

6 and 8 Cawthra Square - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: March 12, 2024

To: Toronto Preservation Board

From: Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the properties at 6 and 8 Cawthra Square under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statements of Significance which includes a description of Heritage Attributes found in Attachments 1 and 2.

The subject properties at 6 and 8 Cawthra Square are located between Jarvis and Church Streets, on the north side of Cawthra Square, east of Barbara Hall Park and west of the George Gooderham mansion (1891) at 504 Jarvis Street, in the Church - Wellesley village area.

Each of the properties at 6 and 8 Cawthra Square contains a nearly identical, red-brick Queen Anne Revival-style house dating from 1892. A Location Map and Current Photograph of the heritage properties is found in Attachment 2.

Staff have determined that each property at 6 and 8 Cawthra Square has cultural heritage value, each possessing three Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The subject properties were listed on the City's Heritage Register on July 19, 2023. A development application for an Official Plan and Zoning By-law amendment was made with the City for the properties on May 2, 2023.

The property is subject to a Prescribed Event. The owner provided a waiver to extend the time period for Council to make a decision which expires on May 1, 2024.

In order to meet prescribed timelines under the Ontario Heritage Act, Council must make a decision at its April 17-19, 2024 meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate.

RECOMMENDATIONS

The Acting Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the properties at 6 and 8 Cawthra Square under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statements of Significance for 6 and 8 Cawthra Square (Reasons for Designation) attached as Attachments 1 and 2, to the report, March 12, 2024, from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating each property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the properties located at 1191 Bathurst Street, 6-12 Cawthra Square, 21-37 Kensington Avenue, and 171 Lowther Avenue on the City of Toronto's Heritage Register on July 19, 2023.

[Agenda Item History - 2023.TE6.32 \(toronto.ca\)](#)

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the properties at 6 and 8 Cawthra Square (see Attachment 4) and provides the rationale for the recommendation(s) found in this report.

6 Cawthra Square

The property at 6 Cawthra Square meets the following three out of nine criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

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. However, 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 and the verandah having been lost, the house retains significant integrity and continues to stand apart from many other Queen Anne style houses in Toronto.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The property 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 class, including managers and business owners. 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.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

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 (C. 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 Square 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.

8 Cawthra Square

The property at 8 Cawthra Square meets the following three out of nine criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

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. However, 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 has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The property 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.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

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 (C. 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.

See Attachments 1, 2, 3 and 4 of this report for the Statements of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the properties at 6 and 8 Cawthra Square, as all of these documents are integral to the recommendations made in this staff report.

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

A Prescribed Event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

In May 2023 the City received an Official Plan and Zoning By-law amendment application to permit the development on the site of a 45-storey residential building containing 488 dwelling units. The development application proposes the demolition of the properties at 2, 6, 8, and 10- 12 Cawthra Square.

The applicant has subsequently proposed to retain the front portions of 6 and 8 Cawthra Square and staff is working with the applicant to see portions of these properties retained, although the application has not been revised accordingly. In balancing redevelopment, and its associated benefits, with heritage conservation, and a goal of achieving conservation of 6 and 8 Cawthra Square, Heritage Planning Staff is not pursuing designation of the 1901 duplex at 10-12 Cawthra Square which was listed on the Heritage Register July 19, 2023, concurrently with 6 and 8 Cawthra Square.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. An HIA conducted by GBCA Architects dated March 31, 2023 and received May 2, 2023 comprises part of the rezoning application and concurs that each property meets two criteria under Ontario Regulation 9/06, meeting the requirement for designation.

CONCLUSION

Staff have determined that the properties at 6 and 8 Cawthra Square each meets three out of nine criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the properties merit designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statements of Significance: 6 and 8 Cawthra Square (Reasons for Designation) attached as Attachment 1 and 2 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Clint Robertson, Heritage Planner,
Heritage Planning, Urban Design, City Planning
416-396-4946; Clint.Robertson@toronto.ca

SIGNATURE

Anne Fisher, MCIP, RPP, MRTPI, CAHP
Acting Senior Program Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation) - 6 Cawthra Square
Attachment 2 – Statement of Significance (Reasons for Designation) - 8 Cawthra Square
Attachment 3 – Location Map and Current Photograph
Attachment 4 – Research, Evaluation & Visual Resources

STATEMENT OF SIGNIFICANCE**(REASONS FOR DESIGNATION)**

The property at 6 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 6 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 8 Cawthra Square, designed and built at the same time, and adjacent to the 1891 George Gooderham mansion, a designated property.

