

Authority: Toronto and East York Community Council Item TE17.28, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW 1025-2017

To designate the property at 628 Church Street (Manhattan Apartments) and 634 and 636 Church Street (Bernard Haldan Houses), as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 628 Church Street (Manhattan Apartments), and 634 and 636 Church Street (Bernard Haldan Houses), as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 628 Church Street and 634 and 636 Church Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 628 Church Street (Manhattan Apartments) and 634 and 636 Church Street (Bernard Haldan Houses), more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 628 Church Street and 634 and 636 Church Street, and upon the Ontario Heritage Trust, and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on October 4, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 628, 634 AND 636 CHURCH STREET

628 Church Street

The property at 628 Church Street (including the convenience addresses at 68 and 70 Charles Street East) is worthy of designation under Part IV, Section 29 of the Ontario Heritage for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. The property at 628 Church Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1979.

Description

Located at the northwest intersection of Church Street and Charles Street East, the property at 628 Church Street contains a two-storey apartment building known historically as the Manhattan Apartments. The building was completed in three phases from 1909 to 1911 when James Grand Curry and his wife, Mary Jane (Minnie) Purdon converted an existing detached 19th century house form building into an apartment complex through a series of complementary additions.

Statement of Significance

The property at 628 Church St has design value as a well-crafted example of an early 20th century apartment complex with Edwardian Classical detailing. Linked to the apartment boom that began in Toronto in the early 1900s, the Manhattan Apartments was one of the earliest low-rise walk-up apartment complexes in the Church Street neighbourhood. The building's design is distinguished by the decorative detailing and finishes that complement the adjoining late 19th century residential buildings on Church and Charles streets.

The Manhattan Apartments are historically associated with the development and evolution of the Church Street neighbourhood south of Bloor Street East with the introduction of the first residential subdivisions along Church, Jarvis and Sherbourne in the 19th century. The Manhattan Apartments were part of the residential transformation of this area in the early 1900s when low-rise apartment buildings were introduced to infill sites and adjoining prominent intersections.

The Manhattan Apartments are historically linked to Toronto architect J. A. Harvey who designed the complex. Noted as one of the first practitioners in the city to specialize in small-scale walk-up apartment buildings, Harvey designed the Manhattan Apartments to fit into the surrounding neighbourhood, and they remain an important surviving example from his firm's portfolio.

Contextually, the property at 628 Church Street is historically, visually, and physically linked to its setting on the northwest corner of Church Street and Charles Street East. The Manhattan Apartments complement in their scale, materials and high quality design the adjoining house form buildings at 634 and 636 Church Street and 64, 66 and 68 Charles Street East, which form a residential enclave of heritage properties. With their appearance and placement anchoring the

corner of an important intersection, the Manhattan Apartments are a local landmark in the Church Street neighbourhood, south of Bloor Street East.

Heritage Attributes

The heritage attributes of the Manhattan Apartments on the property at 628 Church Street (including the convenience addresses of 68 and 70 Charles Street East) are:

- The placement, setback and orientation of the apartment building on the northwest corner of Church Street and Charles Street East
- The scale, form and massing of the two-storey plan above a raised base with window opening
- The materials, with the buff brick cladding and the brick, stone and wood detailing
- The roofs, with the extended eaves supported on the oversized brackets, the parapets and, at the north end of the east elevation, the stepped parapet
- The arrangement of the building into three distinct, yet complementary sections on Church Street, the northwest corner of Church and Charles streets, and Charles Street East
- The symmetrical organization of each section of the building with the central entrance that is protected by the classically-detailed porch or enclosure and flanked by the two-storey bay windows
- The fenestration on all three sections of the building, where the symmetrically-placed flat-headed window openings have stone detailing
- The two-storey tower with the decorative brick and stone detailing that overlooks the intersection of Church and Charles streets
- The interior entrance lobby at 628 Church Street, with the panelled wood wainscoting and the door surround (separating the lobby from the stairhall to the north) with the three-part transom and the paneled wood sidelights, both of which contain coloured glass in geometrical patterns
- The interior entrance lobby at 70 Charles Street East, with the curved double staircase with the wood spindles, bannisters and newel posts, the paired panelled wood doors with the glass inserts on the landing and, inside the entrance and on the landing, the tiled floors, which incorporate the name Manhattan on the landing

634 and 636 Church Street

The properties at 634 and 636 Church Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the municipal criteria prescribed for municipal designation under all three categories of design, associative and contextual values. The properties were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1976.

