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255 Spadina Road
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
2 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 Smitherman MPP
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. 413-2000 to designate 2 Wellesley Place as being of architectural and historical value or interest.

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


Novina Wong
City Clerk
KT

10/5/00 ✓
RR

Authority: Toronto Community Council Report No. 6, Clause No. 9, as adopted by City of Toronto Council on April 11, 12 and 13, 2000; and Toronto Community Council Report No. 11, Clause No. 57, 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. 413-2000

To designate the property at 2 Wellesley Place (Rupert Simpson House) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at No. 2 Wellesley Place (Rupert Simpson 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. 2 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. 2 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. 2 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

2 Wellesley Place: Rupert Simpson House

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 2 Wellesley Place (Rupert Simpson 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:	2 Wellesley Place (west side of Wellesley Place, north of Wellesley Street East)
Ward:	24 (Downtown)
Current Name:	not applicable
Historical Name:	Rupert Simpson House and Stable
Construction Date:	1899
Architect:	Charles J. Gibson
Contractor/Builder:	Bedford Brothers
Additions/Alterations:	house: 1953 ff., some wood roof detailing removed; one brick chimney rebuilt; fire escapes added on south wall stable: 1953 ff., stable doors altered; door opening added on north wall
Original Owner:	Rupert Simpson, businessman
Original Use:	residential (single family house)
Current Use*:	residential (single family house); * this does not refer to permitted use(s) as defined in the Zoning By-law
Heritage Category:	Category A
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 named "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.

Rupert Simpson House:

In 1898, Loretto Abbey moved to a large residential property on the northwest corner of Wellesley Street East and Wellesley Place. The institution joined a developing Roman Catholic enclave in the neighbourhood, with the Archbishop's residence at the north end of Wellesley Place (demolished 1908), Our Lady of Lourdes Church at Earl and Sherbourne Streets (1884), and the Rectory at 11 Earl Street (1910). The above-noted extant buildings are listed on the *City of Toronto Inventory of Heritage Properties*.

The Loretto Abbey property was severed to create an additional building lot at the north end with frontage on Wellesley Place. Rupert Simpson (1862-1930) acquired the property in 1899. His father, Joseph Simpson, began manufacturing knitting goods in Toronto in 1862, culminating in the establishment of the Toronto Knitting and Yarn Factory. Located at 2 Berkeley Street in 1871, the factory is now a commercial and office complex known as Berkeley Castle (the site is identified on the *City of Toronto Inventory of Heritage Properties*). Rupert Simpson managed the company jointly with his brother, Ernest, until 1908 when he assumed sole control of the firm under the name of Joseph Simpson Sons, Limited.

In 1899, Rupert Simpson engaged Toronto architect Charles J. Gibson to design his residence on Wellesley Place. Born in Quebec City, Gibson (1862-1935) was raised in England prior to moving to Toronto with his family in 1870. He received his architectural training in New York City, returning to Toronto in 1885. Following a brief partnership with architect Henry Simpson from 1888 to 1890, Gibson established a solo practice. He was noted for his designs for houses on Jarvis Street and in the Rosedale and Annex neighbourhoods. His commission for the Rupert Simpson House followed other projects for the Simpson family. In 1897, he completed a house for Ernest Simpson at 12 Admiral Road and, in 1896, he designed the first of a series of additions to the family's Berkeley Street factory. In addition to these projects, St. John's Norway Church at 256 Kingston Road (1893) and the Monarch Building at 426 Wellington Street West (1914-1915) are among the many projects designed by Gibson that are recognized on the *City of Toronto Inventory of Heritage Properties*.

Simpson resided at 2 Wellesley Place with this first wife, Frances Lalor Simpson, and their three daughters until 1913. In 1922, the Sisters of Service, the first Canadian English-speaking Roman Catholic women's order in Canada, purchased the property as the location for their convent. Beginning in the late 1960s, the Rupert Simpson House was used for nearly two decades as a nurses' residence for Princess Margaret Hospital, located on Sherbourne Street north of Wellesley Hospital.

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

Architectural Description:

Exterior: Rupert Simpson House

The Rupert Simpson House is an excellent example of Romanesque Revival design. The roots of the style are traced back to medieval times when the round-arched forms of the Roman Empire were first revived. The popularity of the style in North America at the close of the 19th century was inspired by the designs of American architect H. H. Richardson, who used heavy masonry, round towers and arches, and stone and terra cotta detailing in innovative projects.

Resting on a high brick foundation faced with sandstone, the building is constructed and clad with red brick, and trimmed with brick, stone and terra cotta. The building rises three stories beneath a steeply pitched gable roof with two chimneys on the south slope and a gable dormer on the north side. A gabled wall dormer is positioned on the south wall.

