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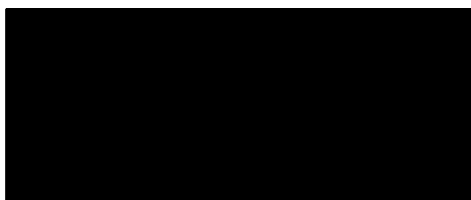
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Metric Toronto

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
531 PARLIAMENT STREET
CITY OF TORONTO, PROVINCE OF ONTARIO

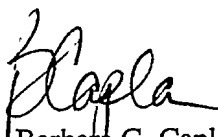
NOTICE OF PASSING OF BY-LAW



✓ Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3
Attn: Richard Moorhouse

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1995-0539 to designate 531 Parliament Street (Winchester Hotel) as being of architectural and historical value or interest.

Dated at Toronto this 25th day of August, 1995.

→ 
Barbara G. Caplan
City Clerk

6/26/00 RC
6/21/00
RC
✓

No. 1995-0539. A BY-LAW

To designate the property at 531 Parliament Street as being of architectural and historical value or interest.

(Passed August 14, 1995.)

WHEREAS by Clause 7 of Neighbourhoods Committee Report No. 10, adopted by Council at its meeting of August 14, 1995, authority was granted to designate the property at 531 Parliament Street 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 and architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 531 Parliament Street and upon the Ontario Heritage Foundation, a notice of intention to designate the property and has caused the notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks as required by the *Ontario Heritage Act*;

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

AND WHEREAS no notice of objection to the proposed designation has been served upon the clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The property at 531 Parliament Street, more particularly described and shown on Schedules "A" and "C" to this by-law, is designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedules "A" and "C" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the property at 531 Parliament Street and upon the Ontario Heritage Foundation and 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*.

BARBARA HALL,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, August 14, 1995.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lots 1, 2 and 3 and the northerly 5.33 metres more or less of Lot 4 according to Plan D-62 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 intersection of the southerly limit of Winchester Street with the easterly limit of Parliament Street;

THENCE southerly along the easterly limit of Parliament Street, 25.37 metres more or less to the intersection with the production westerly of a line drawn along the southerly face of the southerly wall of the most southerly of the brick buildings standing upon the herein described lands;

THENCE easterly to and along said southerly face in and along the line of fence in rear of said brick building and along the southerly face of the southerly wall of a garage in the rear of the herein described lands, in all 36.88 metre more or less to a point in the westerly limit of a Lane;

THENCE northerly along the said westerly limit of the Lane, 25.67 metres more or less to the southerly limit of Winchester Street;

THENCE westerly along said last mentioned limit, 36.83 metres more or less to the point of commencement.

The said land being most recently described in Instrument CA323265.

The hereinbefore described land being delineated by heavy outline on Plan SYE2788 dated August 3, 1995 as set out in Schedule "C".

SCHEDULE "B"

Property Research Summary

Basic Building Data:

Address:	531 Parliament Street
Ward:	07
Current Name:	Winchester Hotel and Winchester Hall
Historical Name:	Lake View Hotel
Construction Date:	1866 (Winchester Hall) 1888 (Winchester Hotel)
Architect:	Thomas Kennedy and William Holland (Winchester Hotel)
Contractor/Builder:	None Found
Additions/Alterations:	Parliament Street addition, 1880; Demolish 1880 addition and construct new Parliament Street addition, 1888, Thomas Kennedy and William Holland; Alter interior, Benjamin Swartz, architect, 1936; Alter Winchester Street entrance, replace wooden staircase to second storey, cut window opening on stair landing, clad ground storey exterior with Vitrolite, 1941; Remove Vitrolite and reclad in Granox, DeSpirit Mosaic and Marble Company Limited, 1955.

Original Owner: James McCaffrey
Original Use: Commercial (hotel)
Current Use: Commercial/Vacant
Heritage Category: B (notable heritage property)
Recording Date: March 17, 1995
Recorder: HPD:jc

History

Land Development:

The lands on which the building at 531 Parliament Street stands were first laid out in 1793 by Governor Simcoe's land surveyors. Known as Park Lot 2, the lands bounded by Carlton Street to the south, Parliament Street to the west, Bloor Street to the north and the Don River to the east were set aside for Governor Simcoe in the name of his infant son, Frank. The family erected a small house on the property, which they named Castle Frank.

