



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 230 Sherbourne Street

Date:	September 9, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\October 4 2011\teHPS18

SUMMARY

This report recommends that City Council state its intention to designate the property at 230 Sherbourne Street (William Dineen House) under Part IV, Section 29 of the Ontario Heritage Act. Located on the west side of Sherbourne Street, south of Dundas Street West, the site was listed on the City of Toronto Inventory of Heritage Properties in 1976.

The property owners submitted a demolition application for the building at 230 Sherbourne Street, which has been withdrawn. There is concern about the future of the site as the building stands vacant.

Following research and evaluation, staff have determined that the property at 230 Sherbourne Street meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property would enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 230 Sherbourne Street (William Dineen House) under Part IV, Section 29 of the Ontario Heritage Act.

2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

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

ISSUE BACKGROUND

City Council included the property at 230 Sherbourne Street on the City of Toronto Inventory of Heritage Properties in 1976. The property owners applied to demolish the building in July 2011, but withdrew when they were advised that the application would be considered during City Council's summer recess when the Chief Planner and Executive Director, City Planning, had delegated authority to automatically proceed with designation. The property, which contains a detached house form building, is currently vacant and there is concern about the future of the site. In order to preserve the heritage values and attributes of the William Dineen House, it is recommended that City Council state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

Also associated with William Dineen is 2 Temperance Street, located at the intersection of Yonge and Temperance Streets, this site contains the William Dineen Building (1897), which has design, associative and contextual values as the businessman and community leader's office, showroom and workshop. In November 2009, City Council enacted By-law 1062-2009 designating the property under Part IV, Section 29 of the Ontario Heritage Act.

COMMENTS

Staff have completed a Heritage Property Research and Evaluation Report for the property at 230 Sherbourne Street, which is appended as Attachment No. 4. As a result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The property at 230 Sherbourne Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial

criteria for municipal designation under the three categories of design, associative and contextual values. Located on the west side of Sherbourne Street, south of Dundas Street West, the William Dineen House (1872, with updates to 1895) is a well crafted example of a house form building of the style and type popular in the late 19th century, which is associated historically with businessman and community leader, William Dineen, as well as the notable Toronto architecture firm of Langley and Langley. The William Dineen House is historically linked to its surroundings on Sherbourne Street as it was originally developed as an exclusive residential enclave. The Reasons for Designation (Statement of Significance), which is the public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the owners of 230 Sherbourne Street and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

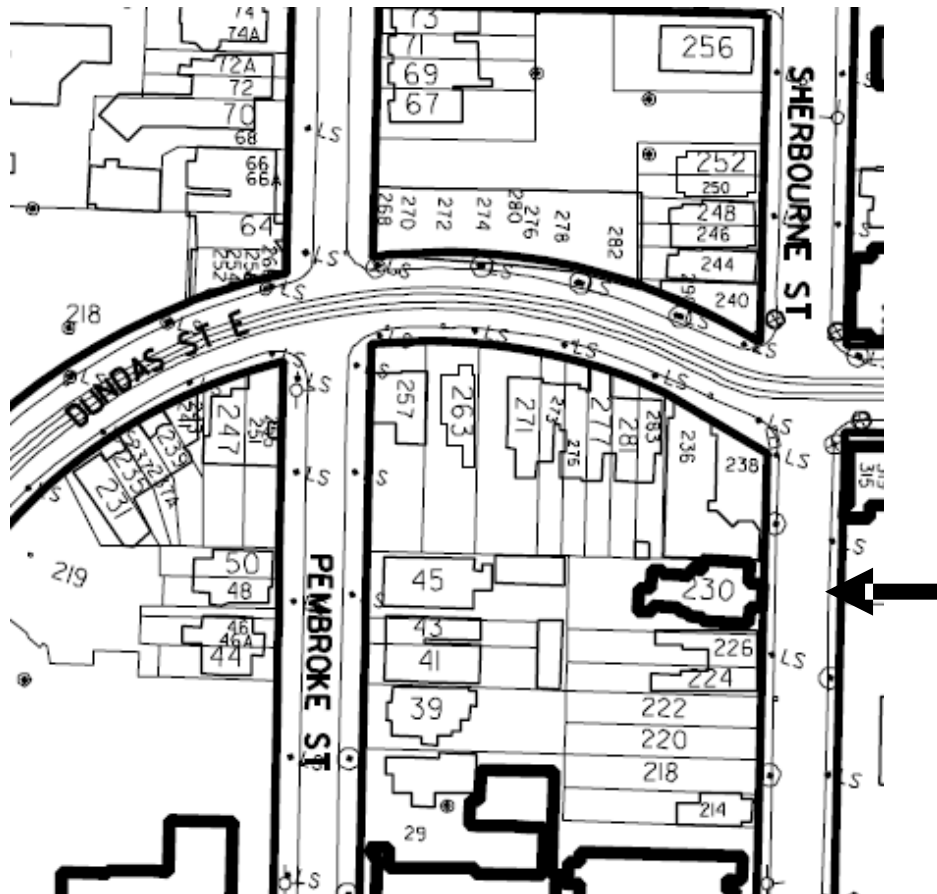
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City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only;
the exact boundaries of the property are not shown.

