

RESEARCH YOUR HERITAGE HOME

Cabbagetown South

RESIDENTS' ASSOCIATION



Introduction:

This event is brought to you by the Cabbagetown South Residents' Association.

Many people want to know the history of their home but don't know where to start.

According to a quote from the City of Toronto Archives: ***“Researching a property can be like assembling a jigsaw puzzle – one with missing pieces, as well as pieces that belong to another puzzle!”***

I would like to introduce our three guests for today's Cabbagetown South Event 'Researching Your Historic Home' who will help us put the jigsaw puzzle together.

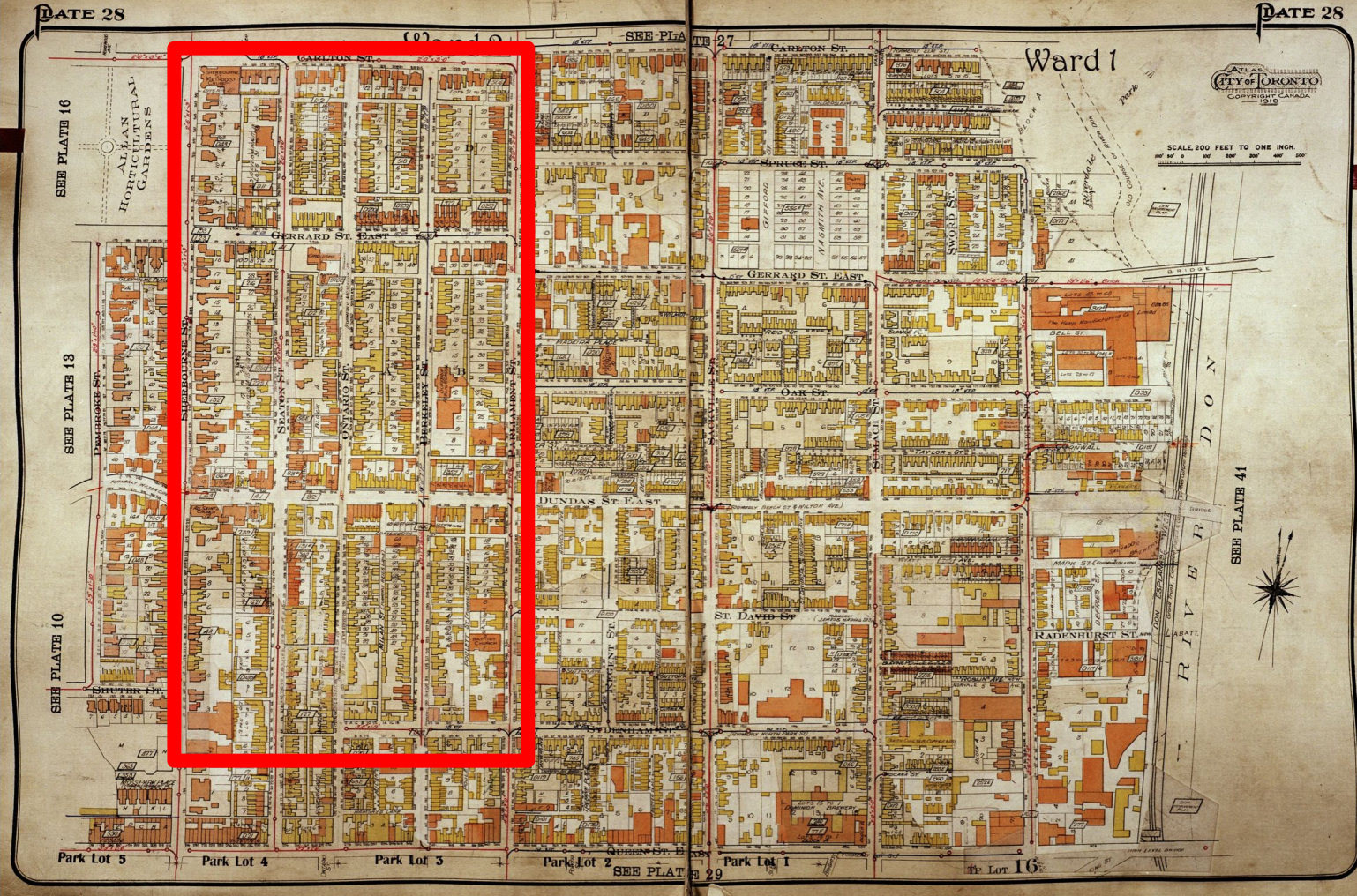
- Robin Burgoyne, Founder, Caerwent HouseStories.
- Jordan Allison & Wallace Immen, Cabbagetown Heritage Conservation District Advisory Committee
- Gilles Huot, Cabbagetown Preservation Association,

[Goads Map](#)
[1910](#)

Cabbagetown
South

Carlton to Shuter

Sherbourne to
Parliament St



Wallace Immen & Jordan Allison

Cabbagetown Heritage Conservation District
Advisory Committee



Our committee advises on development plans for the four areas of Cabbagetown already included in the heritage conservation district. We organized the gathering of heritage data about homes in the Cabbagetown South area that led to applying to the city for consideration as the final part of the existing [Cabbagetown HCD](#)

- Heritage Preservation Update
 - Background over the course of the past 15 years
 - Provide an update from the [Jan 27th](#) Preservation meeting ([city plan](#))
 - City Presentation [package](#)
 - Meetings and events [Cabbagetown South West Plan](#)
 - What's involved in Designating an area as Historic?
 - Where are we in the process?
 - What will change when we are a 'designated historic area'?

