

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**MANHATTAN APARTMENTS
628 CHURCH STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2016

1. DESCRIPTION



Above: current view looking south on Church Street to Charles Street East and showing the east elevation of the Manhattan Apartments (Heritage Preservation Services);
 cover: current view of the Manhattan Apartments on the northwest corner of Church (right) and Charles (left) streets (Heritage Preservation Services)

628 Church Street: Manhattan Apartments	
ADDRESS	628 Church Street (northwest corner of Charles Street East), including the convenience addresses of 68 and 70 Charles Street East
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Part of Park Lot 7
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood
HISTORICAL NAME	Manhattan Apartments
CONSTRUCTION DATE	1909 ¹
ORIGINAL OWNER	James and Mary Ann (Minnie) Curry
ORIGINAL USE	Residential (apartment house)
CURRENT USE*	Residential (apartment house) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	J. A. Harvey, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone & wood detailing
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	1910 and 1911, two additions to apartment house
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2016

¹ The Manhattan Apartments represent alterations in three phases in 1909-1911 to the late 19th century house form building commissioned by Bernard Haldan (the history of the site is provided in Section 2 of this report)

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 628 Church Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Park Lot 7 is patented to John McGill, who transfers the north 60 acres to John Elmsley in 1799
1805	Elmsley's widow, Mary inherits her husband's estate, and begins dispersing it in 1829
1856	After a series of transactions, George Maddison and others acquire the parcel on the northwest corner of Church Street and Charles Street East
1858	The subject property remains vacant as depicted on Boulton's Atlas
1870 July	Bernard Haldan, manager of the Western Assurance Company, buys the subject property for \$2000
1871 June	Haldan mortgages his tract for \$4000, which remains vacant according to the city directory
1872 Apr	Haldan's house is in place according to the tax assessment rolls and illustrated on Wadsworth and Unwin's map of Toronto four years later
1878 Sept	Haldan severs the north end of his property where a pair of semi-detached house form buildings are completed at present-day 634 and 636 Church ²
1880 May	Bernard Haldan dies
1880	Haldan's house is illustrated on the first Goad's Atlas for Toronto (no changes to the building are shown on updates until 1912)
1881	Haldan's widow rents the residence to J. Grant Macdonald
1907 April	Bernard's eldest son, Edward Haldan, inherits the property and afterward sells it to Mary Jane (Minnie) Curry
1909 June	Minnie Curry's husband, James is issued building permit #18092 for "alterations to apartments" at the northwest corner of Church and Charles, with J. A. Harvey named as the architect
1909 Sept	According to the tax assessment roll, the house at present-day 628 Church is vacant
1909 Dec	Building permit #18720 is issued for a two-storey brick addition to the apartments, with an estimated value of \$16,000 and naming the same owner and architect
1910 Sept	The eight-unit "Manhattan Apartments" at "628-632 Church" is valued at \$15,000 according to the tax assessment roll
1911 Apr	A third building permit (#26256) is issued for a \$12,000 addition to the complex
1911 Sept	When the tax assessment roll is compiled, the Manhattan Apartments contains 15 suites, as well as an "unfinished portion"
1912 Sept	The next assessment roll records 21 suites, with the complex valued at \$28,000

² Retained by Haldan's family until 1909, the properties at 634 and 636 Church Street were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1976

1912	The revisions to Goad's Atlas show the Manhattan Apartments in place
1915 Sept	The tax assessment roll records Suites 1-9 on Church Street, with Suites 10-21 on Charles Street East
1964	The updates to the Underwriters' Survey Bureau atlas illustrates the apartment house
1979 July	The property at 628 Church Street is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)

ii. HISTORICAL BACKGROUND

Church Street Neighbourhood

The property at 628 Church Street originated as part of Park Lot 7, one of the series of 100-acre allotments that were surveyed between present-day Queen and Bloor streets following the founding of the Town of York (Toronto) in 1793 and awarded to government and military officials as the setting of country estates. Park Lot 7 was granted to Captain John McGill who conveyed the north part of the site to Chief Justice John Elmsley. With Church Street extended north of the townsite, Elmsley's allotment was divided into residential building lots. Church Street, along with Jarvis and Sherbourne streets, became the most fashionable residential district in the city after the mid 19th century with the unveiling of the "substantial mansions of Toronto's business and political leaders near Bloor Street."³ The development of the Church Street neighbourhood can be traced on historical maps and atlases, including those appended in Section 6 of this report.

628 Church Street

The corner property adjoining the northwest intersection of Church Street and Charles Street East (two streets south of Bloor) remained part of Park Lot 7 and was never registered under a plan of subdivision. Boulton's Atlas illustrated the site in 1858 when the subject property belonged to members of the Maddison family (following a mortgage default) and remained vacant. In 1870, Bernard Haldan (c.1817-80), manager of the Western Assurance Company, purchased the 127' x 148' parcel for \$2000. He mortgaged the site the next year when a commodious detached house (described as "two stories with a conservatory" on the tax assessment rolls) was in place on the south part of his allotment and illustrated on the first Goad's Atlas in 1880 (Image 7). Haldan authorized the severance of the north part of his allotment, commissioning the adjoining pair of semi-detached houses at present-day 634 and 636 Church that were in place by late 1878. Haldan rented the latter dwellings while residing at 628 Church Street. Following Haldan's death in 1880, his residence was occupied by R. Grant Macdonald, manager of the London and Canadian Loan and Agency Company, a mortgage firm. In 1907, Haldan's eldest son, Edward, inherited the property at 628 Church Street.

