

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**WILLIAM ST. CROIX HOUSES
580-582 CHURCH STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2011

1. DESCRIPTION



Above: principal (east) façades (right) and south elevation (left) of the William St. Croix Houses
Cover: east façade (left) and north wall (right)

580-582 Church Street: William St. Croix Houses	
ADDRESS	580-582 Church Street (northwest corner of Dundonald Street)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan E250, Part Block C
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood (Dundonald Estate)
HISTORICAL NAME	William St. Croix Houses
CONSTRUCTION DATE	1877
ORIGINAL OWNER	William St. Croix, builder
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	William St. Croix, builder (attribution) ¹
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone & wood detailing
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	1904, relocated one building north
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	April 2011

¹ Building permits for the City of Toronto do not survive prior to 1882; no tender call was found in The Globe

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 580-582 Church Street, and applies evaluation criteria to determine whether designation is merited 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
1877 May	William St. Croix, a builder, purchases part of the Dundonald Estate from Donald Mackay
1877 Sept	Two “unfinished houses” owned by William St. Croix & located on the west side of Church Street, north of Wellesley Street East, are identified on the tax assessment rolls
1878 May	William St. Croix registers Plan D275 on the west side of Church Street, north of Wellesley Street East and south of the subject properties; the plan shows two pairs of semi-detached houses on the north part of St. Croix’s tract
1878 Sept	The semi-detached houses at the north end of St. Croix’s property are occupied by storekeeper Robert Simpson (south) and builder Joseph Phillips (north), with another pair standing vacant and a third pair under construction
1880	Goad’s Atlas shows St. Croix’s three pairs of semi-detached houses on Church Street, with the northernmost pair (the subject buildings) placed on the future alignment of Dundonald Street; the subject properties contain single detached wood houses
1893 Oct	St. Croix mortgages the properties for \$33,000
1904 May	Frank McMahon acquires the properties developed by St. Croix under Power of Sale
1904 June	McMahon registers Plan E250, which lays out Dundonald Street
1904 Aug	McMahon is granted Building Permit #1098 for “alterations to dwellings brick, Nos. 580 & 582 on Church Street”
1905 July	580-582 Church Street are recorded on the tax assessment rolls as “vacant houses” owned by Frank McMahon and located north of Dundonald Street
1907 June	Frank McMahon and his wife, Jennie, sell the properties to Mary Dancy, who retains them until her death in the early 1920s; subsequent sales occur in 1949, 1959, 1963 and 1975
1912	Goad’s Atlas for 1910 updated to 1912 shows the semi-detached houses at “580” Church Street on the northwest corner of Dundonald Street; the other semi-detached houses developed by St. Croix are found south of the intersection
1961	A demolition permit is issued & revoked for the properties, which stand vacant three years later (Building Records)
1976	The properties at 580-582 Church Street are listed on the City of Toronto Inventory of Heritage Properties
1980s-2010	According to Building Records, the properties contains a series of restaurants

ii. HISTORICAL BACKGROUND

Church Street Neighbourhood: Dundonald Estate

The properties at 580-582 Church Street are located in the area between Yonge Street and Church Street, north of Wellesley Street, which was associated with the Dundonald Estate. The lands were originally subdivided as part of the series of 100-acre “park lots” between present-day Queen and Bloor Streets where military personnel and provincial government administrators established country estates in the late 18th and early 19th centuries. Park Lot 8, directly east of Yonge Street, was awarded to Captain George Playter, while Captain John McGill was granted the neighbouring Park Lot 7 to the east. Playter transferred part of his allotment to McGill, whose heir, Peter McCutcheon McGill, began selling parts of his holdings in the 1830s when Church Street was extended north of present-day Queen Street East. By the close of the 19th century, housing subdivisions adjoined Church Street, the main thoroughfare in the residential neighbourhood east of Yonge Street. Along with Jarvis Street and Sherbourne Street to the east, “each of these corridors evolved its own ambience,” ranging from working class housing at the south end, to the substantial mansions of Toronto’s business and political leaders near Bloor Street, while the “growing middle class of clerks, accountants, and ‘travellers’ settled into more commodious single, double and triple houses in the centre of the tracts.”² Goad’s Atlases for the late 1800s trace the development of the subdivisions, including the parcelling of the lands abutting Church and Gloucester Streets (Images 4-5).

In the mid 1840s, Bank of Upper Canada president William Proudfoot acquired acreage in the area between Yonge and Church Streets, north of Wellesley Street East, where his country residence named “Kearsney House” was completed. The estate is shown on the Boulton Atlas of 1858 (Image 2) and illustrated in Image 3. Donald Mackay (sic) purchased the tract in 1867, renaming the property “Dundonald”. Between 1880 and 1903, the house is depicted on successive versions of Goad’s Atlases (Images 4-6), which also records the subdivision of the adjoining lands during that period. Dundonald was razed in 1904 when developer Frank McMahon registered a residential subdivision bounded by Yonge, Wellesley, Church and Gloucester Streets under Plan E250, and laid out Dundonald Street as an east-west street transecting the tract.

580-582 Church Street

The properties at 580-582 Church Street contain a pair of semi-detached house form buildings that were constructed in 1877 and relocated to their current site in 1904. Toronto builder William St. Croix acquired part of the Dundonald Estate on the west side of Church Street, north of Wellesley Street, in May 1877.³ Three months later, the houses were described as “unfinished” in the tax assessment rolls. In May 1878, when St. Croix

² McHugh 151

³ In 1877, St. Croix is recorded in land records as a builder; prior to that, the city directories associate him with plaster mills on Buchanan Street

legally registered Plan D275 on the lands, the plan showed two sets of semi-detached houses on the north end of the tract. The northernmost pair was occupied by Robert Simpson and Joseph Phillips when the next assessment was undertaken in September 1878, with the adjoining semi-detached houses standing vacant and a third set under construction to the south. The trio of buildings is shown on Goad's Atlas for 1880 (Image 4). St. Croix heavily mortgaged his properties in the 1890s, and lost them by default.

In May 1904, developer Frank McMahon acquired St. Croix's tract through a Power of Sale and, the following month, registered Plan E250. This residential subdivision included a new street, Dundonald, which extended on an east-west axis from Yonge to Church Streets, parallel to and north of Wellesley Street East. Where Dundonald Street curved to meet Church Street, the alignment extended through St. Croix's northernmost pair of semi-detached houses. In August 1904, McMahon received a building permit to "alter" the "dwellings brick" at 580 and 582 Church Street (Image 9). Since the permit authorized alterations rather than demolition, it appears that the existing semi-detached houses were relocated slightly north to stand on the northwest corner of Church and Dundonald Streets.⁴ The updates to Goad's Atlas in 1912 and 1923 (Images 7-8) show the placement of the semi-detached buildings at 580-582 Church, as well as the introduction of a new detached brick house directly north of the William St. Croix Houses, which is now identified as 584 Church Street.⁵

The original occupant in the south half of the William St. Croix Houses was department store founder, Robert Simpson. A Scottish immigrant, Simpson opened a dry goods business on Yonge Street in 1872, which formed the basis of his future department store complex. Simpson resided at 580 Church Street until 1884, when he moved into "Haddon Hall," the mansion he commissioned on Bloor Street East, near Sherbourne Street (later demolished).

iii. ARCHITECTURAL DESCRIPTION

The William St. Croix Houses at 580-582 Church Street display characteristics of the late 19th century Second Empire style, which is identified by the distinctive mansard (double-gable) roof. Named for the reign of Napoleon III, the style appeared in France in the mid 1800s with the unveiling of the New Louvre in a design that combined features from classical French prototypes and Italian Renaissance architecture. When the style was transported to North America, it was initially favoured for institutional buildings. In Toronto, it was introduced for residential use with the completion in 1870 of Government House, the Lieutenant-Governor of Ontario's official residence at King Street West and

⁴ The other two sets of semi-detached houses remained in their original locations, south of Dundonald Street, where they were depicted on revisions to Goad's Atlases; the latter buildings have been demolished

⁵ Constructed in 1909 on the site of one of the wood buildings associated with the Dundonald Estate, the property was originally occupied by Catherine Collard and first numbered on Goad's Atlases as "582" Church (leaving the subject properties as "580"). The properties at 580-582 and 584 Church previously contained modest wood buildings associated with the Dundonald Estate

Simcoe Street (now the location of Roy Thomson Hall), with the design reproduced on a reduced scale in fashionable neighbourhoods throughout the city. The popularity of the Second Empire style was illusive as, “during the 1870s, these ornate buildings took Canada by storm, but by the mid-1880s, after a rapid fall from fashion, they were no longer being erected.”⁶

As shown in the photographs on the cover and in Section 6 of this report (Images 10-11), the William St. Croix Houses feature 2½-storey rectangular plans above raised bases. The mansard roof covering the structures has slate shingles, flared eaves with paired brackets, ornate segmental-arched dormers, pairs of brick chimneys on the north and south ends and, on the east slope, a tower with the same detailing as the main roofline. The red brick cladding features contrasting buff brick for the string course beneath the eaves and the quoins. The principal (east) façade is organized into three bays with the entrances located in the centre. The pair of entries has round-arched surrounds, and both are protected by an open porch with decorative wood posts. Above the entrances, the second-storey displays an enclosed sun porch with round-arched openings and wood cladding and detailing. In the outer bays, single-storey bay windows in the lower floor have round-arched openings with stone hood moulds, key stones and corbelled sills. The paired window openings in the second storey have similar detailing. Round-arched openings are repeated on the side elevations (north and south) and on the rear (west) wings that are visible from Church and Dundonald Streets. The open verandah on the south elevation overlooks Dundonald Street.

iv. CONTEXT

The properties at 580-582 Church Street are located on the northwest corner of Church and Dundonald Streets, as shown on the property data map below (Image 1) and the context photographs (Images 12-13). On the lands comprising the former Dundonald Estate, the Paul Kane House (1854) at 56 Wellesley Street East is designated under Part IV, Section 29 of the Ontario Heritage Act. Three detached house form buildings on the south side of Gloucester Street that date to the late 19th century are recognized on the City of Toronto Inventory of Heritage Properties. On Church Street, the William St. Croix Houses face a trio of row houses at #551-555 that are included on the City’s heritage inventory, as well as a collection of row houses on the northeast corner of Gloucester Street (#561-555 and #569-573). South of Dundonald Street, on the east side of Church Street, the former Granite Curling Club (1906), which is more recently known as the 519 Church Community Centre, is a designated heritage property and a neighbourhood landmark.