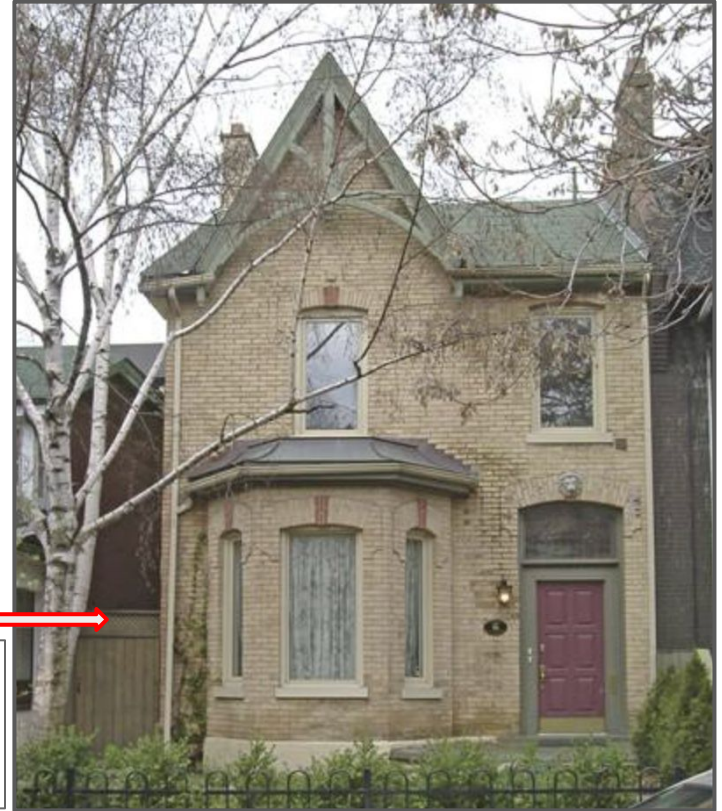
○ **Are there any tools available from the Cabbagetown Heritage Preservation Association?**

- Jordon/Wallace – We received a grant a few years ago and there is a database where you can find basic information about the home and who owned it originally.

Discovering your homes past with Cabbagetown HCD. Here are two examples of a [property search](#) on the HCD site.



- Occupancy 1868
- Original owner - Henry Bell
- Original occupant - Charles Collier
- Original architectural style - Bay & Gable



- Occupancy 1876
- Original owner - John Taylor
- Original occupant - Mary Taylor
- Original architectural style - Bay & Gable

Robin Burgoyne

Founder of Caerwent HouseStories

Robin Burgoyne is the owner and chief researcher for Caerwent HouseStories (housestories.ca). She has an undergraduate degree from Trent University and an MA from the University of Calgary with a specialty in Canadian History.

Robin brings intuition, experience and knowledge to each and every one of the numerous house history projects that she creates. Robin considers that her house histories are *“very much like short stories with their central characters based upon the houses and the people who have lived there.”*

Her well-honed research and writing skills allow her to give her clients the most interesting and in-depth story possible.

[Email](#)

647-435-5076

[Caerwent HouseStories](#)



- ***Why do people come to you to research their homes?***
 - Researching family history
 - Uncovering whether anyone famous lived in the house.
 - Was it always a family home or was it used for other purposes?

- ***What unusual or interesting requests have you received over the years?***
 - I want to know if someone died in my home
 - I want to know what the house originally looked like

- ***What do you need to do if you want to research the history of your historic home?***
 - Online research vs City of Toronto Archives
 - Determine whether or not your street name or address changed at any point in the past
 - Consult the [Goads](#) Fire Insurance plans, or google Goads fire insurance maps Toronto and click on the blogspot entry. (page 7 & 8)
 - Consult the [Toronto City Directories](#) (hard copies of the directories from 1833 to 2001 are at the Toronto Reference Library) and [online](#) from 1833 to 1969. (or through the library going to A to Z list of databases)
 - [Assessment rolls](#) (found at the Toronto Archives) also useful to confirm when it was built (need to use legal description again). (page 9 & 10)
 - Check the City's [aerial photography](#) collection, which covers most of the city from 1947 to 1972.
 - Use Land Registry to confirm occupants, legal description found at [Onland.ca](#) and then you can use this to find synopsis of owners.



Ward 1

SEE PLATE 47

FLOYD AVE.

WESTWOOD AVE.



SCALE 200 FEET TO ONE INCH.

FULTON AVE.

BUTTERNUT ST.

NORTH CITY LIMIT (Sec. 47-200)

HUTCHINSON AVE.

JACKMAN AVE.