When the subsequent owner, Mary Jane (Minnie) Purdon Curry, was identified on the tax assessment roll compiled in September 1909, the property contained a "vacant house."

³ McHugh, 151

Three months earlier, her husband, James Luck Curry (1848-1927), an Irish telegrapher, received a building permit for "alterations to apartments" at the northwest corner of Church and Charles streets, suggesting that the conversion of the residence for multiple occupants was underway. In December 1909, Curry was issued a permit for a two-storey brick addition to the apartments, with the work valued at a substantial \$16,000. The expansion of the complex continued in 1910 after a permit valued at \$15,000 was approved.⁴ The tax assessment rolls during the construction period trace the development of the "Manhattan Apartments" from 8 units at 628-632 Church Street in 1910, to 15 suites, as well as an "unfinished portion" in 1911, with the 21 suites in place in 1912. The directories for the World War I era list Suites 1-9 on Church Street, with Suites 10-21 on the adjoining Charles Street East.

The Manhattan Apartments were among the fashionable low-rise walk-up apartment buildings that appeared on Church Street and in the neighbourhoods to the east in the early 20th century when Toronto experienced an "apartment boom" prior to World War I.⁵ Their appearance represented a change in this community from one with "streets that had been upper middle-class, but were declining in status as elite families moved farther out," particularly to nearby Rosedale as well as Forest Hill.⁶ During the Great Depression of the 1930s, followed by World War II, the Church Street neighbourhood declined with the conversion of many of the former high-end residences into multiple units. As other house form buildings and modest apartment complexes along Church Street were replaced by large-scale developments in the later 20th century, the Manhattan Apartments remain rare survivors evoking an earlier era. The property at 628 Church Street was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1979.

J. A. Harvey, Architect

The Manhattan Apartments were designed by Toronto architect J. A. Harvey, who incorporated part of the detached house form building (1872) on the property into his plans. A reputed naturalist and politician, James Arthur Harvey (1870-1935) established a solo practice in the city in 1890 and accepted innumerable commissions for residential buildings in the suburban communities of Parkdale, the Annex and Rosedale. Described as "among the first of Toronto's architects to develop the prototype for the two and three storey walk-up apartment block", Harvey's earliest projects of this type included the La Plaza Apartments (1909) on Jarvis Street at Charles Street East (no longer extant, but shown in Image 18) and the Sylvan Apartments (1910) at 48 Havelock in the west end of the city (Image 19).⁷ Following his completion of the Manhattan Apartments in 1911,

⁴ The building permits cited are attached as Image 11

⁵ Richard Dennis explores the development of Toronto's first apartment buildings in articles that include those cited in Section 5 of this report.

⁶ Dennis, "Apartment Housing in Canadian Cities," 25

⁷ Similar to the Manhattan Apartments, the Sylvan Apartments were designed to wrap around the corner of an intersection and designed in phases, including an extension along a side street that was completed 17 years after its initial construction

Harvey designed the pair of buildings known as the Roslyn Apartments on Glen Road, which are designated under Part IV, Section 29 of the Ontario Heritage Act (Image 20).

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 628 Church Street are found on the cover and in Sections 2 and 6 of this report. The Manhattan Apartments comprise a two-storey apartment house that extends in three sections along Church Street and Charles Street East, incorporating the former house form building (1872) at the north end of the complex. The configuration and surviving features of the latter structure are shown in the aerial and current photographs attached as Images 2 and 13.

The Manhattan Apartments were designed and constructed during Toronto's "apartment boom" in the early 20th century. Although apartment buildings, ranging from small-scale walk-ups to multi-storied complexes, were common in Europe and appeared in the United States in the late 1800s, the introduction of the type to Canada was delayed by the country's comparably modest population. However, beginning at the turn of the 20th century with a surge in immigration, the first apartment building (St. George Mansions, 1899) was completed in Toronto and followed by nearly 300 others up to 1918. Some critics were slow to embrace this type of accommodation, associating the buildings with "tenements" and reduced property values. "The most serious objections were not to well-planned, luxury, downtown apartments, but to relatively small low-rent buildings, usually on suburban street corners, where they extended beyond the established building line of family houses, and occupied the entire area of corner lots."⁸ By May 1912, City Council passed by-laws banning both new apartment buildings and the conversion of existing dwellings into multiple units on most streets.

The ongoing conversion of the detached house form building on the subject property into the Manhattan Apartments was almost complete when the type was near-banned. However, like other examples in the city, its owner was able to develop the complex on a prime corner lot by altering an existing dwelling into multiple units, then expanding it through a series of additions that all but concealed the original building.⁹ While "many early apartment blocks, especially street corner walk-ups, were Classical or Georgian in character" and resembled the neighbouring residential buildings, the Manhattan Apartments did not derive their design from the adjoining house form buildings on Church and Charles streets with their late 19th century Second Empire styling. Instead, the complex reflects the Period Revival style linked to the early 1900s with elements including the corner tower, bay windows, and gabled porches associated with medieval architecture.¹⁰ The Manhattan Apartments do complement the scale and buff brick

⁸ Dennis, "Interpreting the Apartment House...", 314

⁹ In the same neighbourhood, two blocks to the south, the Gloucester Mansions at 596 Church Street combines the rear wing of a house form building (Wallace Millichamp House, 1875) with a three-storey apartment house (1910) on property that is designated under Part IV, Section 29 of the Ontario Heritage Act (Image 21)

¹⁰ Apart from their stylistic function, these elements were integral to apartment design, bringing natural light to the interiors

cladding of the original house form building (1872) incorporated at the north end of the complex, as well as the neighbouring semi-detached houses at 632 and 634 Church Street (1878) and 62 and 64 Charles Street East (1885).

