

Authority: Toronto and East York Community Council Item TE34.24, as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 503-2015

To designate the property at 62 and 64 Charles Street East (Thomas Smith/Arthur Coleman 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 62 and 64 Charles Street East (Thomas Smith/Arthur Coleman Houses) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 62 and 64 Charles Street East and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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 the reasons for designation are set out in Schedule "A" to this by-law; and

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

The Council of the City of Toronto enacts:

1. The property at 62 and 64 Charles Street East, more particularly described in Schedule "B" and shown on Schedule "C" 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 62 and 64 Charles Street East 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 May 7, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The properties at 62-64 Charles Street East are worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the north side of Charles Street East, directly west of Church Street, the Thomas Smith and Arthur Coleman Houses (completed 1885) are 2½-storey semi-detached house form buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The Thomas Smith/Arthur Coleman Houses have design value as well-crafted examples of late 19th century semi-detached house form buildings with Second Empire features, which was one of the most popular architectural styles for residential designs during the Victorian era. The houses are distinguished by the surviving original details, from the distinctive mansard roofs with patterned slate and wood trim to the contrasting buff brick detailing on the red brick surfaces and the paired entrances with double doors and transoms. The buildings stand as significant reminders of the elegant architecture introduced to the Church Street neighbourhood as it developed in the 19th century.

Contextually, the value of the Thomas Smith/Arthur Coleman Houses also relates to their historical links to the Church Street neighbourhood where they contribute to the enclave of residential buildings from the late 19th and early 20th centuries adjoining the northwest corner of Charles and Church Streets. With the detached house at 66 Charles and the semi-detached houses at 634-636 Church, which complement the properties at 62-64 Charles with their design features, as well as the early 20th century low-rise Manhattan Apartments at 68-70 Charles (with addresses at 628-630 Church), the group reflects the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the properties at 62-64 Charles Street East are:

- The pair of semi-detached house form buildings known historically as the Thomas Smith/Arthur Coleman Houses
- The placement, setback and orientation of the buildings on the north side of Charles Street East, west of Church Street
- The scale, form and massing of the structures with the 2½-storey near-rectangular-shaped plans
- The materials, with red brick cladding and contrasting buff brick, stone, wood, glass and slate detailing
- The mansard roof covering the structures with extended and flared eaves with the wood cornice, the paired wood brackets, the single-and paired dormer windows with classical

wood detailing (including the three-sided dormers above the bay windows), the patterned slate cladding, and the four brick chimneys

- The principal (south) façades, which are symmetrically organized as mirror images with centrally-placed entrances set in flat-headed surrounds and protected by the open porch with wood detailing, including turned posts and fretwork
- The main entrances, with each containing the paired panelled wood doors with glass inserts beneath the flat transoms (the openings contain etched glass, apart from the transom on 64 Charles, which has been replaced)
- Above the entries in the second storey, the pair of flat-headed window openings with stone lintels and sills
- Flanking the entrances, the two-storey bay windows with the flat-headed openings, wood cornices, and stone lintels and sills, with decorative contrasting brickwork below the first-floor openings and above the second-storey openings
- On the side elevations (east and west), the segmental-arched window openings

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21108-0174(LT)

PT PARKLT 7 CON 1 FTB TWP OF YORK AS IN CA513618

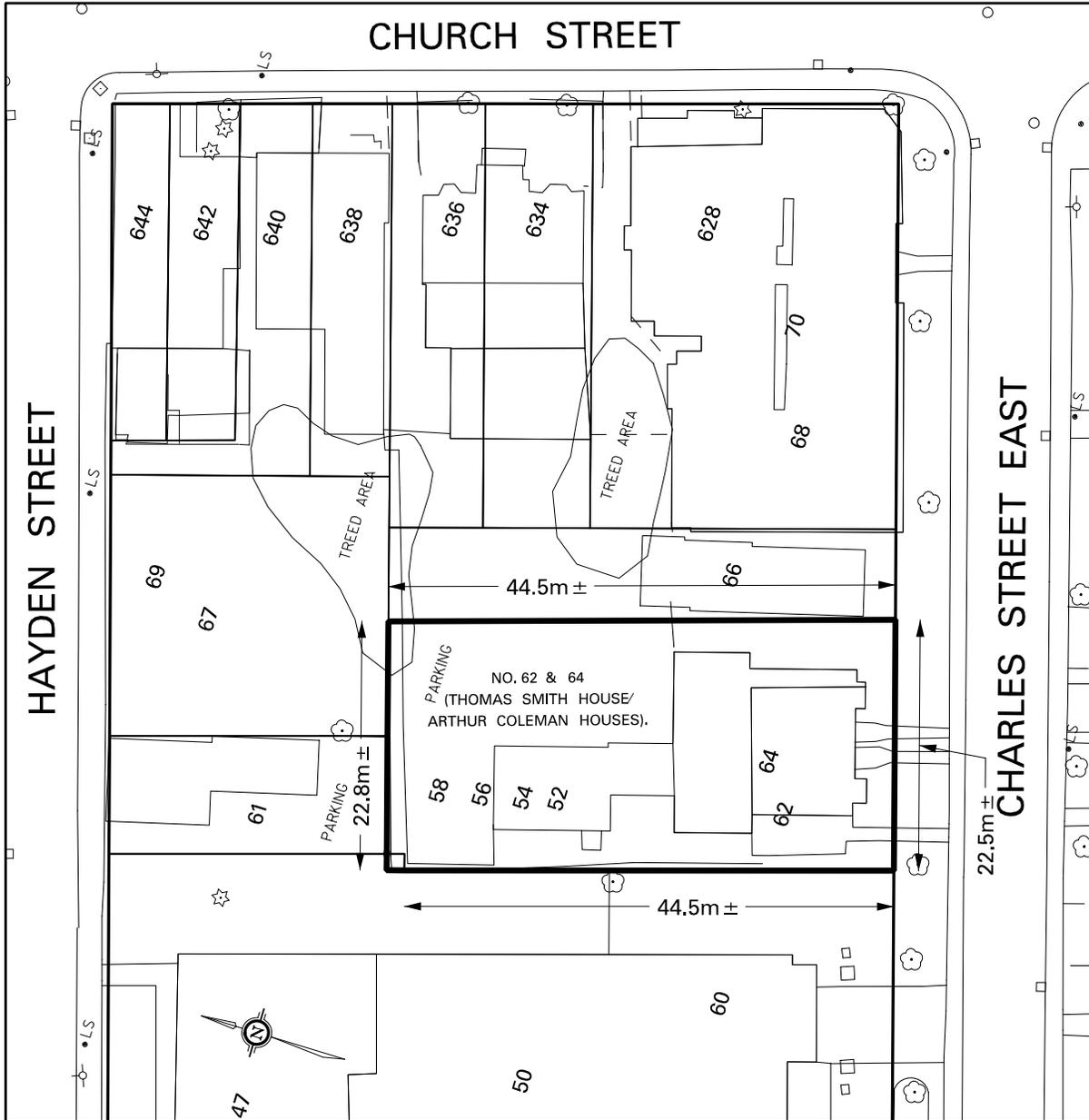
City of Toronto and Province of Ontario

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2015-047 dated April 29, 2015, as set out in Schedule "C".

SCHEDULE "C"

CHURCH STREET



ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SURVEYS

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 62 & 64 CHARLES STREET EAST (THOMAS SMITH HOUSE/ARTHUR COLEMAN HOUSES).
LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 – TORONTO CENTRE-ROSEDALE
DATE: APRIL 29, 2015

SKETCH No. PS-2015-047