

28 July 2020

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**1437 Queen Street West, Toronto – Heritage Property Nomination and
Objection and Opposition to Issuance of Demolition Permit**

This document has 4 parts:

Appendix A – Property Summary, Objection and Opposition to Issuance of
Demolition Permit, and Subsequent Heritage Property Nomination

Appendix B - Notable Former Residents and Uses

Appendix C - Maps and Photographs

Appendix D - Sources

**Appendix A – Property Summary, Objection and Opposition to Issuance of
Demolition Permit, and Subsequent Heritage Property Nomination:**

I am writing to your offices to voice an Objection and Opposition to the Issuance of a Demolition Permit for 1437 Queen Street West in the Parkdale neighbourhood of Toronto and to simultaneously and subsequently submit a Heritage Property Nomination for Designation of 1437 Queen Street West (Toronto) under the *Ontario Heritage Act*. 1437 Queen Street West (Toronto) is an Edwardian Classical home (with

ground floor commercial additions) located on the south side of Queen Street West near the southwest corner of Jameson Avenue and Queen Street West in the Parkdale neighbourhood of Toronto. 1437 Queen Street West (Toronto) was designed by prominent Canadian-American architect James Hartley Galloway (1881-1961) in September 1905 and first appears in City of Toronto Directories in 1907. The property is architecturally, contextually, and historically important, prominent, and unique within the Parkdale neighbourhood of Toronto and is notably located less than 25 meters south and west of the boundaries of the Parkdale Main Street Heritage Conservation District (presently Under Study) (see Appendix C, Figure 2). 1437 Queen Street West (Toronto) was additionally the home of several historically prominent individuals within Parkdale, Toronto, and broader Canadian history, including Dr. Malcolm Weethee Sparrow (11 August 1862 – 11 July 1936) and family; Lieutenant (later Major) Stanley Herbert Maxted (21 August 1894 – 10 May 1963); among others – and was used as the site of the *Sunnyside Private Hospital* (operated by Dr. Mark Stein) from 1959 until 1983. Due to the above-mentioned reasons, I am voicing an objection and opposition to the Issuance of a Demolition Permit for 1437 Queen Street West (Toronto) and I am simultaneously and subsequently submitting a Heritage Property Nomination for Designation of the property under the *Ontario Heritage Act*.

1437 Queen Street West (Toronto) has a prominent position overlooking both the intersection of Jameson Avenue and Queen Street West and Macdonell Avenue and Queen Street West along one of the main streets of the Parkdale neighbourhood of Toronto. The property is of the Edwardian Classical style and was designed by prominent Canadian-American architect James Hartley Galloway (1881-1961) in September 1905. Galloway designed a number of commercial, ecclesiastical, industrial, and residential properties in Toronto, Ontario, Canada during the early 20th century before emigrating to Richmond, Ontario County, New York (United States of America) in the mid-1920s (Biographical Dictionary of Architects in Canada (1800-1950) 2020). Galloway is noted to have received an architectural license in New York (USA) in 1926 and was engaged in an architectural practice in New York City (USA) between 1929 and 1930 (Architecture New York 2020, Biographical Dictionary of Architects in Canada (1800-1950) 2020). Galloway moved to St. Petersburg, Florida (USA) in 1956

(Biographical Dictionary of Architects in Canada (1800-1950) 2020). Further details about James Hartley Galloway – including a list of properties designed by him - are available in his entry in the *Biographical Dictionary of Architects in Canada (1800-1950)* (included in Appendix D - Sources). Designed in September 1905, 1437 Queen Street West (Toronto) was one of the first properties designed by Galloway and – as noted above – first appears in City of Toronto Directories in 1907 as the home of the Sparrow family. Further details on the Sparrow family are included in *Appendix B – Notable Former Residents and Uses*. It is important to note that as early as 1907, Dr. Malcolm Weethee Sparrow had both his professional dental practice and his and his family’s residence at this address – indicating an early history of mixed-use activities at this property.

1437 Queen Street West (Toronto) originally shared a wall with 212 Jameson Avenue (Toronto) (see Appendix C, Figures 6, 7, and 25). 212 Jameson Avenue (Toronto) was located immediately East of 1437 Queen Street West (Toronto) and had its entryway oriented towards the southwest corner of the intersection of Jameson Avenue and Queen Street West (Toronto).¹ 2 small buildings – likely connected to W. C. Atkinson’s estate and/or property – existed at the southwest corner of Jameson Avenue and Queen Street West (Toronto) in 1884, though had been demolished by 1894 (see Appendix C, Figures 3 and 4). 212 Jameson Avenue (Toronto) first appears in City of Toronto Directories in 1906 and is listed as the home of Robert C. Griffin. 212 Jameson Avenue (Toronto) was demolished by 1970. It has since been replaced with a 1-2 storey commercial building, which has been assigned the address 1435 Queen Street West (Toronto), and which is presently home to the Parkdale Branch of Toronto Dominion (TD) Bank. Historically, a series of 3 semi-detached houses (totalling 6

¹ Post World War II, Jameson Avenue (Toronto) shifted from a predominantly residential street to a main vehicular thoroughfare for Parkdale and surrounding neighbourhoods. Almost all of the original homes on Jameson Avenue were demolished during the mid-20th century, as large apartment blocks were constructed along the length of the street. Jameson Avenue (Toronto) was also widened and connected as an entry and exit point for the Gardiner Expressway and Lakeshore Boulevard West. At presently, only 3 of the approximately 100 homes present on Jameson Avenue in 1924 are extant. While 1437 Queen Street West (Toronto) is not on Jameson Avenue, it is located in close proximity to the intersection of Jameson Avenue and Queen Street West (Toronto) and could be contextually linked to both the evolution of Queen Street West and Jameson Avenue within Parkdale and surrounding neighbourhoods of Toronto. A 1946 photograph of the intersection of Jameson Avenue and Queen Street West (Toronto) – prior to its widening - is available at Appendix C, Figure 25.

houses) at 1439-1449 Queen Street West (Toronto) existed to the immediate west of 1437 Queen Street West (Toronto). These were demolished in the mid-to-late 20th century and have since been replaced with a 1-storey commercial building (1439 Queen Street West (Toronto) - presently *Om Restaurant*) and a small shopping plaza (1441-1455 Queen Street West (Toronto)). The north side of Queen Street West – mostly late 19th and early 20th century commercial buildings (with ground floor commercial and a mix of upstairs commercial and residential spaces) – is largely intact and is considered part of the Parkdale Main Street Heritage Conservation District (presently Under Study). However, a section of this block – immediately across the street from 1437 Queen Street West (Toronto) – was demolished during the mid-to-late 20th century and replaced with a 1-storey commercial space. This 1-storey commercial space has been assigned the address 1488 Queen Street West (Toronto) and is presently home to a *Guardian Pharmacy*. A recently submitted (11 March 2020) Development Application (presently Under Review) has proposed to replace the current 1-storey commercial building at 1488 Queen Street West (Toronto) with a 6-storey mixed use development, including ground floor commercial and 29 residential units on the upper levels (Bousfields Inc. 2020, 2). Notably, the western boundary of the Parkdale Main Street Heritage Conservation District (presently Under Study) on the north side of Queen Street West is located a few properties West of Macdonell Avenue; whereas the western boundary of the Parkdale Main Street Heritage Conservation District (presently Under Study) on the south side of Queen Street West is the West Side of Jameson Avenue though does not include any properties on the south side of Queen Street West west of Jameson Avenue. This has unfortunately resulted in 1437 Queen Street West (Toronto) being excluded from the Parkdale Main Street Heritage Conservation District (Under Study), though 1437 Queen Street West (Toronto) is located less than 25 meters from the Parkdale Main Street Heritage Conservation District (presently Under Study) boundary. No plans for a replacement building at 1437 Queen Street West (Toronto) have been made available in the City of Toronto Development Application Database as of the time of writing this (28 July 2020).

1437 Queen Street West (Toronto) has had some modifications to its exterior, including:

- 1) The creation of a ground floor commercial addition on the Queen Street West, Toronto (front (north)) elevation of the property. The age of this commercial addition is not known at present,² though may link to the conversion of the building from residential to commercial / institutional / offices in the late 1940s through 1950s. There appear to be at least 2 separate commercial units in this addition. The bricks below the windows on this commercial addition require repair. Notably, the doors on the commercial additions have old door handle and lock mechanisms (skeleton key locks, etc.) visible. Entry to the upstairs appear to be through one of the front (north), side (west), or rear (south) doors.
- 2) The creation of a ground floor, cement porch on the rear (south) elevation of the house, visible from the adjacent parking lot at 1435 Queen Street West (Toronto). See Appendix C, Figure 15 for a reference photograph.
- 3) The creation of 2nd and 3rd floor balconies on the rear (south) elevation of the house, visible from the adjacent parking lot at 1435 Queen Street West (Toronto).
- 4) The roof is presently bright red, asphalt shingles. It is not possible at present to determine what the original roofing materials of the property were. The chimneys appear to be intact.

