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Submitted To:

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**152 Dundas Street East and 154 Dundas Street East:
Property Nomination [Heritage Preservation Services] Appendixes**

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This document has four parts:

Appendix A: Supporting Text

Appendix B: Notable Businesses and Occupants

Appendix C: Maps and Photographs

Appendix D: Sources

Important Note: The properties' primary elevations are 152 Dundas Street East and 154 Dundas Street East. However, the Mutual Street frontage of 152 Dundas Street East was subdivided into a series of one-storey, small commercial units on the ground floor in the early 1950s (now combined into a single commercial space) and includes the addresses 101-107 Mutual Street. A 3-storey low-rise building was built on the rear of the property in 2010 on the former site of a bar/restaurant patio, and appears to have been assigned the address 109 Mutual Street. I am hoping Heritage Preservation Services can assist in determining which of these addresses corresponds to components of the potential heritage structures.

Appendix A: Supporting Text:

152 Dundas Street East and 154 Dundas Street East are located at the northeast corner of Dundas Street East and Mutual Street in the Garden District of Toronto. 152 Dundas Street East and 154 Dundas Street East are 2, 2.5 storey houses representative of the Second Empire style of architecture. These 2 properties were constructed in 1878, first occupied in 1879, and continue to display a high level of craftsmanship with many intricate and original architectural (masonry, etc.) details visible on their exteriors. Of note is that 3 houses were initially constructed in 1878, though the easternmost of these houses was demolished in the early-to-mid 20th century. To date, 2 of the properties (152 Dundas Street East and 154 Dundas Street East) are extant. 152 Dundas Street East has had some commercial modifications to the ground floor, though the upper levels are largely intact. These commercial spaces have previously provided services to the surrounding community and were home to a family-run business (deli/restaurant) for 60 years. 154 Dundas Street East still maintains its original residential character. I am hoping that 152 Dundas Street East and 154 Dundas Street East can be designated under the Ontario Heritage Act. I am additionally hoping that most of the structure can be preserved.

The properties were initially located on Cruikshank Street (also spelled Crookshank Street), though the street name was changed to Wilton Avenue in 1879. No numbering was assigned to these properties on Cruikshank Street, as the street name was changed the same year that these properties were first occupied (1879). Between 1879 and 1890, the properties had the addresses of 82-84 Wilton Avenue. In 1890, the addresses changed to 104-106 Wilton Avenue, which were used as the addresses between 1890-1918. The name Wilton Avenue was then changed to Dundas Street East in 1918 and the present addresses of 152 Dundas Street East and 154 Dundas Street East have been in use since 1918.

154 Dundas Street East has maintained its residential character. From 1888 to the mid-1940s, 152 Dundas Street East had medical offices with the doctors' residence[s] on site. The longest of these was Dr. Joachim William Guinane who had a

medical office and his residence at this address for 46 years from 1893 to 1939/1940.¹ By 1955, several small commercial units were created along the ground floor of the Mutual Street frontage of 152 Dundas Street East – in addition to a restaurant and variety store² opening on the Dundas Street East frontage of 152 Dundas Street East. The ground floor restaurant space of 152 Dundas Street East was home to the *Mutual Street Deli* – a family run deli and restaurant that was in operation (under several names) for 60 years (O'Neil 2018). The *Mutual Street Deli* eventually expanded to include the entirety of the ground floor of 152 Dundas Street East, but shut down in December 2017 (O'Neil 2018). Presently, the ground-floor commercial (restaurant) space at 152 Dundas Street East is home to *RuRu* – a Greek restaurant– which also recently (late 2019) shut down – and concurrent for lease and for sale signs are visible (as of March 2020) in the windows of 152 Dundas Street East. Notably, the small commercial units along Mutual Street – which were combined into one space by *Mutual Street Deli* – were formerly home to a number of small trades shops during the mid-20th century, and included barbers, cobblers, tailors, an English-Greek / Greek-English translation service office, among others. Despite the ground floor commercial modifications, a high degree of the original architectural details remains visible throughout the structure.

As early as 1929, 154 Dundas Street East had been converted into residential apartment units. Residential apartment units do not appear in the directory for 152 Dundas Street East until 1964 and these apartments are subsequently registered to a side door, listed as 105 Mutual Street. However, it is possible that a residential space was in use at 152 Dundas Street East post-conversion of the ground floor to commercial spaces in 1953, though the upstairs may not have been divided into separate apartment units at this point.