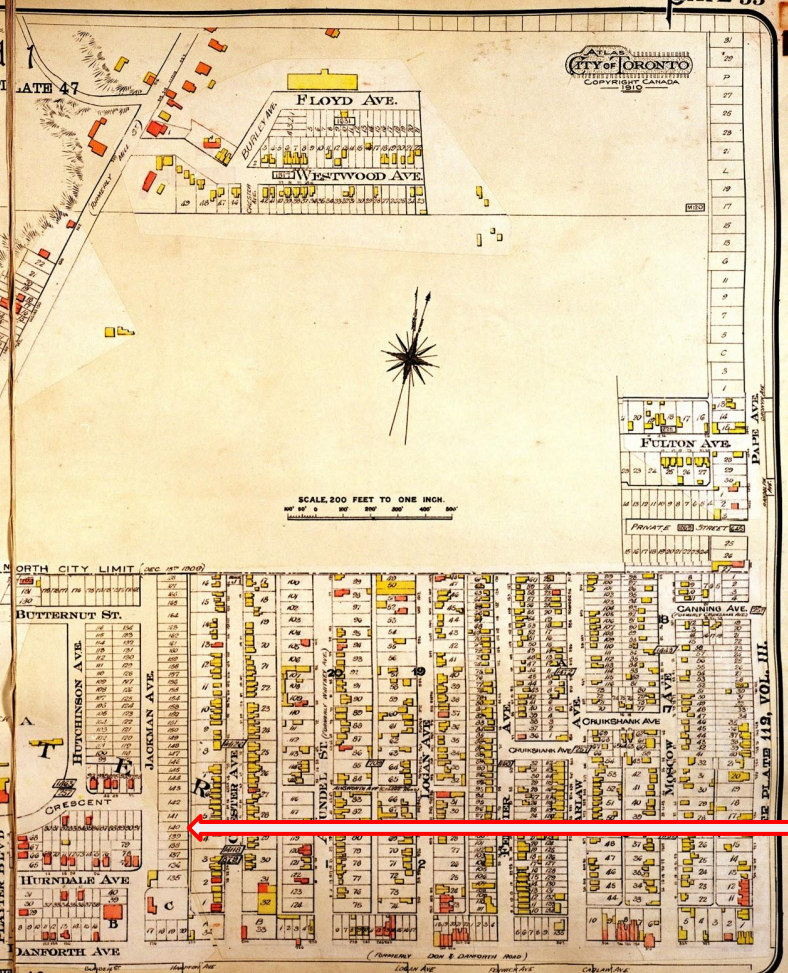
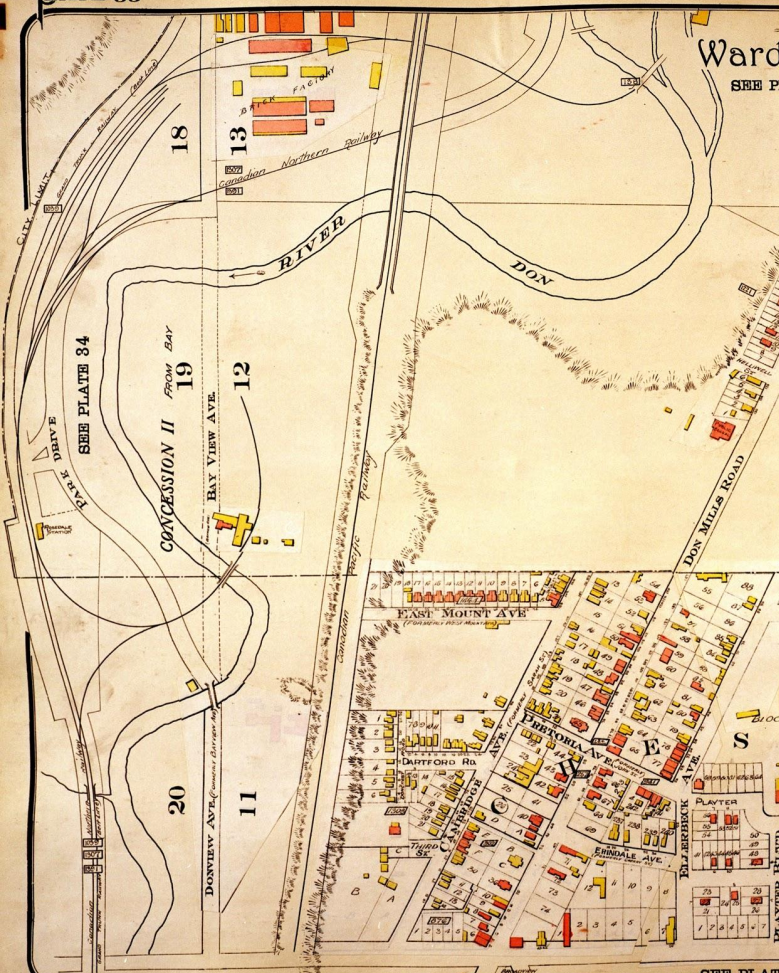
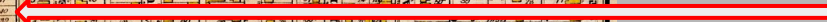
GRESCENT

HURNDALE AVE.

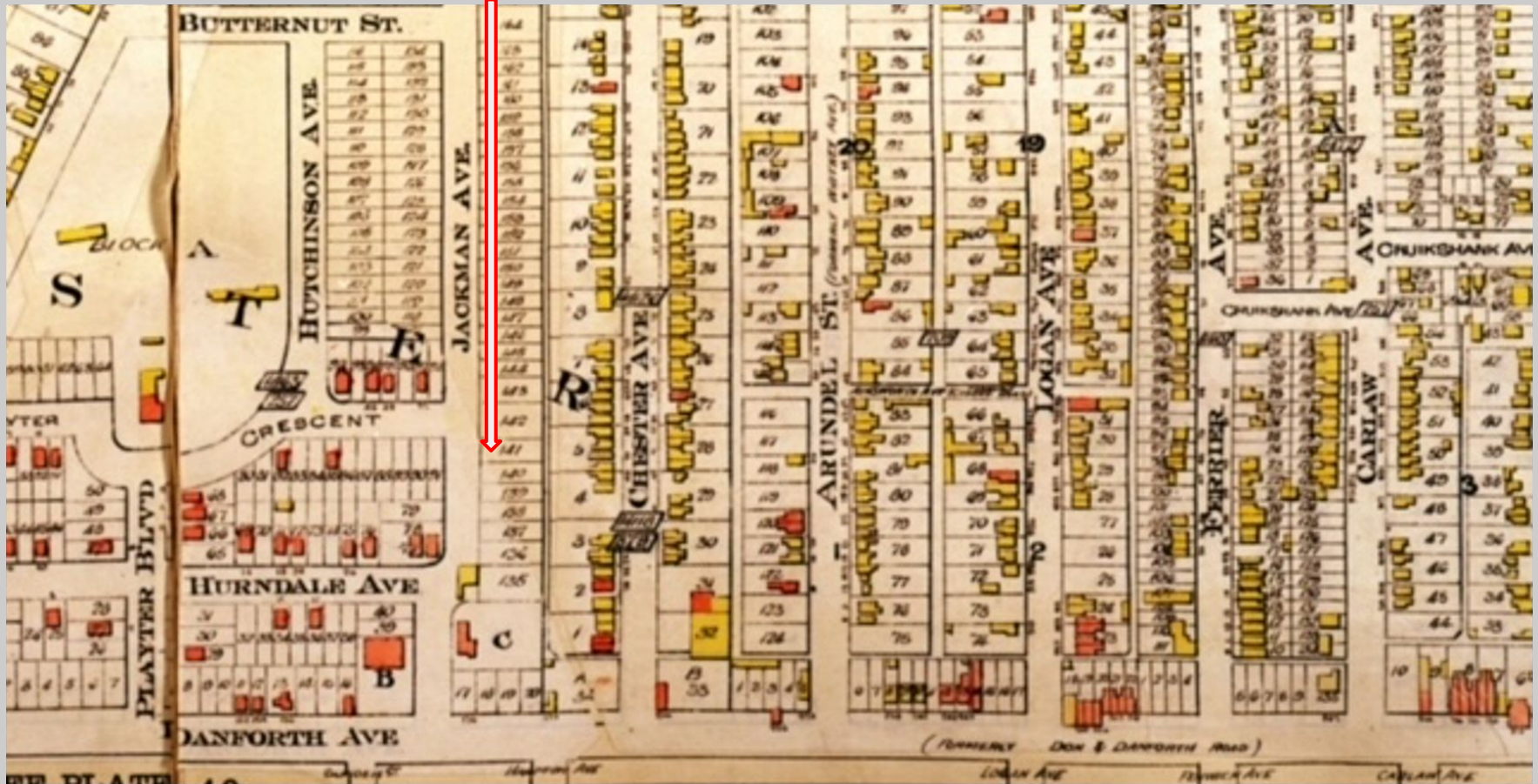
DANFORTH AVE.