Many of the original external details (masonry, windows, etc.) and much of the original external structure is intact and visible. It is not possible at present – as a member of the public – to determine the interior conditions of the property, though presumably some

² Unfortunately, I only discovered the demolition application recently and I have been unable to source building permits from the City of Toronto Building Department's Records team and/or City of Toronto Archives prior to the 28 July 2020 deadline for members of the public to submit objections to the Issuance of Demolition Permit. Notably, archival and library collections are still closed due to COVID-19.

modifications have been made due to both the construction of ground floor commercial additions on the Queen Street West (front (north)) elevation and the use of the property as commercial spaces, medical facilities, and offices during the mid-to-late 20th century. Despite these modifications, 1437 Queen Street West (Toronto) remains one of the most prominent examples of Edwardian Classical residential (house form) architecture on Queen Street West in Toronto. As of the time of writing this (28 July 2020), 1437 Queen Street West (Toronto) has been vacant for over 10 years, though is in a relatively good state of repair and upkeep. 1437 Queen Street West (Toronto) appears in a City of Toronto 2017 list of potentially contributing and contextually contributing heritage properties on Queen Street West which was made available online as part of the West Queen West Heritage Conservation District Study (City of Toronto and FGMDA 2017, 238). It would be a loss for the Parkdale neighbourhood of Toronto and the City of Toronto as a whole to have this important and prominent property demolished.

Appendix B - Notable Former Residents and Uses:

The Sparrow Family:

The *Biographical Dictionary of Architects in Canada (1800-1950)* identifies that James Hartley Galloway designed a residence for Dr. Malcolm W. Sparrow on Queen Street West near Jameson Avenue in early September 1905 (*Biographical Dictionary of Architects in Canada (1800-1950)* 2020). Subsequently, the Sparrow family appears as the first residents of 1437 Queen Street West (Toronto) in the 1907 City of Toronto Directory. The Sparrows resided here until 1948. The Sparrow family included Dr. Malcolm Weethee Sparrow (11 August 1862- 11 July 1936) and his wife Bessie Hamilton Sparrow (née Ecclestone³) (16 March 1875- 28 August 1948) as well as their 2 sons Eugene Ecclestone Sparrow (7 June 1899 – 1968) and Alfred Elmore Sparrow (9

³ Ecclestone appears to be the commonly used spelling of this name, though some historical resources spell it as Eccleston. Similarly, Bessie is sometimes spelled as Bessy in references to Bessie Hamilton Sparrow (née Ecclestone).

January 1903 – 13 August 1957). The Sparrow family additionally provided lodging for Lieutenant Stanley Herbert Maxted (21 August 1894 – 10 May 1963) who emigrated to Canada in 1906 as part of the British Home Children program (specifically via Fegan Homes).⁴ Maxted – discussed in further detail below – lodged with the Sparrows between 1906/1911 and 1919. Prior to residing at 1437 Queen Street West (Toronto), Dr. Malcolm Weethee Sparrow lived at 86 Macdonell Avenue in Parkdale, Toronto (circa. 1905); 386 Queen Street West, Toronto (circa. 1895)⁵; and 182 Carlton Street, Toronto (circa. 1885). Post-1923, a secondary residential unit (known as 1437A Queen Street West (Toronto)) was created at 1437 Queen Street West (Toronto) – which was home to a diverse range of tenants – in addition to at least 1 commercial unit used as a dental and/or medical office during this time.

Dr. Malcolm Weethee⁶ Sparrow was born on 11 August 1862 in Athens County, Ohio (USA) to Dr. Thomas West Sparrow and Lydia Ann Sparrow (née Weethee) (see Appendix C, Figures 19 and 20). Dr. Thomas West Sparrow (1813-1916) was a physician. Lydia Ann Sparrow (née Weethee) (1839-1925) was the relative (potentially niece) of Reverend Jonathan Perkins Weethee (1812-1899)- who was a noted American author, lecturer, and the President of Waynesburg University during the mid-19th century.⁷ Reverend Weethee engaged in an equal opportunity and equal rights experiment during the late-1850s to allow several women – notably 3 of his relatives – to enrol in post-secondary studies at Waynesburg University (Observer Reporter 2016). This was during an era when enrollment at universities in the United States of America (as well as Canada) was almost entirely restricted to men. As such, in 1857 Lydia Ann Weethee became 1 of the first 3 women in Pennsylvania (USA) to obtain a university degree (Observer Reporter 2016). An 1891 Biographical Sketch of Dr. Malcolm Weethee

⁴ Maxted appears at 1437 Queen Street West (Toronto) in the 1911 Census, though may have been residing with the Sparrows as early as 1906.

⁵ In 1895, Dr. Malcolm Weethee Sparrow's dental office was at 118 Jameson Avenue (Toronto) – indicating a significant and long-term connection to the neighbourhood of Parkdale, Toronto.

⁶ Weethee is most frequently spelled as Weethee, though some historical sources use the spelling Weethie and/or Wethe.

⁷ Reverend Weethee was the second president of Waynesburg University.

Sparrow identifies that his family suffered from financial difficulties in his youth, which spurred him to pursue professional opportunities in the editorial, news, and publishing business (Cochrane 1891, 167). He emigrated to Toronto in 1879 (Cochrane 1891, 167) and married Bessie Hamilton Ecclestone on 10 August 1898.⁸ Several of Dr. Malcolm Weethee Sparrow's family members – including his parents and at least 1 of his siblings (a sister) – had also emigrated to Canada by 1911. Dr. Malcolm Weethee Sparrow unfortunately became ill after emigration, which prompted him to pursue a new career in the field of dentistry (Cochrane 1891, 167). Dr. Malcolm Weethee Sparrow is noted to have been running his own dental practice by 1891 (Cochrane 1891, 167). This practice was operated from 1437 Queen Street West (Toronto) – the same address as his and his family's residence – between 1907 and 1936. Reverend William Cochrane's (1831-1898) 1891 Biographical Sketch of Dr. Malcolm W. Sparrow interestingly and specifically notes that his educational pursuits were “acquired by the faithful improvement of midnight hours and leisure movements” (167). Furthermore, Dr. Malcom Weethee Sparrow's interest in publishing was apparent even after his change of career, as he continued to frequently publish and write a diverse range of materials, including at least 1 novel⁹, as well as poetry and short stories which were published in local newspapers and periodicals. Dr. Malcolm Weethee Sparrow additionally wrote academic-oriented letters which were published in professional health and dentistry publications, such as *The Dental Independent*, the *Dominion Dental Journal*, and the *Dental Office and Laboratory* during the late 19th and early 20th centuries. In December 1902, Dr. Malcolm Weethee Sparrow appeared in the local Toronto media after he was exonerated from claims of negligence and careless work when a patient swallowed a tooth during a dental operation (The Globe (Toronto) 1902). The patient – who was undergoing chloroform anesthesia – was in the process of having 12 teeth and 2 stumps extracted to aid with digestion, when 1 of the removed teeth fell down her throat and became stuck, causing a prolonged cough, with the tooth eventually being coughed up a month later (The Globe (Toronto) 1902). Dr. Malcolm Weethee Sparrow continued his dental

⁸ A copy of their Marriage Record is available in the Supplementary Documents Folder, linked in Appendix C of this document.

⁹ Dr. Malcolm Weethee Sparrow's romance novel *The Lady of Chateau Blanc: A Historical Romance* was published in 1896.

practice for another 34 years after this publicized incident. Dr. Malcolm Weethee Sparrow is noted to have been a tenor singer, who frequently sang at local churches and organizations, including Cowan Avenue Presbyterian Church, the Deaconess Home and Training School, Dunn Avenue Methodist Church, Knox Church Hall, and Sherbourne Street Methodist Church (The Globe (Toronto) 1892, The Globe (Toronto) 1904, The Globe (Toronto) 1905, The Globe (Toronto) 1905, The Globe (Toronto) 1910, Harris, Taylor and Jiang 2019, 2). He also occasionally performed lectures and poetry to audiences (The Globe (Toronto) 1898). Notably, Dr. Malcolm Weethee Sparrow's hobby as a singer may have acted as an influence on young Stanley Herbert Maxted, who lodged with the Sparrows (see below for details) from 1906/1911 to 1919 and who later became a well-known actor, entertainer, and singer. Dr. Malcolm Weethee Sparrow also wrote series of articles (in the format of Letters to the Editor) about the history of Toronto and surrounding regions which were published in The Globe (Toronto) during the early 1930s (Sparrow, The Name of Toronto 1932, Sparrow, More About Toronto 1932, Sparrow, A Sidewalks Story 1932, Sparrow, A Land of Legends 1932). The Sparrows had a summer home on Sparrow Lake, near Washago ON.¹⁰ Dr. Malcolm Weethee Sparrow passed away at 1437 Queen Street West (Toronto) on 11 July 1936 and is noted to have been a victim of a major heat wave that struck Toronto that weekend (The Globe (Toronto) 1936, Toronto Daily Star 1936). This July 1936 weekend heat wave ultimately killed over 115 people in Toronto (Toronto Daily Star 1936). A portrait photograph of Dr. Sparrow in 1891 is available in Appendix C, Figure 18.