¹ Dr. Joachim William Guinane was the longest physician at this address, having had a medical office and his private residence at 152 Dundas Street East for 46 years (1893-1930/1940). However, prior to Dr. Guinane, a Dr. Hugh R. Robertson had his medical office and private residence located here between 1888-1892, and a Dr. Alfred F. Brady had a co-practice with Dr. Guinane in the late-1930s, continuing his work and also residing at this address until 1946.

² The first variety store at 152 Dundas Street East was *O'Brien's Variety Shop* which opened in 1953 and was replaced by *Ted's Variety Shop / Store* in 1954. The first restaurant at 152 Dundas Street East – *Samm's Delicatessen* – opened in 1956 – and is likely a precursor to *Mutual Street Deli*.

As mentioned above, as of March 2020 concurrent for lease and for sale signs are visible in the windows of 152 Dundas Street East. I am concerned that the potential sale of the property will result in it being demolished as part of redevelopment. At present, Ryerson University is planning on redeveloping the areas to the immediate north and east of these properties, leading to my concerns that this block will be entirely demolished. I am uncertain at present who the current owners of this property are – due to limitations (related to COVID-19) in regards to accessing the current property title databases at Toronto Archives and Toronto City Hall. Further contextual details about this property are available below.

Contextually, 152 Dundas Street East and 154 Dundas Street East are surrounded by:

To the East: Situated at the northwest corner of Dundas Street East and Jarvis Street is a parking lot with the addresses 160-166 Dundas Street East and 202 Jarvis Street. This parking lot is the former site of the *Royal Cecil Apartments*. The *Royal Cecil Apartments* (202 Jarvis Street / 118 Wilton Avenue) first appear in directories in 1912 and were located on the former site of the home of W. B. Hamilton (of *William B. Hamilton, Son, & Co*). The *Royal Cecil Apartments* were converted to the *Warwick Hotel* in the years following World War 2 (1948). The *Warwick Hotel* was an important site in Toronto’s entertainment and music history and is noted to have hosted Cy McLean (1916 – 1986)³ in the early 1960s (Jet 1962, 62, La Rochelle 2011, La Rochelle 2012). The *Warwick Hotel* had additionally been noted to have hosted early crossdressing and drag queen performers (La Rochelle 2011) within these Toronto subcultures. Ultimately, the *Warwick Hotel*⁴ was demolished in 1981. The site

³ Cy McLean also formed and became the leader of Canada’s first Black band in the late 1930s and later the first full-scale black orchestra in Canada. Mr. McLean is noted to have inspired several generations of Black musicians in Canada and abroad. Mr. McLean was additionally reported to have had a residence at the *Warwick Hotel* in 1962 (La Rochelle 2012).

⁴ The *Warwick Hotel* was additionally home to author Hugh Garner (1913 – 1979) - who wrote pulp fiction under the pseudonym Jarvis Warwick – named after the hotel.

(presently a parking lot) is pending redevelopment by Ryerson University, with initial plans (registered under 202 Jarvis Street, submitted 21 December 2018, and under review as of 6 April 2020) proposing a 40-storey Ryerson University building on the site. The new building at 202 Jarvis Street would have a mix of commercial (retail), institutional, and student housing applications (Waltho 2019).

To the North: Formerly home to a block of houses, this area north of the subject properties has been a parking lot since the mid-20th century. The parking lot was previously noted to specifically be the *Simpson-Sears* Parking Lot during the 1950s. However, it is now included in the Ryerson University's redevelopment plans for 202 Jarvis Street, described in the section above.

To the South: Three low-rise buildings (147-151 Dundas Street East) – home to restaurants on the ground floor – exist at the south-east corner of Dundas Street and Mutual Street. 149 Dundas Street East has – in recent years – been home to several restaurants, including *Mountie's Dining Lounge* and *The Sky Stars*. Further east on this block, is *Pace Condominiums* (155-159 Dundas Street East) – a 35 storey condominium development built in 2014-2016.

To the West: Formerly a row of houses (as of the early twentieth century), the area west of 152-154 Dundas Street East is now a parking lot with the address 136-144 Dundas Street East (northwest corner of Dundas Street East and Mutual Street). No development plans exist in the public records (as of 6 April 2020) for 136-144 Dundas Street East, though signs visible on Google Streetview in May 2016 indicate that this parking lot may also be owned by Ryerson University. The signs specifically mention the *Ryerson University Battery Project* – a sustainability-oriented project by Ryerson University's *Centre for Urban Energy* and conducted in partnership with Toronto Hydro, which had experimental battery stations located at this site in 2016.

