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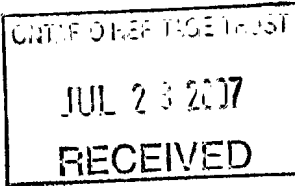
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City Clerk's Office



Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
582 SHERBOURNE STREET: JAMES COOPER HOUSE
(KNIGHTS OF COLUMBUS BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

1682285 Ontario Ltd.
4800 Dufferin Street
Toronto, Ontario
M3H 5S9

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 582 Sherbourne Street under Part IV of the Ontario Heritage Act.

Reasons for Description:

The property at 582 Sherbourne Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the northeast corner of Sherbourne Street and Linden Street, the three-storey house form building was completed in 1882 according to historical records. The dwelling was originally occupied by James Cooper, a partner in the firm of Sessions, Carpenter and Company, manufacturers of shoes and boots. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973.

Statement of Cultural Heritage Value:

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

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

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

Heritage Attributes:

The heritage attributes of the James Cooper House related to its design value as a good example of a late 19th century residential building designed in the Second Empire style are found on the exterior walls and roof, consisting of:

- The three-storey rectangular plan above a raised stone base with window openings
- The brick construction with red brick cladding and brick, sandstone, metal and wood trim
- The mansard roof (which adds the third storey), with extended eaves with brackets and modillion blocks, the cornice with dentils, stone-detailed brick chimneys on the north and south ends, and dormers on the east and south slopes
- The wood detailing of the dormers, with slate cladding, pediments, dentils, brackets, and on the central east dormer, incorporating round window
- The contrasting stone details, consisting of the quoins and pilasters with capitals on the corners of the walls and the bays, and the string courses extending between the first and second stories and at the height of the window heads in the first and second floors
- The organization of the principal (east) façade with a central entrance flanked on the left (south) by a single-storey bay window with a swan's neck pediment
- The entrance that raised and set in a segmental-arched stone surround with double wood doors and a transom
- Above the entry, the monumental round-arched opening set in a stone surround with corbels, rosettes and a keystone
- The treatment of the bay window and the tall segmental-arched window openings in the first and second stories, which are placed as single openings or in pairs and set in stone surrounds with dripstone hood moulds and brackets.
- The continuation of the pattern and detailing of the fenestration on the side elevations (north and south), with the addition of a two-storey rounded bay window on the north wall and a two-storey three-sided bay window on the south

The rear (west) wall of the house and the two-storey assembly hall (dating to 1911) and subsequent additions are not included in the Reasons for Designation.

The Reasons for Designation, including a description of the heritage attributes of the property, are available for viewing from the City Clerk's Department or from Heritage Preservation Services, Policy and Research Section, City Planning Division, City of Toronto.

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 20th of July, 2007, **which is August 20th, 2007**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 20th day of July, 2007.

Ulli S. Watkiss
City Clerk