The **arrow** marks the location of the site.



Principal (east) façade of the William Dineen House at 230 Sherbourne Street
(Heritage Preservation Services, 2011)

REASONS FOR DESIGNATION (STATEMENT OF SIGNIFICANCE)

230 Sherbourne Street: William Dineen House

Page 1 of 2

Description

The property at 230 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 prescribed by the provincial government for municipal designation under the three categories of design, associative and contextual value. Located on the west side of Sherbourne Street, south of Dundas Street East, the William Dineen House (1872 and updated to 1895) is a 2½-storey detached house form building. The property was listed on the City of Toronto Inventory of Heritage Properties in 1976.

Statement of Cultural Heritage Value

The William Dineen House is a well-crafted example of a house form building that is typical of the style and type found in Toronto's upscale residential neighbourhoods in the late 19th century. The residence was updated with classical detailing as part of its conversion to a single detached residence.

The property at 230 Sherbourne Street is directly associated with William Dineen, co-founder of the W. and D. Dineen Company, furriers and clothiers. Dineen was a successful Toronto businessman and community leader who also served as a separate school board chairman and trustee and as the director of banks and insurance companies. He occupied the Sherbourne Street residence for nearly forty years.

Toronto architects Langley and Langley are associated with the William Dineen House, designing alterations to the original (1872) building in 1895. The father and son partnership was headed by Henry Langley, one of Toronto's most significant architects in the late 19th century. During a series of partnerships and in solo practice, Langley was renowned for his ecclesiastical designs, as well as residential projects in the city's upscale neighbourhoods. The commission for the William Dineen House was executed near the end of Langley's notable career.

The William Dineen House is historically linked to its surroundings in the Sherbourne Street neighbourhood where it stands as one of the few remaining 19th century buildings on the thoroughfare from the era when it was an exclusive residential enclave that housed the leaders of Toronto society.

Heritage Attributes

The heritage attributes of the property at 230 Sherbourne Street are:

- The scale, form and massing of the 2½-storey house form building

Reasons for Designation

- The T-shaped plan where the main body of the house is extended to the west by a brick wing
- The materials, with brick cladding and brick, wood and terra cotta trim
- The gable roof with extended and returned eaves, paired wood brackets, double brick chimneys at the four corners, and gabled dormers with wood detailing
- The principal (east) façade, which is symmetrically organized with a central frontispiece with classical detailing beneath a gabled roof with decorative wood trim
- The main (east) entrance, which is placed at the base of the frontispiece in an open and raised porch with terra cotta detailing
- The entry, which is inset in a round-arched surround with a fanlight and three-quarter-length side lights
- The fenestration on the east façade, with Tudor-arched openings with voussoirs and keystones, which are found in the single-storey bay windows and in pairs in the second storey
- On the north and south elevations, the segmental-arched and half-round window openings
- The 1½-storey brick-clad rear (west) wing with the mansard roof, tall brick chimneys, gabled dormers, and segmental-arched window openings

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WILLIAM DINEEN HOUSE
230 SHERBOURNE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

July 2011

1. DESCRIPTION



Cover & above: principal (east) façade, 2011 (Heritage Preservation Services)

230 Sherbourne Street: name	
ADDRESS	230 Sherbourne Street (west side, south of Dundas Street West)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D48, Part Lot 17B & Lot 18
NEIGHBOURHOOD/COMMUNITY	Sherbourne Street
HISTORICAL NAME	William Dineen House
CONSTRUCTION DATE	1872 (original building)
ORIGINAL OWNER	John Leckie, merchant
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Vacant * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	1895, alterations, Langley & Langley, architects
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Queen Anne Revival (with alterations)
ADDITIONS/ALTERATIONS	1882, brick cladding added; 1884, mansard roofs added
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 230 Sherbourne Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1868	Parts of Park Lots 5 & 6 are subdivided under Plan D48, including Lots 17B & 18 on the west side of Sherbourne Street, south of Wilton Crescent (present-day Dundas Street West)
1868	Jane P. Leckie acquires Lot 17B and, with her husband John Leckie ¹ , mortgages the property for \$7600
1870 Feb	The subject site remains vacant according to the city directory
1872 Apr	Two “unfinished houses” owned by John Leckie occupy the property, a reference to the semi-detached house form buildings shown on Goad’s Atlases in the late 19 th century
1873	Leckie rents the houses to John O’Dell and Colonel Walter O’Hara (according to the city directory and tax rolls) ²
1874 Apr	Leckie’s houses at “228 & 230” Sherbourne are described in the tax assessment rolls as “rough cast” (stuccoed)
1874 May	William Dineen acquires Lot 17B, excluding the southern five feet on Sherbourne Street
1875 Jan	William Dineen is listed as the occupant at #230 Sherbourne in the City Directory, “corrected to January 1, 1875”
1875 Apr	William Dineen is recorded in the tax assessment roll as the property owner & occupant of #230 Sherbourne, with John O’Dell residing in the portion at #228
1880	The semi-detached non-brick houses are shown on Goad’s Atlas, where only one unit is numbered on the map
1882 Sept	The houses, occupied by Dineen & his tenant, are now recorded as “brick frame” ³
1884	Goad’s Atlas shows the houses with brick cladding
1884 Sept	The assessment rolls indicate that mansard roofs have been added to the semi-detached houses ⁴
1888 Apr	Dineen acquires the southern five feet of Lot 17B, along with adjoining Lot 18, site of semi-detached houses at 224-226 Sherbourne ⁵

