



STAFF REPORT ACTION REQUIRED

Church and Gloucester Properties – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Date:	April 20, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\May 25 2011\teHPS08

SUMMARY

This report recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act the properties listed in Recommendation No. 1. The properties are located on the west side of Church Street between Dundonald Street and the south side of Gloucester Street. All of the properties are included on the City of Toronto Inventory of Heritage Properties.

Following research and evaluation, staff have determined that the Church and Gloucester properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the properties would enable City Council to control alterations to the sites, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act:
 - a. 580 Church Street
 - b. 582 Church Street
 - c. 592 Church Street
 - d. 596 Church Street

- e. 67 Gloucester Street
 - f. 69 Gloucester Street
2. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
 3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
 4. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designations of the properties.

Financial Impact

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

DECISION HISTORY

At its meeting of October 1, 2009, City Council included the Church and Gloucester properties identified in Recommendation No. 1.c.-f. on the City of Toronto Inventory of Heritage Properties. The neighbouring properties at 580-582 Church Street (Recommendation No. 1. a.-b.) were listed on the City's heritage inventory in 1976.

ISSUE BACKGROUND

The Church and Gloucester properties have been the subject of development applications that have been withdrawn. There is concern in the community about the future of the sites. While the properties are recognized on the City of Toronto Inventory of Heritage Properties, to refuse the demolition of the properties and encourage the retention and maintenance of their heritage values and attributes, City Council must state its intention to designate them under Part IV, Section 29 of the Ontario Heritage Act. Location maps and photographs of the properties are attached (Attachments Nos. 1.A-E).

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Reports (Attachments Nos.3A-E) for the Church and Gloucester Properties. As a result of these assessments, staff have determined that the properties identified in Recommendation No. 1 of this report meet Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The Reasons for Designation for the properties identified in Recommendation No. 1 are found in Attachments Nos. 2A-E. The heritage attributes included in the Reasons for Designation for the properties at 592 and 596 Church Street and 67 and 69 Gloucester Street are the same as those contained in the Reasons for Listing when the sites were

adopted on the City of Toronto Inventory of Heritage Properties in 2009. The properties at 580-582 Church Street were placed on the City's heritage inventory in 1976 before formal Reasons for Listing were prepared.

The properties listed in Recommendation No. 1 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 three categories of design, associative and contextual values. Located on the west side of Church Street between Dundonald Street and Gloucester Street, the block contains an important group of residential buildings dating from the late 19th and early 20th centuries that reflect the stylistic influences of the era and are historically linked to the Church Street neighbourhood that developed on the former Dundonald Estate. The Reasons for Designation (Statements of Significance), which are the Public Notices of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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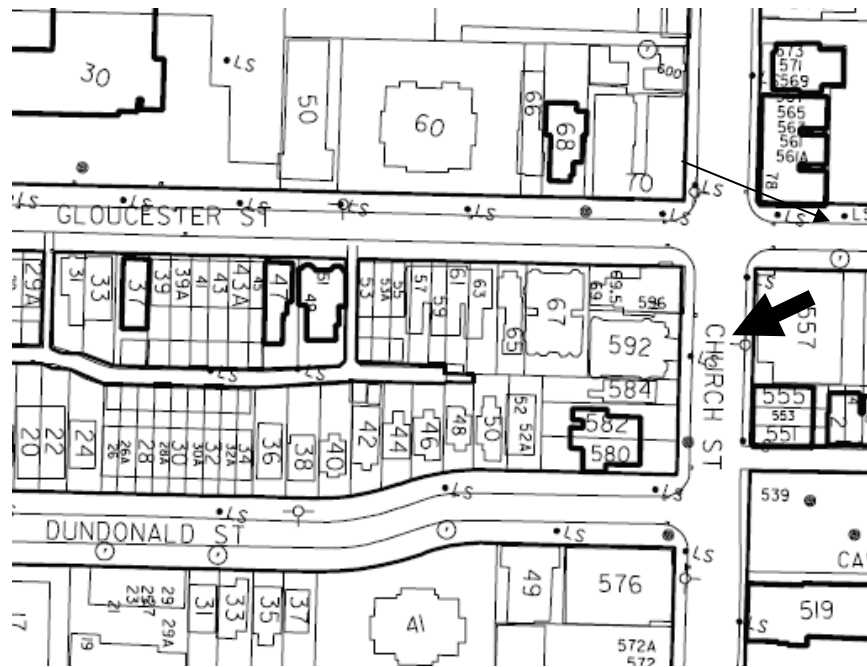
ATTACHMENTS

