

CITY OF TORONTO

Bill 665

BY-LAW -2024

To designate the property at 8 Cawthra Square as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 8 Cawthra Square as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 8 Cawthra Square and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 8 Cawthra Square more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B 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 owners of the property at 8 Cawthra Square and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on June , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 8 CAWTHRA SQUARE

Reasons for Designation

The property at 8 Cawthra Square, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative and contextual value.

Description

The property at 8 Cawthra Square is located in the Church-Wellesley neighbourhood, on the north side of Cawthra Square, mid-block between Jarvis Street and Barbara Hall Park. It contains a two-storey Queen Anne Revival-style house that was constructed in 1892. The building now contains several apartments. It sits adjacent to a nearly identical house at 6 Cawthra Square, designed and built at the same time.

Statement of Cultural Heritage Value

The house is a unique example of the Queen Anne Revival style due to its high-quality materials and distinctive design. The characteristic use of various wall textures, asymmetrical facade and dominant front bay and gable stylistically defines the house. The generous use of stone, spacious detached form, and its irregular and picturesque gable-on-hip roofline sets it apart from many other Queen Anne Revival style houses in Toronto.

The house once featured elaborate and exuberant spindle work bargeboards, gable screens, and verandah friezes, as well as cresting on the verandahs and roof ridge. Originally, the high quality of materials with the elaborate spindle work and cresting - combined with the highly distinctive rooflines - marked the house as being more refined than the more typical Queen Anne Revival-style houses to line Toronto streets. While some decorative features of the front verandah have been lost, the rear verandah retains much of the original spindle work detail. The house retains significant integrity and continues to stand apart from many Queen Anne style houses in Toronto.

The property also has historical value for recalling the socio-economic and development history of the immediate and broader area, surviving as one of a dwindling number of residences in the Church Wellesley village area to do so.

When originally developed, the area was one of the most desirable in the city with the main corridors of Jarvis, Church and Sherbourne streets containing grand houses and the intermediate streets comprising many substantial but less grand houses such as this. Such properties attracted the professional and upper-middle class residents, including managers and business owners, including its first owner and occupant, Thomas Bryce, a prominent lumber merchant, builder and one time Alderman on city Council. By the mid-1900s, many area houses had become rentals,

boarding houses and apartments attracting single people who would come to define the demographic make-up of the Church-Wellesley Village area. The subject property reflects the socioeconomic history of the street and area.

Further, the property contributes to the historic character of the immediate and broader physical context of the street and the neighbourhood.

Cawthra Square was developed as an upscale residential enclave, between two of the grandest streets in the city - Jarvis and Church streets. The high-quality materials and design of the subject property - combined with it being an integral component of a row of houses making up the north side of the street - help to define, maintain and support the character of the street.

Additionally, the property helps to define, maintain and support the historic late 1800s and early 1900s character of the broader area. Immediately adjacent Jarvis Street between Cawthra Square and Gloucester Streets is entirely comprised of properties designated and listed on Toronto's Heritage Register, including the George Gooderham House (1891) at the corner of Cawthra Square, which was designated in 1976. The block of Gloucester Street behind the subject property, and Monteith Avenue, immediately adjacent to Cawthra Sq to the west are highly concentrated with properties on the Heritage Register which are designated or listed. The block bound by Cawthra Square, Church, Gloucester and Jarvis Streets contains the highest concentration of Heritage Register properties in the Church -Wellesley Village area.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 8 Cawthra Square as a unique example of Queen Anne-Revival-style design include:

- The two-storey, rectangular form, scale and massing of the house with rectangular rear extension
- The gable-on-hip roof with rear cross gable and front facing gable; side gable-roof dormer; tall, corbelled chimneys; gable peak with wood-shingle cladding; slate roofing
- The red-brick exterior with rough-dressed stone detailing comprising belt course, window sills and lintels, and first-storey, front-façade cladding
- The fenestration comprising rectangular openings; the second-storey bay window; the second-storey front-façade doorway with transom; the east elevation stained and leaded glass window
- The front verandah placement and its upper-deck components including cornices and ceiling; The rear wraparound verandah with its spindle work frieze, solid and spindle work brackets, and turned balustrade
- The main central doorway with recessed porch clad in wooden tongue-and-groove cladding, the Queen Anne-style panelled wood door with multi-pane glazing arranged around a single pane, and door surround mouldings

Historic and Associative Value

Attributes that contribute to the value of the property at 8 Cawthra Square for its contribution to an understanding of the historical socio-economic and development history of the immediate and broader Church-Wellesley village area:

The substantive architectural design of the house including its Queen-Anne Revival style, spacious two-storey form, and high-quality materials and detailing which recalls the area's historic and upscale residential character of detached and semi-detached houses.

Contextual Value

Attributes that contribute to the contextual value of 8 Cawthra Square as helping to define, maintain and support the historic late 1800s and early 1900s character of its context immediate context and broader area include:

- The location on Cawthra Square, between Church and Jarvis Streets
- The house contributes to the concentration of late Nineteenth and early Twentieth century houses on Jarvis Street, Gloucester Streets and Monteith Avenue included on the City's Heritage Register
- The building's placement on Cawthra Square with similar setback and orientation to the street as the other historic houses in the block

The substantive architectural design of the house including its Queen-Anne Revival style, spacious two-storey form, and high-quality materials and detailing which recalls the area's historic and upscale residential character of detached and semi-detached houses

SCHEDULE B
LEGAL DESCRIPTION

8 Cawthra Square

PIN 21106-0189 (LT)

PART OF LOT 13, REGISTERED PLAN 570

AS IN CA231414

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)