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 façade, 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 and the verandahs have been lost, the house retains significant integrity and continues to stand apart from many other 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 class, including managers and business owners. 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 Square 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 6 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
- 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 with a couple wooden-sash windows containing leaded and two stained glass transom lights on main facade; the configuration of the former second-storey front-façade doorway
- 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 6 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 6 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

STATEMENT OF SIGNIFICANCE**(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 has 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

LOCATION MAP AND CURRENT PHOTOGRAPH
6 AND 8 CAWTHRA SQUARE

ATTACHMENT 3

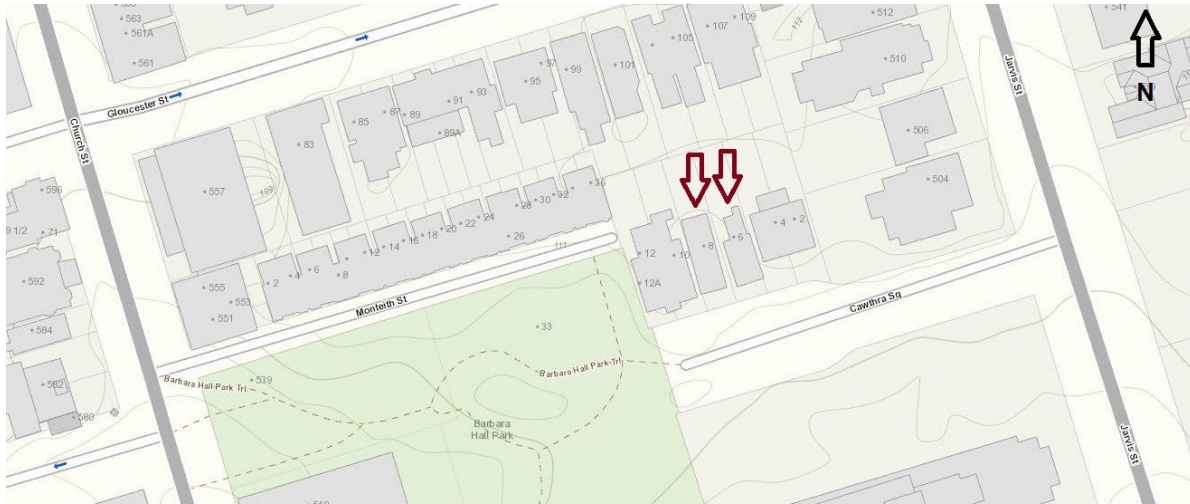


Figure 1. R - L: 6 and 8 Cawthra Square each shown by a red arrow (City of Toronto iView Mapping, 2024).

6 AND 8 CAWTHRA SQUARE

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Figure 2 (L): 6 Cawthra Square, 2023 (City of Toronto Heritage Planning); Figure 3 (R): 8 Cawthra Square, 2023 (City of Toronto Heritage Planning)

1. DESCRIPTION

6 and 8 Cawthra Square	
ADDRESS	6 and 8 Cawthra Square
WARD	13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Church - Wellesley Village
CONSTRUCTION DATE	1892
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	unknown
ADDITIONS/ALTERATIONS	Front verandah Removal 6 Cawthra Square; Front verandah alterations 8 Cawthra Square
LISTING DATE	July 19, 2023

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject properties at 6 and 8 Cawthra Square for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

6 CAWTHRA SQUARE

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N/A
9.	The property has contextual value because it is a landmark.	N/A

8 CAWTHRA SQUARE

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A

3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N/A
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Development and Evolution of Cawthra Square

Cawthra Square was developed in c. 1886¹ on what was the Lacrosse Grounds c.1874 to c. 1884 -1886². The Lacrosse Grounds occupied the eastern half of the block between Gloucester, Wellesley, Church and Jarvis Streets on lands owned by William Cawthra³, one of Toronto's wealthiest citizens and for who Cawthra Square was named⁴.

1 Curling: The Granite Club's New Building", The Globe, 29 September 1886, pg. 3. (Article about the Granite Curling Club states that Cawthra Square is being put through as a street from Jarvis to the west end of the club lands); the 1889 Directories (reflecting 1888 information) first shows Cawthra Avenue, which was the original name of Cawthra Square, intersecting Jarvis Street. Originally Cawthra Avenue ran east from Church Street and was subsequently renamed Mullock Avenue in 1896, and subsequently Monteith Avenue in the first decade of the Twentieth century..