The round-arched motif, indicative of the Romanesque Revival style, is employed on the principal (east) façade. The main entrance to the house is recessed in a wide elevated entrance porch that fills the right (north) half of the first floor. Executed in sandstone, steps lead through a portal where short fluted columns with intricately detailed capitals support a monumental lintel. The tympanum is filled with carved stone and surmounted by a monumental arch. Inside the entrance porch, the floor is clad with mosaic tile with a red and green border beneath a panelled wood ceiling. A round-arched opening marks the north end of the porch. The main entry is placed in an intricate sandstone doorcase with diminutive columns with fluted capitals, mouldings, gargoyles, griffins, and a tympanum filled with intricately carved stonework. The single wood door has a moulded surround and a large glass insert. A flat-headed staircase window is placed on the right (north) side of the entry. The remainder of the lower floor displays a pair of round-arched window openings with brick voussoirs, stone sills and transoms, and stained and clear glass transoms. In the second storey, the detailing is repeated on the group of four flat-headed window openings. Each window has a stone sill and lintel, carved tympanum and brick voussoirs. The openings are divided by brick buttresses and backed by decorative brickwork in a basketweave pattern. A trio of flat-headed window openings fills the third storey. The openings have rough stone lintels, brick buttresses and band courses and, over the centre window, a transom.

On the south elevation, the right (east) half of the wall is dominated by a monumental stepped gable with brick detailing and a massive chimney. The remainder of the wall projects one bay beneath the cross-gable. The south wall mixes round- and flat-headed window openings. The north wall displays an oriel window with brackets that rises two storeys beneath a shed roof. The remainder of the north wall has flat-headed window openings and a secondary entrance. The rear (west) elevation has a variety of windows placed according to the interior plan. There are no additions to the building.

Interior: Rupert Simpson House

The Rupert Simpson House contains significant interior features, many incorporating Queen Anne styling. Six-cross panelled doors are found throughout the interior, and the principal rooms feature plaster decoration which varies in design from one room to the next. The overall interior design is highly integrated. Important interior areas identified in the "Reasons for Designation" are the first-floor reception hall, drawing room, dining room, kitchen and pantry, the second-floor south bedroom, southeast bedroom and water closet, and the third-floor nursery.

Located inside the main entrance, the reception hall is located at the northeast end of the main floor. The entrance features an elaborate wood doorcase with columns, an entablature and a semi-circular pediment. The doorcase contains a pair of panelled doors. The ceiling of the reception hall is supported on a series of arches, decorated with plaster panels with rose motifs and supported on half-length wood Ionic columns. The walls feature panelled oak wainscoting, and lincrusta wallpaper remains on the upper walls. A double-ell staircase leads to a landing where a stained glass

window incorporates a torch and ribbon pattern in amber-coloured glass. On the right (south) side of the reception hall, a large drawing room fills the southeast end of the first floor. An elaborate mantelpiece has columns supporting a carved mantel, a semi-circular overmantel with bevelled glass, and a tiled screen. A wide plaster cornice incorporates rosettes with electric bulbs, while the plaster frieze features a pattern of sparrows with beaded garlands. The drawing room has two sets of important doors: a pair of hinged sliding oak doors connect to the hall, and sliding pocket doors lead to the adjoining dining room. The dining room is placed on a cross-axis in the centre of the first-floor plan. Stained glass windows incorporate the same torch and ribbon motif introduced in the reception hall. Panelled wainscoting has beaded mouldings in the dado, and the walls above are covered with high-relief lincrusta. The dining room has a plaster ceiling, moulded cornice and a frieze with garlands. On the west wall, an inglenook places two small ornamental benches at right angles to the burgundy-tiled mantelpiece. A built-in oak sideboard displays diaper patterned detailing. At the rear of the first floor, the kitchen is placed in the southwest corner and retains its wood panelled walls. The adjoining pantry in the northwest corner has floor-to-ceiling cabinetry, shelving and cupboards.

On the second floor, the southeast bedroom is currently used as a library, while the south bedroom was turned into an office. The decoration in the southeast bedroom is inspired by the design of the drawing room, located directly below. On the south wall, a Classically designed mantelpiece displays Classical columns, as well as tile facing in the torch and ribbon pattern found elsewhere on the interior. The south bedroom has a plaster cornice decorated with garlands, and a Classically inspired fireplace with Ionic columns, green tile facing and a painted wood mantel. The water closet is located on the north wall, west of the stairs, and retains its patterned ceramic tiles on the floor and dado.

The nursery encompasses the east half of the third floor. The decorated plaster ceiling features putti and garlands. Relocated from the basement games room, the oak mantelpiece has heavy carving, brackets and wine-coloured tiles.

Rupert Simpson Stable:

The Rupert Simpson Stable is designed in the Romanesque Revival style to complement the adjoining house. The building displays a 1½-storey rectangular plan beneath a lean-to roof with an intersecting gable. There is a brick chimney on the west slope. On the east side, two dormers with bellcast roofs flank a large stepped gable. Resting on a sandstone base, the building is constructed and clad with the same brick used for the house. On the principal (east) façade, the stable doors are altered. A group of four flat-headed window openings with single wood frame windows is placed beneath round-arch containing the second-storey hay doors. A window opening was added on the north wall.