The Manhattan Apartments are organized into three distinct, yet complementary sections that extend two stories above raised bases with window openings. The complex is united by the buff brick cladding with brick, stone and wood trim, as well as extended rooflines supported on oversized brackets beneath parapets. Some of the window openings contain multi-paned windows, and several entrances retain the original wood doors.

On Church Street at the east end of the complex, the three-bay section covers the east elevation of the original house form building and is set back from the street. In the first (ground) floor, the entrance is centered in the wall and contains paired wood doors with glass inserts beneath a flat transom. It is surmounted in the second storey by a flat-headed opening with radiating voussoirs. On either side, two-storey bay windows are set in stone surrounds and contain flat-headed openings. This elevation is protected by a two-storey open verandah with columns and, marking the entrance, a triangular pediment. Visible in Image 15, the roof above the east elevation is extended as a stepped parapet that, while identified with Period Revival styling, also serves to conceal the gabled roofline of the late 19th century house form building behind it. The north elevation, which is visible from the street, extends one bay to align with the attached section of the house form building, which retains an oriel window as well as flat-headed window openings with flat arches. Not visible from Church Street, the rear (west) wall of the house form building has a two-storey bay window, which was introduced as a design element on the 1909-11 sections of the apartment complex.

Placed closer to Church Street where it wraps around the northwest corner of Charles Street, East, the second section of the Manhattan Apartments is known for convenience purposes as 70 Charles. The east elevation on Church Street extends three bays and has symmetrically arranged flat-headed window openings on either side of a two-storey bay window, including diminutive openings in the northernmost bay. At the south end, the three-storey bay window forms a tower anchoring the adjoining intersection and is highlighted with stone window surrounds and decorative brick panels with stone embellishments. Continuing on Charles Street East, the extended south wall of this section of the building is symmetrically organized into five bays, with the centre bay recessed in the upper storey. The entrance is centred in the first floor and features paired doors and an oversized flat transom in a surround incorporating quoins and half-columns, with the latter repeated on the three-part window openings on either side. Set back above an extended cornice with a triangular pediment and a balustrade, the upper storey displays flat-headed openings. The outer bays feature two-storey bay windows with flat-headed window openings, brick panels and stone detailing (with the corner tower balancing the composition). Stone band courses provide horizontal divisions across the wall and are continued on the adjoining section to the west.

The Manhattan Apartments extend west on Charles Street East where the westernmost portion, which is identified for convenience purposes as 68 Charles, mimics the earlier

sections with the symmetrical arrangement. The recessed centre bay is flanked by two-storey bay windows with flat-headed window openings, brick panels and stone detailing. The flat-headed entrance, centred in the lower storey, features wood detailing and three-quarter-length sidelights. This entry is protected by an open porch with classical detailing and a balustrade beneath the three-part window in the upper storey.

As shown in Image 17, the entrance lobbies at 628 Church Street and 70 Charles Street East retain interior features of note. At 628 Church, the long entrance lobby contains panelled wood wainscoting and, at the north end, a door surround with a three-part transom and three-quarter-length sidelights, both of which contain coloured glass in geometrical patterns. The entrance lobby at 70 Charles Street East has a curved double staircase with wood spindles, banisters and newel posts that leads to the second-storey landing where a pair of panelled wood doors have inserts with decorative glass. The tiled floors inside this entrance and on the landing feature geometrical patterns in cream and burgundy, with the letters “Manhattan” marking the landing.

6. CONTEXT

The property data map attached as Image 1 shows the location of the Manhattan Apartments on the northwest corner of Church Street and Charles Street East. Directly north, the properties at 634 and 636 Church Street contain a pair of semi-detached house form buildings (1878), which are historically linked to the subject property and listed on the City of Toronto's Heritage Register. To the west on Charles Street East, the adjoining semi-detached houses at 64 and 66 Charles, as well as the detached house form building at 68 Charles, are also listed heritage properties dating to the late 19th century.

In the immediate neighbourhood, many of the detached and semi-detached house form buildings that represented the historical character of the area have been removed, apart from a few residential structures on Church and Hayden Streets. Further west, the property at 30 Charles Street East, which contains another low-rise walk-up apartment building (1913) with Period Revival detailing, is designated under Part IV, Section 29 of the Ontario Heritage Act.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X

ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Well-crafted Example of a Style and Type - 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.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Community - The Manhattan Apartments are historically associated with the development and evolution of the Church Street neighbourhood, south of Bloor Street east, after 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.

Architect - 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.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Surroundings – 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.

Landmark - 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.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 628 Church Street has design, associative and contextual values. Anchoring the northwest corner of Church Street and Charles Street East, the Manhattan Apartments comprise a well-crafted example of a small-scale apartment building with Period Revival detailing. Associated with the early 20th century "apartment boom" in Toronto, the Manhattan Apartments were designed by architect J. A. Harvey, who was one of the first local practitioners specializing in low-rise walk-up apartment buildings. Contextually, the Manhattan Apartments are historically, visually and physically linked to their setting at a prominent intersection near Bloor Street East where they stand as a local landmark in the Church Street neighbourhood.