¹ Leckie’s surname is spelled “Lackie” in some archival sources

² This appears to be the same Walter O’Hara who was a founder of Parkdale, where the retired Irish soldier developed Park Lot 31 into a residential subdivision around his country house named “West Lodge”

³ The houses were still described as “roughcast” on the September 1881 assessment roll. No building permit for the brick cladding was located between January 1, 1882 (the date of the first surviving building permits for the former City of Toronto) and September 30, 1882 (when the tax assessment roll was compiled)

⁴ This alteration was made between September 1883 and September 1884 when the assessment rolls were compiled. There is a gap in the building permits during this period

1895 June	Building permit #1933 is issued to William Dineen for alterations to the house at "228 Sherbourne" with Langley & Langley named as the architects
1896 June	Dineen is the sole occupant of the dwelling, now a detached single house form building numbered "230 Sherbourne" and valued at \$5000
1911	James Shearer is the occupant of #230 Sherbourne (according to the 1912 city directory, with information compiled the previous year)
1925	William Dineen remains the owner of #230 Sherbourne until his death in October 1925
1976	Toronto City Council lists the property at 230 Sherbourne Street on the City of Toronto Inventory of Heritage Properties on August 18, 1976

ii. HISTORICAL BACKGROUND

Sherbourne Street

The property at 230 Sherbourne Street is located on one of the major arterial roads in the Toronto neighbourhood east of Yonge Street (Image 1). The site was originally part of Park Lot 5, one of the 100-acre allotments surveyed between present-day Queen and Bloor Streets, east of the Don River, and granted to military and government officials after the Town of York was founded in 1793. William Allan, York's first post master, acquired part of Park Lot 5 in 1819 as the site of his "Moss Park" estate.

As part of improvements to Allan's estate undertaken in 1845, architect John Howard surveyed a new road along the eastern boundary of the property. The corridor was locally known as "Allan's Lane", but formally named Sherbourne Street.⁶ Following Allan's death in 1853, his son and heir subdivided the acreage along a network of roads, including an unusual curved street named Wilton Crescent (later an extension of Dundas Street East). George William Allan registered Plan D48 in 1869, subdividing part of Park Lot 5 adjoining the southwest corner of Sherbourne Street and Wilton Crescent into 22 building lots.

By the late 19th century, Sherbourne Street along with the neighbouring Jarvis Street to the west developed as upscale thoroughfares lined with churches and fine residential buildings that attracted the city's prominent businessmen, solicitors, politicians and other community leaders. Many of the grand houses were converted for institutional uses or replaced by low-rise apartment houses in the World War I era. The Great Depression of the 1930s resulted in the conversion of much of the building stock to rooming houses, many of which were demolished as the neighbourhood changed after World War II.

⁵ Dineen planned alterations to his new properties according to a reference in the May 1888 issue of The Canadian Architect and Builder. The semi-detached house form buildings at 224-226 Sherbourne Street have been demolished

⁶ The street was named for the ancestral village of Thomas Ridout, Surveyor-General of the Province of Upper Canada, who acquired Park Lot 4, east of Allan's property where he built "Sherborne (sic) Villa"

230 Sherbourne Street

The property at 230 Sherbourne Street occupies parts of Lots 17B and 18 on the residential subdivision that opened near the southwest corner of Sherbourne Street and present-day Dundas Street East. In 1872, a pair of semi-detached houses was constructed on the site for John Leckie, a merchant who did not occupy either of the residences.⁷ The assessment rolls described the buildings as 2½ stories with roughcast (stucco) cladding. In 1874, William Dineen purchased the properties, then known as 228 and 230 Sherbourne Street, occupying the northernmost unit (#230) and renting the other dwelling.

William Dineen (1838-1923) was an Irish immigrant who, following employment with the men's and women's clothing firm of Petley and Dineen, opened a hat store with his brother, Dennis in 1864 (Image 7). As the W. & D. Dineen Company, the brothers first occupied premises at Yonge and King Streets where they offered an array of men's and women's accessories, including "race-going hats", Stetson's, panama, and straw sailors' hats. Sensing an opportunity in the market, Dineen added furs to the inventory during a period when the products were no longer regarded as luxury items reserved only for the wealthy. Manufacturing fur coats, capes, boas, caps and gloves, Dineen offered a wide variety of mink, fox, sable, ermine and chinchilla furs, as well as Alaska seal and Persian lamb, including imports from London and Russia. Following his brother's death in 1873, William Dineen continued the business under the company name and, twenty years later, the firm was described as "one of the oldest established and most reliable house in this trade (hatters and furriers)."⁸ With the success of the enterprise, in 1896 Dineen relocated to new premises on the northwest corner of Yonge and Temperance Streets (Image 9).⁹ While furs remaining the mainstay of the business, Dineen added women's clothing to the company's offerings during the World War I era (Image 8).