SEE PLATE 40

Goads Map 1913
Jackman Ave
(Pt Lots 140/141
Plan 1463)

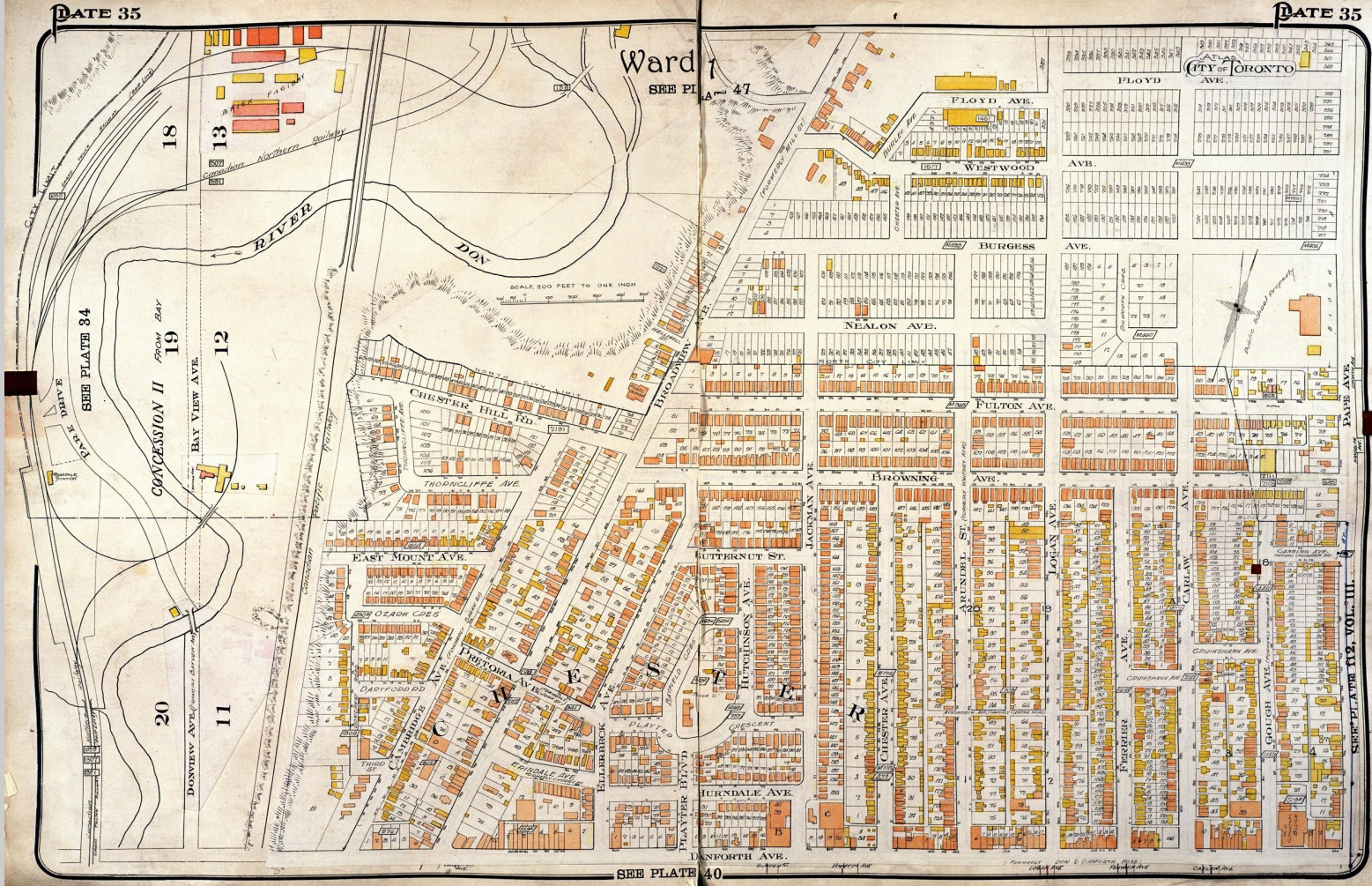


Goads Map 1913 Jackman Ave (Pt Lots 140/141 Plan 1463)



