sherbourne Street from Linden Street (Heritage Planning, 2023).



Figure 28 Looking east along Linden Street from Sherbourne Street (Heritage Planning, 2023).



Figure 29 Looking south towards 29 Linden Street and adjacent properties (Heritage Planning, 2023).

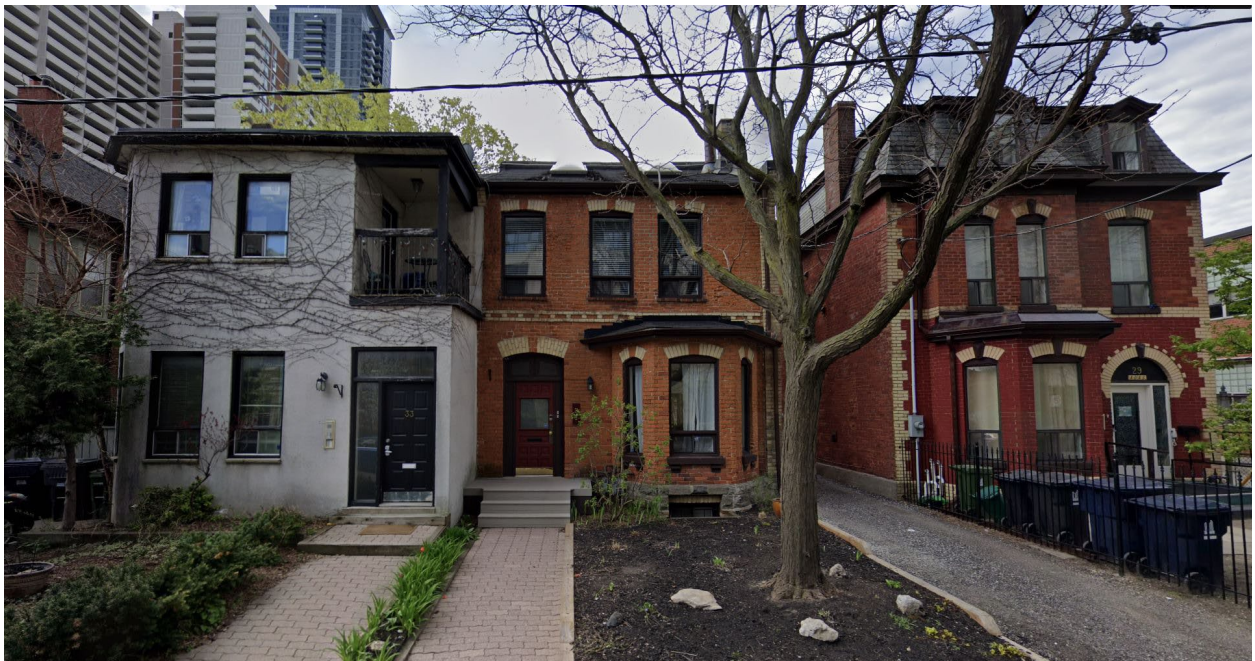


Figure 30 Unobstructed view showing 29-33 Linden Street (Google, May 2019).



Figure 31 North side of Linden Street looking west towards Huntley Street (Heritage Planning, 2023).



Figure 32 South side of Linden Street (Heritage Planning, 2023).

RESEARCH SOURCES

ATTACHMENT 2

ARCHIVAL SOURCES

- City of Toronto Archives, Tax Assessment Rolls.
- City of Toronto Archives Photographs
- Goad's Atlas of the City of Toronto, 1884, 1890, 1903, 1910, 1924.
- Might's Greater Toronto City Directories, 1871-2001.
- Land Registry Office 80, Book 41A (Plan 132A), Book 285A.
- Toronto Public Library, Toronto Star Historical Newspaper Archives.

SECONDARY SOURCES

- City of Toronto, 47-59, 63-65 Huntley Street; 16-18 Linden Street; 1-3, 7-11 Selby Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act (June 6, 2022).
- Maitland, Leslie, *The Queen Anne Revival Style in Canadian Architecture*, 1990.
- Robert Fulford, "The \$500 triumph of Shirley Faessler," *Toronto Daily Star*, April 18, 1967, 23.
- Simon Fraser University, Database of Canadian Early Women Writers: Shirley Faessler.

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 570 Sherbourne Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, and contextual value.

Description

The property at 570 Sherbourne Street is the southern end unit of a continuous row of five grand rowhouses constructed together between 1888 and 1889 for City of Toronto Alderman and speculator Edward Hewitt at the southwest corner of Sherbourne and Linden Streets. Rising three-storeys over a raised basement, the design combines elements of the Richardson Romanesque and Queen Anne Revival styles, which were both popular choices for grand residences in late-Victorian Toronto.