Following Dineen's acquisition of the Sherbourne Street properties, the buildings were clad in brick by September 1882 and mansard roofs were added two years later (the changes to the site are documented on Goad's Atlases for the late 19th and early 20th century, attached as Images 2-5).¹⁰ In June 1895, Dineen received a building permit for alterations to the property that included a single-storey brick addition and, to the rear, a two-storey stable (Image 6).¹¹ Completed by June 1896, the semi-detached houses were converted into a single dwelling identified as #230 Sherbourne. Dineen continued to occupy the residence until 1910. Relocating to Rosedale, Dineen owned the property at #230 Sherbourne (as well as the neighbouring sites at 224-226 Sherbourne) until his death in October 1925.

⁷ While the semi-detached house form buildings were under construction, Leckie occupied a neighbouring residence to the south

⁸ Toronto Illustrated 1893, 132

⁹ Restored and expanded following a devastating fire in 1917, the Dineen Building stands at 2 Temperance Street where it is designated under Part IV, Section 29 of the Ontario Heritage Act

¹⁰ The mansard roof remains on the 1½-storey rear (west) wing

¹¹ Drawings for this commission do not appear to be retained in the Horwood Collection at the Archives of Ontario, a major repository for architect Henry Langley's projects

Langley and Langley, Architects

The 1895 alterations to the William Dineen House were designed by the Toronto architectural practice of Langley and Langley. The partnership was headed by Henry Langley (1836-1907), whose career began in the mid 19th century when he apprenticed with the local firm of Hay and Gundry. After William Hay left the practice, Langley became Gundry's partner until the latter's untimely death in 1860. Langley worked alone until 1873 when he was joined by his brother Edward, a builder, and nephew, Edmund as Langley, Langley and Burke. When Edward Langley left the firm in 1883, followed by Burke in 1891, Henry Langley was joined by his son, Charles E. Langley, the first graduate of the department of architecture at the University of Toronto.¹² Their partnership extended into the 20th century.

Henry Langley was noted throughout his career for his ecclesiastical commissions, notably in the Gothic Revival style, including the first Metropolitan Methodist Church (completed in 1872 and rebuilt as Metropolitan United Church in 1928), Jarvis Street Baptist Church (1875), and Sherbourne Street Methodist Church (1887, and now known as St. Luke's United Church), all in the neighbourhoods east of Yonge Street.¹³ During the partnership of Langley and Langley, while the pair prepared the plans for Tecumseth Street Baptist Church in Toronto's west end, much of their practice involved residential commissions, including many along the Jarvis and Sherbourne corridors. Henry Langley was well versed in the popular architectural modes of the era, including the Second Empire and Queen Anne Revival styles.¹⁴

ARCHITECTURAL DESCRIPTION

The William Dineen House, as updated by Langley and Langley in 1895, displays features of the Queen Anne Revival, the most favoured style for residential architecture at the close of the 19th century, which was “characterized by a picturesque, irregular massing of forms and a rich variety in materials and details.”¹⁵ The William Dineen House incorporates the roof detailing, the mixture of medieval- and classically-inspired embellishments, and the varied cladding of the Queen Anne Revival. The building has been described as “an elegant single dwelling” with “one of the most inspired classical doorways in town” and “similar classically derived moulded brick and terra cotta decoration.”¹⁶

¹² When Charles E. Langley graduated in 1890, the department of architecture was part of the School of Practical Science

¹³ The extant building are recognized on the City of Toronto's heritage inventory

¹⁴ While partnered with Gundry, Langley introduced the Second Empire style for residential buildings in Toronto with the completion of Government House, the Lieutenant Governor of Ontario's official residence, and later demolished. By the end of the 19th century, he was noted for designs in the Queen Anne Revival style, beginning with department store entrepreneur Robert Simpson's “Haddon Hall” (no longer extant)

¹⁵ Kalman, 613

¹⁶ McHugh, 155

The structure has a 2½-storey T-shaped plan and features brick cladding with brick and wood trim.¹⁷ The main body of the house is covered by a gable roof with extended and returned eaves, paired brackets, pairs of double brick chimneys near the four corners and, on the east slope, twin gable dormers with wood detailing. The principal (east) facade is symmetrically organized into three bays. In the centre, a projecting frontispiece with terra cotta detailing is surmounted by a gable roof with decorative detailing. At the base of the frontispiece, a raised and open porch accesses the main entrance. The entry is inset in a classically-detailed segmental-arched surround with wood trim, a fanlight and three-quarter-length panelled sidelights.¹⁸ In the outer bays, single-storey bay windows have decorated cornices. Tudor-arched window openings with voussoirs and keystones are found in both floors. On the side elevations, paired segmental-arched window openings are found in the attic storey, with half-round windows in the first floor (the lower part of the north elevation is concealed by the adjoining commercial building). At the rear (west), a 1½-storey brick wing with segmental-arched window openings is covered by a mansard roof with tall brick chimneys and gabled dormers on the north and south slopes.