Ward
SEE PLATE 47

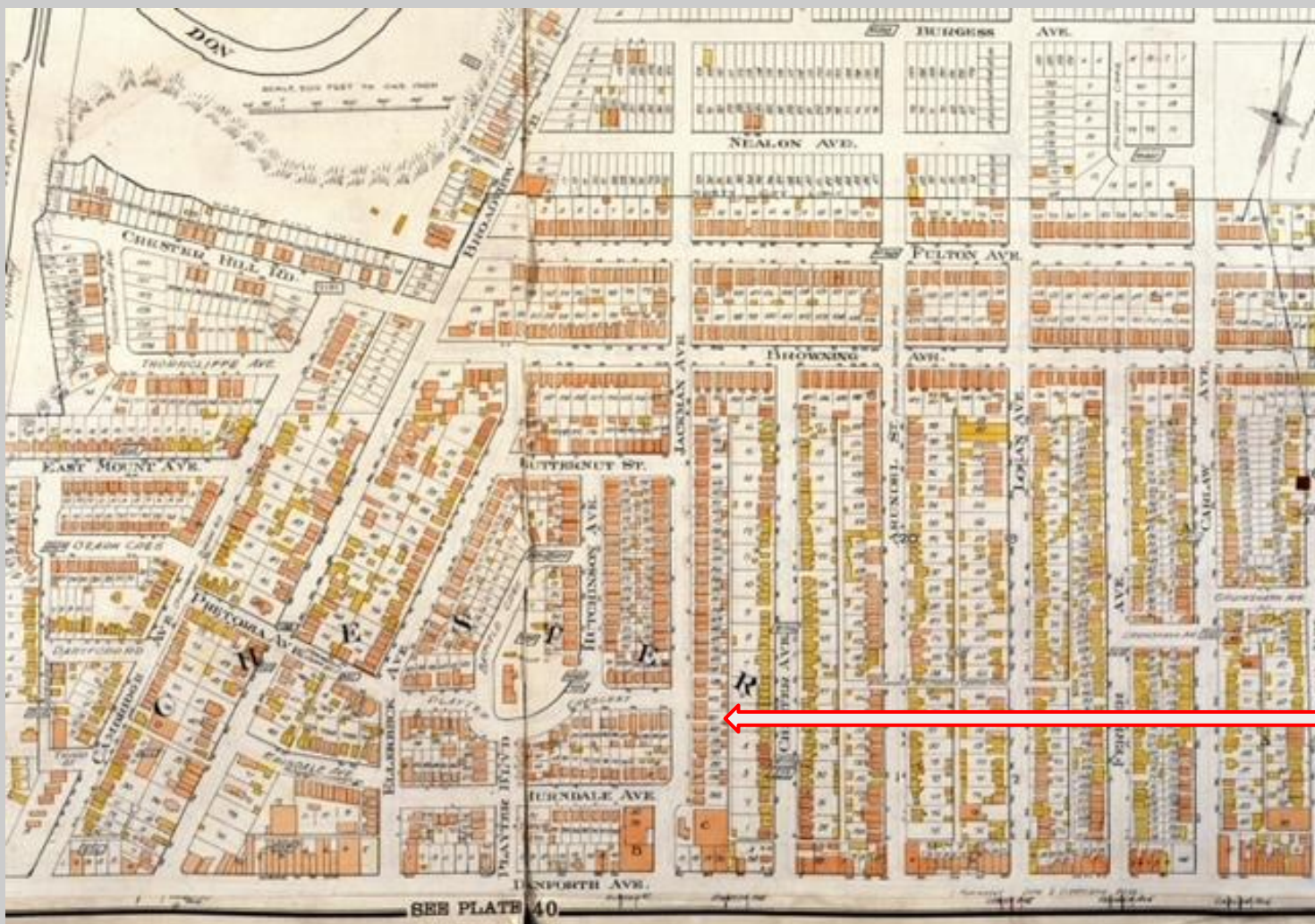
CITY OF TORONTO
AVE.



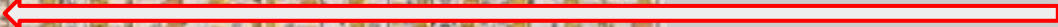
SEE PLATE 40

SEE PLATE 112, VOL. III.

Goads Map 1924
Jackman Ave
Pt Lots 140/141
Plan 1463



Goads Map 1924
Jackman Ave
Pt Lots 140/141
Plan 1463



CITY OF TORONTO ASSESSMENT ROLL, WARD No. 1 DIV. No. 6

MADE IN THE YEAR 1920, UPON WHICH TAXES FOR THE YEAR 1921 WILL BE LEVIED

NAMES ETC. OF TAXABLE PARTIES							DESCRIPTION AND	VALUE OF REAL PROPERTY											STATISTICS							
NAME	Dist. No.	L.P. No.	L.P. No.	L.P. No.	OCCUPATION OR S. N. W. OR W.	NAME AND ADDRESS OF OWNER OR LESSEE	Dist. No.	Block No.	Lot No.	NAME OF STREET	Plan No.	Size of Lot	Rate	Actual Value of Land	Value of Structure	Total Actual Value of Property	Business Assessment	Taxable Income	Total Assessment	Assessment	No. of Children	No. of Dependents	No. of Dependents	No. of Dependents	Dues	Special
Jackman Ave East side Co ²																										
Flank from Danforth Ave 20 ft.																										
Playter John L																										
Flank from Jackman Ave 55 ft.																										
Vacant lot						Playter John L																				
Cowan Harold C						Playter John L																				
Rodge John																										
Summersville William L						Ken Robert																				
Meyer Joseph						Meyer H. W.																				
Vacant lot						Gifford James P																				
Vacant lot						Patel Sushil Kumar																				
Unfinished house						Blackie George																				
Unfinished house						Hough Charles																				
Shawing Clifford						Mumford Katherine																				
Brester Frederick W																										
Vacant lot						Wilson Robert J																				
Stevenson Robert J						Stevenson Sarah																				
Unfinished house						McLaughlin Donald																				
Smith William F						Smith Mary																				
Stearle Harold L																										
White John P						Wilson Charles W																				
Coates John J						Burton G Danforth Ave																				
Coates John J						Methodist Church																				
Stewart George S																										
Dunnell Harold W																										
Hutton David J						Hutton David (son)																				