The William St. Croix Houses anchor the south end of the block on Church Street that extends north from Dundonald Street to Gloucester Street. North of the William St. Croix Houses, the semi-detached house form buildings (now apartments) at 592 Church Street date to the same era. The latter properties, along with the surviving portion and wing of a former residential building at 69 Gloucester Street and the low-rise apartment

⁶ Cameron, 8

houses at 596 Church Street and 67 Gloucester Street, are also recognized on the City of Toronto Inventory of Heritage Properties.

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

Representative Examples of a Style – The William St. Croix Houses are late 19th century residential buildings with well-crafted Second Empire styling that contributes to their architectural significance. The semi-detached houses are distinguished by the pattern brickwork, the detailing of the distinctive mansard roof, and the fenestration.

With the changes to the Church Street neighbourhood and the loss of many of the residential buildings that typified its development, the William St. Croix Houses are important surviving examples of Second Empire styling. They are complemented by the neighbouring Wallace Millichamp Houses (1873) at 592 Church Street in the same block, which share the characteristic mansard roof but display buff brick cladding and different detailing, as well as the surviving portions of the detached Wallace Millichamp House (1875) at 69 Gloucester Street.

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

Person – The properties at 580-582 Church Street are associated with entrepreneur Robert Simpson, founder of one of Toronto’s iconic department stores. Simpson (1834-97) was the first occupant in the south portion of the William St. Croix Houses where he lived between 1878 and 1884. During his residency on Church Street, Simpson developed his Yonge Street company, which grew during the late 19th century from a

modest dry goods business to a 35-department store with 500 employees headquartered in a landmark building at Yonge and Queen Streets.

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	N/A

Surroundings – The William St. Croix Houses are historically linked to their surroundings as part of the residential subdivision developed on the former Dundonald Estate adjoining Church Street. The house form buildings anchor the south end of a block of low-rise detached, semi-detached and multi-unit residential edifices that represent the evolution of the Church Street, north of Wellesley Street East, in the late 19th and early 20th centuries.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 580-582 Church Street have design, associative and contextual values. The William St. Croix Houses retain their integrity as late 19th century residential buildings distinguished by their Second Empire styling, and the south unit is associated with Toronto entrepreneur Robert Simpson. Contextually, the semi-detached houses are historically linked to their surroundings on Church Street where they anchor the south end of the block between Dundonald Street (south) and Gloucester Street (north) with its collection of domestic buildings that represent the development of the area as a sought-after residential neighbourhood in the late 1800s and early 1900s.

5. SOURCES

Archival Sources

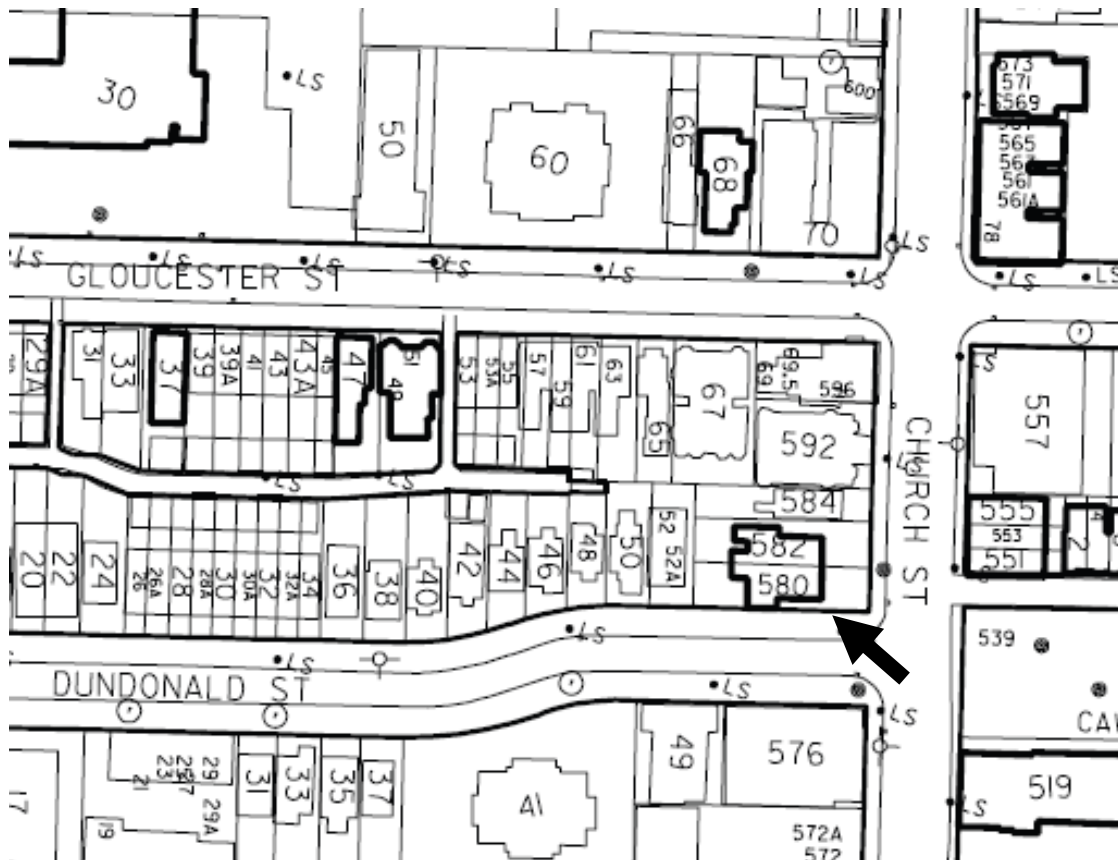
Abstract Index of Deeds, Plan D275, Lots 1-5
 Abstract Index of Deeds, Plan E250, Block C
 Assessment Rolls, City of Toronto, St. James Ward, 1872-91, and Ward 3, Division 3, 1892 ff.
 Boulton Atlas, 1858
 Building Permit #1098 (August 23, 1904), City of Toronto Archives
 Building Records, Toronto and East York, 1961-2001
 City of Toronto Directories, 1871 ff.
 Goad's Atlases, 1880, 1894, 1903, and 1910 revised to 1912 and 1923

Books

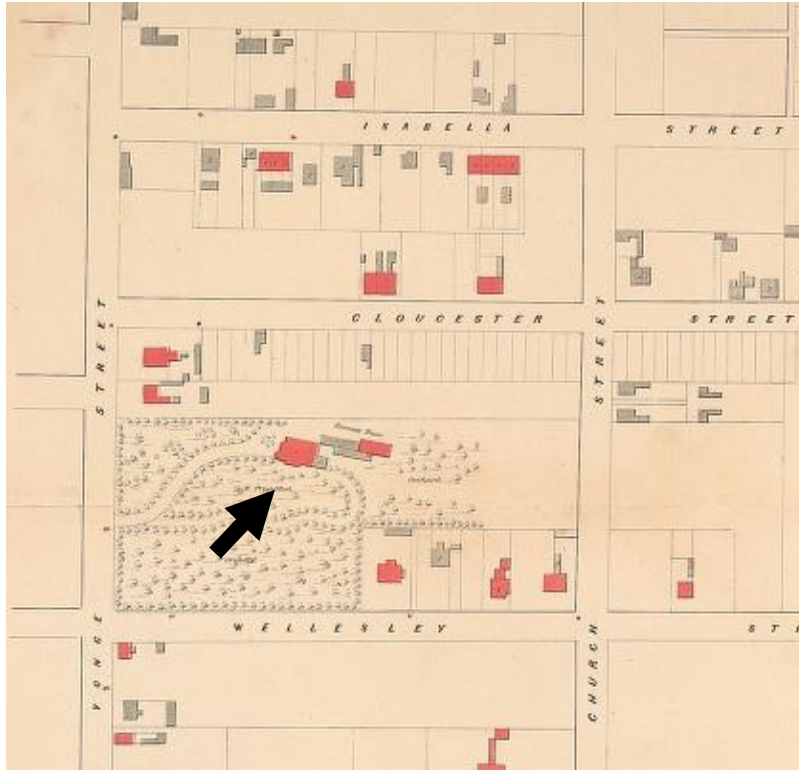
Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
 Blumenson, John, Ontario Architecture, 1990
 Cameron, Christina, and Janet Wright, Second Empire Style in Canada, 1980
 Kalman, Harold, An Encyclopedia of Canadian Architecture, Vol. 2, 1994
 Lundell, Liz, The Estates of Old Toronto, 1997
 Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian

Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
“Robert Simpson,” entry in The Canadian Encyclopedia, 1999

6. IMAGES



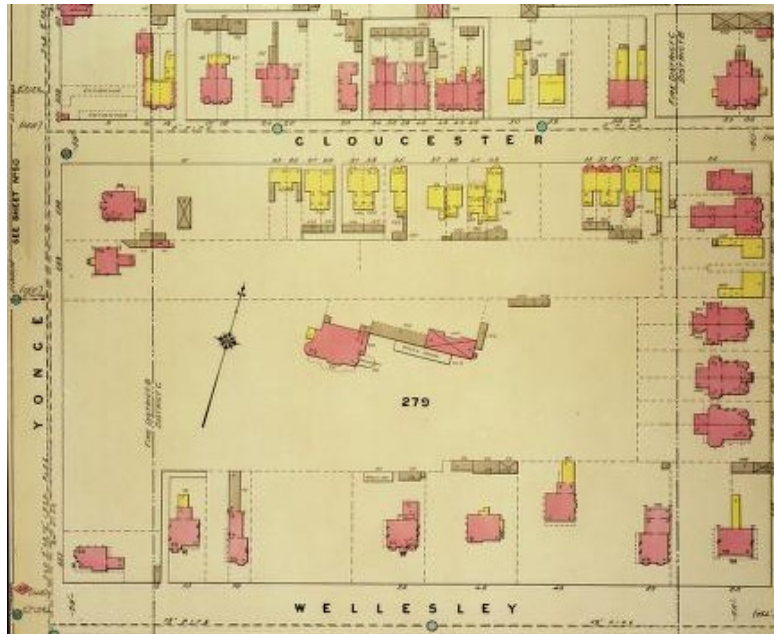
1. City of Toronto Property Data Map, showing the location of the subject property marked by the **arrow**