The Manhattan Apartments contain part of the house form building constructed in 1872 for Bernard Haldan. From Church Street, part of the north elevation of the house is visible, including the distinctive oriel window (Image 15). However, the alterations to the building are extensive and have impacted its integrity. The surviving portions of the house are not identified as heritage attributes.

5. SOURCES

Archival Sources

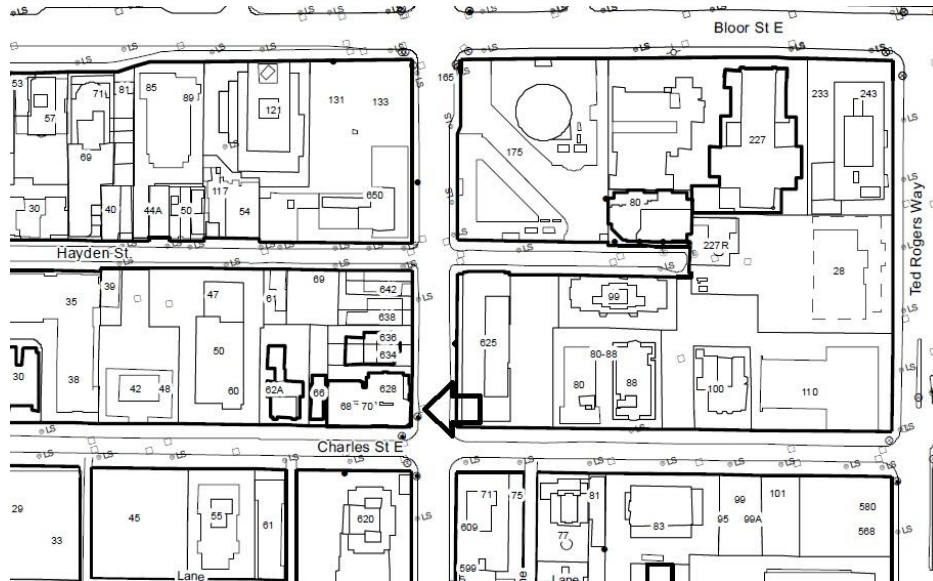
Abstract Index of Deeds, Park Lot 7
Archival Photographs, City of Toronto Archives, Toronto Historical Board, and Toronto Public Library (individual citations in Section 6)
Assessment Rolls, City of Toronto, St. James Ward, and Ward 3, Divisions 3 and 6
Boulton, Atlas of the City of Toronto, 1858
Building Permits #18092 (June 15, 1909), #18720 (December 28, 1909), and #26256 (April 10, 1911)
Building Records, Toronto and East York, 1965-72
City of Toronto Directories, 1870 ff.
Goad's Atlases, 1880-1923
Gross, Bird's Eye View of Toronto, 1876
Underwriters' Survey Bureau Atlases, 1921 revised to 1943, and 1964
Wadsworth and Unwin, Map of the City of Toronto, 1872

Secondary Sources

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Arthur, Eric, Toronto: No Mean City, 3rd ed., revised by Stephen B. Otto, 1986

Blumenson, John, Ontario Architecture, 1990
Cruikshank, Tom, and John De Visser, Old Toronto Houses, 2003
Curry Family Records, www.ancestry.ca
Dennis, Richard, "Apartment Housing in Canadian Cities, 1900-1940," Urban History Review, March 1998
-----, "Interpreting the apartment house: modernity and metropolitanism in Toronto, 1900-1930, Journal of Historical Geography," Vol. 20, 1994
Haldan Family Records, www.ancestry.ca
"James Arthur Harvey," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/node/239>
Lumsden, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, et. al., A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

6. **IMAGES** – maps and atlases are followed by other archival images. The **arrows** mark the location of the property at 628 Church Street. All maps are oriented with north on the top.



1. City of Toronto Property Data Map: showing the location of the property at 628 Church Street on the northwest corner of Charles Street East.

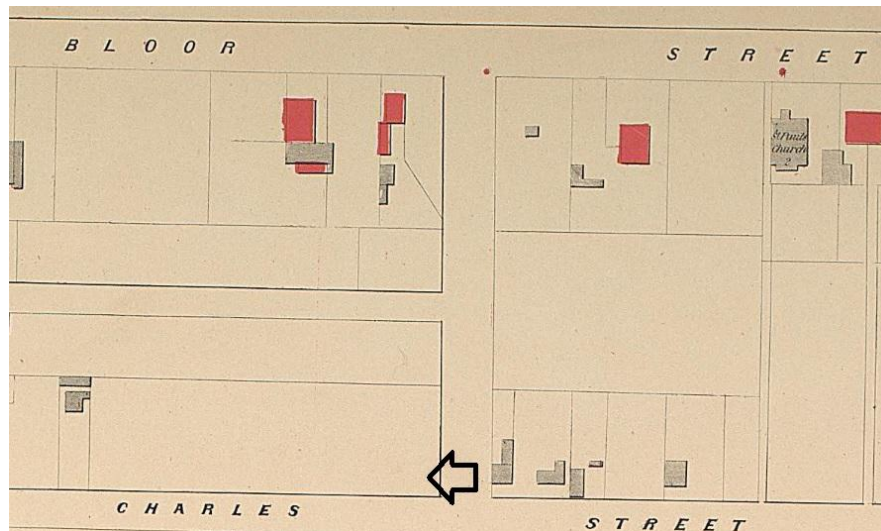


2. Aerial Photograph, 628 Church Street: the surviving portion of the house form building is outlined in red, with the adjoining apartment complex outlined in blue (www.bingmaps.com).