Attachment No. 1A – Location Map and Photograph, 580-582 Church Street
Attachment No. 1B – Location Map and Photograph, 592 Church Street
Attachment No. 1C – Location Map and Photograph, 596 Church Street
Attachment No. 1D – Location Map and Photograph, 67 Gloucester Street
Attachment No. 1E – Location Map and Photograph, 69 Gloucester Street
Attachment No. 2A – Reasons for Designation, 580-582 Church Street
Attachment No. 2B – Reasons for Designation, 592 Church Street
Attachment No. 2C – Reasons for Designation, 596 Church Street
Attachment No. 2D – Reasons for Designation, 67 Gloucester Street
Attachment No. 2E – Reasons for Designation, 69 Gloucester Street

Attachment No. 3A – Heritage Property Research and Evaluation Report, 580-582 Church Street
Attachment No. 3B – Heritage Property Research and Evaluation Report, 594 Church Street
Attachment No. 3C – Heritage Property Research and Evaluation Report, 596 Church Street
Attachment No. 3D – Heritage Property Research and Evaluation Report, 67 Gloucester Street
Attachment No. 3E – Heritage Property Research and Evaluation Report, 69 Gloucester Street

LOCATION MAP AND PHOTOGRAPH:
592 CHURCH STREET

ATTACHMENT NO. 1B



This location map is for information purposes only;
the exact boundaries of the property are not shown

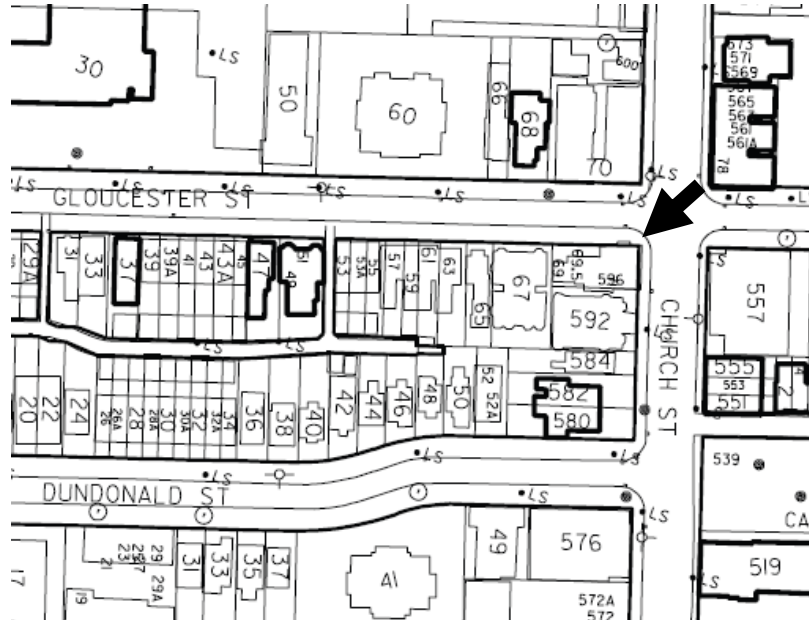
The **arrow** marks the property at 592 Church Street



Principal (east) façade

LOCATION MAP AND PHOTOGRAPH:
596 CHURCH STREET

ATTACHMENT NO. 1C



This location map is for information purposes only;
the exact boundaries of the property are not shown

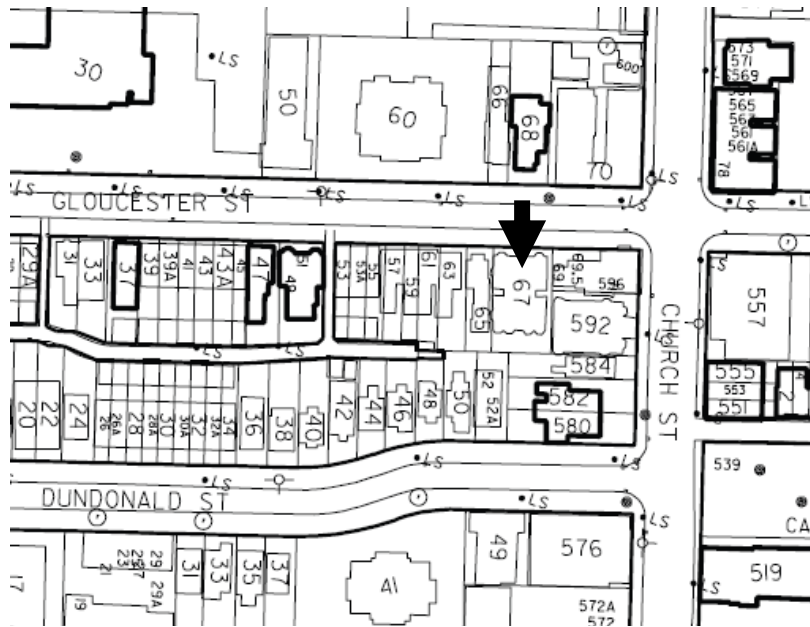
The **arrow** marks the location of the site