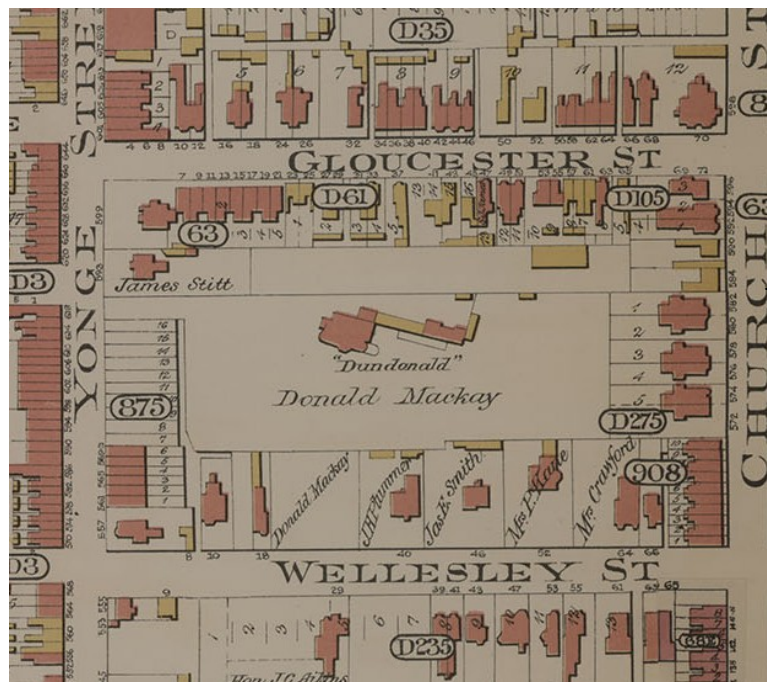
2. Boulton Atlas, 1858, showing the layout of the Dundonald Estate (“Dundonald” is marked by the **arrow**) and the partial subdivision of the lands along Gloucester Street (Toronto Reference Library)



3. Illustration, Kearnsey House, later known as ‘Dundonald’, with its location shown on the map in Image 2 (Toronto Reference Library, #3716)



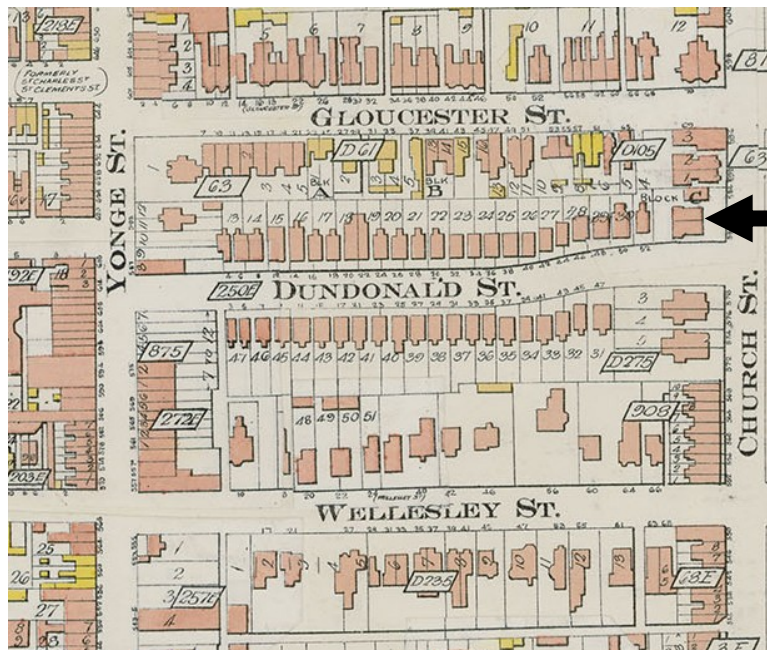
4. Goad's Atlas, 1880, showing the subject property (marked by an **arrow**) when a single detached wood building occupied the site. Directly south, the William St. Croix Houses stand in their original locations, before the northernmost pair was relocated to the subject site



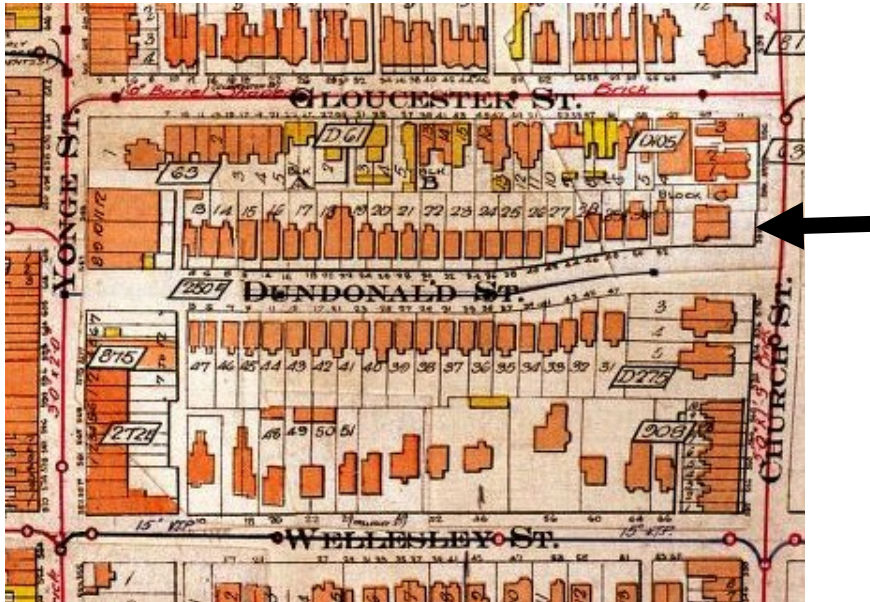
5. Goad's Atlas, 1894, showing the status of the site (marked by the **arrow**), where there have been no changes since the 1880 map (Image 4)



6. Goad's Atlas, 1903, showing the status of the subject site (marked by the **arrow**), which remains the same as in 1894 (Image 5)



7. Goad's Atlas, 1910 revised to 1912 (Vol. 1): showing the updates to the map, where Dundonald Street has been laid out and the semi-detached houses placed on the northwest corner of Church Street and Dundonald Street (as marked by the **arrow**) beside a new detached brick house form building now known as #584 Church



8. Goad's Atlas, 1910 revised to 1923 (Vol. 1): showing the subject properties (marked by the **arrow**)

BUILDING PERMIT

No. 1098

Toronto, AUG 23 1904 190

Permit granted to
Mr. Laurie McMahon
To erect a Alterations to dwelling
Brick
nos 580 & 582
on Church St
Architect _____
Builder _____
Cost of Building, \$ 700.00
Plans and Specifications approved by _____ City Architect
No. of Block Plan _____
Limit 3 Water, \$ _____

This permit does not include any openings in sidewalk or encroachment past line of Street.

9. Building Permit #1098 (August 23, 1904), for the relocation of the semi-detached house form buildings at 580-582 Church Street (City of Toronto Archives)



10 & 11: Photographs of the principal (east) façade (above) and the south elevation (below) of the semi-detached house form buildings at 580-582 Church Street



12. Contextual Photograph, showing the northwest corner of Church Street (right) and Dundonald Street (left) with the semi-detached house form buildings at 580-582 Church Street (left)



13. Contextual Photograph, looking south from Gloucester Street (right) along the west side of Church Street (left) and showing the semi-detached house form buildings at 580-582 Church Street on the left

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WALLACE MILLICHAMP HOUSES
592 CHURCH STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2011

1. DESCRIPTION



Above & cover: principal (east) façade, 592 Church Street

592 Church Street: Wallace Millichamp Houses (1873)	
ADDRESS	592 Church Street (west side, south of Gloucester Street)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D105, Part Lots 1 & 2
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood
HISTORICAL NAME	Wallace Millichamp Houses (1873)
CONSTRUCTION DATE	1873
ORIGINAL OWNER	Wallace Millichamp, showcase manufacturer
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Residential (apartment house) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Not identified ⁷
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	1912, altered for apartments, J. M. Cowan, architect
CRITERIA	Design/Physical and Contextual Values
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	April 2011

⁷ Building permits for the City of Toronto do not survive prior to 1882. The Horwood Collection at the Archives of Ontario cites a residential building on Church Street near Gloucester Street for a Mr. Millichamp designed by architect D. B. Dick, c. 1880. However, no corresponding tender call was found in The Globe, which notes a brick house on Church Street by architects Grant and Dick in September 1875. The latter date does not correspond to the subject property, and the neighbouring Wallace Millichamp House (1875) at present-day 69 Gloucester Street was in place by August 1875

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 592 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
1871 June	Plan D105 is registered, including the lots on the west side of Church Street, south of Gloucester Street
1872 July	Wallace Millichamp acquires Lots 1-4 on the southwest corner of Church and Gloucester Streets, mortgaging the sites in the mid-1870s and mid-1880s
1873	When the tax rolls are compiled, the semi-detached houses are in place and remain unnumbered, with the south half occupied and the remainder vacant
1874 Apr	The semi-detached houses, now numbered 504-506 Church Street, are occupied by broker Horace Morse and publisher John Trout
1879	Wallace Millichamp resides in the south portion of the buildings
1880	The property is shown on Goad's Atlas
1889	The semi-detached houses are now numbered 592 & 594 Church
1911 May	Wallace Millichamp sells the subject property to Henry Goldman
1912 Feb	Building Permit #32447 is issued to alter the semi-detached houses for apartment units
1912 Sept	The semi-detached houses at 592-594 Church stand vacant
1913 Sept	The buildings now contain six apartment suites
1921 Aug	Harry Goldman sells the site, along with the neighbouring properties at 596 Church and 67 & 69 Gloucester (all with apartment units), to David, Samuel and Arthur Lavine
2009	The semi-detached house form buildings, now comprising an apartment house known as 592 Church Street, are listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

Church Street Neighbourhood: Dundonald Estate

The property at 592 Church Street is located in the area between Yonge Street and Church Street, north of Wellesley Street East, which was associated with the Dundonald Estate. The lands were originally subdivided as part of the series of 100-acre “park lots” between present-day Queen and Bloor Streets where military personnel and provincial government administrators established country estates in the late 18th and early 19th centuries. Park Lot 8, directly east of Yonge Street, was awarded to Captain George Playter, while Captain John McGill received the neighbouring Park Lot 7 to the east. Playter transferred part of his allotment to McGill, whose heir, Peter McCutcheon McGill, began subdividing his holdings in the 1830s when Church Street was extended north of present-day Queen Street East. By the close of the 19th century, Church Street

was the main north-south thoroughfare through an established residential neighbourhood. Along with Jarvis Street and Sherbourne Street to the east, “each of these corridors evolved its own ambience,” ranging from working class housing at the south end to the opulent mansions of Toronto's political and business leaders to the north near Bloor Street, while “the growing middle class of clerks, accountants, and ‘travellers’ settled into more commodious single, double and triple houses in the centre of the tracts.”⁸ The latter section is illustrated in the extracts from Goad’s Atlases that are attached (Images 4-6), specifically the layout of the subdivisions along Church and Gloucester Streets.

