

Authority: Toronto Community Council Report No. 12, Clause No. 26,
as adopted by Council on October 28, 29 and 30, 1998
Enacted by Council: October 30, 1998

CITY OF TORONTO

BY-LAW No. 798-1998

**To designate the property at 93 Balsam Avenue as being
of architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at No. 93 Balsam Avenue as being of architectural and historical value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 93 Balsam Avenue and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "B" to this by-law; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at No. 93 Balsam Avenue , more particularly described and shown on Schedule "A" to this by-law, is designated as being of architectural and historical 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 Schedules "A" and "C" 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 No. 93 Balsam Avenue and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 30th day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"

In the City of Toronto and Province of Ontario, being composed of Lot 21 and the southerly 1.52 metres in perpendicular width from front to rear of Lot 22 on Plan 1183-York registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The said land being most recently described in Instrument CA546713(FIRSTLY).

The hereinbefore described land being delineated by heavy outline on Plan SYE2900 dated October 20, 1998, as set out in Schedule "C".

SCHEDULE “B”

Heritage Property Report

William J. Gardiner House
93 Balsam Avenue

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HERITAGE TORONTO

Heritage Property Report

Basic Building Data:

Address: 93 Balsam Avenue (east side of Balsam Avenue, north of Queen Street East)

Ward: 26

Current Name: not applicable

Historical Name: William J. Gardiner House

Construction Date: 1899

Architect:	none found
Contractor/Builder:	none found
Additions/Alterations:	dates unknown: three rear (east) additions
Original Owner:	William J. Gardiner
Original Use:	Residential
Current Use*:	Residential
Heritage Category:	Neighbourhood Heritage Property (Category C)
Recording Date:	June 1998
Recorder:	HPD:KA

*this does not refer to permitted use(s) as defined in the Zoning By-law

HISTORICAL BACKGROUND:

1. The Beach:

Development of the East Toronto neighbourhood known as the Beach began in 1853. The area remained the setting of country estates until the final quarter of the 19th century.

With the extension of street car and steamer service from the City of Toronto in the 1870s, the eastern beaches attracted both occasional visitors to amusement parks and other recreational pursuits, and seasonal residents who occupied tents and cottages along the lakeshore. Balmy Beach Park was established in 1876. The Kew Farm, located east of Woodbine Avenue, was renamed Kew Gardens in 1878 when it was converted to a “picnic park” with campsites and cabins. During the 1890s, new parks joined the existing ones near Woodbine, Kew and Balmy Beaches. This development was accompanied by a move to year-round occupancy and improved roads and transit.

Queen Street East was extended east from Woodbine Avenue in 1887. The following year, the extension of the street east from Woodbine to Lee Avenue coincided with the incorporation of the Village of East Toronto (the community achieved town status in 1903 prior to being annexed by the City of Toronto in 1908). By 1896, the streetcar line reached Balsam Avenue.

2. 93 Balsam Avenue:

Following the extension of the streetcar line to Balsam Avenue, part of the latter street was registered in a plan of subdivision in 1895. The property at 93 Balsam Avenue remained undeveloped when it was transferred from Robert Beaty, a King Street East banker, to A. J. R. Snow, a barrister on Sherbourne Street. The house at 93 Balsam Avenue was completed in 1899

when William J. Gardiner, a jeweller, purchased the property. Gardiner resided on-site with his wife and five children and acquired three adjoining vacant lots. In 1906, Gardiner sold the property at 93 Balsam. The house remained vacant until 1910, when William Pepper began a 30-year tenancy.

In 1940, Edward M. Caudie, a toolmaker, bought the property. Caudie's daughter, Nancy, retained the property until her death in 1997. Nancy Caudie Wright's artistic career began at age 16 when she apprenticed as a commercial artist with the Harry Lane Studio, a Toronto advertising firm. She did advertising layouts and illustrations for the Timothy Eaton Company for eight years before joining Bomark Engravings as an illustrator. Nancy Caudie Wright worked briefly as a freelance artist before forming a studio with artists Bill Winter and Jack Bush. During this period, she specialized in book covers and editorial illustrations for major publications. From 1948 to 1953, Nancy Caudie Wright served as art director of the *Canadian Home Journal*. As a designer at the firm of Samson, Mathews in the 1950s, one of her colleagues was Group of Seven artist A. J. Casson.