CONTEXT

The property at 230 Sherbourne Street is located on the west side of the thoroughfare, directly south of Dundas Street East. On the southeast corner of intersection, All Saints Anglican Church stands as a local landmark. With the redevelopment of sections of Sherbourne Street between Queen and Dundas Streets, the William Dineen House is one of the few surviving residential buildings dating to the original development of the thoroughfare in the 19th century.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

¹⁷ The house is currently painted, but an examination of the base and the brick flanking the east entry reveals buff brick cladding. This would relate to the period in the 1880s when the structure was clad with brick and mansard roofs added, since both the colour of the cladding and the roof style are consistent with Second Empire styling

¹⁸ While altered, the original detailing is shown in a photograph from the 1970s, attached as Image 11

Representative Example of a Style and Type with a High Degree of Craftsmanship –

The William Dineen House is a well-crafted example of a house form building that is typical of the style and type found in Toronto's upscale residential neighbourhoods in the late 19th century. The residence was updated with classical detailing as part of its conversion to a single detached residence.

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

Person - The property at 230 Sherbourne Street is directly associated with William Dineen, the prominent Toronto furrier who was described as “a pioneer of the business life of Toronto and one of its best known citizens.”¹⁹ A co-founder of the W. and D. Dineen Company, the success of the venture was attributed in part to William Dineen's promotion, whereby he “claimed the record as the longest continuous advertiser with Toronto's daily newspapers”... where “much of the advertising was written by himself.”²⁰ Dineen also served as a long-term trustee and chairman of the Separate School Board (forerunner to today's Toronto Catholic District School Board) and as the latter's representative on Toronto's Board of Education. He was a member of the board of directors of the Sterling Bank and the Crown Life Insurance Company, and as vice-president of the Sovereign Life Insurance Company.

Architect – With alterations in 1895, the William Dineen House is associated with the Toronto architectural partnership of Langley and Langley, comprised of Henry Langley and his son, Charles. Henry Langley has been described as “probably Ontario's most respected Victorian architect,”²¹ who was particularly revered for his ecclesiastical and residential commissions.

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

Surroundings – The William Dineen House is historically linked to its surroundings in the Sherbourne Street neighbourhood where it stands as one of the few remaining 19th century buildings on the thoroughfare. Opposite the subject property, on the southeast corner of Sherbourne and Dundas Streets, All Saints Anglican Church (1874, with additions), stands as a local landmark and dates to the same era when the former park lots between Queen and Bloor Street were developed into residential enclaves.

¹⁹ Globe, October 20, 1925

²⁰ Globe, October 20, 1925

²¹ ²¹McHugh, 283

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 230 Sherbourne Street has design, associative and contextual values. The William Dineen House retains its integrity as a surviving late 19th century house form building that was updated with well-crafted Queen Anne Revival features according to the designs of the Toronto architectural firm of Langley and Langley. The house is historically significant for its association with William Dineen, a well-known Toronto merchant and community leader who authorized the updates to the residence. The William Dineen House is historically linked to the Sherbourne Street neighbourhood as it developed in the late 1800s as a sought-after residential neighbourhood.