In the early 1840s, Bank of Upper Canada president William Proudfoot acquired a substantial parcel between Yonge and Church Streets, north of Wellesley Street East, where his country residence named “Kearsney House” was completed. The estate is shown on the Boulton Atlas of 1858 (Image 2) and illustrated in Image 3. Donald Mackay (sic) purchased the site in 1869, renaming the property “Dundonald”. Between 1880 and 1903, the Dundonald Estate is depicted on successive versions of Goad’s Atlases (Images 4-6). “Dundonald” was razed in 1904 when developer Frank McMahon registered a residential subdivision bounded by Yonge, Wellesley, Church and Gloucester Streets under Plan E250, and laid out Dundonald Street as an east-west street transecting the tract.

592 Church Street: Wallace Millichamp Houses (1873)

The lands on the southwest corner of Church Street and Gloucester Street were subdivided in 1871 by Plan D105. In transactions dated 1872 and 1873, Wallace Millichamp acquired Lots 1-4, giving him frontage on both streets. The pair of semi-detached houses originally numbered 504-506 Church Street were in place by the time the tax assessment rolls were compiled in 1873, with Horace Morse, a broker, residing in the south unit and the remaining half standing vacant. Both portions were occupied the next year, with publisher John Trout the tenant in the north section. By 1879, Millichamp moved into the south unit (renumbered as 592 Church by 1889) and lived there for over 20 years. During his occupancy of the site, Millichamp served as a two-term City alderman. In 1901, his daughter Ethel’s wedding was “celebrated this afternoon at 592 Church Street” and “the guests, who numbered one hundred, offered their congratulations to the newly-married couple when refreshments were served in the dining room.”⁹ The next year, Millichamp moved out, but continued to rent both units of the semi-detached houses to a series of tenants. The Wallace Millichamp Houses (1875) were illustrated on Goad’s Atlases beginning in 1880, with extracts from some of the maps reproduced in Section 6 of this report (Images 4-8).

In a transaction dated 1911, Millichamp sold the property at 592 Church Street to Henry Goldman, a local realtor and developer. In February 1912, J. M. Cowan, a Toronto architect and Goldman’s representative, received a building permit for "altering a

⁸ McHugh 151

⁹ Toronto Daily Star, November 20, 1901

dwelling to apartments near Gloucester Street on Church Street"¹⁰ (Image 9). The conversion of the semi-detached houses into an apartment complex was part of a larger project initiated by Goldman, who had previously taken a detached house form building on the southwest corner of Church and Gloucester (commissioned but never occupied by Millichamp), retained the rear section and wing of the structure for apartment suites, and replaced the main body of the residence with a low-rise apartment building named the "Gloucester Mansions." Goldman also commissioned Cowan to design the adjoining apartment house at 67 Gloucester Street, also known as the "Gloucester Mansions," in 1912.

With the completion of the new apartment buildings, the semi-detached houses at 592 Church were identified as "Building C" of the complex.¹¹ Goldman retained the group of buildings, including 592 Church Street, until 1921 when he transferred them to David, Samuel and Arthur Lavine, who specialized in the development and management of apartment buildings in Toronto during the World War I era.

iii. ARCHITECTURAL DESCRIPTION

The pair of semi-detached houses known historically as the Wallace Millichamp Houses (1873) are designed with Second Empire styling, which is identified by its characteristic mansard (double-gable) roof. The style originated in mid 19th-century France with the appearance of the New Louvre. The Second Empire style was named in recognition of the reign of Napoleon III and blended architectural elements from Italian Renaissance architecture and classical French prototypes. Introduced to North America, the style was initially favoured for institutional buildings. In Toronto, the first residential application of the Second Empire style was the 1870 Government House, the Lieutenant-Governor of Ontario's official residence at King Street West and Simcoe Street (now the site of Roy Thomson Hall). The initial popularity of Second Empire designs "typifies the increasingly elaborate and monumental appearance of architecture towards the end of the 19th century",¹² when the style was welcomed in the fashionable neighbourhoods of the city, including the Church Street residential corridor.

As shown in the photographs on the cover and in Section 6 of this report (Images 10-12), the Wallace Millichamp Houses (1873) extend 2½ stories above raised bases with window openings and feature rectangular plans. The structures are clad with buff brick and trimmed with brick and stone. The distinctive mansard roofs covering the structures feature flared eaves with brackets, segmental-arched dormers, brick end chimneys, and slate. The firebreak end walls (north and south) with brick corbelling are bowed. The principal (east) façade is divided into five bays. In the outer bays, bay windows rise two stories beneath the projecting mansard roof. The segmental-arched window openings with brick hood moulds and stone keystones that are placed in both stories of the bay windows are repeated on either side of the entrances. The main entrance in the first

¹⁰Building permit #32447 (February 7, 1912)

¹¹City of Toronto Directories

¹² Maitland, 64

storey and the smaller door opening in the second floor have classical detailing with multiple keystones. The treatment of the entries, along with the classically-detailed two-storey verandah with columns, reflects the alterations made when the houses were converted to multiple units and represent the stylistic evolution of the buildings. The sections of the side elevations (north and south) with the angled walls and the window openings that are visible from Church Street are important features that convey the three-dimensional quality of the structures.

iv. CONTEXT

The Wallace Millichamp Houses (1873) are located on the west side of Church Street, between Gloucester Street (north) and Dundonald Street (south), on the former Dundonald Estate. Their location is shown on the property data map below (Image 1) and the context photographs (Images 12-13). On the former estate lands, the Paul Kane House (1854) at 56 Wellesley Street East is designated under Part IV, Section 29 of the Ontario Heritage Act. Three detached house form buildings on the south side of Gloucester Street that date to the late 19th century are recognized on the City of Toronto Inventory of Heritage Properties. On Church Street, the Wallace Millichamp Houses (1873) overlook the trio of row houses at #551-555 that are included on the City's heritage inventory, as well as a collection of row houses on the northeast corner of Gloucester Street (#561-555 and #569-573). South of Dundonald Street, on the east side of Church Street, the former Granite Curling Club (1906), which is more recently known as the 519 Church Community Centre, is a designated heritage property and a neighbourhood landmark.

South of the Wallace Millichamp Houses (1873), the semi-detached house form buildings known as the William St. Croix Houses at 580-582 Church Street anchor the south end of the block at Dundonald Street. To the north, the property at 592 Church Street is adjoined by the Gloucester Mansions at 596 Church, with the remnants of the former Wallace Millichamp House (1875) to the rear at 69 Gloucester Street. The detached apartment building known as the Gloucester Mansions at 67 Gloucester completes the enclave of residential buildings, which are identified on the City's heritage inventory and represent the evolution of Church Street where late 19th century detached and semi-detached residences were joined by apartment complexes in the pre-World War I era.

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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative and Early Example – The Wallace Millichamp Houses are representative examples of late 19th century house form buildings with features of the Second Empire style that are distinguished by their grand designs, mansard roofs and decorative detailing. With the changes to the Church Street neighbourhood and the loss of many of the residential buildings that characterized its development, the Wallace Millichamp Houses (1873) are important surviving examples and early applications of the Second Empire style in Toronto. The semi-detached house form buildings are complemented by the remaining sections of the Wallace Millichamp House (1875) at 69 Gloucester and, in the same block on Church Street, the William St. Croix Houses at 580-582 Church that share the characteristic mansard roofs but display red brickwork.

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

There are no historical or associative values identified for the property at 592 Church Street. Wallace Millichamp, who developed the semi-detached houses and occupied one portion for more than 20 years, was a Toronto showcase manufacturer and two-term city alderman. However, it has been determined that his connection to the site is not compelling enough to be identified as a cultural heritage value.

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	N/A

Surroundings – The Wallace Millichamp Houses (1873) are historically linked to their surroundings on Church Street, south of Gloucester Street. They form part of a collection of low-rise detached, semi-detached and multi-unit residential buildings dating from the late 1800s to the World War I era on Church and Gloucester Streets on the former Dundonald Estate, most of which are recognized on the City of Toronto Inventory of Heritage Properties.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 592 Church Street has design and contextual values. The Wallace Millichamp Houses (1873) retain their integrity as early and representative examples of semi-detached houses designed in the Second Empire style that contribute to the collection of late 19th and early 20th-century residential buildings adjoining the southwest corner of Church and Gloucester Streets to which they are historically related.

