



STAFF REPORT ACTION REQUIRED

Church and Gloucester Properties – Inclusion on Heritage Inventory

Date:	April 17, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	

SUMMARY

This report recommends that the properties near the southwest corner of Church Street and Gloucester Street be included on the City of Toronto Inventory of Heritage Properties. The properties contain a group of residential buildings from the late 19th and early 20th centuries that merit inclusion on the City's heritage inventory and adjoin the listed heritage properties at 580 and 582 Church Street.

Staff have received a preliminary development proposal for a residential condominium tower at the southwest corner of Church Street and Gloucester Street. The inclusion of the properties identified in the recommendations below on the City's heritage inventory would enable staff to monitor the sites and encourage the retention of their heritage attributes and values in any redevelopment of the properties.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 584 Church Street (Catherine Collard House) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 592 Church Street (Wallace Millichamp Houses, 1873) on the City of Toronto Inventory of Heritage Properties;
3. City Council include the property at 596 Church Street (Gloucester Mansions) on the City of Toronto Inventory of Heritage Properties;

4. City Council include the property at 67 Gloucester Street (Gloucester Mansions) on the City of Toronto Inventory of Heritage Properties; and
5. City Council include the property at 69 Gloucester Street (Wallace Millichamp House, 1875) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

Staff have received a preliminary proposal for the development of a residential condominium tower at the southwest corner of Church Street and Gloucester Street. The development site includes the properties at 580 and 582 Church Street, which are listed on the City of Toronto Inventory of Heritage Properties. The remainder of the site contains properties with house form buildings and apartment houses from the late 19th and early 20th centuries that contribute to the historical residential character of Church Street north of Wellesley Street.

Following research and evaluation, staff have determined that the properties in the block on the west side of Church Street, north of Dundonald Street, and the south side of Gloucester Street, west of Church Street, merit inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. The inclusion of the properties on the City's heritage inventory would enable staff to monitor the sites and encourage the retention of their heritage attributes and values.

COMMENTS

A location map (Attachment No. 1) and Photographs (Attachment Nos. 2-4) are attached. The Reasons for Listing (Statements of Significance) outline the cultural heritage values and heritage attributes of the properties (Attachments Nos. 5-9).

The properties at 584, 592 and 596 Church Street and 67 and 69 Gloucester Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. Located near the southwest corner of Church Street and Gloucester Street, the site contains a group of residential buildings dating to the late 19th and early 20th century that contribute to the historical character of the Church Street neighbourhood.

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs, 580-582 and 584 Church Street
Attachment No. 3 – Photographs, 592 and 596 Church Street
Attachment No. 4 – Photographs, 67 and 69 Gloucester Street
Attachment No. 5 – Reasons for Listing (Statement of Significance), 584 Church Street
Attachment No. 6 – Reasons for Listing (Statement of Significance), 592 Church Street
Attachment No. 7 – Reasons for Listing (Statement of Significance), 596 Church Street
Attachment No. 8 – Reasons for Listing (Statement of Significance), 67 Gloucester Street
Attachment No. 9 – Reasons for Listing (Statement of Significance), 69 Gloucester Street

PHOTOGRAPHS: 580-582 AND 584 CHURCH STREET ATTACHMENT NO. 2



580-582 Church Street (northwest Dundonald Street): listed on City's heritage inventory



584 Church Street: Catherine Collard House (1909)



592 Church Street: Wallace Millichamp Houses (1873)



596 Church Street: Gloucester Mansions (1911)



67 Gloucester Street: Gloucester Mansions (1911)



69 Gloucester Street: Wallace Millichamp House (1875) – centre of photograph

Catherine Collard House

Description

The property at 584 Church Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the west side of Church Street in the block between Dundonald Street (south) and Gloucester Street (north), the Catherine Collard House is a 2½-storey house form building (1909).

