

The History of 9, 11, 11 ^{1/2} & 15 Palmerston Avenue.

Renée Degen (2020):

Parklot 19 Concession 1 Township of York to Plan D114 Lot 2 & 3

Grant date: circa 1795-97

Grantee: Dr. John Gamble, Queen's Rangers surgeon

Patented by: Captain David Shank, second-in-command, Queen's Rangers

Patent date: December 31, 1798

Gamble sold his interest in the lot to Lt.-Colonel David Shank — Queen's Rangers commander after Lt.-Governor Simcoe's departure from Upper Canada in 1796 — and Shank patented Park Lot 19 on 31 December 1798.

The sale was documented in a petition submitted by Shank in January 1799, seeking retroactive permission for the transfer of the grant to him by Gamble.

(The above info taken from <http://parklotproject.com/#>)

From the Ontario Land Records(Historical Book #137 - Parklot 19)

1. Patent from the Crown to Lieutenant-Colonel David Shank, of Lot No. 19, in the First Concession from the Bay, Township of York, 100 acres. Patent dated 31st December, 1798.

2. Deed of Bargain and Sale. David Shank to Henry Alcock, of the whole Lot. Dated 1st May, 1799; registered 15th May, 1799; No. 54.

3. Deed of Bargain and Sale. Catherine Hannah Alcock, spinster, Daughter and only surviving child of Honourable Henry Alcock, deceased, to George Crookshank, East Quarter of Lot No. 19, in the First Concession from the Bay, 25 acres. Dated 28th January, 1817; registered 28th. January, 1817; No. 2877.

4. Deed of Bargain and Sale, Catherine Hannah Alcock, spinster, daughter, &c., to Duncan Cameron, West Three-quarters of Lot No. 19, in the first concession from the Bay, 75 acres. Deed dated 24th April, 1817; registered 28th April, 1817, No. 2950.

5. Deed of Bargain and Sale. Duncan Cameron to William Allan, the West Three-quarters of Lot No. 19, in the First Concession from the Bay, township of York, 75 acres. Dated 25th April, 1817, registered 25th April, 1817, No. 2951.

6. Deed of Bargain and Sale. William Allan and Leah, his wife, to George Crookshank, the West Three-quarters of Lot No 19, in the First Concession from

the Bay, Township of York, 75 Acres. Dated 29th April, 1818, registered 29th April, 1818; No. 3134.

George Crookshank (1773-1859) was an important member of the Upper Canadian political elite, serving as Assistant Commissary General, Receiver General, Legislative Councillor and Director of the Bank of Upper Canada. In addition to his purchase here of Parklot 19, he also acquired property to the east of Park Lot 20, the west half of Park Lot 18, and lots to the north of today's Bloor Street, assembling a 330-acre farm along Crookshank Lane (now known as Bathurst Street), running north from Queen up to today's Dupont Street. In 1797, he was granted 1200 acres north of the Township of York, including farms in the Thornhill and Newmarket areas.

Crookshank's Lane was built as a road from his country house south towards Fort York. The residence, located midway between Lot (Queen) and Bloor Streets, was seized as the headquarters of the American invaders during the War of 1812.

With the encroachment of the City of Toronto, Crookshank began selling portions of his estate in 1851.

Everything from his country house, his farm house and even the laneway (now Bathurst Street) have all been removed.

<https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDMDC-MAPS-R-56&R=DC-MAPS-R-56>

<https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDMDC-MAPS-R-23&R=DC-MAPS-R-23>

http://www.biographi.ca/en/bio/crookshank_george_8E.html

<http://www.lostrivers.ca/content/points/crookshank.html>

<https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDMDC-B3-41A&R=DC-B3-41A>

7. Deed of Bargain and Sale. George Crookshank, to Raymond Baby of Lot No 19, 2 acres 6th of March, 1832 ; No. 8781.

There are several other transactions in between, but eventually on Jun 4, 1868 Aurthur McKee Rankin sells lands in No. 8781 to James Cuthbertson; No. 150B. Assessment Roll for the Ward of St. Patrick, City of Toronto, 1871, we see that James Cuthbertson is the owner of 5 unfinished houses on Ontario Street (the only 5 homes fronting the newly extended Ontario Street south from Robinson Street to Queen Street. On September 21, 1871 Plan D114 was under the Executors of Cuthberston by John Owensworth Browne, Civil Engineer and Plot Land Surveyor.

Assessment Roll for the Ward of St. Patrick, City of Toronto, 1872, and Land Records (Historical Book #82 - Plan D114 Lot 2 & 3), we see Edward Drew purchases Plan D114, Lot 2 (6 & 8 Ontario Street) and Samuel Phipps purchases

Plan D114, Lot 3 (10 & 12 Ontario Street), both on Oct 25, 1871, from James Colebrooke Patterson et al esquire; No. B5432.

History of the Original Owners and Tenants of the homes

Edward Drew was born about 1841 in England, and lived in Belleville prior to moving to Toronto for good. Cannot confirm immigration dates and original location of where he landed. He was married to Phyllis M. Todd, had 7 children and lived at 9 Palmerston Avenue until 1884. He purchased #11 ^{1/2} & 15 Palmerston from Samuel Phipps in June of 1880, and remained the owner of all four homes until 1909 when he sold them all to Charles Thompson who died May 31 1912, and Daisy Thompson became heir. Edward Drew died on September 9, 1922 and is buried at Mount Pleasant Cemetery L4620.