5. SOURCES

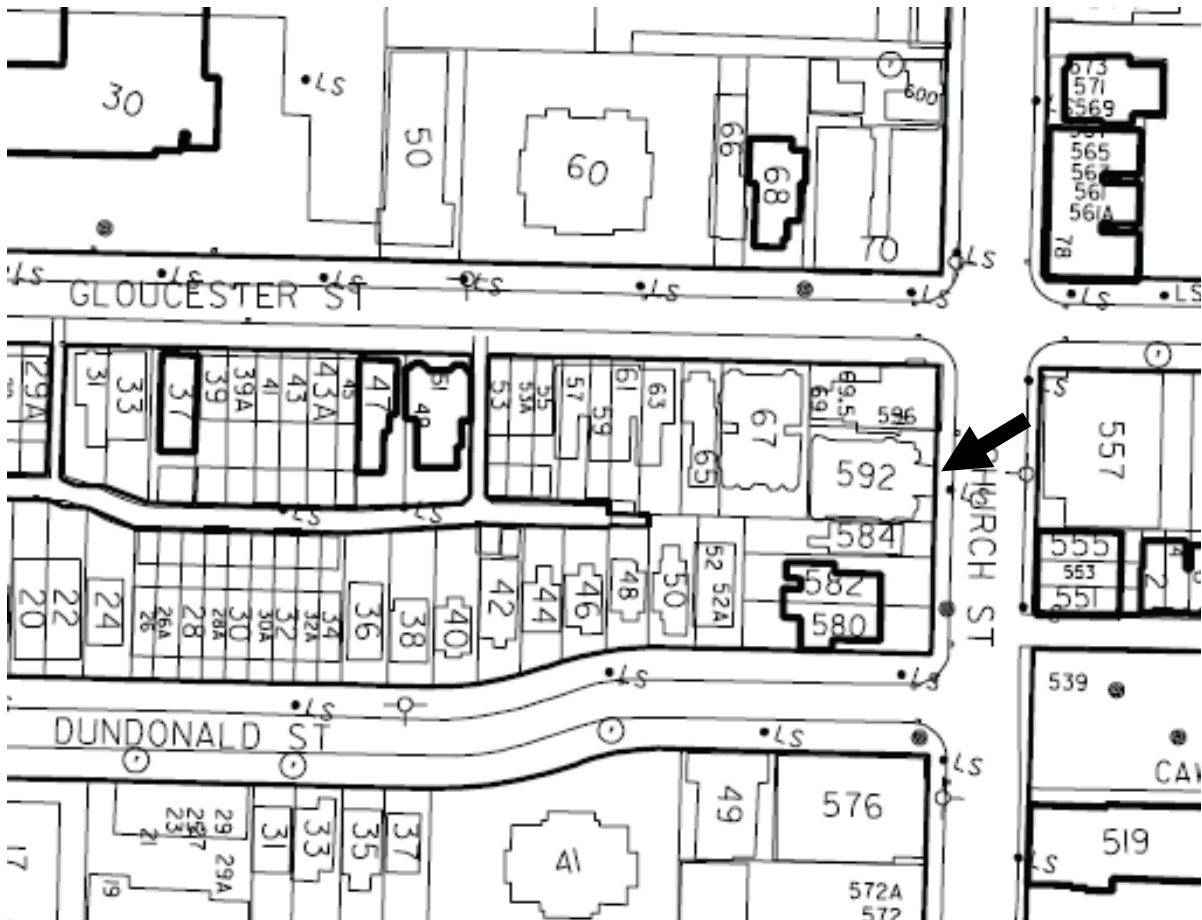
Archival Sources

Abstract Index of Deeds, Plan D105, Lots 1-4
Assessment Rolls, City of Toronto, St. James Ward, 1872-91, and Ward 3, Division 3, 1892 ff.
Boulton Atlas, 1858
Building Permit #32447 (February 7, 1912), City of Toronto Archives
Building Records, Toronto and East York, 1914-1982
City of Toronto Directories, 1871 ff.
Goad's Atlases, 1880, 1894, 1903, and 1910 revised to 1912 and 1923

Books and Newspapers

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture, 1990
"City news" (Wallace Millichamp's candidacy for alderman), The Evening Star (September 18, 1896)
"Goldman sells two apartments and buys one," Toronto Daily Star (March 14, 1927)
Lundell, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Cameron, Christina, and Janet Wright, Second Empire Style in Canada, 1980
"Wallace Millichamp's estate worth \$141, 885," Toronto Daily Star (September 12, 1917)
"Williams-Millichamp" (marriage announcement), Toronto Daily Star (November 20, 1901)

6. IMAGES



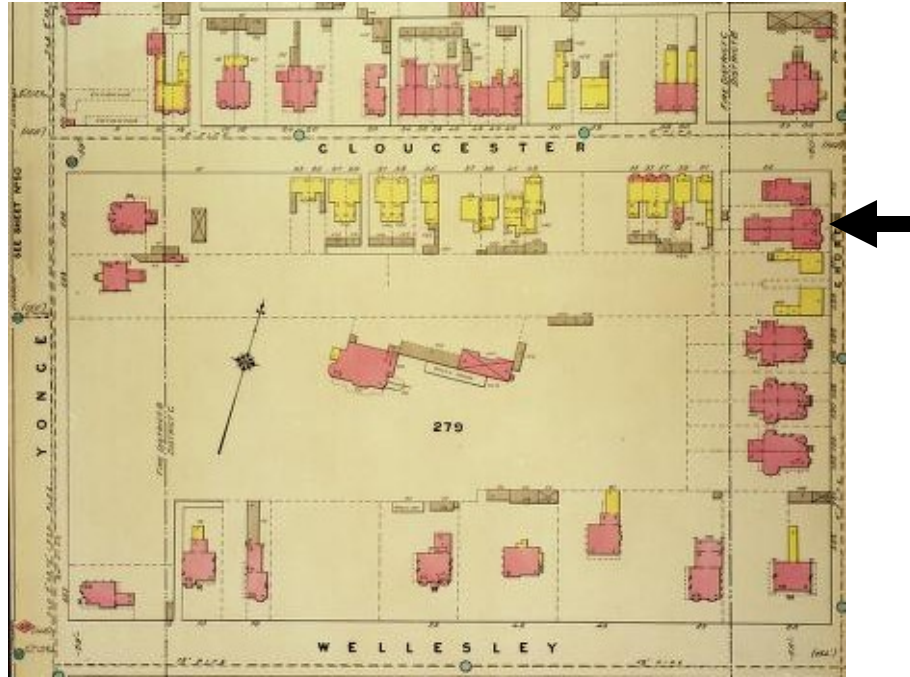
1. City of Toronto Property Data Map, showing the location of the subject property marked by the **arrow**



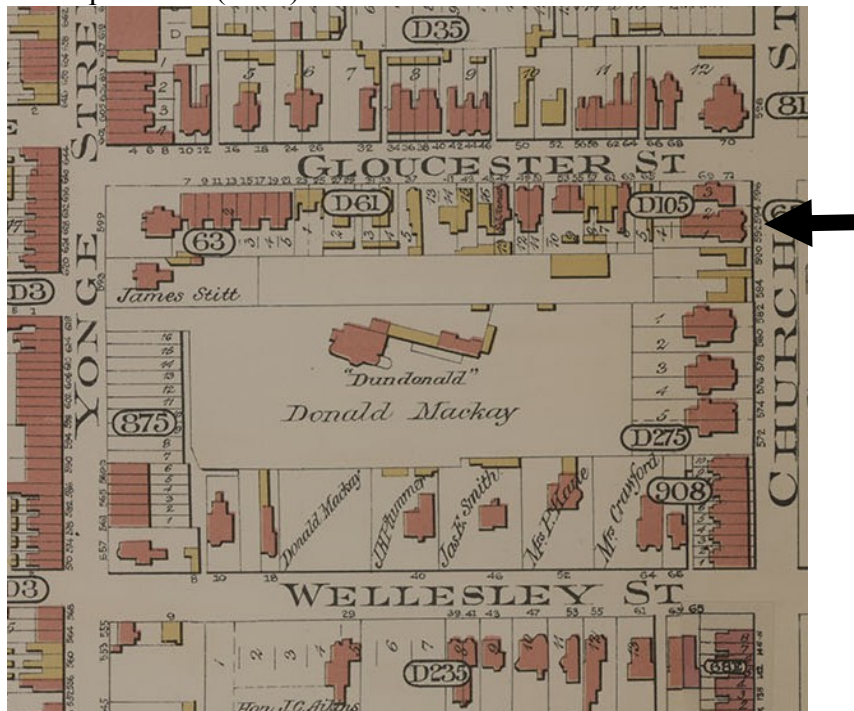
2. Boulton Atlas, 1858, showing the layout of the Dundonald Estate (“Dundonald” is marked by the **arrow**) and the partial subdivision of lands at Church and Gloucester Streets (Toronto Reference Library)



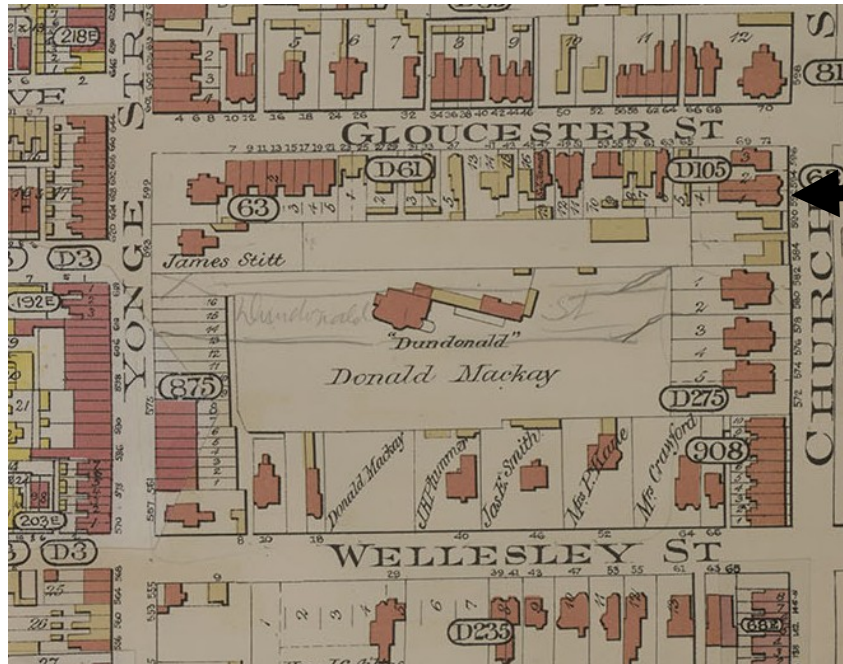
3. Illustration, Kearnsy House, later known as ‘Dundonald’, with its location shown on the map in Image 2 (Toronto Reference Library, #3716)



4. Goad's Atlas, 1880, with the **arrow** marking the location of the Wallace Millichamp Houses (1873)



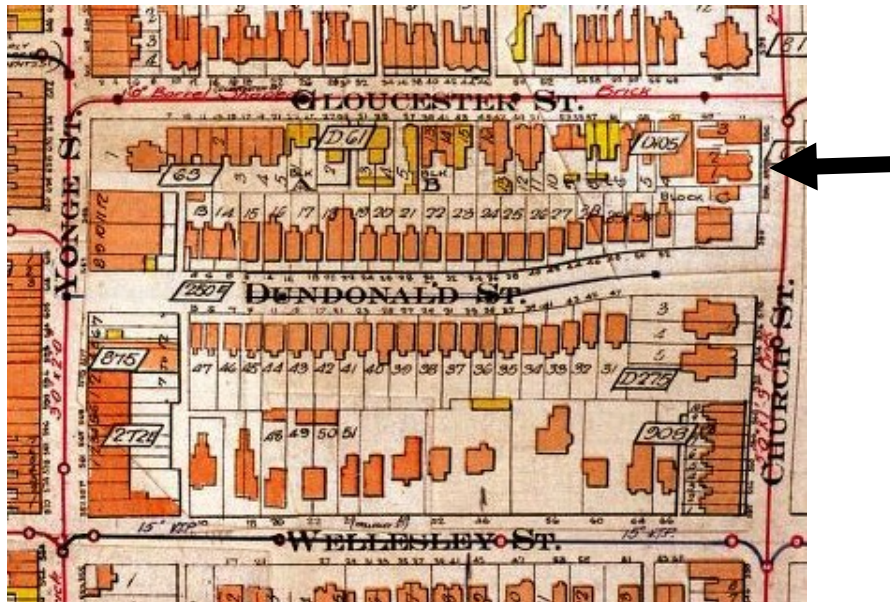
5. Goad's Atlas, 1894, showing the status of the site, where there have been no changes since the 1880 map (Image 4). The **arrow** marks the location of the property



6. Goad's Atlas, 1903, with the **arrow** marking the subject property



7. Goad's Atlas, 1910 revised to 1912 (Vol. 1): showing the status of the site (marked by the **arrow**) where, to the south, Dundonald Street has been laid out and, directly north, the Gloucester Mansions are in place on the southwest corner of Church and Gloucester Streets



8. Goad's Atlas, 1910 revised to 1923 (Vol. 1): showing the status of the subject site (marked by the **arrow**), with the adjoining apartment houses in place at 596 Church Street and 67 Gloucester Street

BUILDING PERMIT

No. 32447

Plan No. _____
Lot No. _____

Toronto, FEB 7 1912 191

Permit granted to
Mr. J M Brown in trust 65 Adelaide St E

To erect a Altering dwelling to apartments
near Gloucester St.
on Church St.