Appendix B: Notable Businesses and Occupants:

Dr. Joachim William Guinane (unknown – 1939/1940) was a physician who operated his medical practice out of and resided at 152 Dundas Street East (formerly 82 Wilton Avenue / 104 Wilton Avenue) for 46 years (1893 - 1939/1940).

Mutual Street Deli was located on the ground floor of 152 Dundas Street East for 60 years. This family run deli and restaurant opened in 1956/1957 and continued operations until it shut down in December 2017 (O'Neil 2018).

William H. Orr (1836 – 1927) resided at 154 Dundas Street East (formerly 84 Wilton Avenue) between 1879 and 1889. Orr is an influential figure in mid-to-late 19th century and early 20th century communications theory (particularly within the Canadian context), was a journalist in a number of cities in Eastern North America, and worked as a publisher in the Oshawa⁵ and Toronto areas. Orr is the subject of a biographical article titled “Steam Writing in the Urli Daiz: William Orr, the *Canadian Phonetic Pioneer*, and the Cause of Phonographic Reform,” authored by Heather Murray⁶ and Yannick Portebois,⁷ and published in the *Papers of the Bibliographic Society of Canada* (Volume 54, Edition 1 – 2, Pages 57 - 92). Orr is specifically noted by Murray and Portebois (2017) to be a futurist and utopian of communications theory. Murray and Portebois (2017) state that “William Orr believed that language was an open to innovation as was any other technology” (58). Orr is further noted to have “dreamt of a day when written communication could be near-instantaneous, approaching the speed of speech, and when the path to literacy would be smooth [...] he foresaw a broad and

⁵ The Oshawa Museum additionally has a collection of fonds and materials pertaining to Orr.

⁶ Professor Heather Murray is a Professor of English at the University of Toronto. Professor Murray specializes in book history and print culture.

⁷ Professor Yannick Portebois is an Associate Professor of French Studies at the University of Toronto. Professor Portebois specializes in the history of the French language, the impact of the printed word on prescriptivism, and 19th century magazines and newspapers.

freely flowing stream of political, cultural, and financial information; an end to much pointless toil; and the freeing of leisure for liberal pursuits” (Murray and Portebois 2017, 58). Orr is noted to have hypothesized that “communication could be brought quite literally up to speed with manufacturing and transportation” (Murray and Portebois 2017, 58). Orr was a fervent supporter of phonographic and spelling reform, which were important subjects in mid-to-late nineteenth century Canada and link directly to Chief Superintendent Reverend Egerton Ryerson’s (1803 - 1882) implementation of common schools in Canada during the mid-to-late nineteenth century, especially in regards to notions of curriculum content, classroom and curriculum structuring, and curriculum development for students. Orr noted that students spent significant quantities of time simply transcribing materials – often at slow rates - which was a limiting capacity in both individual and group educational pursuits (Murray and Portebois 2017, 72). Furthermore, prior to standardized curriculum materials (readers, textbooks, and other materials), each region was prone to its own influence on grammar, phonography, and spelling, resulting in varying approaches and biases in the standard usages the English language. Orr was a particular advocate for phonographic and spelling reform – specifically reforms that incorporated shorthand⁸ – which greatly improved communication (transcription and writing) speeds in a pre-digital era.

Orr started as an apprentice at the *Bowmanville Messenger* at age 16 and then ran the *Oshawa Vindicator* newspaper from the mid 1850s to mid 1860s⁹ (Murray and Portebois 2017, 62, Suchan 2019). Orr then worked as a leader writer for the *Globe* under George Brown (Murray and Portebois 2017, 64, Suchan 2019) and travelled across the region to report on pre-Confederation debates in Montréal, Ottawa, and Quebec City¹⁰ in 1863-1867. Orr subsequently moved to New York to report for the *New*

⁸ Orr is noted to have named his son Cyrus Pittman, after Pitman Shorthand.

⁹ Orr married Ann Marie Pedlar, a member of the prominent Oshawa Pedlar family (S. Pedlar & Co.) in 1860.