CONTEXT:

The Rupert Simpson House and Stable are 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 of a former residential enclave. The house is set back from the street and retains its front and rear yards. The stable is placed behind the house in the southwest corner of the lot. To the rear (west), the site abuts the neighbouring properties at 515 and

519 Jarvis Street, locations of "Euclid Hall" (Arthur McMaster House/ Hart A. Massey House) and the Chester D. Massey House.

The Rupert Simpson House and Stable are located beside the Mary Perram House (1877) at 4 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 Rupert Simpson House with its stable is an integral component 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 Rupert Simpson House and Stable were built in 1899 for the co-owner of the Toronto Knitting and Yarn Factory, the city's first knitting mill. The Sisters of Service, the first English-speaking Roman Catholic women's order in Canada, subsequently occupied the property as a convent. Designed by Toronto architect Charles J. Gibson, the Rupert Simpson House and Stable are excellent examples of Romanesque Revival styling. The house has significant interior features inspired by Queen Anne architecture. The property is an integral part of the group of four house-form buildings at 515 and 519 Jarvis Street and 2 and 4 Wellesley Street that reflect the late-19th century development of the area as an exclusive residential neighbourhood in Toronto.

Sources:

Architects files, Toronto Historical Board.

Arthur, Eric. Toronto: No Mean City. 3rd ed. Revised and edited 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.

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Drayton, Oswald. "Charles J. Gibson" in Standard Dictionary of Canadian Biography. Vol. 2. 1934.

Drayton, Oswald. "Rupert Michael Simpson" in Canadian Who Was Who, 1875-1933. Toronto: Trans-Canada Press, 1934.

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.

Filey, Mike. Mount Pleasant Cemetery. 2nd ed. Toronto: Dundurn Press, 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.

Maitland, Leslie. "Queen Anne Revival". Canadian Collector (January-February 1986) 42-48.

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

Rupert Simpson House and Stable
2 Wellesley Place

The property at 2 Wellesley Place is designated for architectural and historical reasons. In 1899, Toronto architect Charles J. Gibson designed a house and stable for Rupert Simpson, co-owner of the Toronto Knitting and Yarn Factory, the first knitting mill in Toronto.

The Rupert Simpson House and Stable are excellent examples of Romanesque Revival design. A cross-gable roof with chimneys, gabled dormers and, on the south slope, a gabled wall dormer, covers the three-storey house. Constructed of brick on a sandstone base, the building has red brick cladding with brick voussoirs and sandstone sills, lintels and transoms. Important exterior features on the principal (east) façade are the entrance porch and door, the tympanum and arch above the entrance, and the brickwork in a basketweave pattern. The south wall features a monumental stepped gable, and the north elevation displays an oriel window. The rear (west) elevation has no additions. The walls display round- and flat-headed window openings, and transoms with stained and clear glass.

The first-floor reception hall, drawing room, dining room, kitchen and pantry, the second-floor southeast bedroom, south bedroom and water closet, and the third-floor nursery are identified as significant interior areas. The interior elements are described in detail in the Heritage Property Report (Long Statement of Reasons for Designation). In the southwest corner of the lot, the stable features brick construction, a shed roof with a stepped gable, dormers and chimney, and Romanesque Revival detailing.

The property at 2 Wellesley Place is located on the west side of Wellesley Place between Wellesley Street East and Wellesley Lane. Constructed for an important Toronto businessman, the Rupert Simpson House is an excellent example of Romanesque Revival design with interior features in the Queen Anne Revival style. The property at 2 Wellesley Place is important in context with the Mary Perram House at 4 Wellesley Place and with the adjoining properties at 515 and 519 Jarvis Street.

SCHEDULE "B"

In the City of Toronto and Province of Ontario, being composed of part of Lot 44 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 the easterly limit of the said Lot 44 at a point distant 63.33 metres, more or less, from the south-easterly angle of the said Lot 43 on the said Plan D30, said point being the north-easterly angle of the lands heretofore conveyed by one James Henderson to the Sisters of Our Lady of Loretto for the Diocese of Toronto by deed registered;

THENCE westerly along the northerly limit of the land so conveyed to the said Sisters 41.45 metres, more or less, to the westerly limit of the said Lot 44;

THENCE northerly along the said Lot limit 27.72 metres to a line of a division fence between the land herein described and the lands immediately to the north thereof;

THENCE easterly along said fence line 41.45 metres, more or less, to the westerly limit of Welleley Place at a point distant 91.20 metres, more or less, from the south-easterly angle of the said Lot 43;

THENCE southerly along the said westerly limit of Wellesley Place 27.86 metres, more or less, to the point of commencement.

The said lands being most recently described in Instrument 138532EP (Parcel 1).

1. The hereinbefore described land being delineated by heavy outline on plan SYE2943 dated June 13, 2000, as set out in Schedule "C".

TORONTO
WORKS AND EMERGENCY SERVICES

SKETCH TO ILLUSTRATE
**LAND DESIGNATED AS
BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST**

RATIO 1:750

Metres 20 0 20 Metres

Drawn ME
Checked W.J.M.
Date: JUNE 13, 2000

W. Kowalenko - City Surveyor

FILE
WHS-HI

PLAN SYE2943