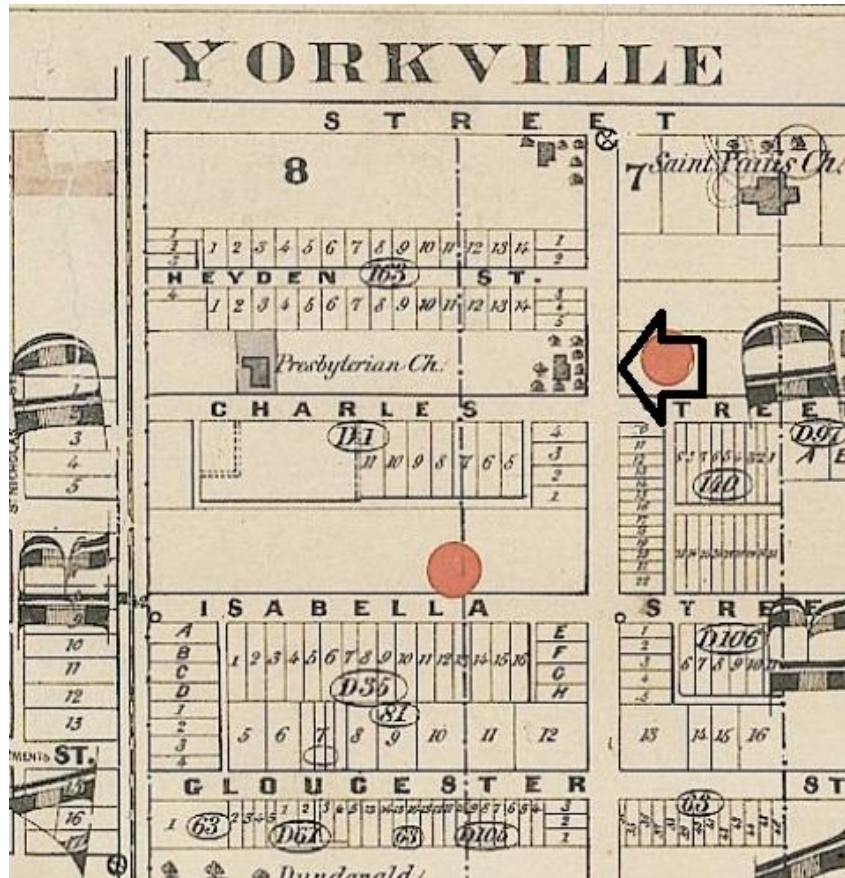
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Wm. Willcocks	Hon Peter Russell	Robert I.D. Gray	W.D. Powell	Thomas Raddish	Hon J Elmsley	James McCaulay	George Playter	John McGill	Wm. Jarvis	D. Wm. Smith	John White	John Small	Government Lease	Don River	John Scadding	Geo Playter	Jam
15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	15		

Town of York

3. Map of Park Lots: showing Park Lot 7, the future location of the subject property (Lumsden, 22).



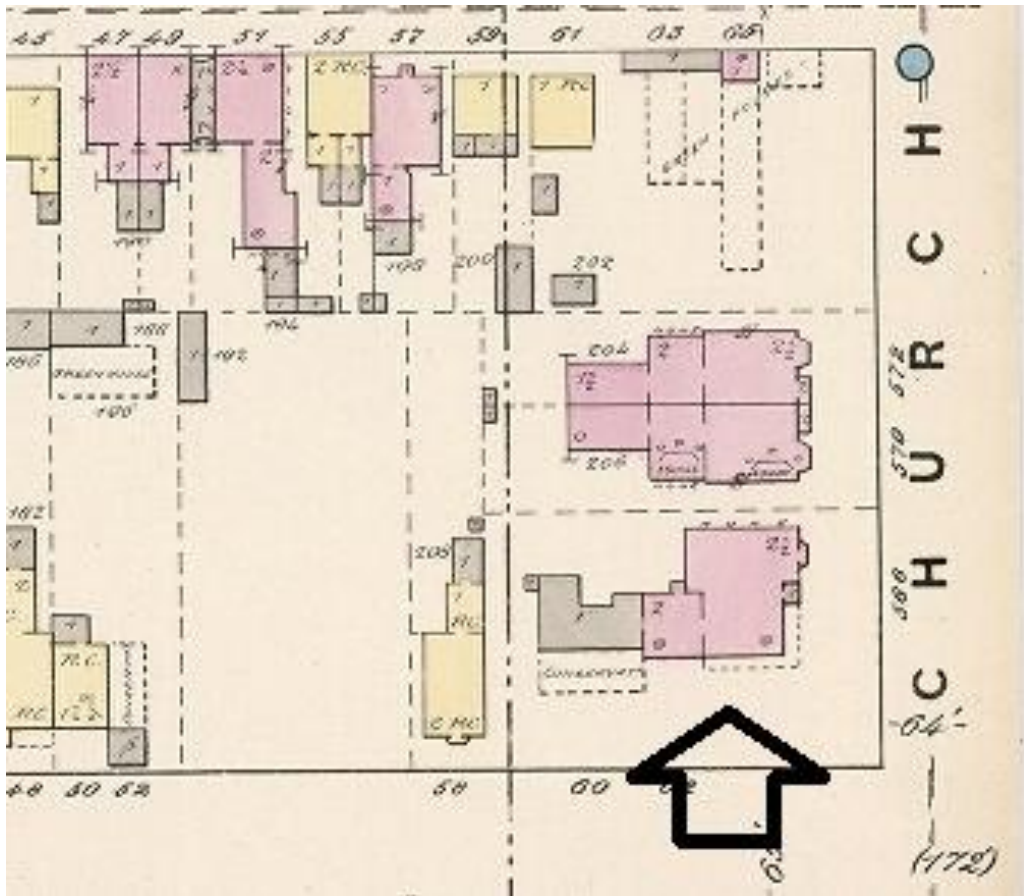
4. Boulton, Atlas of the City of Toronto, 1858: the subject property remained vacant in the mid 19th century.