2 The lands along the west side of Jarvis Street between Wellesley and Gloucester Streets are labelled as Lacrosse Grounds in the 1874-1885 directories. By the 1887 directory they were listed as vacant lots suggesting the use as a playing field had ceased. The 1886 directory (reflecting 1885 information) is unavailable, so these lands may have also been used as lacross grounds in 1885 or later.

3 Thompson, p. 143

4 Arthur, p. 276

Cawthra Square was built as a short street extending only mid-block where it dead-ended at the grounds of the Granite Curling and Skating club property, occupying the lands which became a public park in 1974, subsequently named Barbara Hall Park. The club, established in 1875⁵, was a private membership social and athletic club - said to be the largest curling club in the world at the time⁶ which relocated to this site in the early 1880s. The 1906 clubhouse remains at 519 Church Street and is a community centre known as "The 519", a site designated under Part IV of the Ontario Heritage Act.

The first houses completed on the street were 6 and 8 Cawthra Square, as well as two others on the opposite site of the street, in 1892.⁷

When first developed, Cawthra Square would have been considered a pre-eminent and highly desirable location. In the late 1800s, adjacent upper Jarvis Street, from where Cawthra Square begins, was considered the finest residential street in the city. In 1878, the Illustrated Historical Atlas of the County of York said: "Jarvis Street is the handsomest avenue in Toronto and cannot perhaps be equalled on the continent. The well-formed road, the boulevarded borders and delightful villas with their well-ordered grounds present to the eye a very attractive picture."⁸ Into the 1880s and 1890s, upper Jarvis Street's exclusivity continued to increase in the vicinity of Cawthra Square with the arrival of illustrious Toronto citizens and families such as Mrs. William Cawthra, the Mulocks, the Flavelles and the McMasters.⁹ Such personalities joined members of the leading Massey family who occupied the extant mansions at 515 (Chester Massey) and 519 Jarvis Street (Hart Massey), adjacent to the entrance to Cawthra Square - and with Walter Massey two houses south of the Cawthra Square entrance.¹⁰ In 1891, George Gooderham, a prominent Toronto citizen and member of the prominent family behind the Gooderham and Worts Distillery had just constructed his turreted, Romanesque-style mansion at the northwest corner of Jarvis Street and Cawthra Square.

Church Street, the next street west, and which Cawthra Square was situated between, was also considered one of Toronto's "noblest" streets (along with Jarvis and Sherbourne streets) as noted in C.P. Mulvany's 1884, *Toronto Past and Present* handbook.¹¹

While Cawthra Square never had the prestige or substantial mansions of these aforementioned corridors, in the late 19th or early 20th centuries, its situation between such streets gave rise to its development as a street of fine homes in a choice location, attracting residents who were prosperous managers, business owners and other members of the upper middle-class social strata. Confirming the socio-economic status of Cawthra Square residents during the late 1800s and early 1900s, census information

5 "Curling - The Granite Club of Toronto", *The Globe*, 10 December, 1875, pg. 1.

6 "Curling: The Granite Club's New Building", *The Globe*, 29 September 1886, pg. 3.

7 The 1893 Directory (published at the end of 1892) lists Thomas Bryce at 8 Cawthra Square; the 1893 Tax rolls (reflecting previous year) show 6 Cawthra Square as being vacant, and unfinished houses on the south side of the street.

8 Lundell, p. 55

9 *ibid*, p. 55

10 Thompson, p. 156

11 Thompson, p. 161

for the occupants of the properties at 6-12 Cawthra Square frequently show servants as household members.¹²

The demographic character of Cawthra Square mirrored the general trend of the area which saw the wealthier residents and families move out of the area to newer or more fashionable areas further north by the 1920s.¹³ At the same time, many apartment buildings were built in the Church-Wellesley village area (bound by Yonge, Bloor, Carlton and Jarvis Streets) replacing houses, while many of the remaining, aging houses were turned into apartments and boarding houses. Such changes in housing made the area popular with younger and single people. This demographic shift - combined with gay bar and clubs opening on nearby Yonge Street in the 1960s and then Church Street in the 1970s - had given rise to the formation of the area becoming Toronto's nascent "gay village" in the 1960s which was solidified in the 1970s.¹⁴ In 1976 the 519 Church Street Community Centre began holding weekly meetings for gay youth starting in 1976 - the first of many lesbian, gay, bisexual, transgender and intersex (LGBTI) communities to use the building as a gathering space.¹⁵ In the 1980s, the area's gay village status became more and more solidified as the location of the annual pride parade, beginning in 1984 and a proliferation of businesses catering to LGBTI residents and community members.¹⁶