Statement of Cultural Heritage Value

The Catherine Collard House has contextual value as it is historically linked to its surroundings and forms part of a group of surviving residential buildings from the late 19th and early 20th centuries on the west side of Church Street, north of Dundonald Street, and on the south side of Gloucester Street, west of Church Street. The house form buildings and apartment houses in this block reflect the appearance of the Church Street neighbourhood adjoining Wellesley Street East from the era when it was among the most desirable residential areas in Toronto. As early as 1858, the Boulton Atlas showed the first subdivision of the lands flanking this section of Church Street where additional property was subsequently severed from the “Dundonald” estate. Development began in the 1870s with single and semi-detached houses, and continued following the opening of Dundonald Street in 1903. Placed north of Dundonald Street, the Catherine Collard House contributes to the evolution of the block, where small-scaled apartment houses were also introduced after 1900. As a collection, the Catherine Collard House and its neighbours in the block retain the scale and attention to period detailing identified with the historical Church Street neighbourhood.

Heritage Attributes

The heritage attributes of the Catherine Collard House related to its contextual value as a house form building that is historically linked to its surroundings where it forms part of a collection of residential buildings near the intersection of Church Street and Gloucester Street are:

- The scale, form and massing
- The materials on the principal (east) facade, with brick cladding and brick, stone and wood detailing
- The east slope of the gambrel roof with the returned eaves and gabled dormer (east)
- The organization of the principal (east) façade into two bays, with the main entrance in the right (north) bay and the two-storey bay window with segmental-arched openings in the left (south) bay
- The setback of the building on the west side of Church Street

Wallace Millichamp Houses (1873)

Description

The property at 592 Church Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the west side of Church Street between Dundonald Street (south) and Gloucester Street (north), Wallace Millichamp Houses (1873) are 2½-storey semi-detached houses (now identified under a single street address).

Statement of Cultural Heritage Value

The Wallace Millichamp Houses have design value as surviving examples of late 19th century semi-detached houses with Second Empire features, which was one of the most favoured architectural styles for residential designs during the Victorian era. The visibility of the building on Church Street is enhanced by the distinctive mansard (double-gable) roof with dormers that is the hallmark of the Second Empire style, as well as the twin bay windows that mark the separate dwelling units. The Wallace Millichamp Houses (1873) were among the earliest residential house form buildings along this section of Church Street, and they contributed to the fashionable appearance of the neighbourhood.

Contextually, the Wallace Millichamp Houses (1873) are historically linked to their surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries on the west side of Church Street, north of Dundonald Street, and on the south side of Gloucester Street, west of Church Street. The house form buildings and apartment houses in this block reflect the appearance of the Church Street neighbourhood adjoining Wellesley Street East from the era when it was one of the most desirable residential areas in Toronto. As early as 1858, the Boulton Atlas showed the first subdivision of the lands adjoining this section of Church Street where additional property was subsequently severed from the “Dundonald” estate. Development began in the 1870s when the Wallace Millichamp Houses (1873) were among the first single and semi-detached houses in the block, and continued following the opening of Dundonald Street in 1903 when additional house form buildings and small-scaled apartment houses were introduced. As a collection, the Wallace Millichamp Houses (1873) and their neighbours in the block retain the scale and attention to period detailing identified with the historical Church Street neighbourhood.

Heritage Attributes

The heritage attributes of the Wallace Millichamp Houses related to the building’s design and contextual value as a well-crafted example of late 19th century semi-detached houses

designed in the Second Empire style and historically linked to the development of the Church Street neighbourhood are:

- The scale, form and massing
- The materials, with buff brick cladding and brick, stone, wood and slate detailing
- The mansard roof with extended eaves, round-arched dormer windows and, on the north and south ends, brick chimneys
- The principal (east) façade, which is symmetrically organized with a centrally-placed entrance
- The east entrance, where the flat-headed door surround incorporates quoins and is flanked by segmental-arched window openings with keystones
- The two-storey open verandah with modillion blocks and paired columns that protects the east entry, incorporates a balcony in the second floor, and is a later addition
- Flanking the east entrance, the 2½-storey bay windows with segmental-arched window openings, hood moulds, and keystones
- On the north and south elevations, the fire break walls with segmental-arched window openings, with the south wall abutting the adjacent house form building at 584 Church Street
- The setback of the Wallace Millichamp Houses on the west side of Church Street

Gloucester Mansions

Description

The property at 596 Church Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the southwest corner of Church Street and Gloucester Street, the Gloucester Mansions (1911) is a three-storey apartment. It was built at the same time as the neighbouring Gloucester Mansions now known as 67 Gloucester Street.