¹⁰ Orr is noted to have been one of seven reporters to record verbatim the 1864 Québec City debates attended by George Etienne Carter, Sir John A. Macdonald, and George Brown, which lead to Confederation (Suchan 2019). Orr is additionally noted in the 13 October 1921 edition of *Canadian Statesman* to be the “last living participant, so far as known, in the official deliberations leading to the Confederation of the provinces of Canada” (The Canadian Statesman 1921).

York Tribune and *Yankee Notions* (Suchan 2019), before moving to Montréal. In the mid-to-late 1860s, Orr began working for the *Aetna Life Insurance Company* at their Montréal office. Notably, while in Montréal, “he hired women as stenographers, against the objections of his colleagues” (Murray and Portebois 2017, 65). Orr is additionally noted – in the 13 October 1921 edition of the *Canadian Statesman* – to “probably [have been] the first business man in Canada to introduce young women to shorthand and type writing for office work” (The Canadian Statesman 1921) during the 1870s. Orr moved back to Toronto in 1878 and took up residence at 154 Dundas Street West (formerly 84 Wilton Avenue) between 1879 and 1889.

Throughout his life, Orr published a number of articles, letters, and other publications on phonographic and spelling reform. One of these regular publications included the *Canadian Phonetic Pioneer*, a bimonthly journal, published between 1858-1862.¹¹ Orr continued publishing and speaking on subjects pertaining to phonographic and spelling reform through the late 1910s and presumably into the 1920s. Furthermore, Orr is noted to have allowed and encouraged both people of colour and women to attend events – such as committees, conferences, and seminars – that he coordinated in regards to phonographic and spelling reform (Murray and Portebois 2017, 83-84) – even if the venue itself (such as the *Mechanics’ Institute of Toronto*) limited general access or membership for these individuals. It is additionally important to note that Orr worked as a manager at *Aetna Life Insurance Company* for many years and was still affiliated with the company at the time of his death in 1927.

Regarding other aspects of Orr’s life: Orr could be considered to be ahead of his times. Orr is noted to have been one of the first people in Toronto to engage with the “bold new sport of cycling” (Murray and Portebois 2017, 65) and “apparently was the

¹¹ This journal was published relatively early in Orr’s career. The *Canadian Phonetic Pioneer* journal was not published after 1861/1862, though Orr published other articles / letters, coordinated events, corresponded with key individuals in the field (such as Benn Pitman and Isaac Pitman), and additionally gave speeches on phonographic and spelling reform. This was during an era when “spelling reformers were often accused of tampering with the country’s cultural inheritance, or, worse, of wishing to destroy it altogether” (Murray and Portebois 2017, 71). Notably, phonographic and spelling reform has remained a contentious issue in Francophone Canada to the present day (Murray and Portebois 2017, 58-59). Additionally, consider the notion of recent debates in Canada (and elsewhere) around other elements of language reforms, such as the contentious and ongoing debates in regards to gender neutral pronouns.

first individual [in Toronto] to have a telephone: his number was 3, with only the telephone company itself, and the police station, ahead of him” (Murray and Portebois 2017, 65). Orr himself refrained from alcohol¹², smoking, and was notably a vegetarian for most of his life (Suchan 2019). Orr was additionally “one of the founders of the coffee-house movement in Toronto, whose goal was to provide working men with a wholesome alternative to the tavern” (Murray and Portebois 2017, 65).¹³

Within both the Garden District neighbourhood and the City of Toronto, this connection to William H. Orr (1836-1927) is both fascinating and important, particularly as Ryerson University’s *Faculty of Communication and Design* and Ryerson University’s *School of Journalism* are both at 80 Gould Street [*Rogers Communication Centre*], located only 1 block (200 meters) north of William H. Orr’s former home at 154 Dundas Street East (formerly 84 Wilton Avenue and 106 Wilton Avenue).

Note: The articles referenced above are included in the *Appendix D: Sources* section of this document.

Note: Despite the similar names, Pitman Shorthand (referenced in connection to Orr) is not the source of the name of Pitman Hall – which is a student residence at Ryerson University and located at 160 Mutual Street. Pitman Hall, from my understanding, is named after former educator and Ontario politician Walter Pitman (1929-2018) and his wife Ida Pitman (1925-2016).

¹² Orr was the Secretary for the *Dominion Alliance for the Suppression of Intemperance* for 35 years.

