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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
4 WELLESLEY PLACE
CITY OF TORONTO, PROVINCE OF ONTARIO**

RECEIVED
JUL 19 2000

NOTICE OF PASSING OF BY-LAW

Mr. William Gerrard
Ontario Realty Corporation
Property Development Branch
77 Wellesley Street West
11th Floor
Toronto, Ontario
M7A 1N3

Mr. Michael McClelland
E.R.A. Architects Inc.
10 St. Mary Street
Suite 801
Toronto, Ontario
M4Y 1P9


Ms. Margaret McBurney, President
Arts and Letters Club
14 Elm Street
Toronto, Ontario
M5G 1G7

The Honourable John Smithers, M.P.
Toronto Centre-Rosedale
Room 447, Legislative Building
Queen's Park
Toronto, Ontario
M8A 1A4

Ontario Heritage Foundation

Take notice that the Council of the City of Toronto has passed By-law No. 409-2000 to designate 4 Wellesley Place as being of architectural and historical value or interest.

Dated at Toronto this 18th day of July, 2000.


Novina Wong
City Clerk


gw
KT

10/15/00
RC ✓

Authority: Toronto Community Council Report No. 6, Clause No. 10, as adopted by City of Toronto Council on April 11, 12 and 13, 2000; and Toronto Community Council Report No. 11, Clause No. 56, as adopted by City of Toronto Council on July 4, 5 and 6, 2000
Enacted by Council: July 6, 2000

CITY OF TORONTO

BY-LAW No. 409-2000

To designate the property at 4 Wellesley Place (Mary Perram House) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at No. 4 Wellesley Place (Mary Perram House) 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. 4 Wellesley Place 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 "A" 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. 4 Wellesley Place, more particularly described in Schedule "B" and shown on Schedule "C" attached 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 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 No. 4 Wellesley Place 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 6th day of July, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"

HERITAGE TORONTO

HERITAGE PROPERTY REPORT

4 Wellesley Place: Mary Perram House

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 4 Wellesley Place (Mary Perram House) under Part IV of the *Ontario Heritage Act*. It contains Basic Building Data, as well as sections on the Historical Development, Architectural Description and Context of the property. Sources, the "Short Statement of Reasons for Designation" (intended for publication), Map and Photographs are attached.

Basic Building Data:

Address:	4 Wellesley Place (west side of Wellesley Place, north of Wellesley Street East)
Ward:	24 (Downtown)
Current Name:	not applicable
Historical Name:	Mary Perram House
Construction Date:	1877
Architect:	none found
Contractor/Builder:	none found
Additions/Alterations:	dates unknown, south porch, iron cresting over bay window and iron canopy removed; stained glass window removed from north wall; fire escapes added to north wall; interior alterations 1976, third-floor altered
Original Owner:	Mary Perram, widow
Original Use:	residential (single family house)
Current Use*:	institutional (hospice); * this does not refer to permitted use(s) as defined in the Zoning By-law
Heritage Category:	Category B
Recording Date/Recorder:	January 2000/KA

HISTORICAL BACKGROUND:

Wellesley Place:

When Toronto was founded as the Town of York in 1793, Lieutenant-Governor John Graves Simcoe authorized the establishment of a townsite and the division of the lands to the north. Over 30 hundred-acre Park Lots were laid out between present-day Queen and Bloor Streets from the Don River westward. The allotments were awarded to members of Upper Canada's political and military elite as the location of country estates.

In 1819, William Allan (1770-1853) purchased Park Lot #5 where he developed a country estate named "Moss Park". The first postmaster in the Town of York, Allan served as a member of the Province's Legislative and Executive Councils and as the president of the Bank of Upper Canada. In 1845, William Allan engaged Toronto surveyor and architect, John G. Howard, to begin subdividing his property into building lots. Thomas Gibbs Ridout, owner of the land to the east, contributed a 30-foot-wide strip of land for a new road along the north-south line dividing Park Lots 4 and 5. The new street was known as "Allan's Lane" until Ridout purportedly requested that it be renamed "Sherborne Street" (spelled without the "u") after his father's birthplace in Dorset, England.