City of Toronto
 Assessment Roll
 1920-1921
 29 Jackman Ave



City of Toronto Assessment Roll 1921-1922 / 29 Jackman Ave

CITY OF TORONTO ASSESSMENT ROLL, WARD No. 1 DIV. No. 6

MADE IN THE YEAR 1921, UPON WHICH TAXES FOR THE YEAR 1922 WILL BE LEVIED

30

CITY OF TORONTO ASSESSMENT ROLL, WARD No. 1 DIV. No. 6											MADE IN THE YEAR 1921, UPON WHICH TAXES FOR THE YEAR 1922 WILL BE LEVIED															
NAMES, ETC. OF TAXABLE PARTIES							DESCRIPTION AND				VALUE OF REAL PROPERTY											STATISTICS				
No.	NAME	Address	Occupation	Name and Address of Owner or Lessee	Area	Use	Street	Name of Street and Extension or Plan No.	Area of Lot	Value of Land	Value of Building	Assessment of Building for All Rates	Business Assessment	Taxable Income	Total Value for All Rates	Amount Liable for Surch.	Total	Rateable	Rateable for	Rateable for	Rateable for	Rateable for	Rateable for	Rateable for	Rateable for	
23082	Hayler John L	22, 24, 26, 28 ✓	Man	Jackman Ave East Side Lot	0	7		Jackman Ave	26x63	20	5600	400			5100	108.5	6100	8								
23083	Vacant lot			Shops from Jackman Ave side																						
23084	Vacant House			Hayler John L	10	15			22x110	20	7200				7200											
23085	Barry John	47, 49, 51 ✓	Barber	Hayler John L	1	17			22x77 1/2	20	7200	3750			3920	60	4600	8								
23086	Summersville William G	49, 51, 53 ✓	Real Estate	Marie Sobel	1	19			22x110	20	7200	3750			3920	60	4600	8								
23087	Trayer Joseph	43, 25, 27 ✓	Drifter	Trayer Alice	1	21			31x80	20	7200	2720			4480	60	4620	8								
23088	Vacant lot			James Louis	1	23			35x110	30	7200				6480		6200	8								
23089	Vacant lot			Boyd Jessie	1	25			35x110	30	7200				6480		6200	8								
23090	Archuleta Tony	55, 57, 59 ✓	Wine Business		1	27			40x110	30	7200				6480		6200	8								
23091	Walsh Arthur L	34, 36, 38 ✓	Wagon		1	29			40x110	30	7200				6480		6200	8								
23092	Spurlock Elmore	34, 36, 38 ✓	Engineer	Spurlock Elmore	1	31			36x110	20	7200	5200			6700		6200	8								
23093	Brooks Richard W	55, 57, 59 ✓	Drifter	Wendell Hollister	1	33			32x110	20	7200	2720			4480	60	4600	8								
23094	Summersville John G	45, 47, 49 ✓	Artist	Summersville May	1	35			33x110	20	7200	3620			5480	60	4600	8								
23095	Summersville John G				1	37			35x110	20	7200	5200			6700		6200	8								
23096	Summersville May			(M.W.)	1	39											166									
23097	Stewart Robert J	46, 48, 50 ✓	Chester	Stewart Sarah	1	41											166									
23098	McLachlan Donald	61, 63, 65 ✓	Barber		1	43			36x110	20	7200	1800			6600		6200	8								
23099	McLachlan Donald				1	45			36x110	20	7200	5100			6700		6200	8								
23100	Smith William J	40, 42, 44 ✓	Drifter	Smith Mary	1	47								520		520		520	8							
23101	Stall Martine L	38, 40, 42 ✓	Laundry		1	49			36x110	20	7200	1200			5700		5700	8								
23102	White John P	50, 52, 54 ✓	Laundry		1	51			30x110	20	7200	2800			5700		5700	8								
23103	Banister John J	32, 34, 36 ✓	Wagon	James J Banister	1	53			30x110	20	7200	3570			5430	50	5480	8								
23104	Banister John J				1	55			32x110	20	7200	2720			4480	60	4600	8								
23105	Shaw Robert	37, 39, 41 ✓	Drifter		1	57											892									

42
TOO
327

HISTORY CHART – 29 Jackman Avenue (Pt Lots 140 & 141, Plan 1463)

YEAR	OWNER	OCCUPANT(S)	RES. (#)	ASSESSMENT VALUE(S)* (Lot Size)
1859	Plan 257 created out of what was known as the Playter Farm			
1909	Joshua Ingham, Jane Sanders (Mtgee), John Russell (Mtgee) and William Davidson (Mtgee)			
1910	William & Albert Playter	Vacant Lots		Lot 140, \$60 & Lot 141, \$70
1913	William E & Albert E Playter sell Lots 137,138,139,140 & 141, E side Jackman Ave to Frederick Hill (real estate agent) for \$4000			
1915	Frederick Hill (Builder, 32 Hurondak	Vacant Lots		Lot 140, \$1,400 & pt Lot 141, \$400
1918	Fredrick W Hill (unmarried) sells S 10' Lot 141 and the N 30' of Lot 140 to George Arbuckle for \$2000			
1920	Charles (Builder) & Bessie (his wife) Hough sell R of Way over S 5' of N lying 30' x 75' to George Arbuckle for \$1.50			
1920	Arbuckles at 930 Queen St E, Fred Arbuckle working for his father			
1920	George Arbuckle (930 Queen St E)	Unfinished House		Land \$1,500 Bldg \$1,800, 110' x 40'
	House at 29 Jackman Ave completed			
1921	George Arbuckle (Shoe Business, Age 55)		4	Land \$2,000 Bldg \$6,500
	Note: \$500 exterior structure, shed or garage			
1922	First City Directory listing for house owned by George Arbuckle, listed as 19 Jackman			
1922	George Arbuckle (Boots & Shoes, Age 56)		4	Land \$2,200 Bldgs \$6,500
1923	First listing in the City Directory for 29 Jackman			
1925	George Arbuckle (Merchant, Age 59)		2	Land \$2,600 Bldgs \$6,500
1928	George Arbuckle (George Arbuckle Shoes)			
1930	George Arbuckle (Retired, Age 64)		3	Land \$2,600 Bldgs \$6,500
1933	George Arbuckle (retired)			
1935	George Arbuckle (Retired, Age 69)		2	Land \$2,400 Bldgs \$6,500
1938	George Arbuckle (retired)			
	Anna Rumney Arbuckle dies May 16, 1939			
1940	George Arbuckle (Retired, Age 74)		2	Land \$2,000 Bldgs \$6,500
1943	George Arbuckle (retired)			
1945	George Arbuckle (Retired, Age 79)		2	Land \$2,000 Bldgs \$6,500

* Assessment amounts only, do not reflect market values

Sources: Land Registry (brown), Assessment Roles (yellow), City Telephone Directories (white)

-- Prepared by Caerwent HouseStories www.housestories.ca --

HISTORY CHART – 29 Jackman Avenue (Pt Lots 140 &141, Plan 1463)

YEAR	OWNER	OCCUPANT(S)	RES.	ASSESSMENT VALUE(S)*
			(#)	(Lot Size)
1948		George Arbuckle (retired)		
1950	George Arbuckle (Retired, Age 84)		2	Land \$2,000 Bldgs \$6,500
1953		George Arbuckle (retired)		
1955	George Arbuckle (Retired, Age 89)		2	Land \$2,000 Bldgs \$6,500
1958		Vacant		
1958	William R Allen, Helen S S Mosden (Administrators of the estate of George Arbuckle) sell property to Irene M Smith for \$20,000			
1960	Irene & James Smith (49 Mackenzie Ave)			Land \$1,800 Bldg \$8,175
		Wilhelm (Electrician, Age 45) & Gertrude (Housewife, Age 35) Neuwirth	4 res	
		Paul (Real Estate Salesman, Age 41) & Edith (Housewife Age 39) Buhot	4 res	
1963		Wilhelm Neuwirth (Electrician, Glasmold Plastics, 33 Liberty)		
		Paul Buhot (Salesman, Canadian Tire)		
1965	Irene & James Smith (49 Mackenzie Ave)			Land \$2,200 Bldg \$8,175
		Wilhelm (Electrician, Age 50) & Gertrude (Housewife, Age 45) Neuwirth	4 res	
		Paul (Real Estate Salesman, Age 46) & Edith (Housewife Age 44) Buhot	3 res	
1968		Wilhelm Neuwirth (Electrician, Glassmold Plastics, 33 Liberty)		
1970	Irene & James Smith (49 Mackenzie Ave)			Total Assessment \$10,375
		Wilhelm (Electrician, Age 55) & Gertrude (Housewife, Age 50) Neuwirth	4 res	
		Deryk H (Student, Age 27) & Shirley (Student, Age 23) Smith	2 res	
1973		Tseng Meng Chung (No profession listed)		
1975	Irene Smith (49 Mackenzie Ave)			Total Assessment \$10,375
		Robert Grant & Mabel Humphrey		
1980	Irene Smith (49 Mackenzie Ave)			Total Assessment \$10,375
		Robert Grant, Ducas & Mabel Humphrey		
1985	Irene Smith (49 Mackenzie Ave)			Total Assessment \$10,375
1990	Irene Smith (49 Mackenzie Ave)			Total Assessment \$10,375
		Robert Grant, Ducas & Mabel Humphrey, & Julie Rueter		
1995	Irene Smith (49 Mackenzie Ave)			Total Assessment \$10,375