In 1940, Nancy Caudie Wright became the first female member of the Art Directors Club of Toronto. With the support of A. J. Casson, member of the Board of the Ontario College of Art, she began a 10-year career as a teacher at that institution in 1958. While teaching and working as a commercial artist, Nancy Caudie Wright pursued her interest in watercolour painting. She exhibited with the Ontario Society of Artists and the Watercolour Society of Canada before holding a one-woman show at Toronto's Upstairs Gallery in 1958. Following her retirement in 1969, Nancy Caudie Wright concentrated on painting trips with fellow artist Doris McCarthy, a former resident of Balsam Avenue. According to artist Allan O'Marra, "Wright's watercolours...show an unerring sense of design, masterful draftsmanship, flawless colour harmonies, and a craftsman's understanding of the medium. But most of all, they show her empathy for the Canadian landscape and her ability to respond directly and spontaneously to it."

ARCHITECTURAL DESCRIPTION:

The William J. Gardiner House is a modest single-storey bungalow typical of the first generation of houses constructed in the East Toronto neighbourhood during its transition from a seasonal to a permanent community. Constructed of wood frame, the cottage is clap with shiplap siding. Its rectangular plan is covered by a hip roof with a brick chimney on the north slope. The roof extends over an open, raised verandah that wraps around the front (west) and side (north and south) walls. The verandah has a moulded wood base and wood columns and railings. The principal (west) façade is symmetrically organized into three bays. The entrance with a panelled wood door is centered between two extended window openings with shutters. The openings, which contain multi-paned diamond-patterned windows, are repeated on the sidewalls. The south façade has a projecting bay window, while the north wall displays diminutive rectangular window openings. The interiors and the three rear (east) additions are not included as significant elements in the Reasons for Designation.

CONTEXT:

The William J. Gardiner House is located on the east side of Balsam Avenue in the first block north of Queen Street East. The house is set back from the street on an elevated lot. It is set apart by its modest form and wood cladding in a street with larger houses with brick or mixed cladding. At

132 Balsam Avenue, to the north, “Pinecrest” (1904) is a residential building included on the *City of Toronto Inventory of Heritage Properties*.

SUMMARY:

The property at 93 Balsam Avenue is identified for architectural and historical reasons. Built for William J. Gardiner, the house was associated for the past half-century as the childhood home and long-term residence of Nancy Caudie Wright, a noted Toronto artist. The house, with its diminutive form, wood cladding, and modest detailing is indicative of the cottages constructed in the area when East Toronto developed as a summer resort community outside the City of Toronto. Predating the annexation of the area by the City of Toronto in 1908, the William J. Gardiner House is an important surviving example of the early development of the Balmy Beach neighbourhood.

Sources Consulted:

Abstract Index of Deeds, Plan 1183, Lot 21.
Assessment Rolls, 1896 ff.

Campbell, Mary, and Barbara Myrvold. The Beach in Pictures 1793-1932. Toronto Public Library, 1988.

----- . Historical Walking Tour of Kew Beach. Toronto Public Library Board, 1995.

City of Toronto Directories.

Morrison, Barry. “The Joy of painting as intense for well-known artist Doris McCarthy”. Article in Local History Files, Beaches Library.

O’Marra, Allan. “A Remarkable artist” (Nancy Wright). Article in Local History Files, Beaches Library.

ATTACHMENT I

Short Statement of Reasons for Designation

William J. Gardiner House
93 Balsam Avenue

The property at 93 Balsam Avenue is recommended for designation for architectural and historical reasons. The house at 93 Balsam Avenue was completed in 1899 for Toronto jeweller William J. Gardiner. It was the residence of Toronto artist Nancy Caudie Wright from 1940 until her death in 1997.