In 1846, William Allan gave the northern half of his Moss Park estate to his only son, George William Allan (1822-1901). George William Allan is remembered for donating Allan Gardens to the City of Toronto. Present-day Carlton Street, Sherbourne Street, Bloor Street East, and the west boundary between Park Lots # 5 and 6 (located directly east of Jarvis Street) formed the boundaries of Allan's allotment. In 1847, early Toronto architect Henry Bowyer Lane designed a house called "Home Wood" (and later renamed "Homewood") on the northwest corner of present-day Sherbourne Street and Wellesley Street East. Allan occupied the property until 1853 when he inherited the remainder of Park Lot #5. In 1863, he sold Homewood and a large parcel of land around it to Benjamin Homer Dixon, then Canadian Consul General of the Netherlands. The property remained in private hands until 1912 when it was acquired for a private hospital, the forerunner to the present day Wellesley Hospital. The remainder of the Homewood estate was subdivided into residential building lots.

On the west boundary of the Homewood estate, Allan created a short street, running north from Wellesley Crescent (Wellesley Street East after 1867), named Wellesley Place. The first house on the west side of the street was in place by 1875.

Mary Perram House:

The property at 4 Wellesley Street was developed by 1877 when Mrs. Mary Perram, the widow of John Perram, occupied the site. Little is known about Mary Perram. From 1874 to 1876, she lived at 505 Church Street. She resided at 4 Wellesley Place until 1878, after which she no longer appeared at a Toronto address in the City Directories.

The architect for the house is not known. Structural evidence suggests that the building was constructed in two phases, as indicated by the difference in ceiling heights and by the presence of an apparent exterior wall inside the structure. Goad's Fire Insurance Atlas for 1884 confirms that the house was completed in its current form by that date. An ell-shaped addition was added in 1911 and removed by 1931.

Various tenants occupied the Mary Perram House until 1909 when it stood vacant for four years. In 1913, Commander Frederick Law acquired the property. A veteran of the Royal Navy who served in the Crimean War, Law arrived in Toronto in 1874 where he served as Official Secretary to five successive Lieutenant Governors of the Province of Ontario. Law purportedly received architectural training in the offices of Darling and Curry. The design for Our Lady of Lourdes Church at 520 Sherbourne Street (1884) is attributed to him, and he is credited with alterations to St. Michael's Rectory. Law retained 4 Wellesley Place until his death in 1923.

In 1923, the Sisters of Service, the first English-speaking Roman Catholic women's religious order in Canada, acquired the property. The order had purchased the former Rupert Simpson House at 2 Wellesley Place for their convent the previous year. The property at 4 Wellesley Place became a hostel for immigrant women, the first of a series opened across Canada by the order between 1923 and 1935. After 1950, the Sisters of Service used the house as a residential club for girls. Following a change in ownership, Princess Margaret Hospital had offices and research facilities there in the early 1970s. It is currently the location of the White Light Hospice.

In 1968, the property at 4 Wellesley Place was acquired with the neighbouring properties at 515 and 519 Jarvis Street and 2 Wellesley Place by the Ontario Cancer Institute and Princess Margaret Hospital. The Province of Ontario purchased the group of properties in 1990. Toronto City Council included the property at 4 Wellesley Place on the *City of Toronto Inventory of Heritage Properties* on October 1, 1984.

ARCHITECTURAL DESCRIPTION:

Exterior: Mary Perram House

The Mary Perram House displays elements associated with the architectural styles favoured for residential design in the later part of the 19th century. The asymmetrical plan incorporating gables with decorative woodwork is drawn from the Gothic Revival, while the round-arched window openings are features of the Italianate style.

Above a raised basement, the Mary Perram House is constructed, clad and decorated with buff brick. Stone is applied for the window sills and lintels. The building has three sections from east to west, forming an ell-shaped plan. At the east end near Wellesley Place, the main body of the house rises 2 1/2-stories beneath a cross-gable roof with slate shingles, returned eaves and, on the east slope, a gabled dormer. On the east and south ends, the gables have carved bargeboard with brackets and king posts. The principal (east) façade is organized into two bays. On the right (north) end, the principal entrance is placed in a round-headed surround containing a pair of panelled doors with bevelled glass inserts. A stained glass transom, incorporating a shackled cock motif with the inscription "Law and Equity", surmounts the doors. The entrance is flanked by single round-headed

window openings. Three identical window openings are symmetrically placed in the second storey. South (left) of the entrance, the wall projects slightly to create an "ell" where a single-storey bay window has flat-headed openings with stone sills. The iron cresting is missing from the roof of the bay window. Round-arched window openings are found in the second floor and the attic half-storey. All of the round-arched openings are highlighted with brick hood moulds and voussoirs. Brick quoins decorate the corners of the walls. The south wall contains blind flat-headed window openings in the first floor, a trio of round-headed window openings (two of which are blind) in the second storey, and a diminutive round-arched window in the attic level. Round-headed window openings, among them a monumental stairhall window, are found on the north elevation.

