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City Clerk's Office

Toronto Heritage Trust

JAN 14 2015

RECEIVED

Ulli S. Watkiss
City Clerk

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

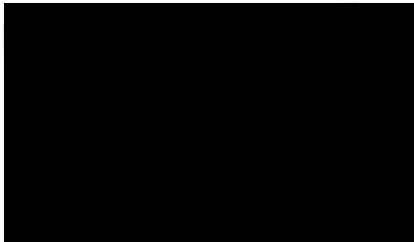
Tel: 416-392-7033
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
592 SHERBOURNE STREET (C.H. GOODERHAM HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF AMENDING BY-LAW

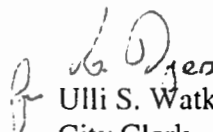
Nazcan Inc.
592 Sherbourne Street
Toronto, Ontario
M4X 1L4

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3



Take notice that the Council of the City of Toronto has passed By-law No. 62-2015 to amend By-law No. 312-89 (former City of Toronto) being a by-law to designate 592 Sherbourne Street (C.H. Gooderham House) under Part IV of the Ontario Heritage Act, by amending the reasons for designation.

Dated at Toronto this 13th day of January, 2015.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 33.11,
as adopted by City of Toronto Council on July 8, 9, 10 and 11 2014

CITY OF TORONTO

BY-LAW No. 62-2015

**To amend By-law No. 312-89 (former City of Toronto) being a by-law to designate
592 Sherbourne Street (C. H. Gooderham House) under Part IV of the *Ontario Heritage
Act*, by amending the reasons for designation.**

Whereas By-law No. 312-89 designated the property known municipally as 592 Sherbourne Street (C. H. Gooderham House) under Part IV of the *Ontario Heritage Act*; and

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to amend designating by-laws; and

Whereas authority was granted by Council to amend By-law No. 312-89 by revising the reasons for designation to explain the cultural heritage value or interest of the property at 592 Sherbourne Street and to describe the heritage value; and

Whereas the Council of the City of Toronto has caused to be served upon the owner of the lands and premises known municipally as 592 Sherbourne Street and upon the Ontario Heritage Trust, a Notice of Intention to amend By-law No. 312-89; and

Whereas the amended reasons for designation are set out in Schedule "A" to this by-law; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. By-law No. 312-89 is amended by deleting the reasons for designation set out in Schedule "B" and substituting the reasons for designation set out in Schedule "A" attached to this by-law.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" and shown on Schedule "C" attached to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the property at 592 Sherbourne Street and upon the Ontario Heritage Trust.

Enacted and passed on December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
AMENDED REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

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

Description

The property at 592 Sherbourne Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values.

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

Statement of Cultural Heritage Value

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

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

The property at 592 Sherbourne Street also has associative value for its connections to Branksome Hall, the prestigious private girls' school. Founded in 1903, the school was relocated from its original premises on Bloor Street East to the C. H. Gooderham House from 1910 to 1912. Since 1912 the property at 592 Sherbourne Street has been the location of the Selby Hotel, which is valued as a long-standing commercial institution in Toronto. Founded as a private hotel that first catered to a female clientele, in the decades before and after World War II (when it accommodated Canadian and other Allied officers) the Selby Hotel was regarded as a centre of

cultural life in the city and where the internationally celebrated author, Ernest Hemingway stayed during his brief career at the "Toronto Star" newspaper in the 1920s. Although the Sherbourne Street neighbourhood underwent a period of decline in the late 20th century, the Selby Hotel continued and rebounded as an intimate small-scale venue.

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

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

Heritage Attributes

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

- The house form building known historically as the C. H. Gooderham House (Selby Hotel)
- The placement of the building on a corner lot where it is viewed from both Sherbourne Street and Selby Street
- The scale, form and massing of the 2½-storey plan above the raised base, with the three-storey rear (west) wing (only the easternmost bay of the west wing beneath the gabled dormer (north) is included in the Reasons for Designation)
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The cross-gable roof with the gables on the east and south, the dormer windows on the east and north, the decorative wood detailing on the gables and dormers, the brick chimneys on the north and south slopes and the south gable, and the slate cladding
- The principal (east) façade, which is organized into three bays with a two-storey bay window in the north bay and the main entrance near the centre of the wall
- The main entry, which is elevated and protected by a porch with classical detailing
- The detailing on the east façade with the brick corbelling and arches, and the stone band courses that extend across the window heads and incorporate decorative stonework
- On the east, north and south walls, the fenestration with the stone detailing that incorporates flat-headed openings, quarter-round windows beneath the bay window, and a square bay window on the north elevation of the house
- On the north elevation, the staircase window extending from the first (ground) floor to the attic that is recessed in a round-arched surround and incorporates flat-headed and round-arched openings with brick and stone detailing and stained glass windows