The property at 570 Sherbourne Street is physically connected to the adjacent property to the north (572 Sherbourne) by a brick "tail" that is deeply recessed between the main entryways and contains a single light at the first and second storeys of each property.

The property was listed on the City's Heritage Register on February 7, 2023.

Statement of Cultural Heritage Value**Design or Physical Value**

The property 570 Sherbourne Street, as part of a continuous row of five rowhouses connected by a recessed "tail" near their rear or west end, is a rare example of a late-nineteenth century rowhouse designed to appear like the neighbouring grand homes along Sherbourne Street. Further emphasizing this, instead of an identical façade, the property features a unique organization of a shared vocabulary of architectural elements among the adjacent four rowhouses.

The property is also a representative example of a late-Victorian residential structure, blending elements of both the Queen Anne Revival and Richardson Romanesque styles. This is evident in the asymmetrical composition of its principal (east) elevation with defining features including its prominent cross-gable roof, deeply-recessed main entrance framed by a round-arched brick entryway below a second-storey balcony with wooden detailing, and combination of flatheaded, rounded and three-pointed arch fenestration.

Contextual Value

The subject property at 570 Sherbourne Street is important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the

surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape today.

The property is physically, functionally, visually, and historically linked to its surroundings both as a part of a continuous row of five grand rowhouses and to nearby structures in the surrounding area which developed in the same period.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 570 Sherbourne Street as a rare and representative example of a late-nineteenth century rowhouse designed to appear a like the neighbouring grand homes along Sherbourne Street:

- The property's scale, form, and massing
- Red brick cladding with stone and wood trim
- Hipped roof with prominent cross-gable on the principal (east) elevation
- North elevation with deeply recessed brick "tail" connecting to the adjacent property to the north (572 Sherbourne)
- Recessed main entrance framed by a rounded-arch entryway surmounted by a second-storey balcony with wooden balustrade.
- Principal (east) elevation fenestration including:
 - Three-centred arch window opening with tripartite fenestration and transoms at the first storey
 - Paired flat-headed openings and balcony entrance at the second storey
 - Paired round-arched openings at the third storey
- Decorative brickwork including:
 - Drip mouldings over the first and third-storey openings
 - Stringcourses delineating the storeys
 - Denticulated cornice line
 - Scrolled brick apron below the windows on the first and second storey
- Rusticated stonework sills and basement level

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 570 Sherbourne Street as character-defining structure within a historic residential area:

- The property's siting and orientation on the west side of Sherbourne Street
- The property's scale, form, and massing as part of a row of five large late-nineteenth century rowhouses
- The material palette typical of Victorian Era buildings, including red brick with stone and wood detailing
- Hipped roofline with prominent cross gable on principal (east) elevation

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The properties at 572 and 574 Sherbourne Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical and contextual value.

Description

The properties at 572 and 574 Sherbourne Street form the central unit of a continuous row of five grand rowhouses constructed between 1888 and 1889 for City of Toronto Alderman and speculator Edward Hewitt at the southwest corner of Sherbourne and Linden Streets. Together, these two house-form structures read as a pair of grand semi-detached residences. Rising three-storeys over a raised basement, the red brick structures feature a design combining elements of both the Richardson Romanesque and Queen Anne Revival styles with an asymmetrical massing and complicated rooflines. Both properties share architectural elements including recessed main entrances framed by rounded-arch entryways; flatheaded, rounded arch, and three-pointed arch fenestration; decorative brickwork; and stained-glass transoms. The recessed entrance at 572 Sherbourne Street is surmounted by a second storey balcony, while the entrance at 574 Sherbourne Street is located within a tall three-storey tower with pyramidal roof.

The properties are physically connected to the adjacent properties to the north (576 Sherbourne Street) and south (570 Sherbourne) by brick "tails" that are deeply recessed between the main entryways and contain a single light at the first and second storeys of each property.

Both properties were listed on the City's Heritage Register (then Inventory of Heritage Properties) on August 18, 1976.

Statement of Cultural Heritage Value**Design or Physical Value**

The properties at 572 and 574 Sherbourne Street, as part of a continuous row of five rowhouses connected by a recessed "tails" near their rear or west end, are a rare example of a pair of late-nineteenth century rowhouses designed to appear like the neighbouring grand homes along Sherbourne Street. Utilizing a vocabulary of shared architectural elements, the two properties read as a pair of grand semi-detached residences.

The properties are representative examples of late-Victorian residential architecture, combining elements of both the Queen Anne Revival and Richardson Romanesque styles. This is evident in the asymmetrical composition of their principal (east)

elevations, and their shared defining architectural elements, including recessed main entrances framed by round-arched brick entryways, decorative brickwork, and fenestration.