Architect J M Brown
Builder _____

Cost of Building, \$ 10,000

Plans and Specifications approved by _____

No. of Block Plan _____
Limit B Water, \$ 6

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

9. Building Permit #32447 (February 7, 1912), authorizing the conversion of the semi-detached houses at present-day 592 Church Street to apartment units



10. & 11. Photographs, showing the principal (east) façade (above) and the south elevation (below) of the Wallace Millichamps Houses (1873)



12. Contextual photograph, showing the west side of Church Street and looking north toward Gloucester Street where the Wallace Millichamp Houses (1873) stand mid-block



13. Contextual photograph, showing the west side of Church Street and looking south toward Dundonald Street from Gloucester Street where the Wallace Millichamp Houses (1873) stand mid-block

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



GLOUCESTER MANSIONS
596 CHURCH STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2011

1. DESCRIPTION



Above: east façade on Church Street (left) and north elevation on Gloucester Street (right)
Cover: principal (east) facade

596 Church Street: Gloucester Mansions	
ADDRESS	596 Church Street (southwest corner of Gloucester Street)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D105, Part Lots 2 & 3
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood
HISTORICAL NAME	Gloucester Mansions
CONSTRUCTION DATE	1910
ORIGINAL OWNER	Harry Goldman, developer & realtor
ORIGINAL USE	Residential (apartment building)
CURRENT USE*	Residential (apartment building) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Stanley A. Waggett, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	No significant alterations identified in Building Records
CRITERIA	Design/Physical and Contextual Values
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	April 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 596 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
1871 June	Plan D105 is registered, including the lots adjoining Church & Gloucester Streets
1872 July	Wallace Millichamp acquires Lots 1-4 on the west side of Church Street, where he commissions semi-detached houses at present-day 592 Church Street in 1873
1875	A detached house for Wallace Millichamp is under construction on the southwest corner of Church & Gloucester Streets; he immediately sells the site, which is identified as “71 Gloucester Street”
1880	The subject property is shown on Goad’s Atlas with a detached house
1909 Sept	Henry Goldman purchases the property at the southwest corner of Church & Gloucester Streets with the detached house identified as “71 Gloucester”
1910 Feb	Goldman receives a building permit valued at \$10,000 for “altering building into apartments” at 71 Gloucester Street, a reference to the construction of the apartment building at 596 Church Street, which incorporates parts of the Wallace Millichamp House (1875)
1910 Sept	The tax rolls record Goldman as the assessed owner of an “unfinished house” at 71 Gloucester
1911 Sept	Goldman is the assessed owner of the vacant apartment house at 596 Church Street, and he occupies “71 Gloucester,” which is the rear section of the former Wallace Millichamp House (1875); “69 Gloucester” contains “vacant suites” (reference is to the west wing of the 1875 house form building)
1912	Goad’s Atlas, updated to 1912, shows the apartment house at 596 Church Street, which is built to the west limit of Church Street
1912 Sept	The apartment building at 596 Church Street is occupied with 6 rental suites
1921 Aug	Harry Goldman sells his Church & Gloucester properties, including 596 Church Street, to David, Samuel and Arthur Lavine
2009	The Gloucester Mansions at 596 Church Street are listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

Church Street Neighbourhood: Dundonald Estate

The property at 596 Church Street is located in the area between Yonge Street and Church Street, north of Wellesley Street, which was associated with the Dundonald Estate. The lands were originally subdivided as part of the series of 100-acre “park lots” between present-day Queen and Bloor Streets where military personnel and provincial government administrators established country estates in the late 18th and early 19th

centuries. Park Lot 8, directly east of Yonge Street, was awarded to Captain George Playter, while Captain John McGill received the neighbouring Park Lot 7 to the east. Playter transferred part of his allotment to McGill, whose heir, Peter McCutcheon McGill, first opened the lands for development in the 1830s when Church Street was extended north of present-day Queen Street East. By the close of the 19th century, Church Street was the main north-south artery through the residential neighbourhood east of Yonge Street. Along with Jarvis Street and Sherbourne Street to the east, “each of these corridors evolved its own ambience,” with working class housing at the south end and the mansions of Toronto’s business and political leaders to the north near Bloor Street, leaving the “growing middle class of clerks, accountants, and ‘travellers’ settled into more commodious single, double and triple houses in the centre of the tracts.”¹³ Goad’s Atlases illustrate the subdivisions in place in the late 1800s, including the parceling of the lands adjoining Church and Gloucester Streets (Images 4 and 5).

In the early 1840s, Bank of Upper Canada president William Proudfoot acquired acreage in the area between Yonge and Church Streets, north of Wellesley Street East, where his country residence named “Kearsney House” was completed. The estate is shown on the Boulton Atlas of 1858 (Image 2) and illustrated in Image 3. Donald Mackay (sic) purchased the tract in 1869, renaming the property “Dundonald”. Between 1880 and 1903, the Dundonald Estate is depicted on successive versions of Goad’s Atlases (Images 4-7). “Dundonald” was razed in 1904 when developer Frank McMahon registered a residential subdivision bounded by Yonge, Wellesley, Church and Gloucester Streets under Plan E250, and laid out Dundonald Street as an east-west street transecting the tract.

596 Church Street: Gloucester Mansions

In 1871, Plan D105 was registered, subdividing the lands on the southwest corner of Church Street and Gloucester Street. Wallace Millichamp acquired Lots 1-4 with frontage on both streets in transactions dated 1872 and 1873. During the latter year, the pair of semi-detached houses now known as 592 Church Street were in place. The corner lots at Church and Gloucester were first developed in 1875 when Millichamp commissioned a detached house form building on the site (then identified as 71 Gloucester Street), which he immediately sold. Millichamp’s properties are illustrated on the Goad’s Atlases of the era, which are reproduced in Section 6 of this report (Images 4-8).

In separate transactions in 1909 and 1911, Toronto developer and realtor, Henry Goldman, acquired the properties at 592 Church and 71 Gloucester. Goldman secured a building permit in February 1910 valued at \$10,000 for “altering dwelling to apartments” at 71 Gloucester Street. This is a reference to the construction of the apartment house now known as 596 Church Street, which incorporates the 2½-storey west section of the detached Wallace Millichamp House (1875), along with its 1½-storey west wing. In September 1910, the tax evaluation described the “unfinished house” on the site. One

¹³ McHugh 151

year later, the “Gloucester Mansions” were in place, while the preserved portions of the Wallace Millichamp House (1875) contained apartment suites known as 69 and 71 Gloucester where Goldman and his family resided in the latter building. With the conversion of the semi-detached houses at 592 Church into apartment units, and the completion of the second “Gloucester Mansions” (1912) at 67 Gloucester Street, the apartment house at 596 Church anchored an apartment complex that combined existing residential buildings with purpose-built apartments. Goldman retained the group of buildings, including 596 Church Street, until 1921 when he transferred them to David, Samuel and Arthur Lavine, who specialized in the development and management of apartment buildings in Toronto during the World War I era.

The design for the Gloucester Mansions is attributed to Toronto architect Stanley A. Waggett, whose name is listed on the building permit. Waggett is described as "an obscure figure who practised in Toronto" and "can be credited with the design of some of that city's first apartment houses."¹⁴ His projects included the Parkdale Mansions (1912), the apartment complex at 194 Dowling and 1501 Queen Street West, which was commissioned by David Lavine, a co-owner of the Gloucester Mansions in the early 1920s.¹⁵

iii. ARCHITECTURAL DESCRIPTION

The Gloucester Mansions at 596 Church Street are designed with features of Edwardian Classicism, the most popular architectural style in the opening decades of the 20th century. Identified by its characteristic somber brickwork, symmetrical placement of door and window openings, and "the free and selective use of classical forms," the style was applied to both grand institutional buildings and more modest commercial and residential edifices.¹⁶

As shown in the photographs on the cover and in Section 6 of this report, the Gloucester Mansions feature a three-storey L-shaped plan. Clad with red brick and trimmed with brick, stone and wood, the structure is covered by a flat roof where a cornice has extended eaves, brackets, dentils and a moulded frieze. The principal (east) façade on Church Street is divided into three bays. The central entrance, which is placed in a flat-headed surround with a stone label and a triangular pediment, contains double wood and glazed doors under a glazed transom labeled "Gloucester Mansions". The fenestration consists of flat-headed openings arranged in singles and pairs, with two-sided oriel windows inset in the outer bays of the second storey. The shape and detailing of the fenestration, with stone labels and sills, continues on the north elevation facing Gloucester Street. Special features on the latter wall are the oriel window with brackets in the second floor. Balconies are placed on the north and south elevations, where the flat-headed openings in the first (east) bay of the latter wall are visible from Church Street. The portion of the rear (west) wall viewed from Gloucester Street displays a

¹⁴ Biographical Dictionary of Architects in Canada, unpagged

¹⁵ The Dowling and Queen Street West properties with the Parkdale Mansions are designated under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 996-2008

¹⁶ Maitland, 119

three-storey verandah with classical detailing that protects the entries. The west wall is attached to the two separate structures comprised of the 2½-storey rear (west) section and 1½-storey wing of the former Wallace Millichamp House (1875), which are listed on the City of Toronto Inventory of Heritage Properties as 69 Gloucester Street.

iv. CONTEXT

The Gloucester Mansions at 596 Church Street are located on the southwest corner of Church Street and Gloucester Street on the former Dundonald Estate. Their location is shown on the property data map below (Image 1) and in the context photographs (Images 10-11). On the former estate lands, the Paul Kane House (1854) at 56 Wellesley Street East is designated under Part IV, Section 29 of the Ontario Heritage Act. Three detached house form buildings on the south side of Gloucester Street that date to the late 19th century are recognized on the City of Toronto Inventory of Heritage Properties. On Church Street, the Gloucester Mansions overlook the trio of row houses at #551-555, and stand kitty corner to a collection of row houses on the northeast corner of Gloucester Street (#561-555 and #569-573), all of which are included on the City's heritage inventory. Further south, on the east side of Church Street, the former Granite Curling Club (1906), which is more recently known as the 519 Church Community Centre, is a designated heritage property and a neighbourhood landmark.