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

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

SCHEDULE "B"
LEGAL DESCRIPTION

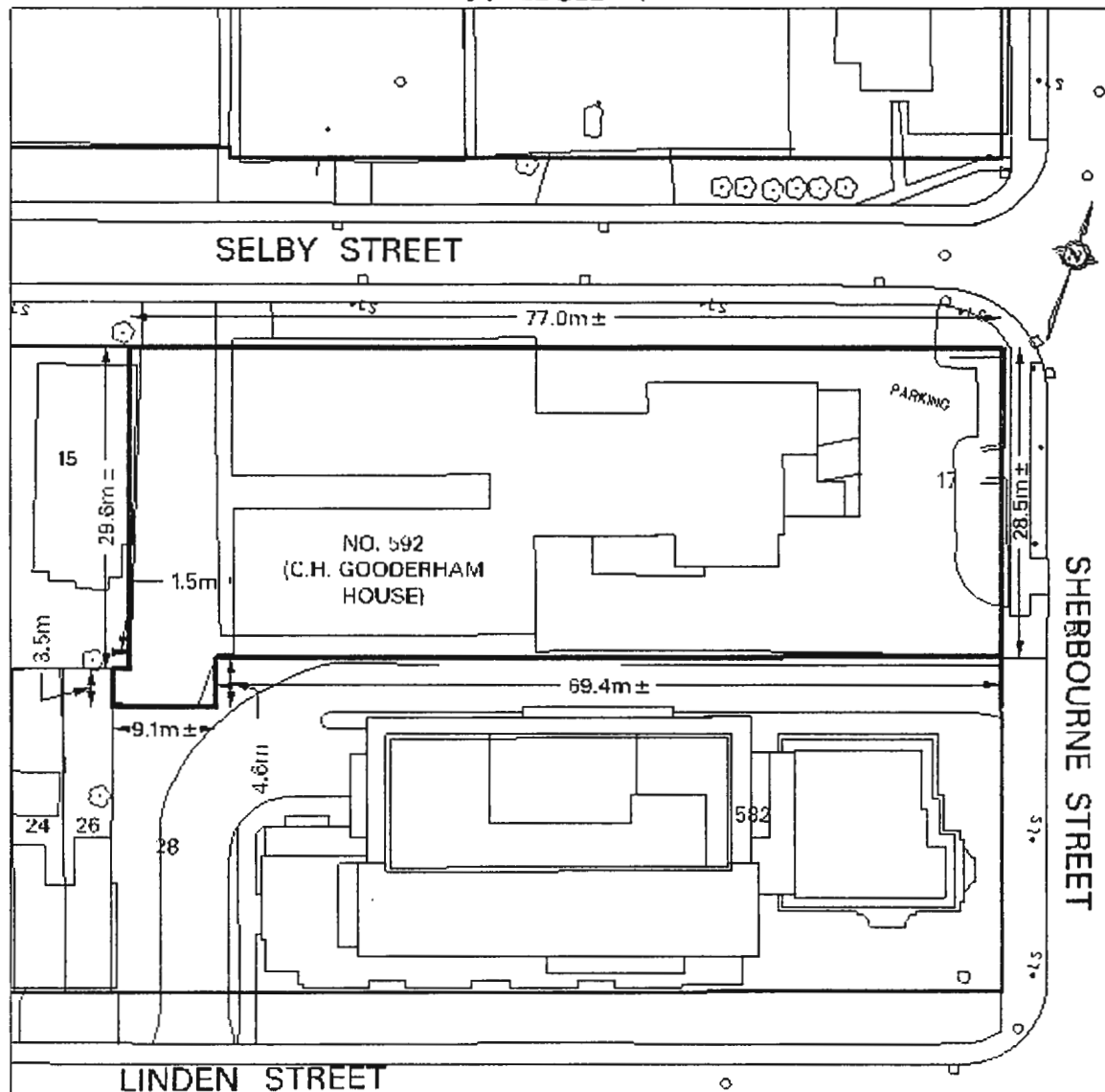
PIN 21107-0086 (LT)

PT LT 23-24, 26-27 PL 132A TORONTO AS IN CA484897

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-138 dated December 1, 2014, as set out in Schedule "C".

SCHEDULE "C"



TORONTO
 CITY OF TORONTO
 PLANNING & DEVELOPMENT
 RETAILING SUPPORT SERVICES

THIS SKETCH IS NOT
 A PART OF THE
 AND HAS BEEN COMPILED
 FROM RELEVANT CITY
 OFFICE RECORDS. IT SHALL
 BE USED TO INDICATE
 THE PLP/SEE INDICATED
 IN THE CITY RECORD

CHERRY HILL HOUSE

PREPARED BY: DWAYNE RIT

PROPERTY INFORMATION SHEET

NO. 592 SHERBOURNE STREET

(C.H. GOODERHAM HOUSE)

LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

MAP 28 - TORONTO (C.H. GOODERHAM HOUSE)
 DATE: DECEMBER 01, 2014

SKETCH No. PS 2014 138