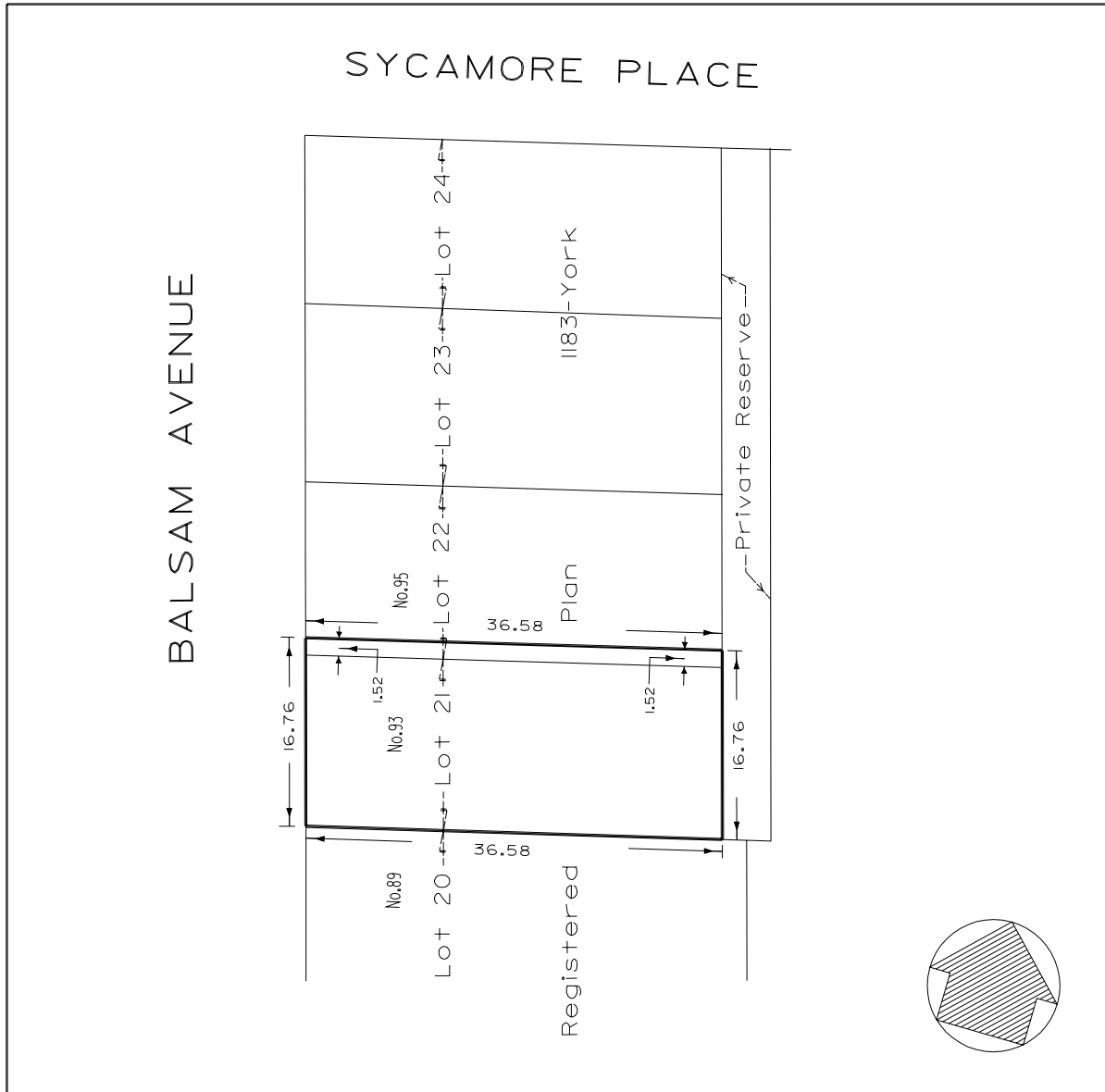
The William J. Gardiner House is a single-storey bungalow constructed of wood frame and clad in shiplap siding. The rectangular plan is covered by a hip roof with a brick chimney. The roof extends over an open raised wraparound verandah with wood detailing. On the symmetrically


organized principal (west) facade, a central entrance has a panelled wood door. The west facade and sidewalls (north and south) display extended flat-headed window openings with multi-paned windows and shutters. There are rectangular windows on the north wall and a single bay window on the south wall. The interiors and three rear (east) additions to the original house are not included as significant elements in the Reasons for Designation.

The William J. Gardiner House is located on the east side of Balsam Avenue north of Queen Street East. It is indicative of the modest wood frame houses constructed when East Toronto developed as a seasonal community east of Toronto and an important surviving example of the early growth of the Balmy Beach neighbourhood.

SCHEDULE "C"

MAP AREA 54H3



 Premises No. 93 Balsam Avenue

NOTE:
 THIS SKETCH IS NOT A PLAN OF SURVEY
 AND HAS BEEN COMPILED FROM SURVEY
 NOTES AND OFFICE RECORDS, IT SHALL
 NOT BE USED EXCEPT FOR THE PURPOSE
 INDICATED IN THE TITLE BLOCK.

Toronto
 WORKS AND EMERGENCY SERVICES

SKETCH TO ILLUSTRATE

LAND DESIGNATED AS
 BEING OF ARCHITECTURAL AND
 HISTORICAL VALUE OR INTEREST

RATIO 1: 500

Metres  Metres

Drawn ME
 Checked W.J.M.
 Date: Oct. 20, 1998

W. Kowalenko-City Surveyor

FILE
 B42-HI

PLAN SYE2900

SYE2900