The Gloucester Mansions anchor the north end of the block on Church Street that extends south to Dundonald Street where the semi-detached house form buildings known as the William St. Croix Houses stand at 580-582 Church Street. The apartment building is adjoined to the south by the semi-detached house form buildings (1873) at 592 Church Street that contain apartment units while, on the west, the rear sections of the former Wallace Millichamp House (1875) separate it from the free-standing apartment house at 67 Gloucester. Together, the detached, semi-detached and multi-unit buildings form a residential enclave at the corner of Church and Gloucester.

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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example – The Gloucester Mansions are a representative example of an early 20th century low-rise apartment building designed with features of Edwardian Classicism, the most popular style for residential architecture in the World War I era. The complex is distinguished by its inset oriel windows and Classical detailing, particularly the cornice that is visible from many vantage points on Church and Gloucester 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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

No historical or associative values have been identified for the property at 596 Gloucester Street.

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	N/A

Surroundings – The Gloucester Mansions at 596 Church Street are historically linked to their surroundings adjoining Church and Gloucester Streets, where they contribute to the group of low-rise buildings from the late 1800s to the pre-World War I era that line the west side of the block on Church Street that extends south to Dundonald Street.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 596 Church Street has design and contextual values. The Gloucester Mansions retain their integrity as a representative example of an apartment house designed with Edwardian Classical styling that contributes to the collection of late 19th- and early 20th-century residential buildings on Church Street between Gloucester Street and Dundonald Street to which they are historically related.

5. SOURCES

Archival Sources

Abstract Index of Deeds, Plan D105, Lots 1-4
 Assessment Rolls, City of Toronto, St. James Ward, 1872-91, and Ward 3, Division 3, 1892 ff.
 Boulton Atlas, 1858

Building Permit #18971 (February 10, 1910), City of Toronto Archives
Building Records, Toronto and East York, 1914-1982
City of Toronto Directories, 1871 ff.
Goad's Atlases, 1880, 1894, 1903, and 1910 revised to 1912 and 1923

Books and Newspapers

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture, 1990
"Goldman sells two apartments and buys one," Toronto Daily Star (March 14, 1927)
Lundell, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Cameron, Christina, and Janet Wright, Second Empire Style in Canada, 1980

Other

"Samuel A. Waggett," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, www.dictionarhofarchitectsincanada.org

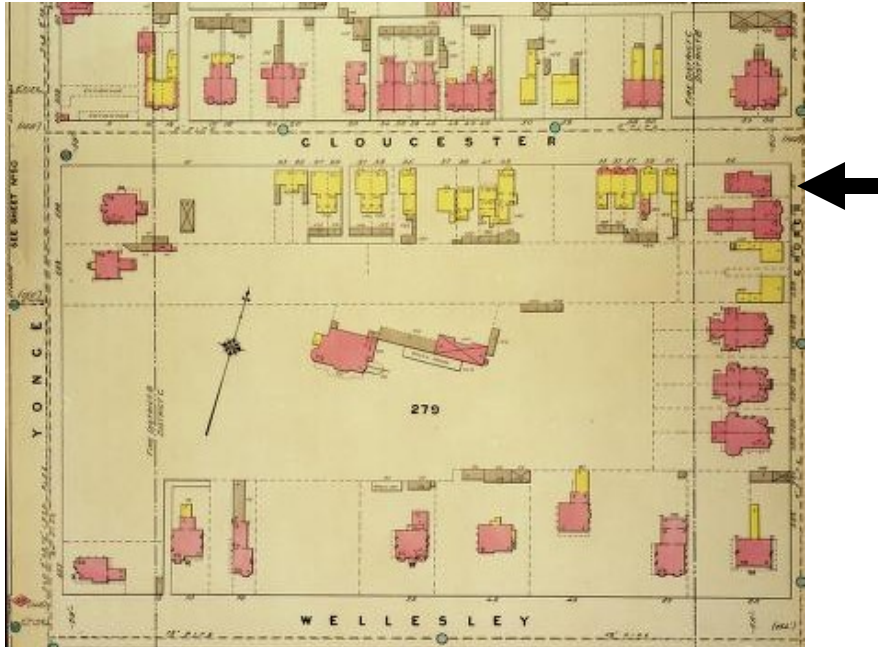
- Staff report for action – Church and Gloucester Properties – Intention to Designate 59



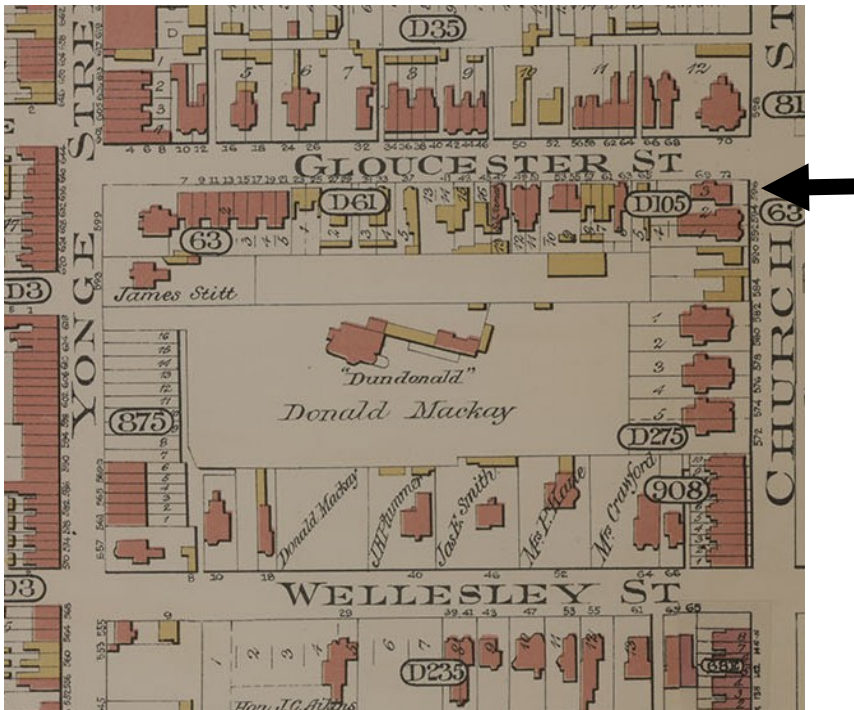
2. Boulton Atlas, 1858, showing the layout of the Dundonald Estate (“Dundonald” is marked by the **arrow**) and the partial subdivision of the lands at Church and Gloucester Streets (Toronto Reference Library)



3. Illustration, Kearnsy House, later known as ‘Dundonald’, with its location shown on the map in Image 2 (Toronto Reference Library, #3716)



4. Goad's Atlas, 1880, with the **arrow** marking the location of the Wallace Millichamp House (1875) at the southwest corner of Church and Gloucester Streets



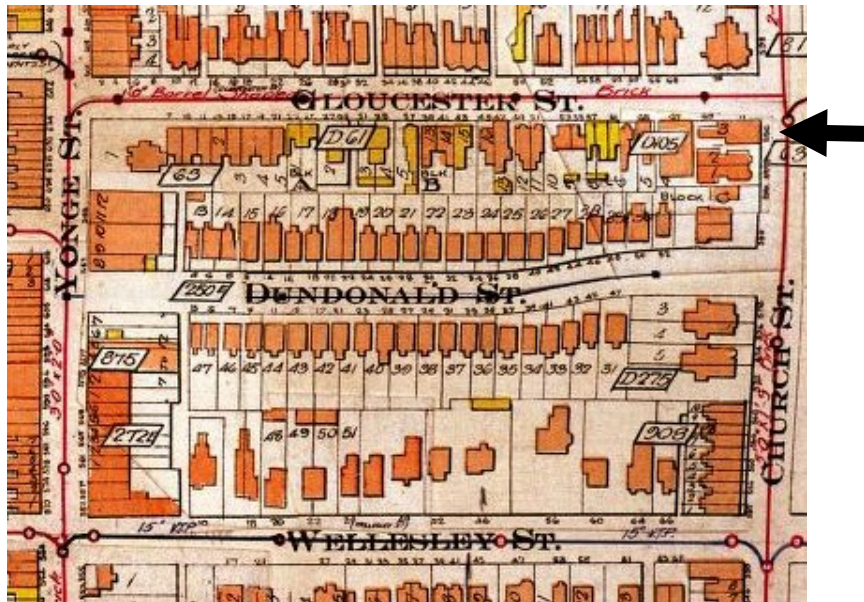
5. Goad's Atlas, 1894, showing the status of the site, where there have been no changes since the 1880 map (Image 4). The **arrow** marks the location of the property



6. Goad's Atlas, 1903, with the **arrow** marking the subject property where the single detached house form building remains



7. Goad's Atlas, 1910 revised to 1912 (Vol. 1): showing the status of the site (marked by the **arrow**) where the 3-storey apartment building is in place at the east end of the Wallace Millichamp House (1875) and Dundonald Street has been introduced to the south



8. Goad's Atlas, 1910 revised to 1923 (Vol. 1): showing the status of the subject site (marked by the **arrow**), where the apartment house at 596 Church has been joined by a second apartment building at 67 Gloucester

BUILDING PERMIT	
No. <u>18971</u>	Plan No. _____
	Lot No. _____
Toronto, <u>FEB 10 1910</u> 19 <u>10</u>	
Permit granted to	
Mr. <u>H. Gottman</u>	<u>71 Gloucester St.</u>
To erect a <u>altering dwelling to apartments</u>	
<u>near Church St.</u>	
on <u>71 Gloucester St.</u>	
Architect <u>A. J. Aggett</u>	
Builder <u>J. A. Burdige etc.</u>	
Cost of Building, \$ <u>10,000</u>	
Plans and Specifications approved by <u>R</u>	
No. of Block Plan _____	
Limit <u>B.</u> Water, \$ _____	
This Permit does not include any openings in sidewalks or encroachment past line of street	

9. Building Permit #18971 (February 10, 1910), to alter the Wallace Millichamp House (1875) into an apartment complex (City of Toronto Archives)



10. Contextual photograph, showing the west side of Church Street and looking south toward Dundonald Street from Gloucester Street where the Gloucester Mansions (right) anchor the north end of the block



11. Contextual photograph, looking north along the west side of Church Street to Gloucester Street and showing the south elevation (left) and principal (east) façade (right) of the Gloucester Mansions at 596 Church Street