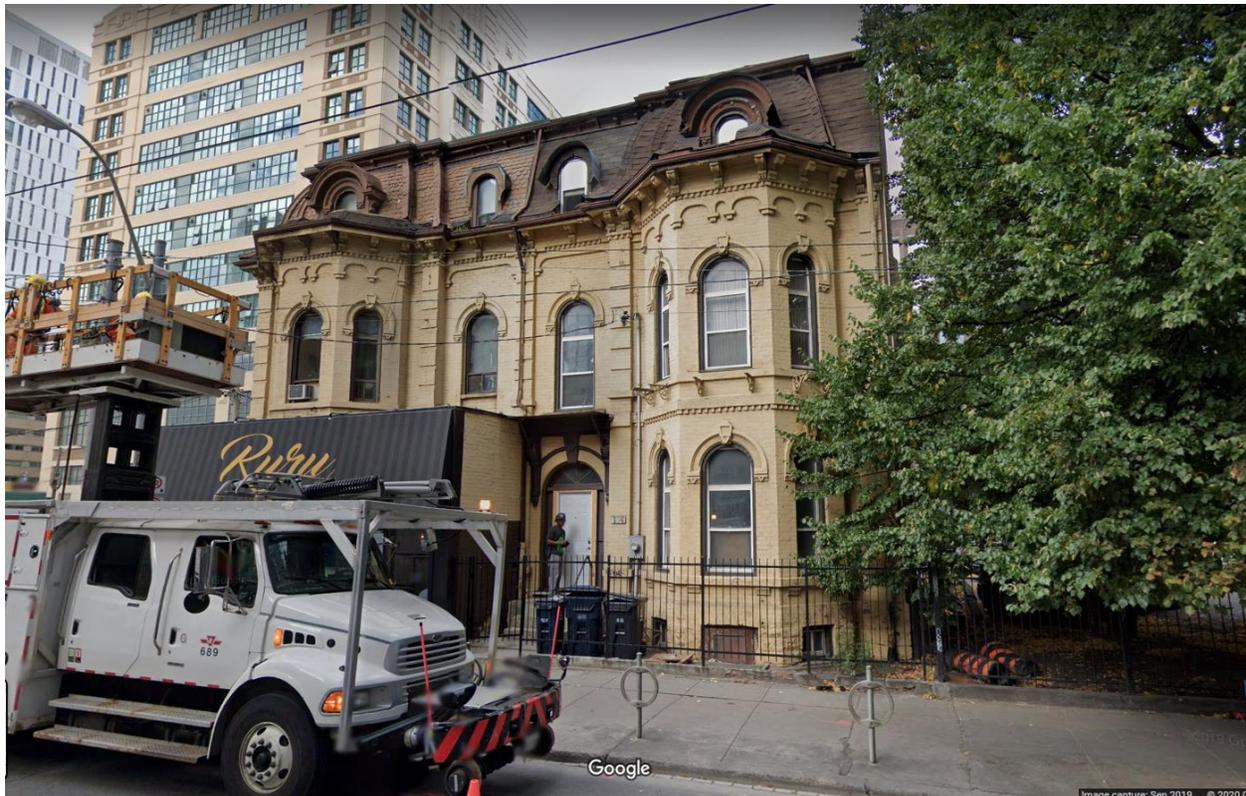
¹³ Perhaps there could be space for a student-run café in the former spot of the *Mutual Street Deli* (152 Dundas Street East), should 152 Dundas Street East and 154 Dundas Street East be saved from potential demolition – and presuming that Ryerson University hypothetically obtains ownership of 152 Dundas Street East and 154 Dundas Street East in the future. I am additionally hoping that some housing-related element can be maintained at these properties.



Appendix C, Figure 2

Above: 152 Dundas Street East and 154 Dundas Street East in March 2020

Source: Photograph by Adam Wynne



Appendix C, Figure 3

Above: 152 Dundas Street East and 154 Dundas Street East in September 2019

Source: Google Streetview (September 2019)