Contextual Value

The subject properties at 572 and 574 Sherbourne Street are important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape today.

The properties are physically, functionally, visually, and historically linked to their surroundings both as a part of a continuous row of five grand rowhouses and to nearby structures in the surrounding area which developed in the same period. The properties anchor the southwest corner of Sherbourne and Linden Street, and along with the James Cooper Mansion on the northwest corner, frame the intersection of Sherbourne and Linden Streets.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 572 and 574 Sherbourne Street as rare and representative examples of late-nineteenth century rowhouses designed to appear like the neighbouring grand homes along Sherbourne Street:

- The properties scale, form, and massing
- Red brick cladding with stone and wood trim
- Hipped roof with large, shed dormer and cross gable on the principal (east) elevation
- North and south elevations with deeply recessed brick "tails" connecting to the adjacent properties to the north (576 Sherbourne) and south (570 Sherbourne)
- Three-storey square tower surmounted by a two-tiered pyramidal roof with recessed main entrance framed by a rounded-arch brick entryway at 574 Sherbourne Street
- Recessed entrance framed by a rounded-arch entryway surmounted by a second-storey balcony with ornate wooden screen and balustrade at 572 Sherbourne Street
- Fenestration of principal (east) elevation including rounded arch, three-centred arch, and flatheaded openings
- Decorative brickwork including:
 - Drip mouldings
 - Stringcourses delineating the storeys
 - Scrolled brick window aprons
 - Basketweave spandrel above the three-centred first storey arch window opening at 574 Sherbourne Street
- Rusticated stonework sills and basement level

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 576 Sherbourne Street and 37 Linden Street as character-defining structures within a historic residential area:

- The properties siting and orientation on the west side of Sherbourne Street
- The properties scale, form, and massing as part of a row of five large late-nineteenth century rowhouses
- The properties legibility as a pair of grand semi-detached residential structures
- The material palette typical of Victorian Era buildings, including red brick with stone and wood detailing
- Hipped roofline with prominent cross gable, shed dormer, and three-storey tower on principal (east) elevation

ATTACHMENT 5

576 SHERBOURNE STREET and 37 LINDEN STREET (FORMERLY 578 SHERBOURNE STREET)

STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

The properties at 576 Sherbourne Street and 37 Linden Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, historical/associative, and contextual value.

Description

The properties at 576 Sherbourne Street and 37 Linden Street form the corner/end unit of a continuous row of five grand rowhouses constructed between 1888 and 1889 for City of Toronto Alderman and speculator Edward Hewitt at the southwest corner of Sherbourne and Linden Streets. Historically known as 576 and 578 Sherbourne Street, today 578 Sherbourne is municipally known as 37 Linden Street. Together, these two house-form structures read as a grand single-family residence. Rising three-storeys over a raised basement, the red brick structure features a design combining elements of both the Richardson Romanesque and Queen Anne Revival styles with an asymmetrical massing and complicated rooflines. Together the properties have two principal facades along Sherbourne Street (east) and Linden Street (north). Both properties share architectural elements including hipped roofs with prominent cross-gables and dormers; recessed main entrances framed by rounded-arch entryways with second storey covered balconies; flatheaded, rounded arch, and three-pointed arch fenestration; decorative brickwork; and stained-glass transoms. The property at 37 Linden Street also features a square three-storey corner tower with pyramidal roof facing the corner of Sherbourne and Linden Streets.

The property at 576 Sherbourne Street is physically connected to the adjacent property to the south (574 Sherbourne) by a brick "tail" that is deeply recessed between the main entryways and containing a single light at the first and second storeys of each property. The rear (west) elevation of the properties is also red brick construction with a single-storey rectangular addition with shed roof.

Both properties were listed on the City's Heritage Register (then Inventory of Heritage Properties) on August 18, 1976.

Statement of Cultural Heritage Value

Design or Physical Value

The properties at 576 Sherbourne Street and 37 Linden Street, as part of a continuous row of five rowhouses connected by a recessed "tail" near their rear or west end, are a rare example of a pair of late-nineteenth century rowhouses designed to appear like the

neighbouring grand homes along Sherbourne Street. Utilizing a vocabulary of shared architectural elements, the two properties read as a single grand corner residence.

The properties are representative examples of late-Victorian residential architecture, combining elements of both the Queen Anne Revival and Richardson Romanesque styles. This is evident in the asymmetrical composition of the two principal (east and north) elevations at 576 Sherbourne Street and 37 Linden Street, respectively, and their shared defining architectural elements, including a large, square corner tower basketweave patterned brickwork, recessed main entrances framed by round-arched brick entryways, second-storey balconies with decorative wood detailing, and a combination of flat-headed, rounded-arch and three-centred arch fenestration.