While many of the area's historic homes succumbed to redevelopment, which accelerated with the development of large-scale apartment blocks in the 1950s to 1970s era, the area also became an early example of retention and rehabilitation of existing housing stock and home to "urban pioneers" who appreciated the quaint character and convenient location of the area. The adjacent row housing at 2 -36 Monteith Street, fronting Barbara Hall Park, dating from 1887-88, is a notable example of such early conservation efforts with rehabilitation starting in 1965 when 15 of the 18 properties were bought by an investor for renovation purposes.¹⁷

6 Cawthra Square

6 Cawthra Square was completed in 1892 by the well-known lumber merchant, contractor, and one-time city Alderman Thomas Bryce.¹⁸ Evidently the property was constructed for investment purposes as Bryce never occupied the house, instead residing in the similar house immediately to the west at 8 Cawthra Square until 1903, according to directories.

While assessment records show Bryce retaining ownership until 1903, they also show that he rented the house, initially to Arthur Hewitt, the private secretary to the general manager of the Consumer's Gas Company. Hewitt eventually went on to become president of the company and held numerous important positions in business and civic

12 Servants listed in association with Thomas Bryce, 8 Cawthra Sq. (1901 Census); Trevor Owen, 8 Cawthra Sq. (1911 Census)

13 Lundell, p. 55

14 Chambers et al., p. 69

15 City of Toronto Report - 508 and 510 Church Street Notice of Intention to Designate

16 *ibid*

17 Jukes, Mary, "The Boom in Townhouses Brings Elegance to Downtown Living", *The Globe and Mail*, 26 August, 1965, p.W1.

18 1893 Assessment Rolls (reflecting status of previous year) shows 6 Cawthra Square as vacant with Thomas Bryce as owner

life¹⁹, but only occupied the house for a few years from 1892 - c.1895. The property then became the home of various business owners and managers. One of the occupants in the early 1900s, Joseph West, was involved in the J&J Taylor Safe Company. West's father was a principal in the company, at a time when J & J Taylor safes were placed prolifically in offices and businesses across Canada throughout the last half of the 1800s and first half of the 1900s.

Changing demographics of the neighbourhood were mirrored in the occupancy of the property. By the mid-1940s, directories show that the house was no longer owner-occupied and was a rental property used as offices for the Reliable Ambulance Service, and the home of the owner of the company as well as a residence for one of the employees. According to directories, after a period of owner-occupation in the late 1940s and early 1950s, by the mid 1950s the house had again become a rental property, which included boarders, and by the mid 1960s had become broken up into as many as five apartments.

8 Cawthra Square

According to Assessment Rolls, the house at 8 Cawthra Square was completed in 1892, as the residence of Thomas Bryce (1843-1905)²⁰, a well-known lumber merchant, and contractor who was also active in real estate and served a term as an Alderman on Toronto's City Council in 1898.²¹ Directories and census returns show that the Scottish-born Bryce, his wife Louisa, and their children occupied the property from the time of its completion until 1903 before moving to Woodlawn Avenue. Bryce occupied the house during his time as Alderman and after being appointed to the Court of Revision in 1900.

Subsequent to Bryce's tenure the property became the home of the Owen family from 1904-1964.²² Initially Trevor (Leven) R. Owen (1847-1937) and his wife Florence and family occupied the house.²³ Owen a retired British army officer with the 11th Hussars cavalry regiment and came to Canada in 1882.²⁴ Owen came from an aristocratic family in Flintshire Wales whose family owned an important estate there called Wepre Hall and whose father had also been in the army with the position of a major.²⁵ After arriving in Canada he was listed only as a "gentleman" without a profession²⁶, evidently remaining in retirement after emigrating. According to directories, in the early to mid-1930s Owens daughter, Gladys, occupied the house before Owens' son, also named Trevor, occupied the house from 1938 to his death in 1964. The junior Trevor Owens made a name for himself as a Toronto physician and internal medicine specialist and instructor in the faculty of medicine at the University of Toronto.²⁷ Trevor R. and Florence's other son,

19 "Arthur Hewitt is Dead", The Montreal Gazette, 18 September 1936, pg. 7.