* Assessment amounts only, do not reflect market values

Sources: Land Registry (brown), Assessment Roles (yellow), City Telephone Directories (white)

-- Prepared by Caerwent HouseStories www.housestories.ca --

o ***Once you have made sure that the civic address and street name have not changed and you have all the occupant's names, you can find more about the house and its occupants.***

- [Building Records](#): can order drawings (from the building records department) and building permit information (through a City of Toronto Freedom of Information request FOI)
- Toronto [Archives](#), Ontario [Archives](#), Toronto Telegram Archives, Toronto Reference library or Local libraries.
- Newspapers. The Toronto Star has digitized versions back to 1892 and the Globe since 1844. Can be accessed through the Toronto Public Library website.
- Other newspaper websites or portals:

Newspaper.com (subscription service)

[Early Canadian](#) online (through Toronto Public Library)

Archive.org

Hathitrust.org

Search.our.ontario.ca

- [Ancestry](#). Helpful confirm addresses through census etc.
- Try to find individuals or descendants of individuals who have lived in the house.
- Contact the [Cabbagetown Museum](#)

o

- **Let Robin help you build your homes perfect story.**
 - Caerwent HouseStories will research the history of your home and bring your house story to life
 - How long does it normally take
 - What are the costs for something like this?
 - Are there any added benefits? (Land Title issues)



THE STORY OF 29 JACKMAN

Caerwent HouseStory books:

- include an approximately 3000-word narrative based on detailed research.
- archival photographs
- the original building permit (if available)
- historical maps of your area
- copies of official documents, newspaper clippings and more.
- A beautiful water colour

Contact Robin

[Email](#)

647-435-5076

[Caerwent House Stories](#)

Gilles Huot

Cabbagetown Preservation Association



- History comes alive in Cabbagetown, not only through its beautiful heritage homes but also through the lives of many remarkable people who actually called the area home: artists, writers, dancers, politicians, scientists, actors, etc.
- [The Cabbagetown People](#) program website contains the biographies of close to 100 of these remarkable people. Among them: Walter Huston, Al Purdy, C.W. Jefferys, Ernest MacMillan, Betty Oliphant, Richard Bradshaw, and many more.
- Around 50 of these people are honoured by a [plaque](#) (oval blue).



- A directory of the plaques can be found at the entrance to Riverdale Park, near the intersection of Sumach and Winchester streets.

Plaque Programs



CABBAGETOWN PLAQUES

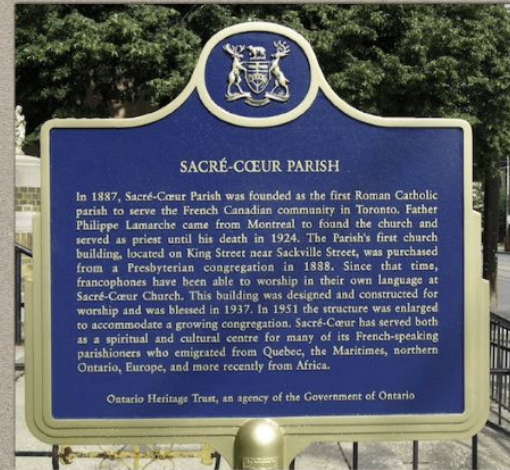
Gilles Huot
Cabbagetown Preservation Association
Cabbagetown People Program



ONTARIO HERITAGE TRUST PROVINCIAL PLAQUE PROGRAM

- 1,300 plaques across Ontario
- Enliven Ontario's history, sharing stories of the people, places and events that have helped shape the province

www.heritagetrust.on.ca



HERITAGE TORONTO

- Toronto Civic Historical Committee, 1949
- Toronto Historical Board, 1960
- Heritage Toronto, 2000

- Plaques
- Awards
- Tours
- State of Heritage

- Arms-length, charitable agency of the City of Toronto
- Not to be confused with the City of Toronto Heritage Services

www.heritagetoronto.org
info@heritagetoronto.org





HERITAGE TORONTO CENTURY HOUSE PLAQUES

- Your house street number
- For homes over 100 years
- Enamel, 28.5x2.15 cm
- \$ 250
- Does not add the house into the register





HERITAGE PROPERTY PLAQUES

- For homes on the City of Toronto's Heritage Register, including in an HCD
- Replaces Toronto Historical Board plaques
- Fee: between \$700 and \$3,250
- Involves HT head historian