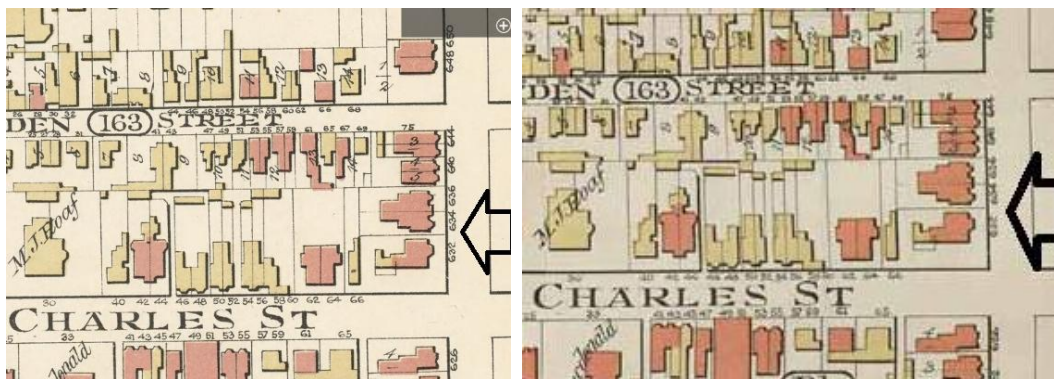
5. Wadsworth and Unwin, Map of the City of Toronto, 1872: the Bernard Haldan House is shown in place on the northwest corner of Church and Charles streets.



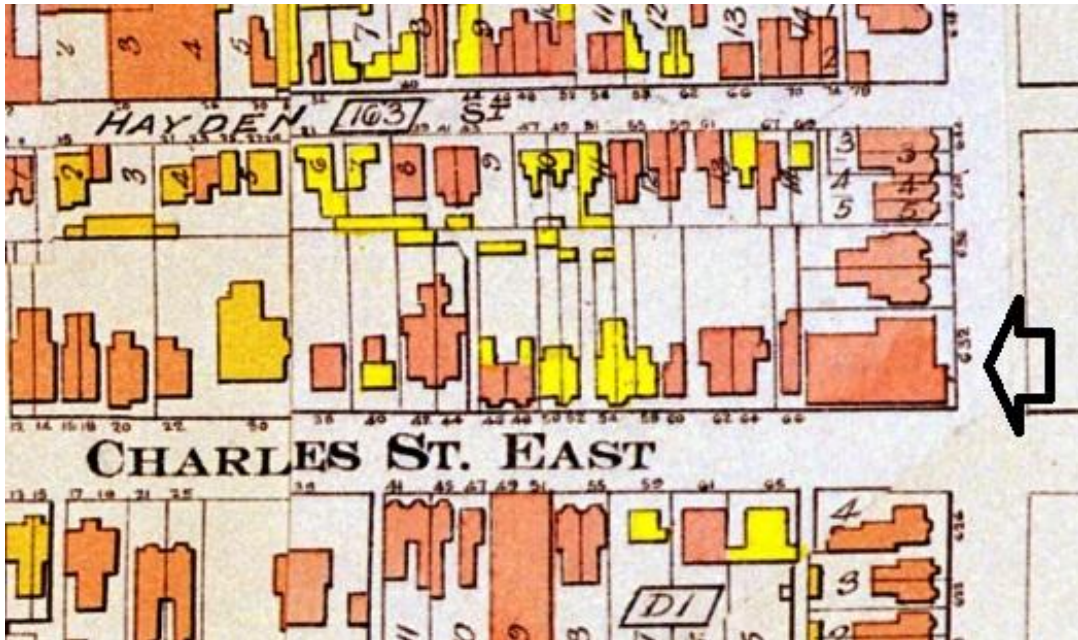
6. Bird's Eye View of Toronto, 1876: Haldan's house is illustrated prior to the construction of the neighbouring semi-detached houses at present-day 634 and 636 Church.