Unfortunately, limited information is available on Bessie Hamilton Sparrow (née Ecclestone.) She was born 16 March 1875 in Streetsville, Ontario (present day Mississauga ON) to Alfred Goselin Ecclestone (c. 1833-1902) and Amelia Jane Ecclestone (née Burgess) (c.1843-1921). On 10 August 1898, she married Malcolm Weethee Sparrow – who was notably 13 years older than her. She passed away suddenly at the Sparrow family's summer home on Sparrow Lake (near Washago ON) on 28 August 1948 (The Globe and Mail 1948). 1437 Queen Street West (Toronto) was sold to

¹⁰ Despite local history rumours, Dr. Malcolm Weethee Sparrow clarified in his 10 August 1932 article *A Land of Legends* – published in The Globe (Toronto) on Page 4 – that the lake was not named after him or his family.

new owners by 1949. Both Bessie Hamilton Sparrow and Malcolm Weethee Sparrow are interred at Mount Pleasant Cemetery in Toronto.

Bessie and Malcolm Sparrow had 2 sons – Eugene Ecclestone Sparrow (7 June 1899 – 1968) and Alfred Elmore Sparrow (9 January 1903 – 13 August 1957). Both of their sons attended nearby Parkdale Collegiate Institute – which is only 100 meters southeast of 1437 Queen Street West (Toronto). Eugene Ecclestone Sparrow served in World War I, was working as a General Superintendent in 1923 (while living at 1437 Queen Street West (Toronto)), and married Margaret Muriel Slee (c. 1899 – unknown) on 25 May 1923 in Mimico ON. By 1948, Eugene Ecclestone Sparrow was working as the Vice President of the *Imperial Varnish and Colour Company Limited*. Eugene Ecclestone Sparrow's son (Robert Eugene Sparrow) married Barbara Jane O'Connor on 19 October 1956, who later became known as The Hon. Barbara Sparrow (Canadian Parliamentary Guide 2005/2020). The Hon. Barbara Sparrow served as an Albertan and federal Canadian politician during the 1980s and 1990s. By 1948, Alfred Elmore Sparrow (9 January 1903 – 13 August 1957) was working at a Service Station on Saint Clair Avenue West in Toronto and/or York ON. Unfortunately, limited information about Alfred Elmore Sparrow is available at present.

Major Stanley Herbert Maxted:

Stanley Herbert Maxted (21 August 1895 – 10 May 1963) was a British Home Child, who emigrated to Toronto at age 12 in 1906, lodged with the Sparrow family in Parkdale (Toronto), and later enlisted in World War I. After World War I, Maxted became a prominent entertainer – in the fields of acting, radio hosting, and singing. During World War II, Maxted became a prominent and well-known war correspondent while being on loan from the *Canadian Broadcasting Corporation* (CBC) to the *British Broadcasting Corporation* (BBC).

The Sparrow family sponsored the lodging of Maxted at their home at 1437 Queen Street West (Parkdale, Toronto) between 1906/1911¹¹ and 1919. Maxted was born in Folkestone, Kent, United Kingdom on 21 August 1895. He emigrated as a British Home Child (via Fegan Homes) at age 12 on 13 May 1906 due to an unstable family situation in the United Kingdom (Harris, Taylor and Jiang 2019, 2). His mother (Fanny Emma Maxted (née Sanderson)) attempted (unsuccessfully) to divorce his father in 1898 and again (successfully) in 1908 due to abuse and violence (Harris, Taylor and Jiang 2019, 2). During her 2nd divorce petition, Stanley Herbert Maxted's mother specifically sought to obtain custody of him, though he had already been emigrated to Canada (Harris, Taylor and Jiang 2019, 2). Fegan Homes placed Stanley Herbert Maxted with the Sparrow family who resided in Parkdale, Toronto despite a general organizational policy to place British Home Children outside of cities, preferably on rural farms (Harris, Taylor and Jiang 2019, 2). It is unclear at present if there was a previous relationship between these families and/or the Fegan Homes organization (Harris, Taylor and Jiang 2019, 2). Maxted was a few years older than the Sparrows 2 sons and is notably listed as "step-brother" in Alfred Elmore Sparrow's 1957 obituary (The Globe and Mail 1957). He attended Parkdale Collegiate Institute, where he excelled in sports, won 2 scholarships, and began studying forestry at the University of Toronto (Harris, Taylor and Jiang 2019, 2). Maxted is noted by researchers at the *British Home Children Advocacy and Resource Association* to have already engaged in singing lessons with private voice instructors by this point in time (Harris, Taylor and Jiang 2019, 2) – with this potentially being at the encouragement of Dr. Malcolm Weethee Sparrow who was – among many other things – a renowned singer in Toronto. On 10 February 1915, Maxted enlisted with Eaton's Machine Gun Battery and subsequently arrived in England on 14 June 1915 (Harris, Taylor and Jiang 2019, 2). Coincidentally, the Eaton's Machine Gun Battery was placed in Folkestone, Kent, United Kingdom (his hometown) for training – potentially allowing him to reconnect with his mother (Harris, Taylor and Jiang 2019, 2). Maxted achieved the rank of Lieutenant by December 1915 and arrived in France on 1 March 1916 (Harris, Taylor and Jiang 2019,

¹¹ Maxted emigrated from the United Kingdom to Canada in 1906 and may have begun lodging with the Sparrows as early as 1906. However, the first formal documentation of Maxted at 1437 Queen Street West (Toronto) is in the 1911 Census of Canada.

2). Maxted was unfortunately injured several times during World War I, including an injury from heavy timber falling on him after a shell blast in September 1916; a gunshot wound to the thigh on 31 July 1917; and 2 separate rounds of gas attacks – including one on 31 July 1917 (at the same time as the gunshot wound) and a severe gas attack on 4 October 1917 at Passchendaele (Harris, Taylor and Jiang 2019, 2). The Passchendaele gas attack hospitalized Maxted for several months and “caus[ed] lifelong respiratory problems and render[ed] him speechless for a time” (Harris, Taylor and Jiang 2019, 2). Toronto-based media reported on Maxted’s status several times during World War I (Toronto Daily Star 1916, Toronto Daily Star 1918) and listed him on Toronto’s Honour Roll (The Globe (Toronto) 1917). Maxted returned to Canada on 14 February 1918 and re-assumed lodging with the Sparrow family as part of his recuperation process (Harris, Taylor and Jiang 2019, 2). In 1919, he emigrated to Pittsburgh, Pennsylvania (USA) to search for employment in the postwar economy (Harris, Taylor and Jiang 2019, 2). Maxted also married Olga Juhler (18 September 1896 - unknown) – a clerk of the Bank of Toronto – in Pittsburgh, Pennsylvania (USA) in 1919, before returning to Canada for a honeymoon in the Muskoka region (Harris, Taylor and Jiang 2019, 2). The couple had moved back to Canada by the mid-1920s due to Lieutenant Maxted’s health issues being exacerbated by his employment as a shift foreman at an oven factory (Harris, Taylor and Jiang 2019, 2) At this point in time, a doctor encouraged Maxted to try singing as therapy for his breathing and respiratory issues, in hopes that it would strengthen his lungs due to the gas damage (Harris, Taylor and Jiang 2019, 2-3). By 1927, Maxted had begun performing in musical choirs and concerts in Montréal, Québec (Harris, Taylor and Jiang 2019, 3) – of which his mother visited from the United Kingdom to attend. In 1929, Maxted embarked as a performer on the cross-country *Canadian Pacific Railway Concert Series* (Harris, Taylor and Jiang 2019, 3). It is during this concert series that Maxted became well known for performing adaptations of A. A. Milne’s “*When We Were Very Young*” poetry collection – which had been arranged to music composed by Harold Fraser-Simson (Harris, Taylor and Jiang 2019, 3).¹² This was often considered children’s music though was popular across age groups and demographics. In 1930, he