SOURCES

Archival Sources

Abstract Indices of Deeds, Plan D48, Lots 17B & 18
Assessment Rolls, City of Toronto, St. Thomas's Ward 1868-91, and Ward 2, Divisions 1 and 1A, 1892 ff.
Building Permit #1933, June 11, 1895
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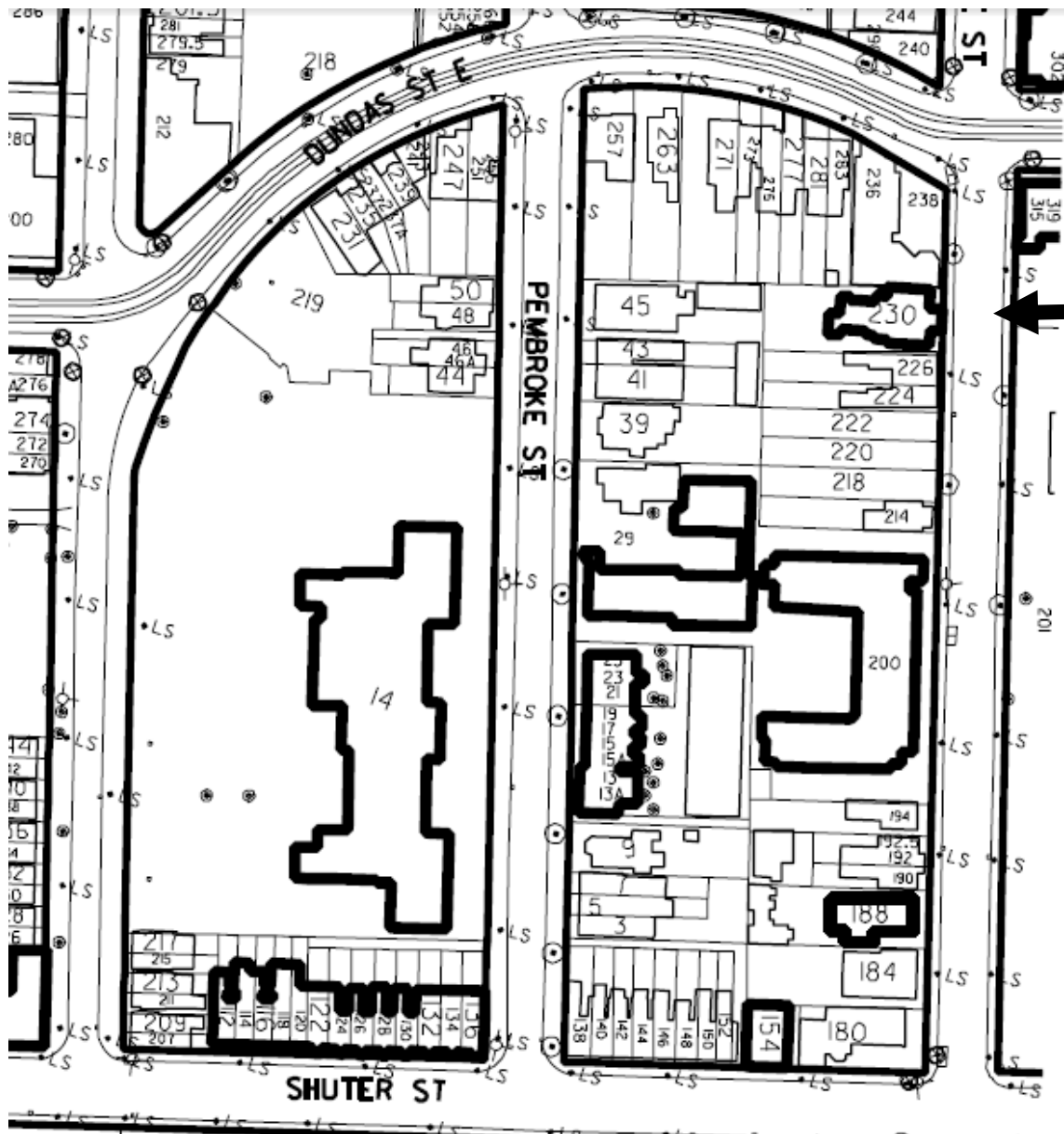
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"Dineen's fire sale," Toronto Daily Star, March 16, 1917
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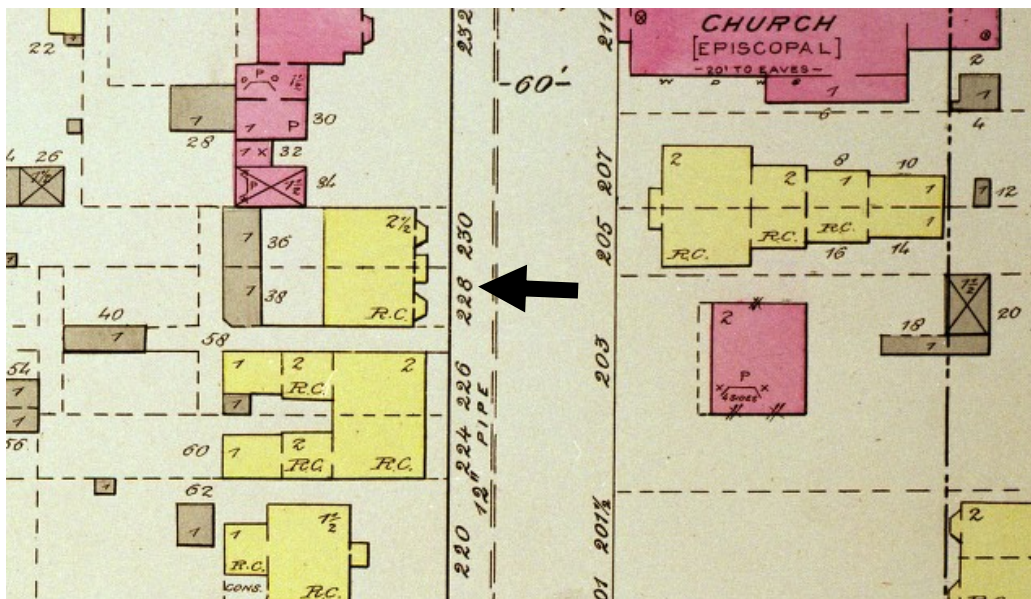
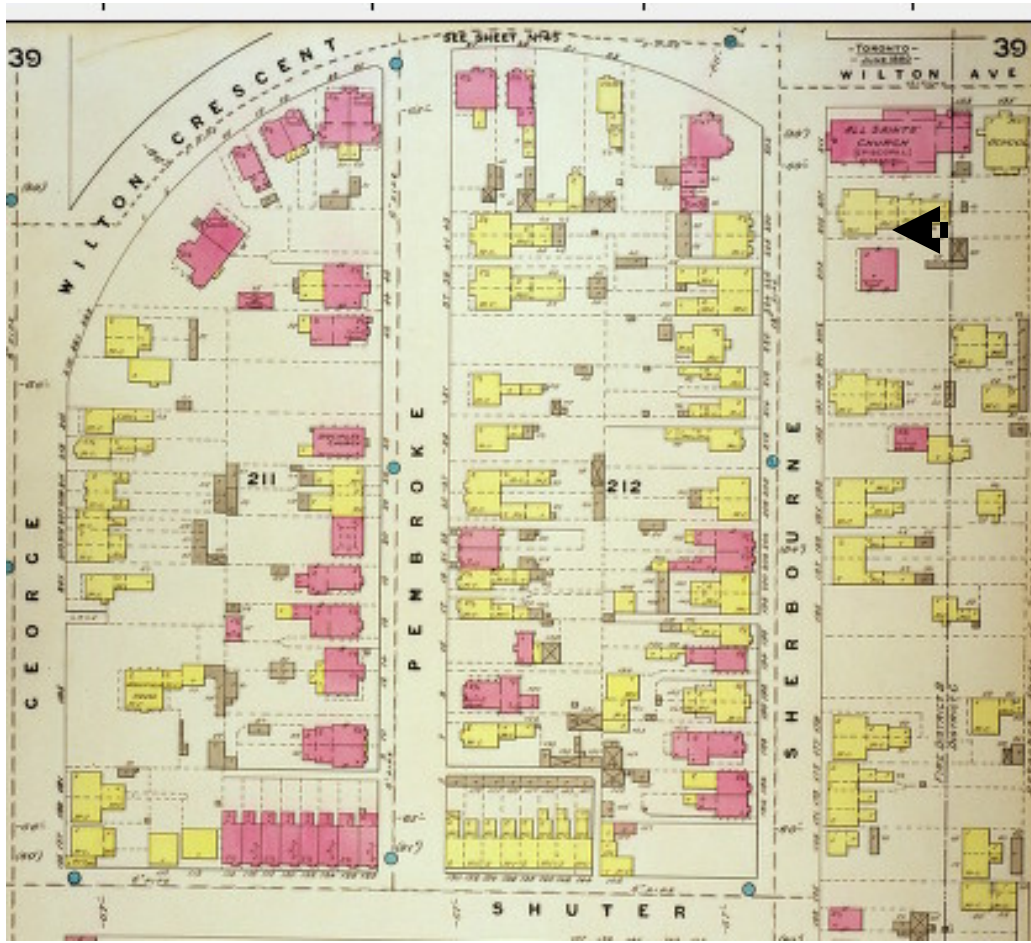
“Funeral of William Dineen attended by many friends,” Globe, October 23, 1925
“Heavy loss by a fur factory fire,” Toronto Daily Star, December 12, 1907
“Lieutenant Gordon G. S. Dineen,” Toronto Daily Star, July 22, 1916
“King Street land growing in value,” Toronto Daily Star, August 28, 1905
“Mr. Dineen resigns place as trustee,” Toronto Daily Star, January 4, 1909
“Pioneer merchant, William Dineen, dies in hospital,” Globe, October 20, 1925
“Rebuilding sale,” The Evening Star, May 6, 1896
“Sell bonds here,” The Evening Star, August 17, 1894
“Separate School trustee taxes to P. S.,” Toronto Daily Star, October 2, 1917
“Sterling Bank,” Toronto Daily Star, September 13, 1905
“Straw hats at Dineen’s,” Toronto Daily Star, May 21, 1915
“William Dineen,” Toronto Daily Star, October 20, 1925