West of the main body, the house is extended in two sections. The two-storey centre portion is covered by a gable roof with gabled dormers on the north and south slopes. The north and south walls display flat-headed window openings in the first floor with round-arched openings above. Structural evidence suggests that the west wall of this section was the original rear wall of the house. The third section of the building is placed parallel to the main body of the house beneath a hipped gable roof with returned eaves. Its walls mix flat- and round-headed window openings. There are secondary entrances on the north and south walls. A single storey tail with a gable roof is attached to the west end of the building.

Interior: Mary Perram House

The interiors of the Mary Perram House display door and window mouldings, high baseboards, light fixtures and plasterwork. Important interior areas included in the "Reasons for Designation" are the first-floor reception hall, drawing room, dining room, kitchen and pantry, and the second-floor landing and northeast bedroom.

On the main floor, the reception hall is located inside the main (east) entrance at the northeast corner of the house. A running curvilinear pattern decorates the frieze in the hall. A curved staircase with balusters and newel posts rises on the north wall. The monumental round-arched staircase window is missing its stained glass. In the southeast corner of the main floor, the drawing room has a wide cornice with plaster detailing, a frieze with plaster roses, and an intricately carved marble mantel with fruit and foliage motifs. West of the drawing room, the dining room is located midway along the south wall in the centre section of the house. The dining room displays a plaster ceiling, cornice mouldings and a frieze with garlands. The original marble fireplace was removed from the dining room and, in its place, the painted mantel with brackets was relocated from the basement games room. In the northwest corner of the house, the kitchen retains its pressed metal ceiling with mouldings. The adjacent pantry has plasterwork and a coffered ceiling that date from the 1920s.

On the second floor, the landing at the top of the stairs displays decorative plasterwork. The northeast bedroom has high quality plasterwork, mouldings and trim.

CONTEXT:

The Mary Perram House is located on the west side of Wellesley Place in the first block north of Wellesley Street East. The house faces east onto Wellesley Place, a short and narrow street where only two house-form buildings remain from a former residential enclave. The house is set back from

the street and retains its front and rear yards. To the rear, the property abuts the neighbouring properties at 515 and 519 Jarvis Street, location of Euclid Hall (Arthur McMaster House/Hart A. Massey House) and the Chester D. Massey House.

The Mary Perram House is located beside the Rupert Simpson House (1899) at 2 Wellesley Place. A large oak tree marks the boundary between the properties. On the opposite (east) side of Wellesley Place, the buildings of the Wellesley and Princess Margaret Hospital complexes fill the block bounded by Wellesley Street East, Wellesley Place, Wellesley Lane and Sherbourne Street.

The Mary Perram House is an integral part of the group of four house-form buildings at 515 and 519 Jarvis Street and 2 and 4 Wellesley Place. The properties are located side-by-side and back-to-back on neighbouring streets. The buildings are related in their low-scale 19th-century character and in their shared setback on their respective streets. The group of properties is part of the large block outlined by Jarvis Street, Wellesley Street East, Sherbourne Street, and Earl Street. Within these boundaries, the properties at 515 and 519 Jarvis Street, 138-142 Wellesley Street East, 520 Sherbourne Street, and 3, 5 and 11 Earl Street are listed on the *City of Toronto Inventory of Heritage Properties*.

SUMMARY:

The Mary Perram House was built in 1877 for the widow of John Perram. Commander Frederick Law, Official Secretary to the Lieutenant Governors of Ontario, was a subsequent owner. The Sisters of Service, the first English-speaking Roman Catholic women's order in Canada, operated a hostel for immigrant women in the house from 1923 until 1950. The Mary Perram House is an excellent example of late 19th century residential design, blending Italianate and Gothic Revival features and displaying intact interior elements. The property is an integral part of a group of four house-form buildings at 515 and 519 Jarvis Street and 2 and 4 Wellesley Place that reflect the late 19th century development of the area as an exclusive residential neighbourhood in Toronto.