¹² A recording of Maxted singing *Buckingham Palace* in 1928 is available here: https://archive.org/details/78_buckingham-palace_stanley-maxted-milne-fraser-simson_gbia0059206b/Buckingham+Palace+-+Stanley+Maxted+-+Milne.flac

signed a contract with the *Columbia Broadcasting System* in New York City to perform on 5 different radio programs a week (Harris, Taylor and Jiang 2019, 3). However, poor health forced Maxted to return to Toronto in 1933 – where he was hired as a regional program director with the fledgling *Canadian Radio Commission* (later known as the CBC) (Harris, Taylor and Jiang 2019). Researchers at the *British Home Children Advocacy and Research Association* note in a biographical article of Maxted that he composed his own songs and travelled around North America to perform them throughout the 1930s (Harris, Taylor and Jiang 2019, 3). During World War II, the CBC loaned Maxted to the BBC, where he became an extremely prominent and renowned war correspondent – reporting on a number of events in both the European and Pacific theatres of war (Maxted, *I Was at Arnhem* 1944, Maclean's 1945, Harris, Taylor and Jiang 2019, 3). Maxted was ultimately a critical voice – and a household name – for the United Kingdom and Allied Nations during World War II. One of Maxted's most well-known wartime correspondences is his eyewitness account of the Battle of Arnhem, which was both broadcast on radio and published in written form as “*I Was at Arnhem*” in Maclean's in 1944 (Maxted, *I Was at Arnhem* 1944, Harris, Taylor and Jiang 2019, 3). Lieutenant Maxted additionally obtained the Canadian Field Artillery Rank of Major during World War II (Harris, Taylor and Jiang 2019, 3). A 1945 Maclean's article additionally notes that Major Maxted's son¹³ had also joined the Canadian Army during World War II (Maclean's 1945). Major Maxted divorced Olga in February 1946 and remarried in the same year, marrying Charlotte Elgitha Veronica Boswell Thorne (née Elliott) (1913-1981) – the American-born daughter of a Scottish baronet (Sir Gilbert Elliot, the 10th Baronet Elliott of Stobs (1886-1958) – which subsequently saw Major Maxted recognized in *Burke's Peerage* (Harris, Taylor and Jiang 2019, 3). Post-World War II, Maxted continued to engage in the entertainment industries, also foraying into acting in movies. In the late 1950s and early 1960s, Maxted required oxygen tanks to breathe – likely as a complication of respiratory issues caused by the gas attacks that he survived in World War I (Harris, Taylor and Jiang 2019, 3). The Maxteds returned to

¹³ Stanley Herbert Maxted and Olga Maxted (née Juhler) had a 4 children – 3 daughters and 1 son – together.

the United Kingdom in 1963 though Major Maxted unfortunately died of a heart attack only days after arriving in London, United Kingdom (Harris, Taylor and Jiang 2019, 3).

Other Tenants:

In 1923, the Sparrows created a separate residential unit at the property – subsequently known as 1437A Queen Street West (Toronto). This unit was home to a diverse range of tenants in the following years, including: Bert (Bertie) Stage – the Manager of the Parkdale Branch of the Canadian Bank of Commerce (then located at 1331 Queen Street West (Toronto) – who resided at 1437A Queen Street West (Toronto) in the mid-1920s; Wendell A. Anderson – the Treasurer of the Bakelite Corporation of Canada Limited – who resided at 1437A Queen Street West (Toronto) in the early-to-mid 1930s; and Anne O’Gorman – a nurse at the Toronto Psychiatric Hospital – who resided at 1437A Queen Street West (Toronto) in 1938; among others. 1437 Queen Street West (Toronto) was additionally the site of Dr. Bruce MacNeill’s Dental Practice between 1938 and the early 1950s. Dr. John Fleming’s Physician Practice was also located at 1437 Queen Street West (Toronto) between 1938 and the early-to-mid 1940s. During this era, the property still had regular residential use alongside commercial, medical, and office usage.

Dr. Mark Stein and the Sunnyside Private Hospital:

Shortly after Bessie Hamilton Sparrow died in August 1948, the property was acquired by Dr. Mark Stein (also known as Dr. Morris Mark Stein) – who is listed as the owner of the property in the 1949 City of Toronto Directory. Dr. Stein initially had both his practice and residence at this site. By the late 1950s, Dr. Stein had moved his residence elsewhere, while maintaining his practice at 1437 Queen Street West (Toronto). In 1959, Dr. Stein opened *Sunnyside Private Hospital* at 1437 Queen Street West (Toronto). *Sunnyside Private Hospital* was a private hospital that provided addiction, mental, and psychiatric health care. *Sunnyside Private Hospital* had 9 beds in 1960, which had expanded to 12 beds by 1983 (Josey, Moorhouse and Starak 1965, 153, *The Globe and Mail* 1983). In March 1961, famed Irish novelist, playwright, and poet Brendan Behan (9

February 1923 – 20 March 1964) was admitted to *Sunnyside Private Hospital* by his wife while they were visiting Toronto (Mikhail 1980, 33, Plummer 2013). This was due to Brendan Behan going on a multi-day drinking binge where he became belligerently and extremely drunk, subsequently losing his job with a theatre company, and having a severe altercation with the police while inebriated (Plummer 2013). Brendan Behan lapsed into a coma and there were concerns that he was going to die at *Sunnyside Private Hospital*, though he recovered and was released several weeks later (Plummer 2013). During this era, Dr. Stein additionally leased spaces at 1437 Queen Street West (Toronto) to several commercial enterprises, including cleaning services and real estate brokers. In August 1983, Sunnyside Private Hospital was shut down by the Ontario Ministry of Health due to fire safety and patient care standards not being met (The Globe and Mail 1983). Dr. Mark Stein was still listed as the operator of the hospital in 1983 (The Globe and Mail 1983). *Sunnyside Private Hospital* was the first private hospital to be shut down by Section 7 of Ontario's *Health Facilities Special Orders Act* (1983) (The Globe and Mail 1983). Upon closure of *Sunnyside Private Hospital*, 8 patients were residing at the hospital: 3 of these patients were sent home, whereas 3 of these patients were transferred to *St. Joseph's Health Centre* (The Globe and Mail 1983), and 2 were on weekend leave (Monsebraaten 1983). Dr. Stein is noted to have appealed the forced closure of the *Sunnyside Private Hospital* (Monsebraaten 1983). Of note is that Dr. Stein ultimately had his licence revoked in March 1990 on grounds of improper treatment of patients (Dunlop 1990). Interestingly, the Centre for Addiction and Mental Health (CAMH)'s Downtown West Clinic (1451 Queen Street West (Toronto)) – which specializes in chronic schizophrenia and other related disorders – is now located on the same block as the former *Sunnyside Private Hospital*.

Appendix C – Maps and Photographs:

Additional, Downloadable, and Higher Quality Versions of Maps and Photographs are available in this Google Drive Album:

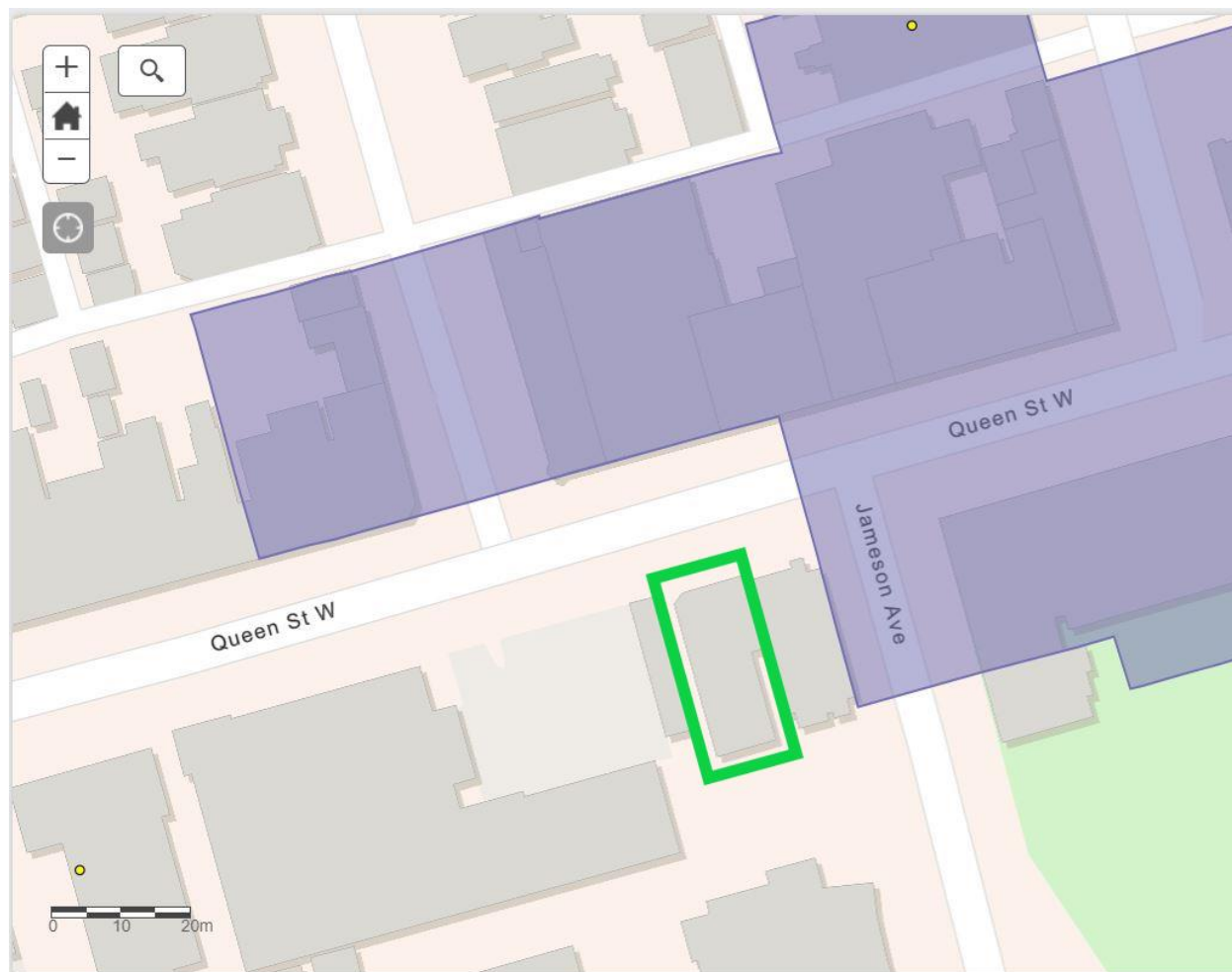
<https://drive.google.com/drive/folders/1gneYmsLZZvDO5SowJK3pawLyokSxf8Eu?usp=sharing>



Appendix C, Figure 1

Above: Location of 1437 Queen Street West (Toronto).

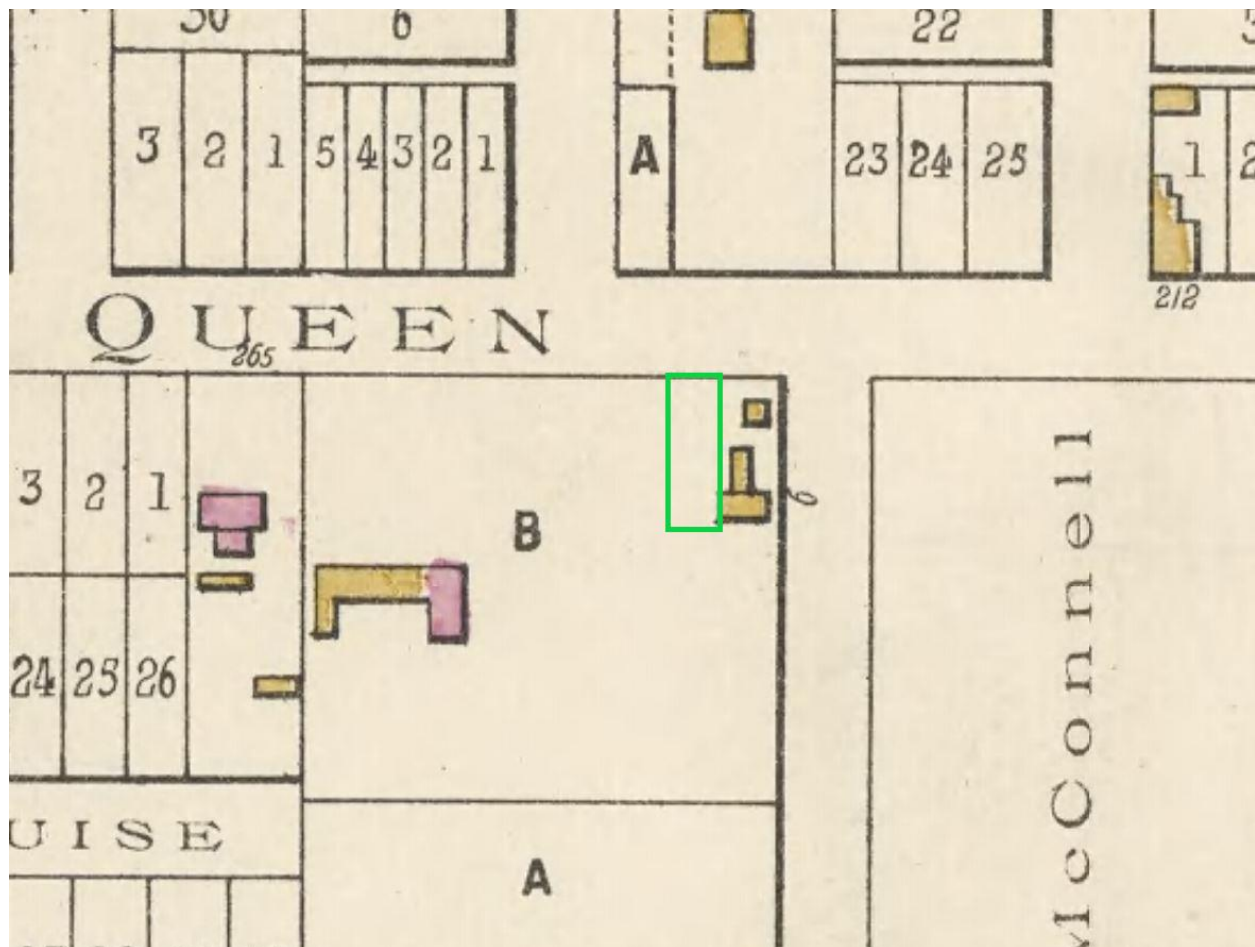
Source: City of Toronto Interactive Map (2020), Annotated (highlighted green) by Adam Wynne.



Appendix C, Figure 2

Above: Location of 1437 Queen Street West (Toronto) in regards to the boundaries of the Parkdale Main Street Heritage Conservation District (Under Study). The Heritage Conservation District is in blue.

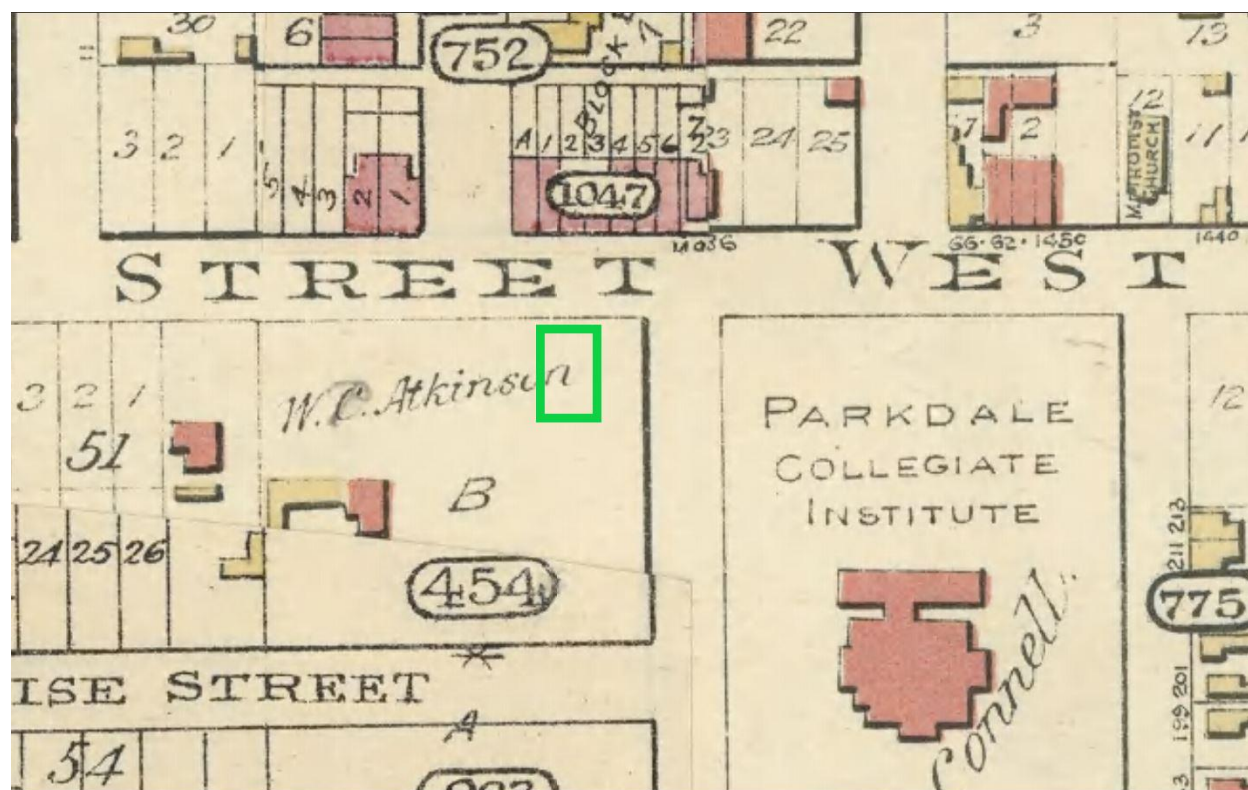
Source: City of Toronto Heritage Register Map (2020). Subject property annotated (highlighted green) by Adam Wynne.