20 Canada Find a Grave Index lists these dates from Bryce's tombstone in Mt. Pleasant Cemetery, Toronto

21 "Death of Thomas Bryce", The Globe, 7 November 1905, pg. 12.

22 Directories

23 Ibid.

24 "Primate's Father Dies", The Saskatoon Star-Phoenix, 4 November 1937, pg. 5.

25 Ibid

26 1891 Census - Trever (Tevor) Owen

27 "Specialist Dr. T. Owen Dies Saturday in Toronto", (The) Kingston Whig-Standard, 26 October 1964, pg. 12.

Derwyn, attained prominence as the Archbishop of Toronto and the Anglican Primate for all of Canada.²⁸

By 1967 the property was being used as a rooming house and even after crown attorney Peter Rickaby purchased it and made it his residence, the house continued to house other tenants.²⁹ Rickaby, who became a crown attorney with the Judicial district of York resided in the home through the late 1960s and 1970s.³⁰

Through the 1980s and 1990s the house was occupied by a long string of multiple tenants including a business known as Studio No. 8, a hair salon, in the late 1980s and into the early 1990s.³¹

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

6 and 8 Cawthra Square

6 and 8 Cawthra Square were completed in 1892 as nearly identical houses being reverse, mirror copies of each other. Designed in the Queen Anne Revival style, the houses are distinguished by the projecting front gables and asymmetrical main facades. Characteristic of the eclectic style, they feature a variety of wall textures, including red brick with rough-dressed stone detailing comprising the first story of the main façade, lintels, sills and bands. Patterned brickwork marks the top of each storey encircling the houses, while decorative shingle work clads the uppermost gable. The stone façade treatment shares elements of the contemporary Romanesque style with its rough dressed finish and abutments supporting the doorway opening. In keeping with the Queen Anne style's highly decorative qualities and avoidance of plain design, the houses feature distinctive and picturesque gable-on-hip roof profiles.

Originally the houses featured elaborate and exuberant spindle work bargeboards, gable screens, and verandah friezes, as well as cresting on the verandahs and roof ridge. While these features, including the verandahs, have been lost (#6) or greatly altered (#8), the houses retain significant integrity.

Other notable original attributes which contribute to their stylistic design include their integral main entranceways with tongue-and-groove panelled walls and ceilings. Each still retain their original, elaborately panelled front door with the archetypal detailing of a large pane of glass surrounded by smaller panes and a heavily moulded doorframe. Leaded and stained-glass front-window transom lights survive to ornament 6 Cawthra Square.

28 ibid

29 Directories

30 Ibid

31 Ibid

Originally, the high quality of materials with their generous use of stone and elaborate spindle work and cresting, combined with the highly distinctive rooflines, marked these houses as being more refined than the more typical Queen Anne Revival-style houses to line Toronto streets.

At some point - likely in the 1900s-1920s - a bay window was integrated into the façade of the second story of 8 Cawthra Square and simple classical columns replaced the heavily turned supports compatible with the original spindle work detailing, making the house more contemporary looking to that period. Subsequent to photos from the early 1970s those classical columns have been replaced also.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

Although the south side of Cawthra Square was redeveloped with a high-rise apartment c.1971, the north side of the street displays significant historical character with the subject properties and the George Gooderham (1891), designated by bylaw as a heritage resource in 1976.

The immediate neighbourhood vicinity also retains significant heritage character with the block bound by Cawthra Square, and Jarvis, Gloucester, and Church Streets containing the highest concentration of properties listed on Toronto's Heritage Register in the Church - Wellesley village area. Adjacent Monteith Avenue contains 18 row-house properties listed on Toronto's Heritage Register, while adjacent Jarvis Street between Wellesley and Gloucester Streets contains four designated properties and three listed properties comprising an intact streetscape on the west side of Jarvis, and the Massey mansions opposite Cawthra Square; behind the subject properties, Gloucester Street contains nine listed properties and three designated sites.

The subject properties reflect the historical streetscapes of the blocks between the once-grand corridors of Church and Jarvis streets in the Church Wellesley village area. These middle blocks contained historic detached, semi-detached and row houses of an attractive but less substantial scale and design of than those on Church and Jarvis streets. While many of these streetscapes and associated housing stock have been redeveloped, the north side of Cawthra Square combined with other such groupings serve to imbue the Church Wellesley village with historic contextual character.