Description

Located on the west side of Church Street between Charles Street East and Hayden Street, the properties at 634 and 636 Church Street contain a pair of semi-detached house form buildings that were commissioned in 1878 by Bernard Haldan, an insurance company manager who occupied a detached house directly south (later part of the Manhattan Apartments at 628 Church Street). The semi-detached houses were first occupied by Major Richard J. Evans, a mortgage

company executive and retired soldier at present-day 634 Church, and the noted Toronto barrister James Holmes Macdonald at 636 Church. The Bernard Haldan Houses survived during the decline of the area and, with the revitalization of the Church Street neighbourhood in the late 20th century, the buildings were repurposed for commercial uses.

Statement of Significance

The properties at 634 and 636 Church Street have design value as well-crafted surviving examples of late 19th century semi-detached house form buildings with the features of the Second Empire style popularized for residential buildings during the late Victorian era. The Bernard Haldan Houses are particularly distinguished by their composition, with an entrance block flanked by full-height bay windows beneath the highly decorated mansard roofs and elaborate detailing that are hallmarks of the Second Empire style.

The Bernard Haldan Houses are historically associated with the development and evolution of the Church Street neighbourhood. The semi-detached houses are important surviving examples from the first phase of development on Church Street when, with the neighbouring Sherbourne and Jarvis streets, it was among the most sought after residential districts in Toronto where community leaders commissioned residences in the popular styles of the era.

Contextually, the properties at 634 and 636 Church Street are historically, visually and physically linked to their surroundings in the Church Street neighbourhood. With their placement next to the Manhattan Apartments (1909-11), the low-rise walk-up apartment complex at the northwest corner of Church and Charles streets, as well as their proximity to the late 19th century house form buildings at 64, 66 and 68 Charles Street East that share their Second Empire styling, the Bernard Haldan House form a surviving residential enclave of heritage properties adjoining this intersection.

Heritage Attributes

The heritage attributes of the Bernard Haldan Houses on the properties at 634 and 636 Church Street are:

- The placement, setback and orientation of the buildings on the west side of Church Street between Charles Street East and Hayden Street
- The scale, form and massing of the pair of 2½-storey semi-detached house form buildings
- The materials, with the buff brick cladding and the brick, stone, wood and slate detailing
- The mansard roofs covering the buildings, with the slate cladding, the extended eaves with the paired brackets, the brick chimneys, and the dormers with the round-arched window openings and the classical detailing
- The arrangement of the principal (east) elevations as mirror images with the central entrance block flanked by the two-storey bay windows
- The east entrances, which are placed side-by-side in the first (ground) floor in the flat-headed door openings with the transoms, with the paneled door with glass inserts on 636 Church
- On the east elevations, the fenestration with the round-arched window openings above the entrances that are set in brick surrounds, the two-storey bay windows with the round-arched openings, and the decorative brick and stone detailing with the quoins, band courses, flat arches, voussoirs, keystones and sills

- The north and south side elevations, which are visible from Church Street and continue the fenestration and decorative detailing from the principal (east) elevations

SCHEDULE B

LEGAL DESCRIPTION

628 Church Street

PIN 21108-0014 (LT)

PCL 7-1 SEC Y2; PT LT 7 CON 1 FTB TWP OF YORK PREMISING THAT THE BUILDINGS AND FENCES HEREINAFTER MENTIONED ARE THOSE EXISTING ON THE 17TH JUNE 1909 THEN; COMM AT A POINT IN THE WLY LIMIT OF CHURCH ST OPPOSITE THE CENTRE LINE OF THE DIVISION WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE N THEREOF SAID POINT BEING DISTANT 116 FT 5 INCHES MORE OR LESS NLY FROM THE NW ANGLE OF CHURCH AND CHARLES STREETS; THENCE WLY TO AND ALONG THE SAID CENTRE LINE AND THE CONTINUATION THEREOF WLY 127 FT MORE OR LESS TO A POINT DISTANT 127 FT WLY FROM AND AT RIGHT ANGLES TO CHURCH ST; THENCE SLY PARALLEL TO CHURCH ST 30 FT MORE OR LESS TO A FENCE; THENCE ELY ALONG THE CENTRE OF SAID FENCE AND THE CONTINUATION THEREOF, 126 FT 4 INCHES MORE OR LESS TO THE WLY LIMIT OF CHURCH ST; THENCE NLY ALONG SAID WLY LIMIT 30 FT 5 INCHES MORE OR LESS TO THE POC; TORONTO , CITY OF TORONTO

634 and 636 Church Street

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City of Toronto, Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)