East façade on Church Street (left) and north elevation on Gloucester Street (right)

LOCATION MAP AND PHOTOGRAPH:
67 GLOUCESTER STREET

ATTACHMENT NO. 1D



This location map is for information purposes only;
the exact boundaries of the property are not shown

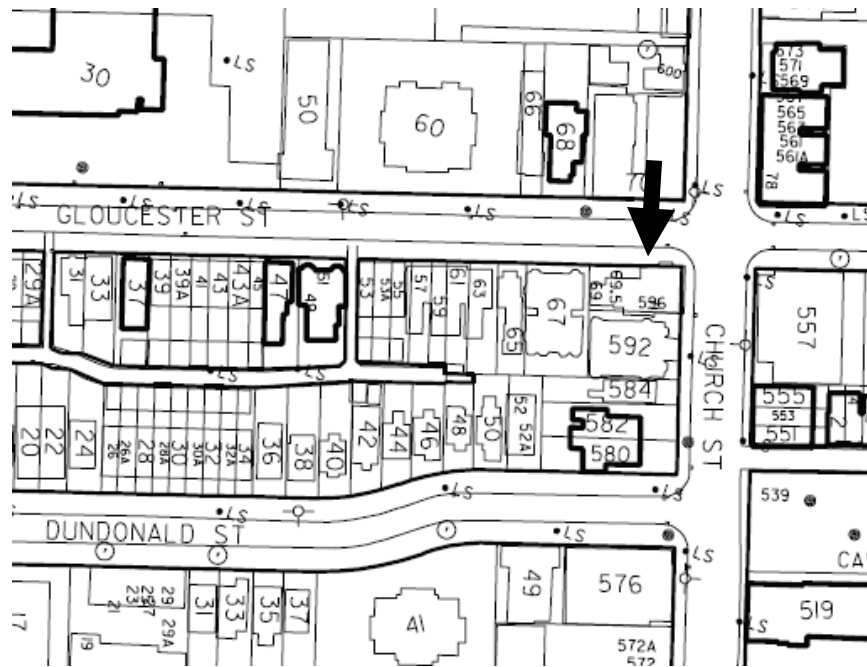
The **arrow** marks the location of the site



Principal (north) façade

LOCATION MAP AND PHOTOGRAPH:
69 GLOUCESTER STREET

ATTACHMENT NO. 1E



This location map is for information purposes only;
The exact boundaries of the property are not shown

The **arrow** marks the location of the site



North elevation on Gloucester Street

William St. Croix Houses

Description

The properties at 580-582 Church Street 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 three categories of design, associative and contextual values. Located on the northwest corner of Church Street and Dundonald Street, the William St. Croix Houses (1877) are 2½-storey semi-detached house form buildings, which were relocated one building north of their original site in 1904 when Dundonald Street was opened. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1976.

Statement of Cultural Heritage Value

The William St. Croix Houses have design value as well-crafted 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, while the central tower and second-storey sun porch are unique features of the design. The William St. Croix Houses were among the earliest residential house form buildings constructed along this section of Church Street, and were relocated and preserved following the opening of Dundonald Street.

The property at 580 Church Street is associated with the notable Toronto entrepreneur Robert Simpson, who was the first occupant of the dwelling from 1878 to 1884. Simpson opened a dry goods business on Yonge Street in 1872, which he developed into one of Toronto's first department store that was headquartered in a landmark complex at Yonge Street and Queen Street West. He settled on Church Street, then one of the city's favoured residential enclaves, before moving to his custom-designed mansion at Bloor Street East and Sherbourne Street.

Contextually, the William St. Croix Houses are historically linked to their surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the properties at 580-582 Church Street are:

- The 2½-storey semi-detached house form buildings
- The scale, form and massing of the structures with the rectangular-shaped plans
- The materials, with red brick cladding and contrasting buff brick, stone, wood and slate trim
- The mansard roof with extended eaves and brackets, a central tower on the east slope, round-arched dormer windows and, on the north and south ends, pairs of brick chimneys
- The principal (east) façade, which is symmetrically organized with centrally-placed entrances set in round-arched surrounds and protected by an open porch with decorative wood posts
- Above the entries, the enclosure of the second storey as a sun porch, with wood detailing and round-arched windows
- Flanking the east entrances, the single-storey bay windows with round-arched openings, hood moulds, and keystones
- On the north and south elevations, the round-arched window openings on the main body of the house and the rear (west) wings that are visible from Church Street and Dundonald Street
- On the south wall, the open verandah with classical detailing that represents the evolution of the building
- The setback of the William St. Croix Houses on the northwest corner of Church Street and Dundonald Street