Statement of Cultural Heritage Value

The Gloucester Mansions have design value as a well-crafted example of Edwardian Classicism applied to an early 20th century apartment building. The building is typical of the small-scaled apartment houses constructed in the World War I era when designers turned away from the excesses of the Victorian era. Instead, the Gloucester Mansions display the dignified brick cladding, symmetrical placement of openings, and subtle Classical detailing identified with Edwardian Classicism, including the extended and detailed Classical cornice and distinctive recessed oriel windows that enhance the building's presence on Church Street.

Contextually, the Gloucester Mansions are historically linked to their surroundings where the building forms part of a group of surviving residential buildings from the late 19th and early 20th centuries on the west side of Church Street, north of Dundonald Street, and on the south side of Gloucester Street, west of Church Street. The house form buildings and apartment houses in this block reflect the appearance of the Church Street neighbourhood adjoining Wellesley Street East from the era when it was among the most desirable residential areas in Toronto. As early as 1858, the Boulton Atlas showed the early subdivision of the lands flanking this section of Church Street where additional property was subsequently severed from the "Dundonald" estate. Development began in the 1870s with single and semi-detached houses, and continued following the opening of Dundonald Street in 1903. Placed on the southwest corner of Church and Gloucester streets, the Gloucester Mansions contribute to the evolution of the block as one of the small-scaled apartment houses introduced after 1900. As a collection, the Gloucester Mansions and the neighbouring buildings in the block retain the scale and attention to period detailing identified with the historical Church Street neighbourhood.

Heritage Attributes

The heritage attributes of the Gloucester Mansions related to the building's design and contextual value as a well-crafted early 20th century apartment house with Edwardian Classical styling that is historically linked to the development of Church Street neighbourhood are:

- The scale, form and massing
- The materials, with red brick cladding and brick, stone and wood detailing
- Along the roofline, the cornice with extended eaves, modillion blocks, dentils, and a moulded frieze
- The fenestration, which mixes oriel windows with wood trim and flat-headed window openings with stone lintels and sills
- On the principal (east) façade on Church Street, the centrally placed entrance where double doors are set beneath a triangular pediment in a flat-headed surround with a glazed transom labeled “Gloucester Mansions”
- On the north and south elevations, the wood balconies with brackets and, on the north wall, Classical columns
- The setback of the building on the southwest corner of Church and Gloucester streets

Gloucester Mansions

Description

The property at 67 Gloucester Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Gloucester Mansions is a 3½-storey apartment building (1911) that is located on the south side of Gloucester Street, west of Church Street. It was built at the same time as the neighbouring Gloucester Mansions at 596 Church Street.

Statement of Cultural Heritage Value

The Gloucester Mansions have design value as a well-crafted example of Edwardian Classicism applied to an early 20th century apartment building. The Gloucester Mansions is typical of the small-scaled apartment houses constructed in the pre-World War I period when designers rejected the excesses of the Victorian era. Instead, the apartment house applies Edwardian Classical elements in the symmetry, restrained brick cladding, and Classical detailing that are typical of the style. The placement of the 3½-storey bay windows to balance the north façade, as well as the elegant stone detailing, are features of Edwardian Classicism that enable the Gloucester Mansions to stand out on Gloucester Street.