The City of Toronto Property Data Map attached (Attachment 3) shows the site of the properties at 6 and 8 Cawthra Square.

4. VISUAL RESOURCES

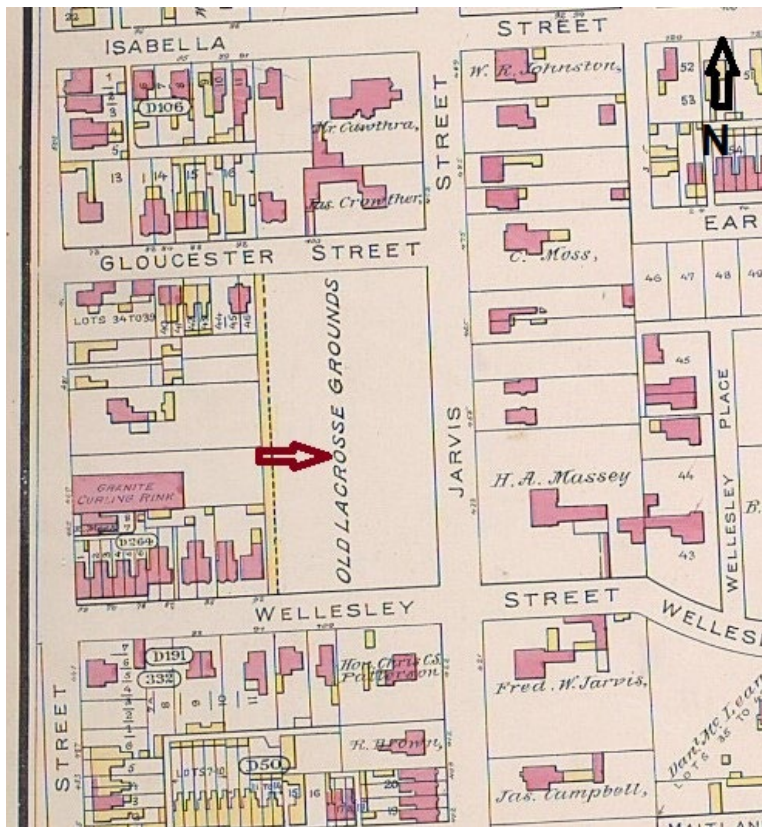


Figure 1. Atlas of the City of Toronto, 1884 (Chas. E. Goad Company). Approximate location of 6 and 8 Cawthra Square notated by red arrow, in the middle of the former Lacrosse Grounds

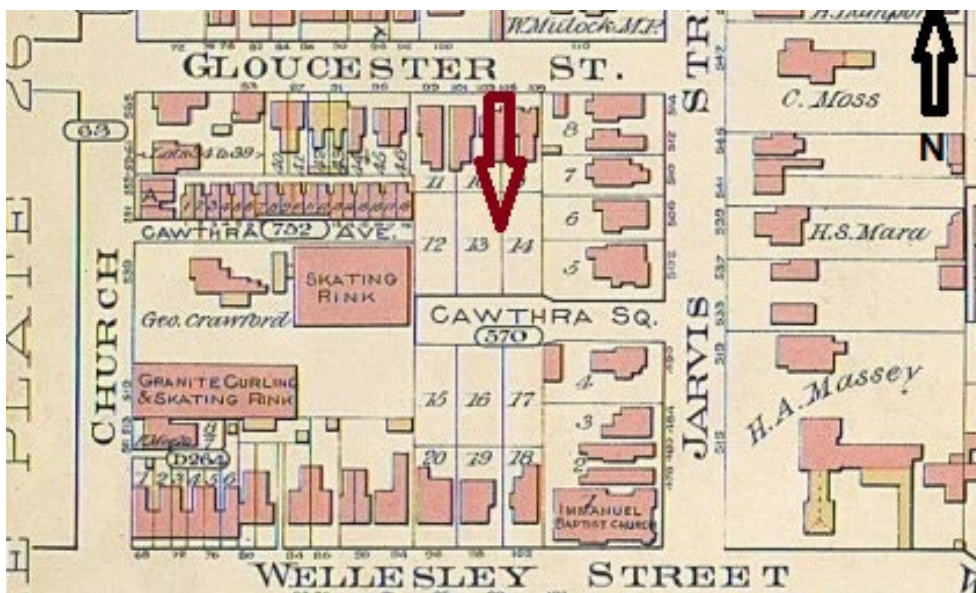


Figure 2. Atlas of the City of Toronto, 1890 (Chas. E. Goad Company). Showing the location of 6 and 8 Cawthra Square with red arrow and the adjacent Granite Curling and Skating Club.