Historical or Associative Value

The property at 576 Sherbourne Street is directly associated with acclaimed Toronto author Shirley Faessler, who owned and resided at the property from 1940s to the mid 1990s during which time she wrote her most notable works.

Contextual Value

The subject properties at 576 Sherbourne Street and 37 Linden Street are important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape today.

The properties are physically, functionally, visually, and historically linked to their surroundings both as a part of a continuous row of five grand rowhouses and to nearby structures in the surrounding area which developed in the same period. The properties anchor the southwest corner of Sherbourne and Linden Street, and along with the James Cooper Mansion on the northwest corner, frame the intersection of Sherbourne and Linden Streets.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 576 Sherbourne Street and 37 Linden Street as rare and representative examples of late-nineteenth century rowhouses designed to appear like the neighbouring grand homes along Sherbourne Street:

- The properties scale, form, and massing
- Red brick cladding with stone and wood trim
- Large three-storey square tower surmounted by a pyramidal roof.
- Hipped roof with large, shed dormers and cross gables on the principal (east and north) elevations

- Recessed brick round-arched entryway on the north elevation with off-set entrance steps and adjacent triple-arched brick with recessed second-floor balcony framed with a decorative wooden balustrade, screen and turned colonnettes
- Recessed east elevation entrance framed by a rounded-arch entryway surmounted by a second-storey balcony with ornate wooden screen and balustrade
- South elevation with deeply recessed brick "tail" connecting to the adjacent property to the south (574 Sherbourne)
- Fenestration of principal (east and north) elevations including rounded arch, three-centred arch, and flatheaded openings
- Decorative brickwork including:
 - Drip mouldings over the first, second, and third storey openings
 - Stringcourses delineating the storeys
 - Basketweave spandrel above the three-centred first storey arch window opening
 - Denticulated cornice line between second and third storeys on the tower
 - Scrolled brick aprons below first storey windows
- Rusticated stonework sills and basement level

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 576 Sherbourne Street and 37 Linden Street as character-defining structures within a historic residential area:

- The properties siting and orientation on the southwest corner of Sherbourne Street and Linden Street with two principal (east and north) facades
- The properties scale, form, and massing as part of a row of five large late-nineteenth century rowhouses
- The properties legibility as a large single detached residential structure
- The material palette typical of Victorian Era buildings, including red brick with stone and wood detailing
- Hipped roofline with prominent cross gables and large shed dormers on principal (east and north) elevations

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 29 Linden Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical and contextual value.

Description

The property at 29 Linden Street is located mid-block on the south side of Linden Street between Sherbourne and Huntley streets. The 2.5-storey house-form building was completed in 1882 for carpenter and speculator, James Bond.

The property was listed on the City's Heritage Register on February 7, 2023.

Statement of Cultural Heritage Value**Design or Physical Value**

The property at 29 Linden Street has design value as a representative example of a Second Empire style house-form building. The red brick-clad dwelling maintains a high degree of integrity, retaining many intact features that are typical of Victorian architectural design. The property features a Mansard roof with dormer windows and principal (north) elevation with segmentally arched windows, front entryway with rounded arch transom, and projecting bay of windows at the first storey. Additional details of note include the slate shingling of the roof and contrasting decorative buff brickwork on the principal (north) elevation, including the quoining, triple stringer course between the first and second storeys, and voussoirs with stone keystones above the openings.

Contextual Value

The subject property at 29 Linden Street is important in supporting and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape.

Constructed in 1882, the high degree of architectural integrity and materiality of the Second Empire style dwelling is physically, functionally and historically linked to the surrounding area which developed as an upper middle class and upper-class neighbourhood in the 1880s.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 29 Linden Street as a representative example of a Second Empire style house-form building:

- The property's scale, form, and massing
- Steeply pitched Mansard roof with slate shingling
- Two gabled wooden roof dormers containing flat-headed openings on the south elevation
- Deeply profiled cornice at roofline
- Projecting shallow two-storey east bay with further projecting three-window half bay with flat roof at the first storey
- Segmental-arch window openings
- Main entrance with round-arched opening and transom
- Red brick cladding with decorative buff brickwork on the principal (north) elevation including quoining, triple stringer course between the first and second storeys, and voussoirs
- Stone keystones, windowsills, and first storey windowsill brackets on the principal (south) façade

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 29 Linden Street as a character-defining structure within a historic residential area:

- The property's siting and orientation on the south side of Linden Street
- The property's scale, form, and massing
- The properties legibility as a single detached residential structure
- The material palette typical of the Second Empire style, including slate roof, dichromatic brickwork, and stone and wood detailing.
- Mansard roof with dormers on the principal (south) elevation