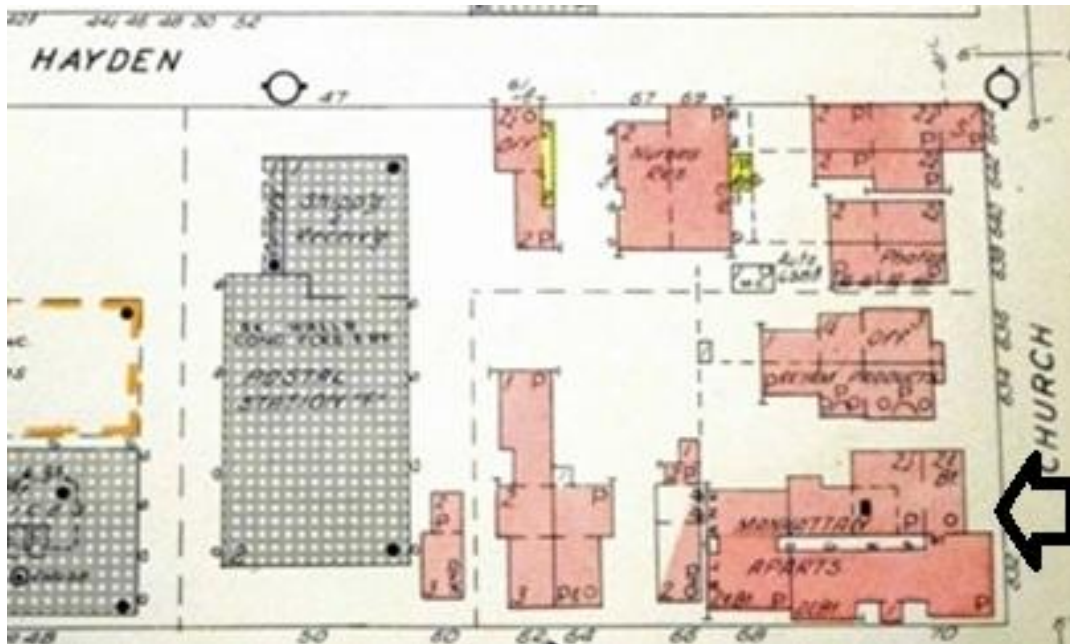
7. Goad's Atlas, 1880: the first Goad's Atlas for Toronto illustrates the Bernard Haldan House, as well as the pair of semi-detached houses he commissioned at the north end of his property.



8. Goad's Atlas, 1890 (left) and 1903 (right): the late-19th and early-20th century updates to the atlas show no additional changes to the property at 628 Church Street.



9. Goad's Atlas, 1910 revised to 1912: showing the property at 628 Church Street after its transformation as the Manhattan Apartments.



10. Underwriters' Survey Bureau Atlas, January 1964: the atlas illustrates in detail the configuration of the Manhattan Apartments.

BUILDING PERMIT

No. 15892 Plan No. _____
Lot No. _____

Toronto, June 15 1909

Permit granted to

Mr. J. Curry 502 Manning Street
 To erect a Alterations to Apartments

on N.W. cor. Church & Charles Sts.
 Architect J. A. Harvey
 Builder _____

Cost of Building, \$ 6000
 Plans and Specifications approved by [Signature]

No. of Block Plan _____
 Limit B Water, \$ _____

This Permit does not include any openings in sidewalks or encroachment past line of Street.

BUILDING PERMIT

No. 18720 Plan No. _____
Lot No. _____

Toronto, DEC 28 1909

Permit granted to

Mr. J. Curry Manning Arcade
 To erect a 2 story brick addition to Apartments

on N.W. cor. Church & Charles Sts.
 Architect J. A. Harvey
 Builder _____

Cost of Building, \$ 16,000
 Plans and Specifications approved by [Signature]

No. of Block Plan _____
 Limit B Water, \$ _____

This Permit does not include any openings in sidewalks or encroachment past line of street

BUILDING PERMIT

No. 26256 Plan No. _____
Lot No. _____

Toronto, APR 10 1911

Permit granted to

Mr. J. Curry Chamber
 To erect a 2 story brick addition to Apartments

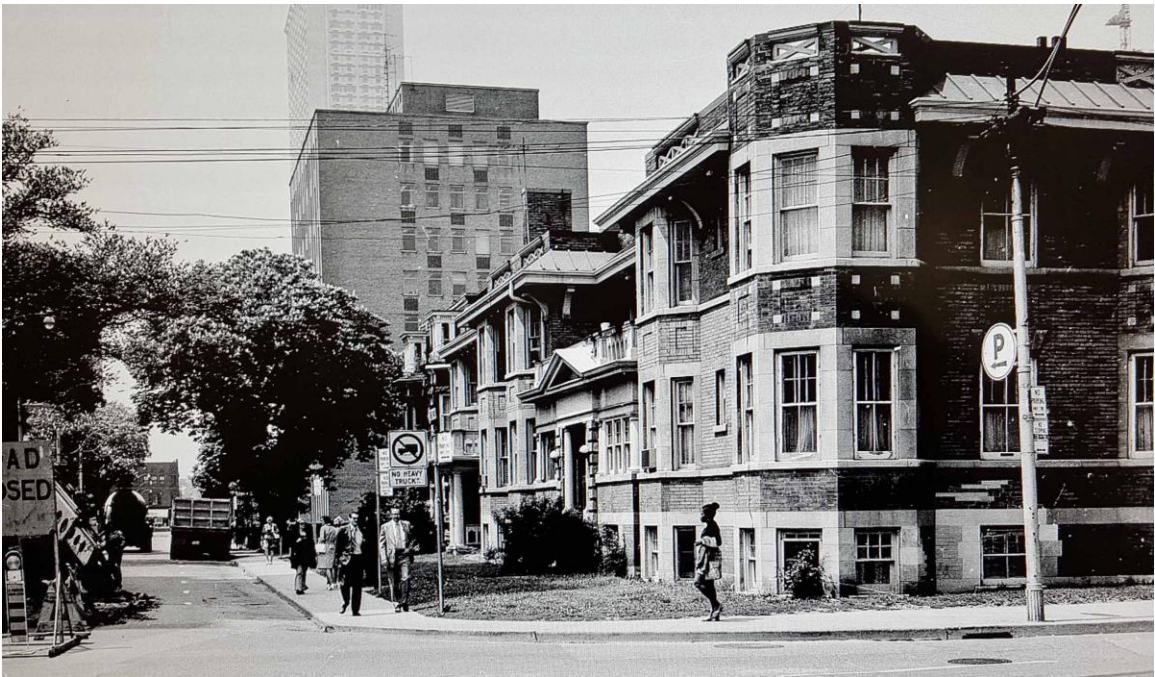
on N.W. cor. Church & Charles Sts.
 Architect J. A. Harvey
 Builder _____