Contextually, the Gloucester Mansions are historically linked to their surroundings where the building forms part of a group of surviving residential buildings from the late 19th and early 20th centuries on the west side of Church Street, north of Dundonald Street, and on the south side of Gloucester Street, west of Church Street. The house form buildings and apartment houses in this block reflect the appearance of the Church Street neighbourhood adjoining Wellesley Street East from the era when it was among the most desirable residential areas in Toronto. As early as 1858, the Boulton Atlas showed the first subdivision of the lands flanking this section of Church Street where additional property was subsequently severed from the “Dundonald” estate. Development followed in the 1870s with single and semi-detached houses, and continued after the opening of Dundonald Street in 1903. Situated on Gloucester Street where it is viewed from Church Street, the Gloucester Mansions contribute to the evolution of the block as one of the small-scaled apartment houses introduced after 1900. As a collection, the Gloucester Mansions and its neighbours in the block retain the scale and attention to period detailing identified with the historical Church Street neighbourhood.

Heritage Attributes

The heritage attributes of the Gloucester Mansions related to the building’s design and contextual significance as an early 20th century apartment house with Edwardian

Classical styling that is historically linked to the development of the Church Street neighbourhood are:

- The scale, form and massing
- The materials, with red brick cladding and stone and wood detailing
- Along the roofline, the cornice with modillion blocks
- On the principal (west) façade, the elevated centrally placed main entrance where paired wood doors with glazing are placed in a wood surround with columns, an entablature and a nameband reading “Gloucester Mansions”
- The fenestration, with flat-headed window openings with lintels, corbelled sills and, on the openings above the north entry, quoins
- On the north façade, the three-storey bay windows in the outer bays
- The six-over-one sash windows found in many of the openings
- The setback of the building on the south side of Gloucester Street

Wallace Millichamp House (1875)

Description

The property at 69 Gloucester Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the south side of Gloucester Street, west of Church Street, the Wallace Millichamp House (1875) comprises the 2½-storey west portion and two-storey rear (west) wing of a former L-shaped house that faced east onto Church Street until 1910 when it was altered and attached to the apartment house at 596 Church Street.

Statement of Cultural Heritage Value

The Wallace Millichamp House (1875) has design value as a surviving example of a late 19th century house form building with Second Empire styling. As constructed, the house was one of the original dwellings that appeared in this block and reflected Second Empire detailing typical of many of the earlier residences developed in the historical Church Street neighbourhood. With the distinctive mansard (double-gable) roofs on both structures, and the contrasting brick detailing on the house, the Wallace Millichamp House (1875) recalls the high quality of architectural designs on Gloucester Street and the adjoining neighbourhood.

Contextually, the Wallace Millichamp House (1875) is historically linked to its surroundings where it forms part of a group of surviving residential buildings from the late 19th and early 20th centuries on the west side of Church Street, north of Dundonald Street, and on the south side of Gloucester Street, west of Church Street. The house form buildings and apartment houses in this block reflect the appearance of the Church Street neighbourhood adjoining Wellesley Street East from the era when it was among the most desirable residential areas in Toronto. As early as 1858, the Boulton Atlas showed the first subdivision of the lands flanking Church Street where additional property was subsequently severed from the “Dundonald” estate. Development began in the 1870s when the Wallace Millichamp House (1875) was among the first of the single and semi-detached houses in the block, and continued following the opening of Dundonald Street in 1903 when additional house form buildings and small-scaled apartment houses were introduced. As a collection, the Wallace Millichamp House (1875) and its neighbours in the block retain the scale and attention to period detailing identified with the historical Church Street neighbourhood.

Heritage Attributes

The heritage attributes of the Wallace Millichamp House (1875) associated with its design and contextual value as a surviving late 19th century house form building with

Second Empire styling that is historically linked to the development of the Church Street neighbourhood are:

- The scale, form and massing
- The materials, with red brick cladding and brick, stone and wood detailing
- The mansard roofs and gabled dormers on the house and wing, and the brick chimney (west) and extended eaves with brackets on the house
- The main (north) entrance, which is placed on the wing and protected by a semi-circular pediment with wood detailing
- The fenestration, with the segmental-arched window openings with hood moulds (house) and flat arches (wing)
- The setback of the house and wing on the south side of Gloucester Street