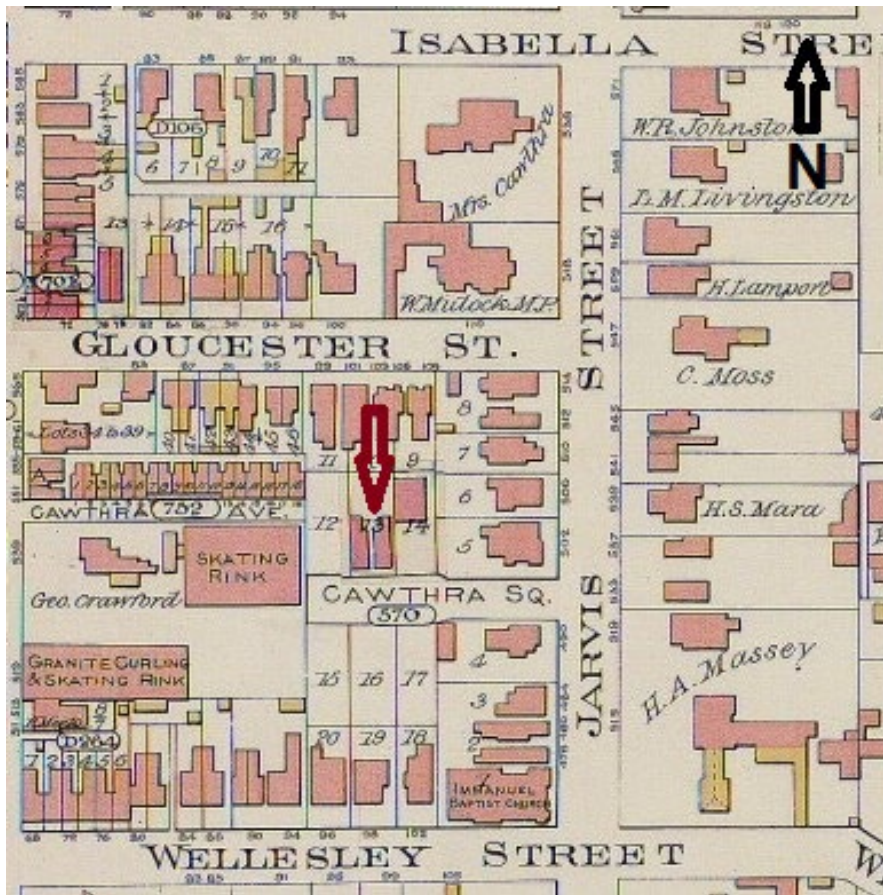


Figure 5. Atlas of the City of Toronto, 1893 (Chas. E. Goad Company). Showing the presence of 6 and 8 Cawthra Square with red arrow.



City of Toronto Archives, Fonds 200, Series 376, File 3, Item 37

Figure 6. Historic image of 6 and 8 Cawthra Square at left of photo, showing original elaborate spindle work verandah detailing and other decorative trim, 1901 (Fonds 200, Series 376, File 3, City of Toronto Archives).



Figure 7. Historic image showing 6 Cawthra Square, 1973 (Fonds 2043, Series 1587, Subseries 1, City of Toronto Archives).



Figure 8. Historic image showing 8 Cawthra Square, 1973 (Fonds 2043, Series 1587, Subseries 1, City of Toronto Archives).



Figure 9. Historic image showing 6 and 8 Cawthra Square in context with 10 Cawthra Square to left of photo and 2 Cawthra Square (former Gooderham coach house) in original location to the right, 1973 (Fonds 2043, Series 1587, Subseries 1, City of Toronto Archives).