Cost of Building, \$ 12,000
 Plans and Specifications approved by _____

No. of Block Plan _____
 Limit B Water, \$ 10.00

This Permit does not include any openings in sidewalks or encroachment past line of street

11. Building Permits 1909 and 1911: issued to James Curry for "alterations to apartments" at 628 Church Street (above) and two additions to the complex (below) (City of Toronto Archives).



12. Archival Photographs, 628 Church Street, 1973: contextual views looking north on Church Street (above) and west along Charles Street East toward Yonge Street (below) and showing the Manhattan Apartments at the northwest corner of the intersection (City of Toronto Archives, Fonds 2043, File 53).



13. Archival Photograph, 628 Church Street, 1990: this view of the east elevation of the Manhattan Apartments on Church Street shows the surviving late 19th century house form building incorporated in the complex on the right (Toronto Historical Board).



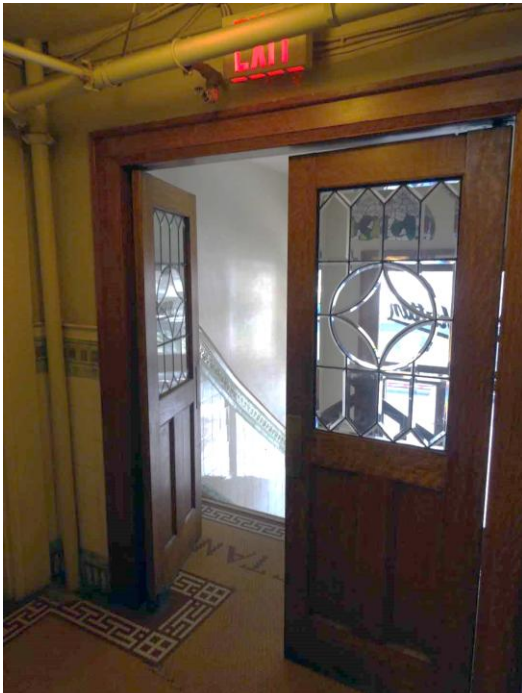
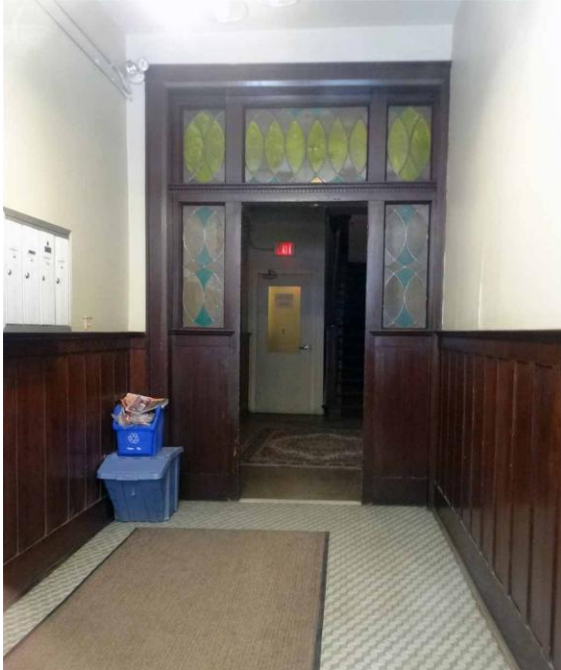
14. Photograph, 628 Church Street, 2014: contextual view looking east on Charles Street East to Church Street where the Manhattan Apartments are placed beside the house form buildings at 64-66 and 68 Charles (Heritage Preservation Services, 2014).



15. Current Photographs, 628 Church Street, 2016: showing the east elevation on Church Street (above) and the east entrance (below left), and the north elevation with part of the original house form building (1872, and marked with the oriel window) at the rear (Heritage Preservation Services).



16. Current Photographs, 628 Church Street, 2016: showing the extended south elevation on Charles Street East (above) with the entrances on the west (below left) and east (below right) ends of this wall (Heritage Preservation Services).



17. Current Photographs, 628 Church Street, 2016: showing the entrance lobby at 628 Church Street with the wainscoting and door surround (above left), and the entrance lobby at 70 Charles Street East with the curved double staircase (above right), the pair of doors at the second-floor landing (below left), and the tiled floor with the letters “Manhattan” on the landing (below right) (Heritage Preservation Services).





20. Archival Photograph, 1 Glen Road, 1913: showing one of the two buildings comprising the Roslyn Apartments, which were designed by architect J. A. Harvey following his project at 628 Church Street (City of Toronto Archives, Series 372, Item 68).



21. Photographs, Gloucester Mansions, 2015: the designated heritage property at 596 Church Street is another example in the Church Street neighbourhood of an apartment complex (1910) attached to part of a late 19th century house form building (Heritage Preservation Services).