Appendix C, Figure 3

Above: Approximate location of 1437 Queen Street West (Toronto) on the 1884 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 34). Note that the property has not yet been built as of 1884, though 2-small buildings existed on the site. These were demolished by 1894, though other buildings that were part of W. C. Atkinson's estate and/or property existed into the early 20th century.

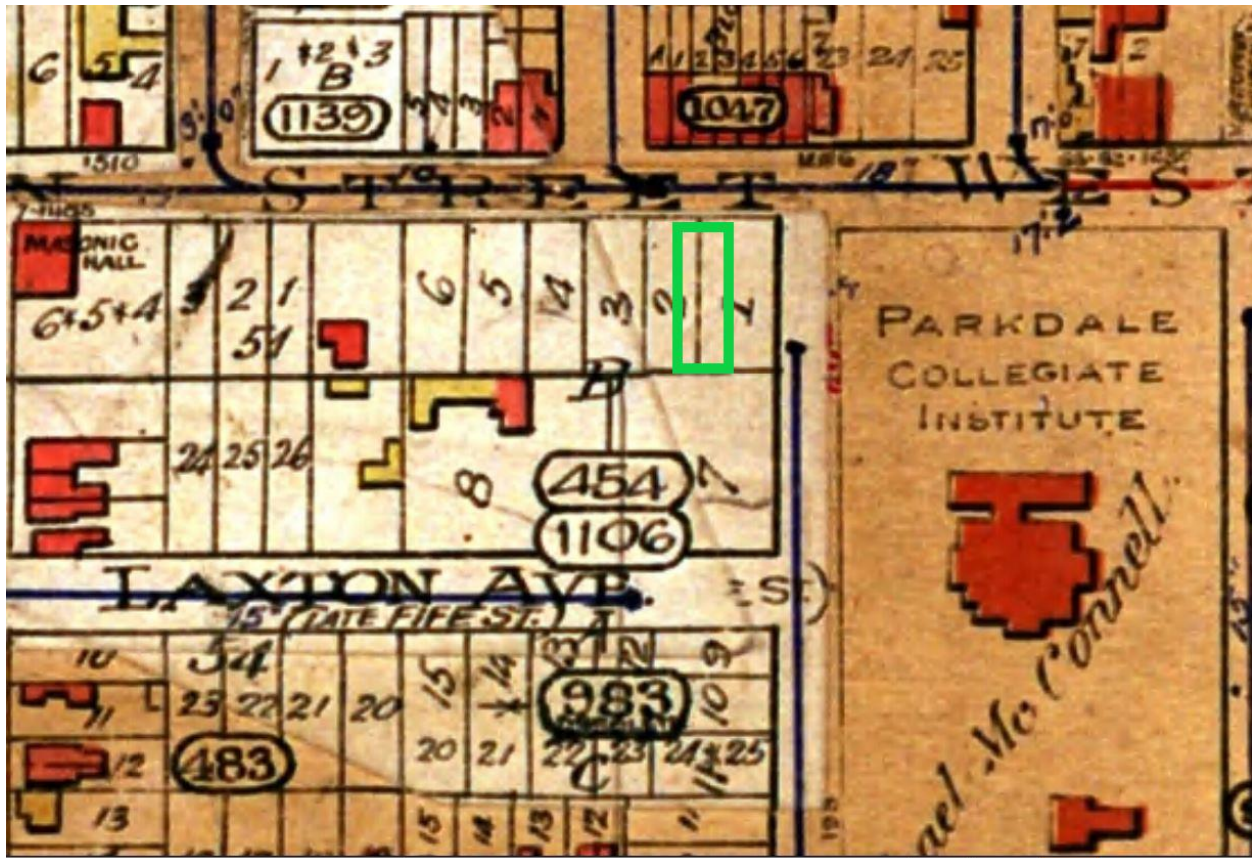
Source: 1884 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 34), annotated (highlighted green by Adam Wynne)



Appendix C, Figure 4

Above: Approximate location of 1437 Queen Street West (Toronto) on the 1894 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 43). Note that the property has not yet been built as of 1894 and that buildings connected to W. C. Atkinson's estate and/or property are extant.

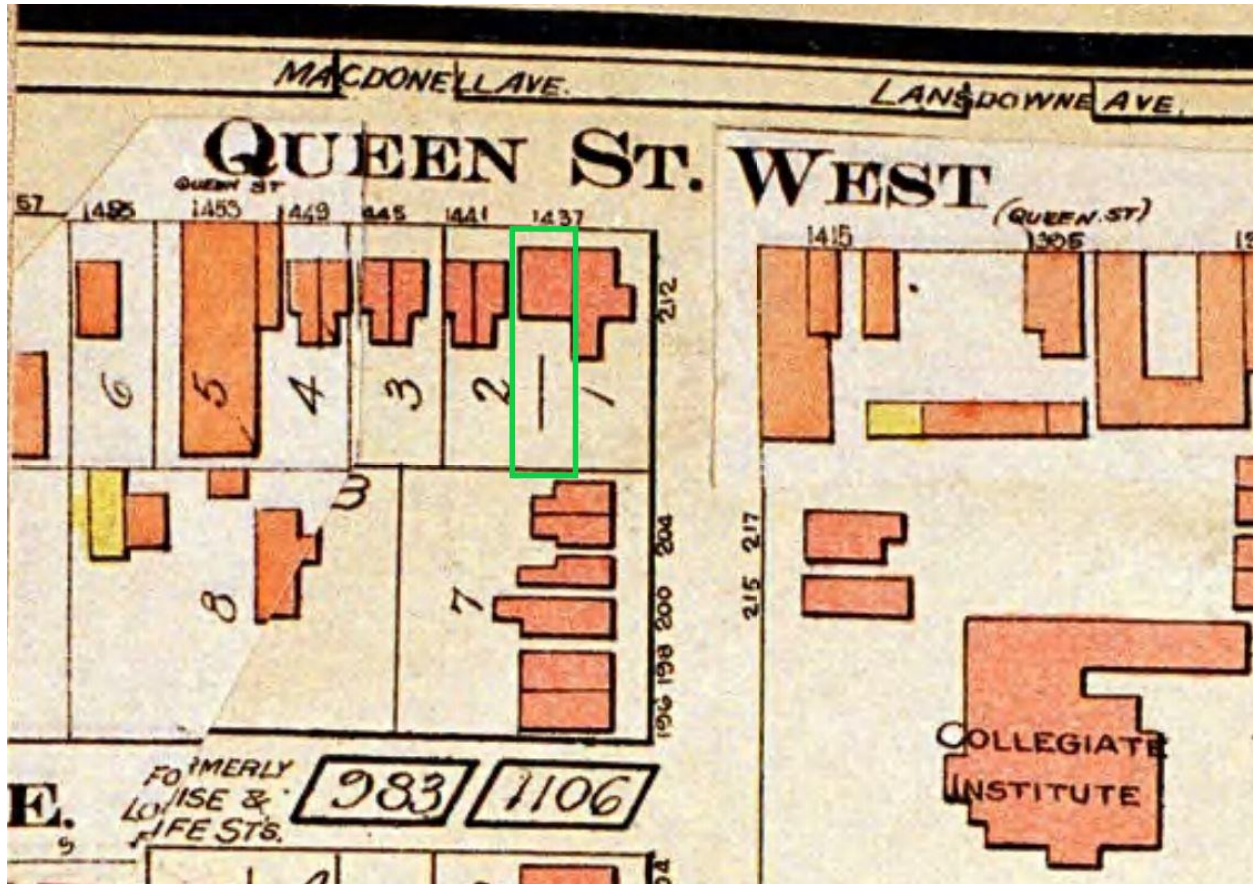
Source: 1894 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 43), annotated (highlighted green by Adam Wynne)



Appendix C, Figure 5

Above: Approximate location of 1437 Queen Street West (Toronto) on the 1903 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 43). Note that the property has not yet been built as of 1903 and that buildings connected to W. C. Atkinson's estate and/or property are extant.