HERITAGE BUILDING PLAQUES

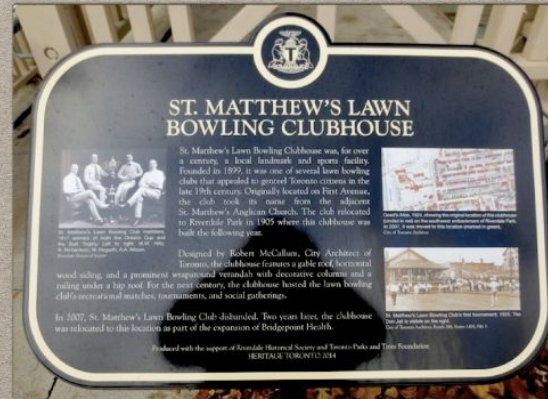
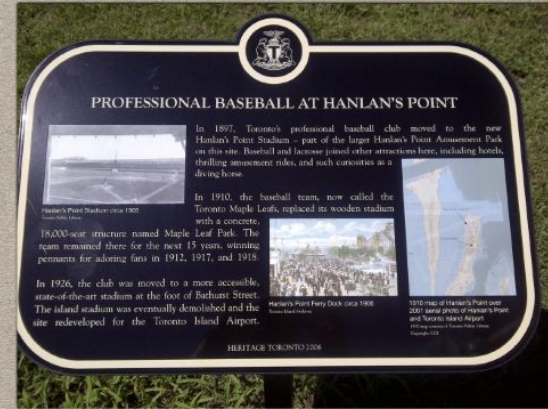
- Toronto Historical Board (1960-2000)
- Discontinued
- Now Heritage Toronto plaques





COMMEMORATIVE PLAQUES

- For people, places, event, etc.
- Fee: \$7,500
- Involves HT head historian





TORONTO LEGACY PLAQUES

- Toronto Legacy Project

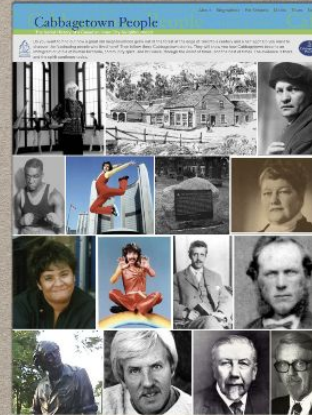




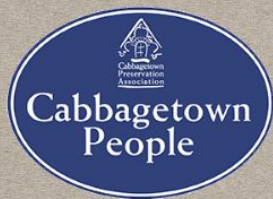
CABBAGETOWN PEOPLE PLAQUES

- Legacy Plaques for Cabbagetown (predates HT Legacy Plaques)
- Major contribution beyond Cabbagetown
- Well documented and widely acknowledged
- Strong association with Cabbagetown (birth, residence, etc.)

www.cabbagetownpeople.ca



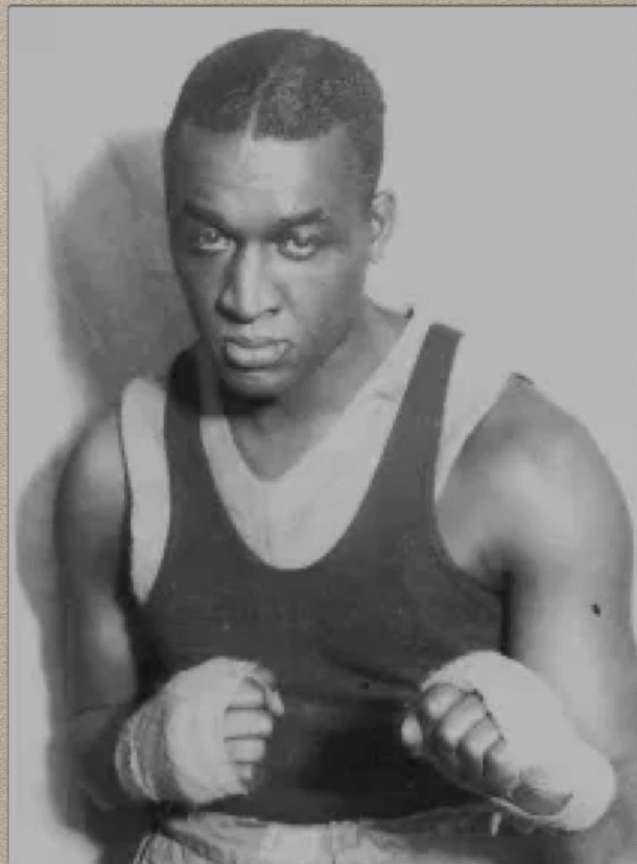
... a couple of examples



LARRY GAINS

1900-1983

- Born on Sumach Street
- Canadian Heavyweight Champion
- *Coloured* Heavyweight Champion of the World in 1928 and 1935
- Plaque in Regent Park Community Centre lobby

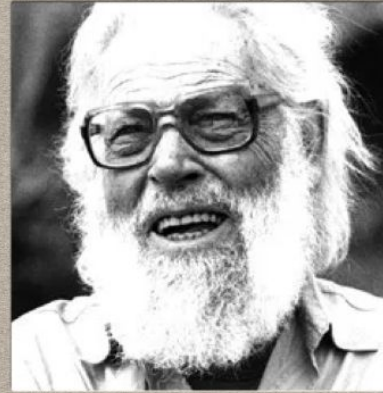


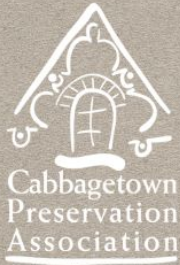


FREDERICK HAGAN

1918-2003

- Important Canadian artist
- Teacher at OCA
- Works at National Gallery of Canada, Art Gallery of Ontario, etc.
- Plaque at 262 Ontario Street





CABBAGETOWN TOUR OF HOMES PLAQUES

- Need to have been on the Tour of Homes

<https://cabbagetownpa.ca>



Helpful websites

- [Goads link](#) to Cabbagetown South 1910
- Another useful resource is the [TOBuilt](#) section of the Architectural Conservancy of Ontario
- A guide to finding the [History](#) of Your House, City of Toronto
- City of Toronto Archives video: [Researching Your House: City Directories - YouTube](#)
- CPA has an excellent [Frequently Asked Questions](#) page on their website:
- [Toronto Public Library](#)
- [Digital Toronto City Directories, Toronto Public Library](#)
- If I want a plaque on my historic home what are the options and where do I go? [Heritage Toronto](#) - Plaque & Markers Program
- A guide to finding the History of your House [City of Toronto](#)
- City of Toronto [Archives](#)

Contact Information

[Robin Burgoyne](#)

[Cabbagetown HCD](#)

[Cabbagetown Preservation Association](#)

[Cabbagetown South Residents' Association](#)

*Brought to you by The Cabbagetown
Residents' Association*

Thank you!

You can find a copy of this booklet on our website.

[CSRA](#)

Cabbagetown South

RESIDENTS' ASSOCIATION