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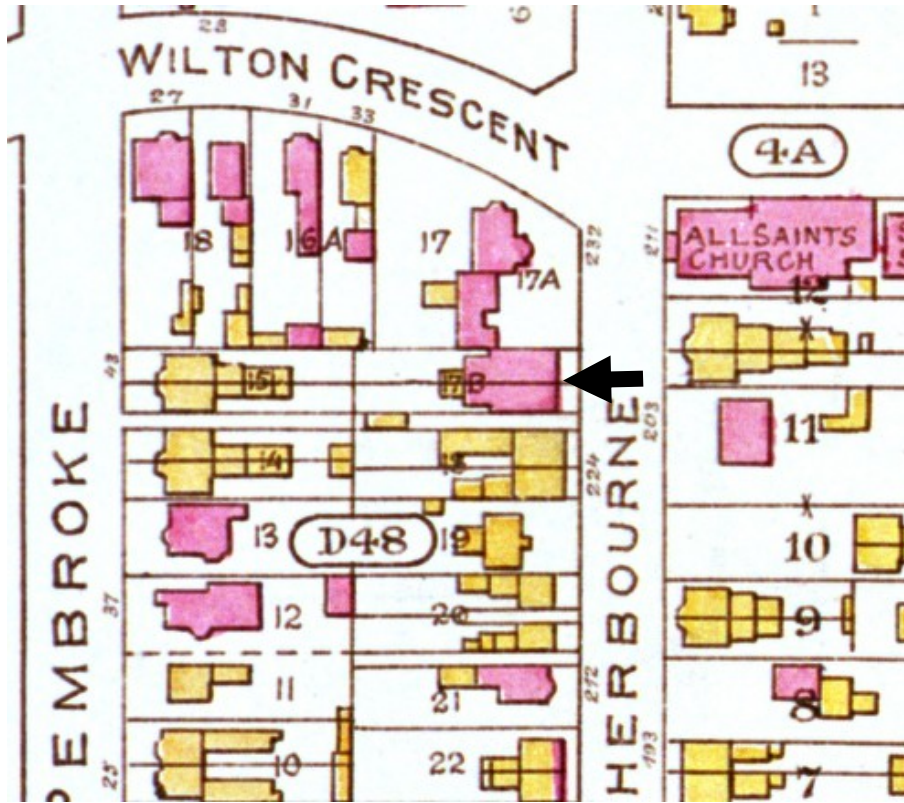
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IMAGES: **arrows** mark the location of the property at 230 Sherbourne Street