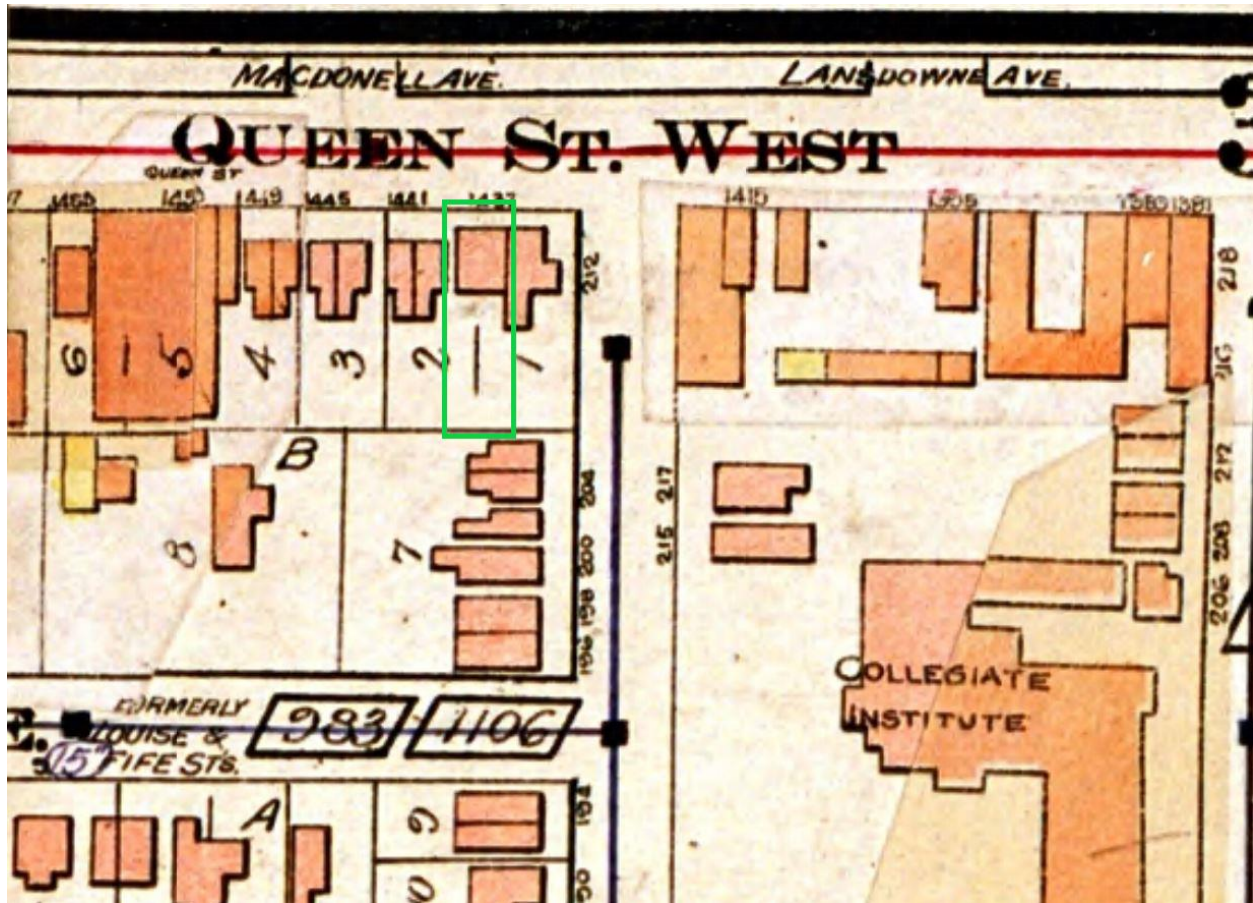
Source: 1903 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 43), annotated (highlighted green by Adam Wynne)



Appendix C, Figure 6

Above: Location of 1437 Queen Street West (Toronto) on the 1913 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 53).

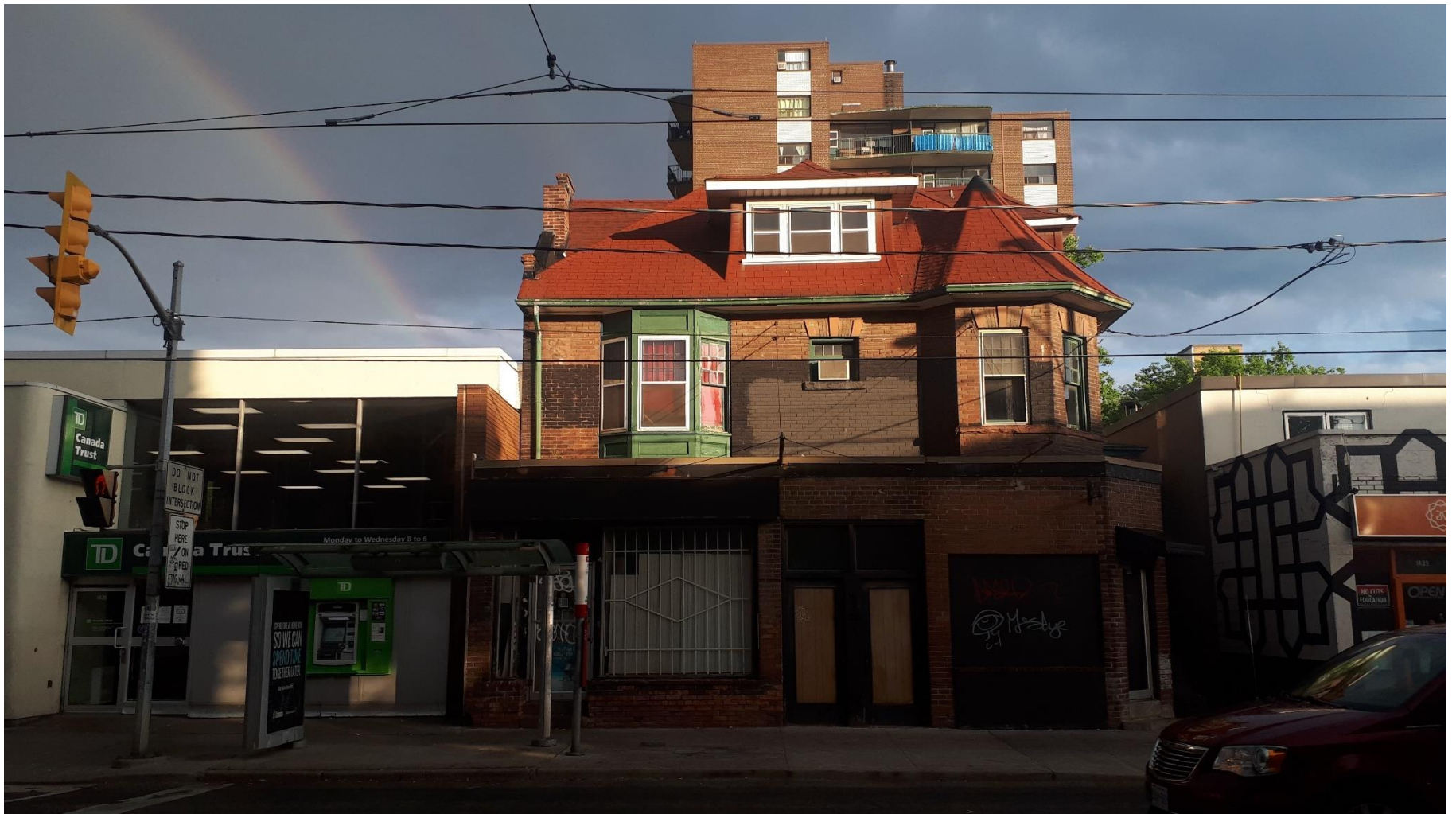
Source: 1913 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 53), annotated (highlighted green by Adam Wynne)



Appendix C, Figure 7

Above: Location of 1437 Queen Street West (Toronto) on the 1924 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 53).