Sources:

Arthur, Eric. Toronto: No Mean City. 3rd ed. Rev. and ed. by Stephen A. Otto. Toronto: University of Toronto, 1986.

Assessment Rolls, St. Thomas Ward (Ward 2), 1875 ff.

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

City of Toronto Directories, 1875 ff.

E. R. A. Architects Inc. "Heritage Investigation, Assessment and Evaluation of Four Properties in the Former Ontario Cancer Institute/Princess Margaret Hospital Lands in Toronto, Ontario: 515 Jarvis Street, 519 Jarvis Street, 2 Wellesley Place and 4 Wellesley Place." November, 1999.

Goad's Fire Insurance Atlases, City of Toronto, 1884 and 1890.

Lundell, Liz. The Estates of Old Toronto. Erin, Ont.: Boston Mills Press, 1997.

Martyn, Lucy Booth. Toronto: 100 Years of Grandeur. Toronto: Pagurian Press, 1978, 1984.

McHugh, Patricia. Toronto Architecture: A City Guide. 2nd ed. Toronto: McClelland and Stewart, 1989.

Attachment I:

Short Statement of Reasons for Designation

Mary Perram House
4 Wellesley Place

The property at 4 Wellesley Place is designated for architectural and historical reasons. The house was built in 1877 and first occupied by Mary Perram, a widow. Commander Frederick Law, a naval officer, architect and Official Secretary to the Lieutenant Governors of Ontario, was a subsequent owner. The Sisters of Service, the first English-speaking Roman Catholic women's order in Canada, operated a hostel on the site from 1923 until 1950.

The Mary Perram House is an excellent example of late 19th century residential design, blending Italianate and Gothic Revival features. Constructed of brick, the building is trimmed with brick and stone. The house is organized in three sections that are covered by gable and hipped gable roofs with slate shingles, gabled dormers, a brick chimney and, on the east and south sides, gables with decorative woodwork. Important features on the principal (east) façade are the brick quoins, the round-arched window openings, the single-storey bay window, and the round-arched entrance containing paired wood doors and a stained glass transom. Round-headed window openings are found on all other walls, mixing with flat-headed door and window openings on the two rear sections of the building.

The first-floor reception hall, drawing room, dining room, kitchen and pantry, and the second-floor landing and northeast bedroom, are identified as significant interior areas. The interior elements are described in detail in the Heritage Property Report (Long Statement of Reasons for Designation).

The property at 4 Wellesley Place is located on the west side of Wellesley Place between Wellesley Street East and Wellesley Lane. Constructed in 1877, the Mary Perram House is an excellent example of period design with significant interior features. The property at 4 Wellesley Place is important in context with the Rupert Simpson House at 2 Wellesley Place and with the adjoining properties at 515 and 519 Jarvis Street.

SCHEDULE "B"

Subject: By-law Designation of premises 4 Wellesley Place (Mary Perram House) under Part IV of the Ontario Heritage Act File: W115-H1

In the City of Toronto and Province of Ontario, being composed of parts of Lots 44 and 45 on Plan D30 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

COMMENCING at a point in the easterly limit of the said Lot 44 distant 91.20 metres measured northerly thereon, more or less, from the south-easterly angle of Lot 43 on the said Plan D30, said point being the north-easterly angle of the lands conveyed by Francis Simpson to one Esther Kathleen Hayes by deed registered as Instrument 24991S;

THENCE westerly along the line of a division fence between the land so conveyed to the said Hayes and the hereindescribed land 41.45 metres, more or less, to the westerly limit of the said Lot 44;

THENCE northerly along the westerly limits of the said Lots 44 and 45 a distance of 18.69 metres, more or less, to the northerly limit of the lands conveyed to the said Francis Simpson by deed registered as Instrument 9054P;

THENCE easterly parallel with the northerly limit of the said Lot 45 a distance of 41.45 metres, more or less, to the westerly limit of Wellesley Place at a point distant 18.05 metres, more or less, northerly from the point of commencement.

THENCE southerly along the said westerly limit of Wellesley Place 18.05 metres, more or less, to the point of commencement.

TOGETHER WITH a Right-of-way 3.66 metres wide along the rear of the remainder of the said Lot 45 to the Lane along the northerly limit thereof.

The said lands being most recently described in Instrument 138532EP (Parcel 2).

1. The hereinbefore described land being delineated by heavy outline on plan SYE2944 dated June 13, 2000, as set out in Schedule C.

Schedule "C"