Samuel Phipps was born June 17, 1846 and was also from England, Bristol Gloucestershire. He immigrated to Canada in 1858, was married to Amelia J. Todd and had 9 children. Samuel had an outstanding career with both the G.T. R and the C.P.R., becoming known as the "Grand old Man" of the C.P.R. He moved out of #15 Palmerston Avenue in 1877 and sold #11 ^{1/2} & 15 to Edward Drew in June of 1880. He continued to work for the Railways until 1913, living in Winnipeg and Vancouver, and became C.P.R.'s oldest pensioner. He died June 7, 1941 in Vancouver, BC. (See three articles attached).

Both Edward and Samuel lived in Belleville where they both worked at the Grand Trunk Railway as Engineers (Belleville Directories 1864 & 1869) and they both married their wives' (sister's Amelia and Phyllis) on the same day, Oct 30, 1867 (See copy of marriage info from Ancestry.ca and Census 1861 for Amelia and Phyllis Todd). They also both served in the Grand Trunk Rifle Brigade during the Fenian Raid in 1866 and both applied, signing each other's forms, for the Grant in 1912. Neither received a medal as Edward stated that he was told they ran out and Samuel did not request one. (see attached Fenian Raid Service - Grant App) <https://www.thecanadianencyclopedia.ca/en/article/fenian-raids>

According to Assessment Rolls for the Ward of St. Patrick, City of Toronto 1872, Edward lived in #6 Ontario Street and rented #8 to J.P. Macdonnel (master's clerk, chancery), and Samuel lived at #12 Ontario street and rented #10 to Lt. Col Wainwright.

Wainwright was an important figure at that time as he was assigned to Major in the 1st (Ontario) Battalion for the Red River Expedition, (The Canadian Magazine of Politics, Science, Art and Literature, Vol XII, November 1898 to April 1899, inclusive, Page 98) a military expedition to the Red River Settlement to oversee the transfer of political control from Louis Riel's Provisional Government in 1870. [https://www.pc.gc.ca/en/culture/clmhc-hsmbc/res/doc/information-backgrounder/Expedition Riviere-Rouge-Red River Expedition](https://www.pc.gc.ca/en/culture/clmhc-hsmbc/res/doc/information-backgrounder/Expedition_Riviere-Rouge-Red_River_Expedition). Wainwright documented his journey in a diary that can be found at the University of Alberta Libraries. <https://steele.library.ualberta.ca/br/2008/1/1/3/1/2> Also

see photo of Major Wainwright, image No. NA-2050-1.

http://ww2.glenbow.org/search/archivesPhotosResults.aspx?TN=IMAGEBAN&AC=QBE_QUERY&RF=WebResults&MR=10&QF0=Photographer+%7C+File+number&QI0=pa+29+pa+413+pa+1241+pa+1298+pa+1426+pa+1472+pb+373+pc+107+pc+121+pd+248+na+23+na+82+na+113+na+280+na+391+na+684+na+742+na+917+na+1698+na+2050+na+2206+na+2227+na+2258+na+2536+na+2787+NA+3331+na+3690+NA+5710

Major Wainwright was also part of the Fenian Raid and applied for the Grant in 1912. (see attached Fenian Raid Service - Grant App).

From the Toronto City Directories we see many people have rented these homes throughout the years from all walks of life, many workers for the G.T.R & C.P.R, a machinist, Edgar Quackenbush from Massey Manufacturing (#15 Palmerston from 1883 - 1895) http://torontoplaques.com/Pages/Massey-Harris_Company.html, and a Matron of the Mercer Reformatory, Florence L. Ives (#15 Palmerston from 1961- 1962). https://www.blogto.com/city/2010/09/nostalgia_trippling_the_andrew_mercer_reformatory_for_women/.

The 4 houses went through little physical change but did change in mailing addresses several times.

1871	1872	1873	1881	1888	1889	1918
6 Ontario Street	5 Muter Street	6 Muter Street	17 Muter Street	17 Palmerston Avenue	9 Palmerston Avenue	
8 Ontario Street	7 Muter Street	8 Muter Street	19 Muter Street	19 Palmerston Avenue	11 Palmerston Avenue	
10 Ontario Street	9 Muter Street	10 Muter Street	21 Muter Street	21 Palmerston Avenue	13 Palmerston Avenue	11 1/2 Palmerston Avenue
12 Ontario Street	11 Muter Street	12 Muter Street	23 Mutter Street	23 Palmerston Avenue	15 Palmerston Avenue	

Besides current changes that we see in the homes today, I was only able to make note of one considerable renovation back in 1940. All four houses were still owned by Daisy Thompson at the beginning of 1940 and per Toronto Archive photos dated May 3 1939 and April 22, 1940, we see that the houses are in need of much repair. Note in the photos that the homes had the traditional pinnacle and bargeboard of the workers cottages and were made of wood and roughcast. On April 12 1940 per Land records (Book 84B), Daisy Thompson sells all four homes to Helen Lepofoski who I believe had the homes repaired and we can see these repairs in Toronto Archive photos dated September 25 1940. The photos show that the pinnacles and bargeboards have been removed, makeshift outbuildings removed, new faux brick siding is added to the fronts and roughcast repaired. Basement windows are added which leads me to believe that the basements were dug out at that time in the front areas only. Also front doors were raised and replaced and porches added as well as windows and roofing repaired. I believe that the insides were also updated as all four homes still have the same hardwood flooring in the front parts of the homes. #9 has the same front door today as in 1940. Since the homes were built, no additions have ever been made, and no major changes other than basements have been added. The fact that only superficial changes such as siding, one house now with brick, and two with enclosed front porches, shows that these homes have been a staple to this area in Toronto for many home owners, and have stood the test of time. Even though specific heritage trims are missing, these homes are completely

intact and this has become rare and unique in Toronto since most other workers cottages have either been demolished or added onto. These homes have also been important in defining, and supporting the character of this working class area.