Wallace Millichamp Houses (1873)

Description

The property at 592 Church Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the west side of Church Street between Dundonald Street (south) and Gloucester Street (north), the Wallace Millichamp Houses (1873) were constructed as 2½-storey semi-detached houses and, in 1912, converted into apartment suites associated with the adjoining Gloucester Apartments at 596 Church Street. The property at 592 Church Street was listed on the City of Toronto Inventory of Heritage Properties in 2009.

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 a hallmark of the Second Empire style, as well as the twin bay windows that highlight the separate dwelling units. The Wallace Millichamp Houses (1873) were among the earliest residential house form buildings along this section of Church Street where they contributed to the fashionable appearance of the neighbourhood.

Contextually, the property at 592 Church Street is historically linked to its surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the property at 592 Church Street are:

- The 2 ½-storey house form building that was originally designed as a pair of semi-detached houses
- The scale, form and massing of the rectangular plans
- The materials, with buff brick cladding and brick, stone, wood and slate trim

- 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
- On the east entry, the flat-headed door surround with quoins that 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 that are visible on Church Street, with the south wall abutting the adjacent house form building at 584 Church
- The setback of the Wallace Millichamp Houses on the west side of Church Street

REASONS FOR DESIGNATION: 596 CHURCH STREET ATTACHMENT NO. 2C
(STATEMENT OF SIGNIFICANCE)

Gloucester Mansions

Description

The property at 596 Church Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the southwest corner of Church Street and Gloucester Street, the Gloucester Mansions (1910) are a three-storey apartment building. The property was included on the City of Toronto Inventory of Heritage Properties in 2009.

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. It 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 period. 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 the distinctive recessed two-sided oriel windows that enhance the building's presence on Church Street.

Contextually, the property at 596 Church Street is historically linked to its surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the property at 596 Church Street are:

- The three-storey apartment building
- The scale, form and massing of the L-shaped plan
- The materials, with red brick cladding and brick, stone and wood trim
- Along the roofline, the cornice with extended eaves, modillion blocks, dentils, and a moulded frieze
- The fenestration, which mixes inset 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 labelled “Gloucester Mansions”
- On the north and south elevations, the wood balconies with brackets and, on the west wall, the verandahs with 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 designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Gloucester Mansions are a 3½-storey apartment building (1912) that is located on the south side of Gloucester Street, west of Church Street. The property was included on the City of Toronto Inventory of Heritage Properties in 2009.

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 are 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.

The apartment building is identified with the career of Toronto architect J. M. Cowan, who prepared the plans. As Cowan spent most of his practice designing schools, churches and related buildings for the Roman Catholic Archdiocese of Toronto, the Gloucester Mansions are a rare example of his residential work.

Contextually, the property at 67 Gloucester Street is historically linked to its surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the property at 67 Gloucester Street are:

- The 3½-storey apartment building
- The scale, form and massing of the I-shaped plan
- The materials, with red brick cladding and stone and wood trim

- The flat roofline with stone coping
- 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 name band 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 with stone surrounds, and the brick panels with stone detailing
- 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 designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the south side of Gloucester Street, west of Church Street, the Wallace Millichamp House (1875) comprises the 2½-storey west section and the 1½-storey west wing of a detached house form building that was altered in 1910 with the construction of the adjoining apartment building (596 Church Street). The property was included on the City of Toronto Inventory of Heritage Properties in 2009.

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 where the surviving section of the dwelling with the rear (west) wing have Second Empire styling. As constructed, the house was one of the original dwellings that appeared in this block and reflected the Second Empire detailing typical of many of the earlier residences built in the Church Street neighbourhood. With the distinctive mansard (double-gable) roofs on both structures, and the contrasting brick detailing on the 2½-storey west section of the residence, the Wallace Millichamp House (1875) recalls the high quality of architectural designs on Gloucester Street and the adjoining neighbourhood.

Contextually, the property at 69 Gloucester Street is historically linked to its surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the property at 69 Gloucester Street are:

- The structure, which is comprised of a 2½-storey building (the west part of a former detached house form building) and the 1½-storey west wing, which are attached to the rear wall of the three-storey apartment house at 596 Church Street
- The scale, form and massing of the two structures
- The materials, with red brick cladding and brick, stone, and wood trim

- The mansard roof and gabled dormers on the house and wing, and the extended eaves with brackets and the chimney (west) 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