In 1796, the Corps of Queen's Rangers cut a road from the lake up to Castle Frank for the convenience of the Simcoe's and their guests. At the foot of this street were the first Parliament Buildings, hence the naming of the road. In 1834, Parliament Street formed the eastern boundary of the newly formed City of Toronto.

By the 1860's a large number of immigrants, many fleeing the potato famine in Ireland, settled the area. Out of necessity, many of the poorer settlers planted gardens in which cabbage was the predominant vegetable. In time, the area bounded by St. James Cemetery to the north, the Don River to the east, Parliament Street to the west and Gerrard Street to the south became known to Torontonians as "Cabbagetown."

531 Parliament Street:

In 1857 Plan D62 was laid out on the east side of Parliament Street, south of Winchester Street. Lots 1 and 2 were purchased by James McCaffrey, a farmer, who opened the Santa Claus Tavern on the site in 1860. In 1866, the Lake View House Hotel was opened on the same site. This 2-storey roughcast building was set back from Parliament Street in a landscaped garden.

In 1880 John Ayre, then owner and manager of the Lake View House Hotel, erected a 2-storey brick and roughcast addition oriented towards Parliament Street. At this time, the 1866 Lake View House Hotel became known as Winchester Hall and the new portion as the Lake View Hotel. In 1888, the 1880 Lake View Hotel was replaced with the three storey brick building which occupies the site today.

By the turn of the century, the Lake View Hotel was regarded as one of the more popular resorts in the City of Toronto. The hotel was equipped with the most modern conveniences including electric bells, bathrooms on every floor, telephones and patent rope fire escapes. It also featured a summer garden, a large lodge room, a public hall and a billiard room.

In 1941, significant alterations were undertaken according to the design of the architect Benjamin Swartz. The ground storey was clad in Vitrolite, a vertical 2-storey sign was erected at the northwest corner of building, the Winchester Street entrance and lobby were altered to reflect the Art Moderne style, a wooden staircase to the second floor was replaced with a terrazzo and chrome staircase, and a new opening was cut for the stair landing. In 1955, the lower portion of the property was clad in Granox, by DeSpirit Mosaic and Marble Company Limited.

Architecture

The property at 531 Parliament Street consists of two interconnected buildings. Winchester Hall, constructed in 1866, fronts onto Winchester Street. The Winchester Hotel, fronting onto Parliament Street, was erected in 1888 according to the design of the Barrie based architectural firm of Kennedy and Holland.

Exterior

Winchester Hotel:

The Winchester Hotel features elements of the Second Empire style. Constructed in red brick, now partially painted, the 3½-storey building has a southern 2½-storey extension, also facing Parliament Street (west). The ground storey of the west elevation of the main building is clad in Granox. It contains a centrally placed entrance, flanked by large rectangular window openings. Above the doorway a metal sign reads "Winchester Hotel". The upper storeys are divided into four bays by pilasters. A decorative stringcourse separates the second from the third storey and brick corbelling highlights the cornice. All window openings have stone sills and lintels and contain sash windows. A slate-clad mansard roof, containing a pair of gabled dormers with round-headed window openings covers the two southern bays. The two northern bays, once the base of the tower which supported a lantern, have two window openings which share the detailing and fenestration of the lower storeys.

The ground storey of the main (Parliament Street) elevation of the south extension is divided into three bays by brick pilasters and contains three modern shopfronts. The second storey contains three pairs of flat-headed sash windows with stone sills and lintels. Corbelling highlights the eaves. A slate-clad mansard roof has three gabled dormers containing round-headed sash windows.

The northwest corner of the building is highlighted by a two-storey sign, featuring a clock surmounted by vertically oriented lettering which spells out "Winchester". Situated in the north facade, the entrance displays elements of the Art Moderne style. The recessed doorway is flanked by fluted metal pilasters and surmounted by a semi-circular metal canopy. Above this, a 2-storey bay rises to the cornice level and is flanked to the east by irregularly spaced openings, and the west by doors which open onto decorative metal balconies and a fire escape. The cornice has brick corbels. A slate-clad mansard roof has three gabled dormer windows, separated by single, elongated l'oeil de boeuf window openings.