City of Toronto Archives, Fonds 2032, Series 841, File 69, Item 15

Appendix C, Figure 4

Above: 152 Dundas Street East and 154 Dundas Street East in 1972

Source: Toronto Archives

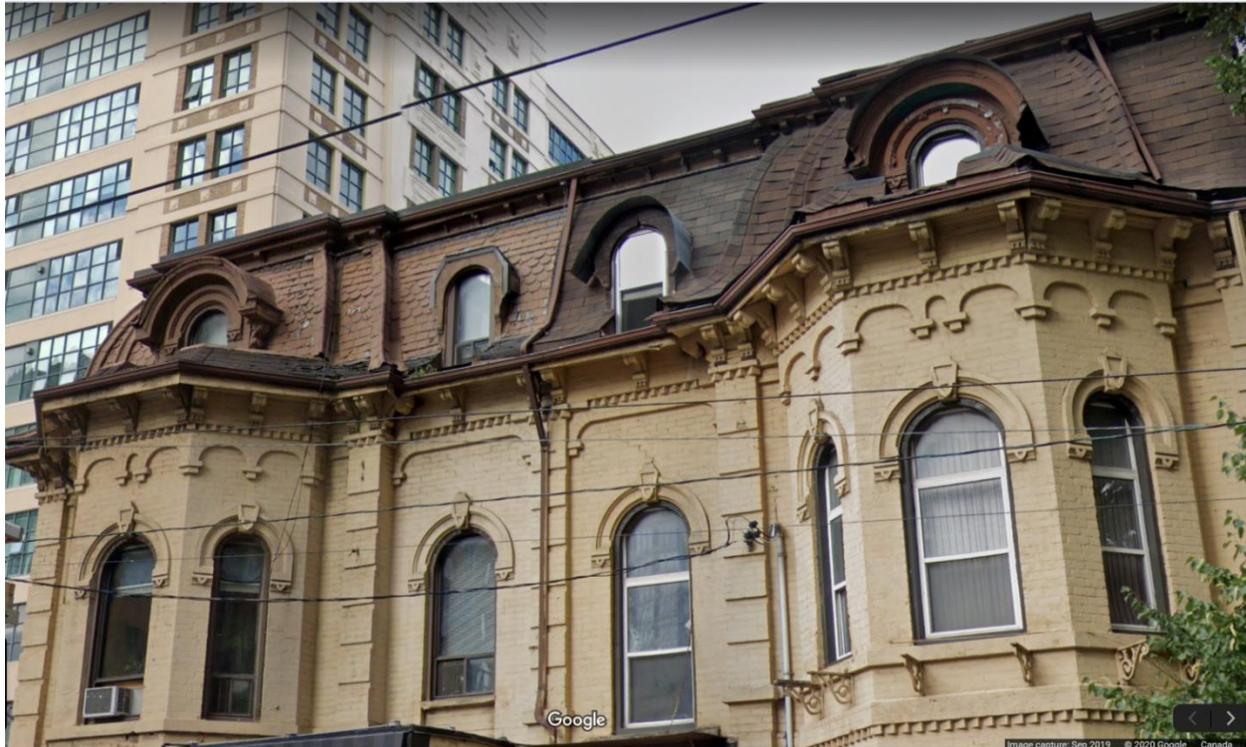


City of Toronto Archives, Fonds 1526, File 9, Item 12

Appendix C, Figure 5

Above: 152 Dundas Street East and 154 Dundas Street East in November 1978

Source: Toronto Archives



Appendix C, Figure 6

Above: Architectural Details on South (Dundas Street) Elevations, Upper Floors, 152 Dundas Street East and 154 Dundas Street East

Source: Google Streetview (September 2019)



Appendix C, Figure 7

Above: Architectural Details at Southwest Corner of 152 Dundas Street East

Source: Google Streetview (June 2019)



Appendix C, Figure 8

Above: 152 Dundas Street East, Architectural Details (Upper Floors), West Elevation
(Mutual Street frontage)

Source: Google Streetview (June 2019)

Appendix D: Sources:

City of Toronto Directories were consulted for the following years: 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1900, 1907, 1908, 1911, 1912, 1914, 1915, 1920, 1925, 1929, 1930, 1935, 1939, 1940, 1941, 1942, 1943, 1945, 1946, 1947, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1958, 1960, 1962, 1963, 1964, 1965, 1967, and 1969.

Goad's Fire Insurance Atlas (Maps) were consulted for the following years: 1880, 1884, 1890, 1894, 1899, 1903, 1913, and 1924.

The City of Toronto Interactive Map was the source of the map in Appendix C, Figure 1.

The Toronto Archives' online catalogue was additionally consulted for historic photos of 152 Dundas Street East and 154 Dundas Street East.

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