Figure 10. Historic image showing 10 - 12 Cawthra Square, with 8 Cawthra Square to far right and Monteith Street row houses to the left, 1973 (Fonds 2043, Series 1587, Subseries 1, City of Toronto Archives)



Figure 11: 6 Cawthra Square, main (south) façade, 2023 (City of Toronto Heritage Planning)



Figure 12: 6 Cawthra Square, oblique view main (south) and west façades, 2023 (City of Toronto Heritage Planning)



Figure 13: 6 Cawthra Square, oblique view showing portions of main (south) and east façades, 2023 (City of Toronto Heritage Planning)



Figure 14: 6 Cawthra Square, rear (north) façade, 2023 (City of Toronto Heritage Planning)



Figure 15: 6 Cawthra Square, portion of east façade, 2023 (City of Toronto Heritage Planning)



Figure 16: 6 Cawthra Square, oblique view of portions of north (rear) and east façade, 2023 (City of Toronto Heritage Planning)



Figure 17: 6 Cawthra Square, detail view showing an example of the window sashes with leaded and stained glass transom light (behind modern storm sash), 2023 (City of Toronto Heritage Planning)



Figure 18: 6 Cawthra Square recessed entry showing Queen Anne-style wood panelled door, doorway casings and wooden tongue-and-groove wall cladding, 2023 (City of Toronto Heritage Planning)



Figure 19: 6 Cawthra Square recessed entry showing Queen Anne-style, wood-paneled tongue-and-groove wall and ceiling cladding. 8 Cawthra Square retains the same entry ceiling detail although the wall panelling has been lost or covered, 2023 (City of Toronto Heritage Planning)



Figure 20: 8 Cawthra Square, main (south) façade, 2023 (City of Toronto Heritage Planning)

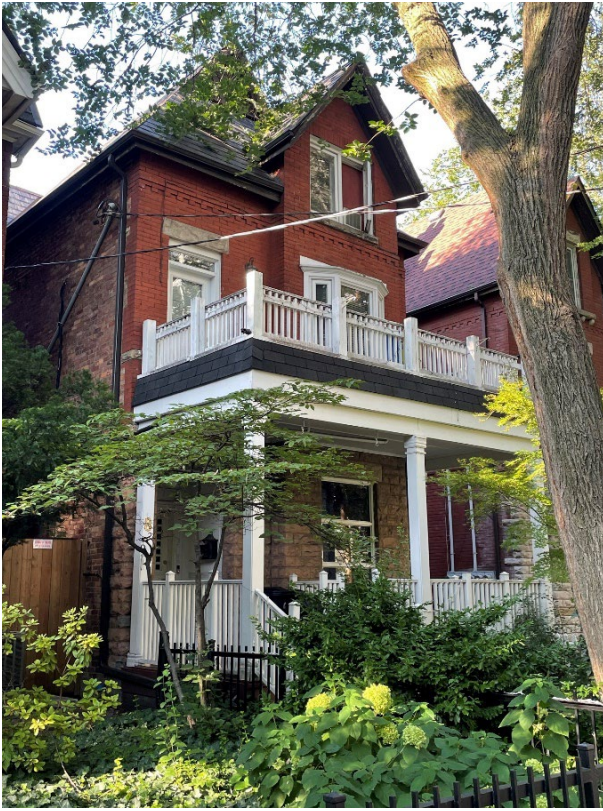


Figure 21: 8 Cawthra Square, oblique view main (south) and west façades, 2023 (City of Toronto Heritage Planning)



Figure 22: 8 Cawthra Square, oblique view main (south) and east façades, 2023 (City of Toronto Heritage Planning)



Figure 23: 8 Cawthra Square, rear (north) façades, 2023 (City of Toronto Heritage Planning)



Figure 23: 8 Cawthra Square, east and rear (north) façades showing rear verandah with spindle work detailing, 2023 (City of Toronto Heritage Planning)



Figure 24: 8 Cawthra Square, rear verandah with spindle work detailing, 2023 (City of Toronto Heritage Planning)



Figure 25: 8 Cawthra Square, detail view of rear verandah spindle work detail, 2023 (City of Toronto Heritage Planning)



Figure 26: 8 Cawthra Square, east facade stained and leaded glass window, 2023 (City of Toronto Heritage Planning)



Figure 27: 8 Cawthra Square recessed entry showing Queen Anne-style wood panelled door, and doorway casings, 2023 (City of Toronto Heritage Planning)



Figure 28: 8 Cawthra Square roofline showing front gable and gable-on-hip roof and shingle cladding within gable (inverse roofline of 6 Cawthra Square), 2023 (City of Toronto Heritage Planning)



Figure 29: Contextual view from Barbara Hall Park of Cawthra Square showing 10-12, 8 and 6 Cawthra Square on left and c. 1971 high-rise apartment tower on the right, 2023 (City of Toronto Heritage Planning)

5. LIST OF SOURCES

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