Winchester Hall:

The 2-storey red brick-clad building was erected on a rectangular plan. Featuring six bays, the ground storey is clad in Granox. It contains two entrances and four horizontally oriented window openings, while the second storey contains six segmentally arched window openings with stone sills, brick voussoirs and two over two sash windows. Brackets highlight the eaves and a gabled roof covers the building.

Interior

Interior features of note include the pressed metal ceiling in the front portion of the Winchester Hotel, the terrazzo lobby and staircase in Winchester Hall, the Laurentian Room on the second floor of Winchester Hall (from the late 1930's), and the remaining portions of an interior wall which formed the exterior south wall of the 1866 Winchester Hall (formerly the Lake View House Hotel).

The ceiling of the front portion of the 1888 Winchester Hotel is clad in pressed metal and is in poor condition. Patterns including classical and floral motifs are still visible.

To the rear, a long corridor provides access from the Winchester Hotel to Winchester Hall. Recent renovations to the building have revealed original plank siding, stucco cladding and door and window openings. The southerly wall of this passage is the original southern exterior wall of the Lake View House Hotel, beyond which was a lawn which has been filled in with additions. Elements of an early gazebo remain within this area.

The Winchester Street lobby is highlighted by a decorative Art Moderne terrazzo floor. A geometric pattern of green, red and cream coloured terrazzo leads to a dog-leg staircase with a landing which gives access to the second floor. Constructed in 1941 to replace a wooden staircase, the staircase has terrazzo treads and ornamental chrome railings, also influenced by the Art Moderne style.

A short flight of steps connects the landing of the staircase to the Laurentian Room. A long rectangular room with window openings on the north side, the Laurentian Room contains a long wooden bar influenced by the Art Moderne style. The horizontality of the room is emphasized by dropped and recessed ceiling panels which extend the length of the room. The Laurentian Room is stylistically in keeping with the Winchester Street entrance, lobby and staircase.

Context

Prominently located on the southeast corner of Parliament and Winchester Streets, the Winchester Hotel, with its truncated tower and vertical sign, and the Winchester Hall, are important Cabbagetown landmarks. Together, the buildings contribute to the architectural heritage of the neighbourhood.

Summary:

The property at 531 Parliament Street is identified for architectural and historical reasons. By the turn of the 20th Century, the property, consisting of two interconnected buildings, was considered a popular hotel in the City of Toronto. The property consists of two interconnected buildings. Winchester Hall, constructed in 1866, fronts onto Winchester street. The Winchester Hotel, fronting onto Parliament Street, was erected in 1888 according to the design of the Barrie based architectural firm of Kennedy and Holland.

The Winchester Hotel features elements of the Second Empire style, including a slate-clad mansard roof with gabled dormers and a truncated corner tower. Constructed in red brick, the 3½-storey building has a 2½-storey south extension. At the ground storey, the southern three bays contain shopfronts, while the northern bays are clad in Granox. The building features brick pilasters, decorative brickwork and stone sills and lintels. Situated in the north facade is an Art Moderne entrance with fluted metal pilasters and canopy, a two storey bay and decorative metal balconies and a fire escape.

The ground storey of Winchester Hall is clad in Granox while the upper storey features red brick and segmentally arched openings with brick voussoirs. A gabled roof with bracketed eaves covers the building.

Interior features of note include the pressed metal ceiling in the front portion of the Winchester Hotel, the Winchester Street lobby with terrazzo floor and the Art Moderne staircase leading to the Laurentian Room. Also of note is the original southern exterior wall of the Lake View House Hotel, with its plank siding, stucco cladding and original window and door openings.

Prominently located on the southeast corner of Winchester and Parliament Streets, the Winchester Hotel and Winchester Hall are important reminders of the early development of the Cabbagetown neighbourhood and are significant features of the Parliament Street streetscape.

Sources Consulted:

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- Assessment Rolls: St. David's Ward, 1860-1910
- Blumenson, John. Manager, Preservation Review, Toronto Historical Board, after a site visit March 7, 1995.
- Building Permits: #13679, #72424, #13679, #33230
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City of Toronto Directories, 1859-1945

Goad's Atlas, 1884, 1890, 1899, 1910, 1923

Plan of Subdivision D62

Rust-D'Eye, George H. Cabbagetown Remembered, The Boston Mills Press, 1984.