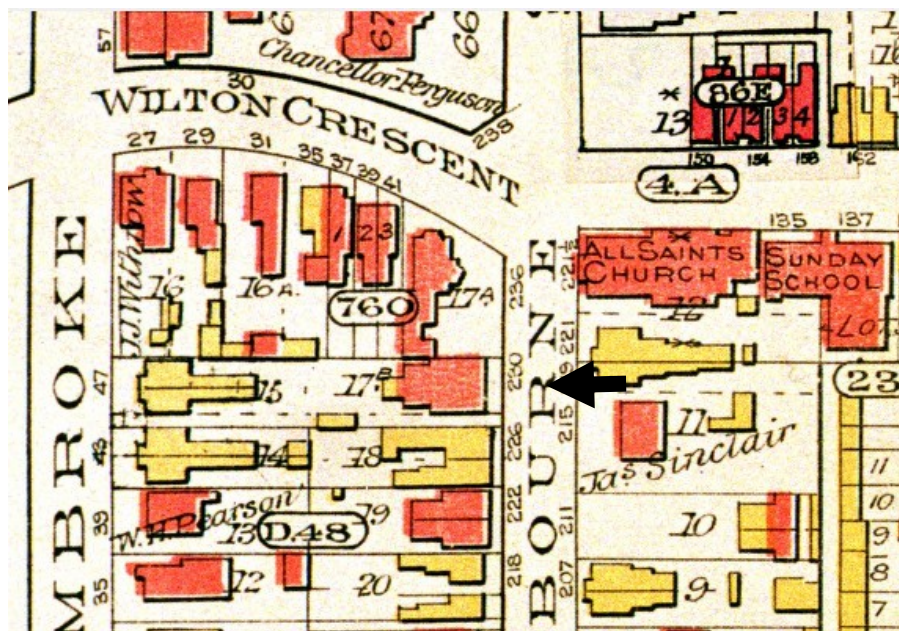




2. Goad's Atlas, 1880: overall and detailed views of the site, showing the stuccoed semi-detached house form buildings



3. Goad's Atlas, 1884: showing the property (unnumbered) where the main body of the houses and the rear (west) wings are now clad in brick

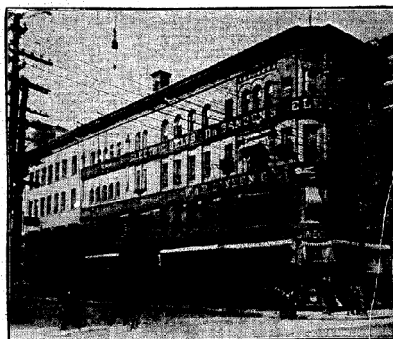


4. Goad's Atlas, 1890 revised to 1899: showing the property following the 1895 alterations



7. Images, William Dineen: from The Evening Star, August 17, 1894 (left) and Toronto Daily Star, October 20, 1925 (right)

Dineen's Furs Have a Continental Record



FORTY-FIVE YEARS SELLING FURS IN TORONTO

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The "Showrooms" are but the public end of the plant, for the Company has a very extensive "made-to-order" business, yet the Showrooms contain an endless variety of splendid garments made from the latest Parisian models. There is also on view in these rooms a remarkable display of different fur skins from which you may select the material that is to go into the garment you desire.

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8. Newspaper Advertisement: Toronto Daily Star, October 24, 1911



9. Photograph: Dineen Building, 2 Temperance Street (Heritage Preservation Services, April 2007)



10. Photograph: William Dineen House (Toronto Historical Board, May 1994)



11. Photographs, William Dineen House: showing the principal (east) façade and main entrance (Toronto Historical Board, April 1973)



12. Photographs, William Dineen House: showing the south elevation and rear (west) tail (above, left), and the north elevation (below, right) (Heritage Preservation Services, 2011)