Source: 1924 Goad's Atlas of Toronto: Fire Insurance Plans (Plate 53), annotated (highlighted green by Adam Wynne)



Appendix C, Figure 8

Above: The Queen Street West (north (front)) elevation of 1437 Queen Street West (Toronto) in late June 2020.

Source: Photograph by Adam Wynne.



Appendix C, Figure 9

Above: The Queen Street West (north (front)) elevation of 1437 Queen Street West (Toronto) on 26 July 2020.

Source: Photograph by Adam Wynne.



Appendix C, Figure 10

Above: The Queen Street West (north (front)) elevation of 1437 Queen Street West (Toronto) on 4 June 2020.

Source: Photograph by Adam Wynne.



Appendix C, Figure 11

Above: The Queen Street West (north (front)) elevation of 1437 Queen Street West (Toronto) in March 2020.

Source: Photograph by Adam Wynne.



Appendix C, Figure 12

Above: Looking southeast at 1437 Queen Street West (Toronto) in July 2018.

Source: Google Streetview.



Appendix C, Figure 13

Above: Looking southeast at 1437 Queen Street West (Toronto) in June 2009.

Source: Google Streetview.



Appendix C, Figure 14

Above: Masonry damage on east section of the ground floor, commercial addition of the Queen Street West (north (front)) elevation of 1437 Queen Street West (Toronto) in early June 2020. This masonry will require repair.

Source: Photograph by Adam Wynne.



Appendix C, Figure 15

Above: South (rear) ground floor elevation of 1437 Queen Street West (Toronto) on 27 July 2020, as photographed from the parking lot at 1435 Queen Street West (Toronto).

Source: Photograph by Adam Wynne.



Appendix C, Figure 16

Above: Details of West Elevation of 1437 Queen Street West (Toronto) on 27 July 2020.

Source: Photograph by Adam Wynne.



Appendix C, Figure 17

Above: Door details on north (front) elevation of 1437 Queen Street West (Toronto) on 27 July 2020. Note the old skeleton key locks.

Source: Photograph by Adam Wynne.



MALCOLM WEETHEE SPARROW, L.D.S.

Appendix C, Figure 18

Above: 1891 Portrait Photograph of Dr. Malcolm Weethee Sparrow – resident of 1437 Queen Street West (Toronto) between 1905/1907 and 1936.

Source: Reverend William Cochrane's 1891 *The Canadian Album, Men of Canada; Success by Example*, Volume 1, Page 167.

Additional materials pertaining to Dr. Malcolm Weethee Sparrow have been uploaded to this album:

<https://drive.google.com/drive/folders/1gneYmsLZZvDo5SowJK3pawLyokSxf8Eu?usp=sharing>



Appendix C, Figure 19

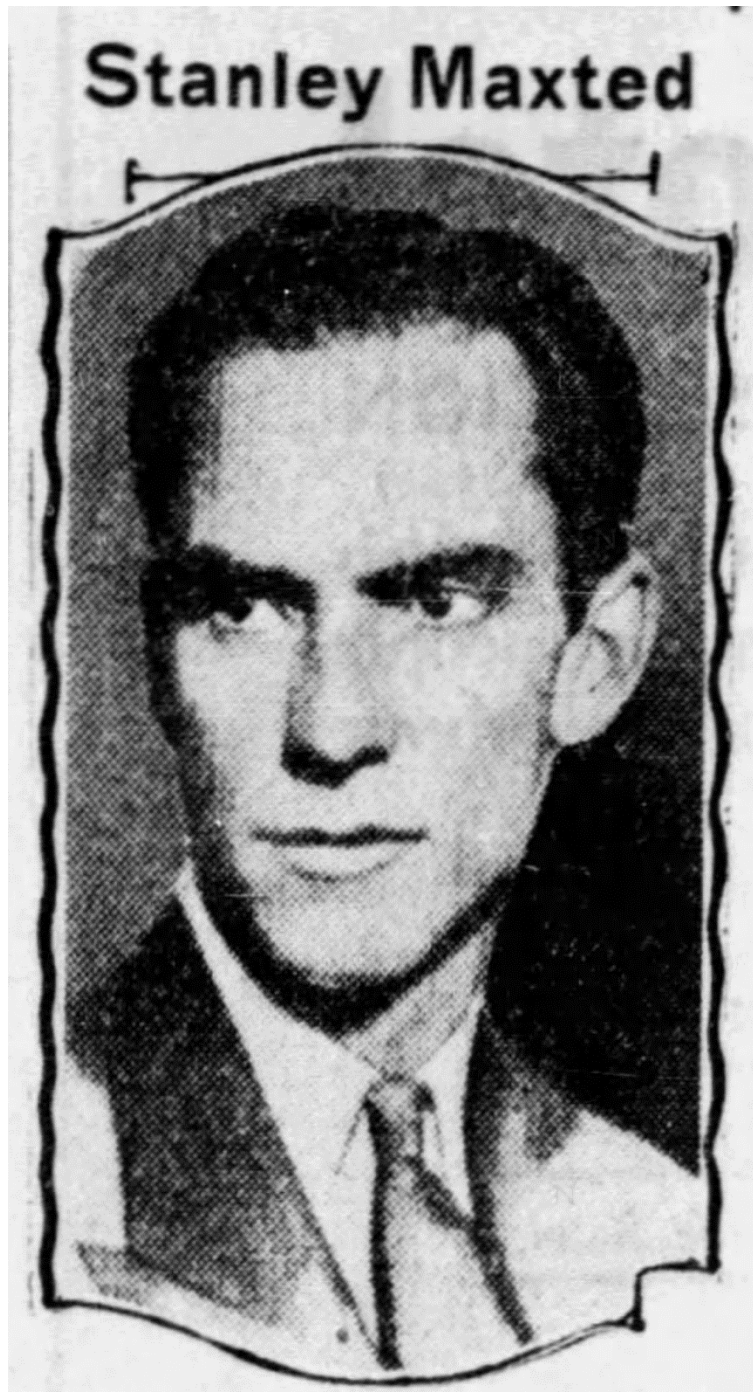
Above: August 1861 Portrait Photograph of Dr. Thomas West Sparrow and Lydia Ann Sparrow (née Weethee).

Source: Civil War Women Archives / In the Swan's Shadow Archives.



Appendix C, Figure 20

Above: 1850s Portrait Photograph of Lydia Ann Sparrow (née Weethee).
Source: Greene Connections: Greene County, Pennsylvania Archives Project.



Appendix C, Figure 21

Above: Lieutenant Stanley Maxted in 1934.
Source: British Home Children Advocacy and Research Association



Appendix C, Figure 22

Above: Major Stanley Maxted, circa World War II.

Source: Wikimedia Commons.



Appendix C, Figure 22

Above: Major Stanley Maxted.

Source: British Home Children Advocacy and Research Association, reproduced from The London Illustrated News, 18 May 1963, Page 777.

Additional materials pertaining to Maxted have been uploaded to this album:
<https://drive.google.com/drive/folders/1gneYmsLZZvDo5SowJK3pawLyokSxf8Eu?usp=sharing>



Appendix C, Figure 23

Above: North side of Queen Street West, looking east from Macdonell Avenue in approximately 1910. This view is from just west of where 1437 Queen Street West (Toronto) is located.

Source: Private Postcard Collection of John Chuckman.



Appendix C, Figure 24

Above: Queen Street West looking east from Jameson Avenue in 1920. This photograph would have been taken from in front of 1437 Queen Street West (Toronto).

Source: Toronto Public Library: Digital Archive Collection.



Appendix C, Figure 25

Above: Looking south at the intersection of Jameson Avenue and Queen Street West in 1946. This is prior to Jameson Avenue being widened. 212 Jameson Avenue (Toronto) – since demolished – which originally shared a wall with 1437 Queen Street West (Toronto) is visible on the right-hand side of the photograph.

Source: City of Toronto Archives.

Appendix D – Sources:

City of Toronto Directories were consulted for various years between 1875 and 1969. Goad's Atlas of Toronto: Fire Insurance Plans were consulted for the years between 1884 and 1924.

The City of Toronto Archives and Toronto Public Library collections were consulted for historical details and images of 1437 Queen Street West (Toronto) and surrounding areas.

The City of Toronto Interactive Map, City of Toronto Heritage Register Map, and Google Streetview were additionally consulted for cartographical-related data.

Unfortunately, some materials in archival and library collections were inaccessible due to collections being closed to the public as a result of COVID-19.

I would additionally like to express my sincere appreciation to Andrea Thomas Harris, Debbie Jiang, and Lori Oschefski at the *British Home Children Advocacy & Research Association* for sharing their advice, expertise, knowledge, insight, and resources with me during this project.

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