12. Contextual photograph, looking west along the south side of Gloucester Street from Church Street and showing the east façade (left) and north elevation (right) of the Gloucester Mansions, along with the surviving portions of the Wallace Millichamp House (1875) and the neighbouring Gloucester Mansions (1912)



13. Contextual photograph, looking east along the south side of Gloucester Street toward Church Street and showing the north elevation (left) and west wall (right) of the Gloucester Mansions, which adjoins the surviving portions of the Wallace Millichamp House (1875) in the centre and the Gloucester Mansions (1912) at 67 Gloucester Street (right)

ATTACHMENT NO. 3D

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



GLOUCESTER MANSIONS
67 GLOUCESTER STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2011

1. DESCRIPTION



Above: main (north) entrance; cover: principal (north) façade

67 Gloucester Street: Gloucester Mansions	
ADDRESS	67 Gloucester Street (south side, west of Church Street)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D105, Part Lots 2 & 3
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood
HISTORICAL NAME	Gloucester Mansions
CONSTRUCTION DATE	1912
ORIGINAL OWNER	Harry Goldman, developer & realtor
ORIGINAL USE	Residential (apartment building)
CURRENT USE*	Residential (apartment building) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	J. M. Cowan, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	1914: fire escape added; 1957, restored after fire
CRITERIA	Design/Physical, Historical/Associative and Contextual Values
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	April 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 67 Gloucester 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
1871 June	Plan D105 is registered, including the lots on the southwest corner of Church & Gloucester Streets
1872 July	Wallace Millichamp acquires Lots 1-4 on the southwest corner of Church and Gloucester Streets, and builds semi-detached houses at present-day 592 Church Street in 1873
1875	A detached house for Wallace Millichamp is under construction on the southwest corner of Church & Gloucester Streets; he sells the site immediately
1880	Millichamp's semi-detached and detached houses are shown on Goad's Atlas
1909 & 1911	In separate transactions, Henry Goldman buys Lots 1-4 with the existing buildings
1910 Feb	Goldman finances the "Gloucester Mansions" at 596 Church Street, incorporating a portion of the Wallace Millichamp House (1875) at the rear of the building
1912	Goad's Atlas, updated to 1912, shows the apartment house at 596 Church Street, while the subject site remains vacant
1912 Apr	A building permit is issued for the apartment house at present-day 67 Gloucester
1921 Aug	Harry Goldman sells his properties, including 67 Gloucester Street, to David, Samuel and Arthur Lavine
1923	The update to Goad's Atlas shows the Gloucester Mansions at 67 Gloucester
2009	The Gloucester Mansions at 67 Gloucester Street are listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

Church Street Neighbourhood: Dundonald Estate

The property at 67 Gloucester Street is located in the area between Yonge Street and Church Street, north of Wellesley Street, which was associated with the Dundonald Estate. The lands were originally subdivided as part of the series of 100-acre "park lots" between present-day Queen and Bloor Streets where military personnel and provincial government administrators established country estates in the late 18th and early 19th centuries. Park Lot 8, directly east of Yonge Street, was awarded to Captain George Playter, while Captain John McGill received the neighbouring Park Lot 7 to the east. Playter transferred part of his allotment to McGill, whose heir, Peter McCutcheon McGill, began subdividing the tract in the 1830s when Church Street was extended north of present-day Queen Street East. By the close of the 19th century, much of the land was opened up to residential development, with Church Street as an important central

thoroughfare in the neighbourhood. Along with Jarvis Street and Sherbourne Street to the east, “each of these corridors evolved its own ambience,” ranging from the working class housing at the south end, to the substantial mansions for Toronto’s political and business leaders near Bloor Street to the north, with the “growing middle class of clerks, accountants, and ‘travellers’ settled into more commodious single, double and triple houses in the centre of the tracts.”¹⁷ Goad’s Atlases for the later 19th century trace the development of residential subdivisions in the area adjoining Church Street (Images 4 and 5).

In the early 1840s, Bank of Upper Canada president William Proudfoot acquired acreage in the area northeast of Yonge Street and Wellesley Street East where his country residence named “Kearsney House” was completed. The estate is shown on the Boulton Atlas of 1858 (Image 2) and illustrated in Image 3. Donald Mackay (sic) purchased the tract in 1869, renaming the property “Dundonald”. Between 1880 and 1903, the Dundonald Estate is depicted on successive versions of Goad’s Atlases (Images 4-7). “Dundonald” was razed in 1904 when developer Frank McMahon registered a residential subdivision bounded by Yonge, Wellesley, Church and Gloucester Streets under Plan E250, and laid out Dundonald Street as an east-west street transecting the tract.

67 Gloucester Street: Gloucester Mansions

Plan D105 was registered on the lands adjoining the southwest corner of Church and Gloucester Streets in 1871 and, within two years, Lots 1 through 4 were acquired by Wallace Millichamp. A showcase manufacturer and two-term City alderman, Millichamp directed the construction of semi-detached houses (now known as 592 Church) on his Church Street frontage in 1873, followed two years later by a detached house form building on the southwest corner of Church and Gloucester. Millichamp’s properties are illustrated on the Goad’s Atlases of the era, which are reproduced in Section 6 of this report (Images 4-8).

In transactions dated 1909 and 1911, Toronto developer and realtor Henry Goldman acquired Lots 1-4, including the previously undeveloped site on the south side of Gloucester Street, west of the Wallace Millichamp House (1875). In 1910, Goldman demolished part of the latter structure, retaining the rear sections as apartment units, and authorized the construction of an apartment building named “Gloucester Mansions” at 596 Church Street. Two years later, Goldman’s representative received building permits to convert the semi-detached houses at 592 Church into apartment suites and to erect a second apartment house, also known as “Gloucester Mansions” on Gloucester Street. With the completion of the latter building, an enclave of apartment buildings, consisting of single, double and multiple residential buildings, was in place on the southwest corner of Church and Gloucester Streets. Goldman retained the group of properties, including 67 Gloucester Street, until 1921 when he transferred them to David, Samuel and Arthur Lavine, who specialized in the development and management of apartment buildings in Toronto during the World War I era.

¹⁷ McHugh 151

The Gloucester Mansions were designed by Toronto architect J. M. Cowan. After receiving training with the local architectural firms of Beaumont Jarvis and Ellis and Connery, James Michael Cowan (1880-1941) opened a solo practice in 1907. "Much of his career was devoted to ecclesiastical works for the Roman Catholic Diocese of Toronto, where he held the post of Architect to the Separate School Board...."¹⁸ St. Vincent de Paul Roman Catholic Church (completed in 1923) at 263 Roncesvalles Avenue is among Cowan's best-known projects in Toronto, which is also recognized on the City's heritage inventory.

iii. ARCHITECTURAL DESCRIPTION

The Gloucester Mansions at 67 Gloucester Street display features associated with Edwardian Classicism, the most popular architectural style in the early 20th century. With compositions typically blending symmetry, subdued brickwork and classical embellishments, the style "restored simplicity and order to domestic architecture".¹⁹

As illustrated by the photographs on the cover and in Section 6 of this report, the Gloucester Mansions rise three stories above a raised base and feature an "I"-shaped plan. Clad with red brick and trimmed with artificial stone and wood, the structure has a flat roofline with stone coping. The principal (north) façade on Gloucester Street is organized into five bays with a central entrance. The north entry has paired wood doors with glazing that are set in a flat-headed surround and protected by an open porch with classical detailing and a name band reading "Gloucester Mansions." Above the entrance, the upper floors contain flat-headed window openings with stone surrounds with quoins and corbelled sills. The bays flanking the entry display single flat-headed window openings with labels and corbelled sills, while the outer bays have bay windows with stone surrounds. Many of the openings contain multi-paned six-over-one sash windows. The symmetrical placement of the fenestration continues on the side elevations (east and west) that are visible from Gloucester Street.

iv. CONTEXT

Placed on the south side of Gloucester Street, west of Church Street, the location of the Gloucester Mansions is shown on the property data map below (Image 1) and in the context photographs (Images 11-13). The site occupies a small portion of the former Dundonald Estate where the Paul Kane House (1854) at 56 Wellesley Street East is designated under Part IV, Section 29 of the Ontario Heritage Act. Three detached house form buildings on the south side of Gloucester Street that date to the late 19th century are also recognized on the City of Toronto Inventory of Heritage Properties. In the immediate Church Street neighbourhood, north and south of the intersection of Church and Gloucester Streets, the row houses at #551-555, #561-566 and #569-573 Church are included on the City's heritage inventory. The former Granite Curling Club (1906) at

¹⁸ Biographical Dictionary of Architects in Canada, unpagged

¹⁹ Blumenson, 166

519 Church, where it is more recently known as the 519 Church Community Centre, is a designated heritage property and a neighbourhood landmark.

The Gloucester Mansions at 67 Gloucester Street form part of an extended block at Church and Gloucester Streets that contains a group of single, double and multiple residential buildings, most of which are identified on the City of Toronto Inventory of Heritage Properties. On the west side of Church, between Gloucester Street (north) and Dundonald Street (south), the William St. Croix Houses at 580-582 Church anchor the south end of the block and, further north, the Wallace Millichamp Houses (1873) stand at 592 Church with the Gloucester Mansions at 596 Church. At the west end of the latter building, portions of the Wallace Millichamp House (1875) remain at 69 Gloucester. Apart from the properties at 580-582 Church, the enclave of buildings described above has served as apartment suites since the early 20th century, with 67 Gloucester as the final piece of the complex.

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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative and Early Example – The Gloucester Mansions are a representative example of an early 20th century low-rise apartment building designed with features of Edwardian Classicism, the most popular style for residential architecture in the World War I era. The complex is distinguished by its articulated façade on Gloucester Street, which displays full-height bay windows and fenestration that is highlighted by stone detailing.

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The property at 67 Gloucester Street is associated with Toronto architect J. M. Cowan. While his well-documented career focused on churches, schools and related buildings for the Roman Catholic Archdiocese of Toronto, the Gloucester Mansions are a rare example of an apartment building designed by the architect.²⁰

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	N/A

Surroundings – The Gloucester Mansions at 67 Gloucester Street are historically linked to their surroundings adjoining Church and Gloucester Streets where they contribute to the group of detached and semi-detached house form buildings and low-rise apartment houses from the late 1800s and the pre-World War I era that represent the evolution and residential development of the former Dundonald Estate.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 67 Gloucester Street has design, associative and contextual values. The Gloucester Mansions retain their integrity as a representative example of an apartment house designed with Edwardian Classical styling by Toronto architect J. M. Cowan that contributes to the collection of late 19th and early 20th-century residential buildings along Church and Gloucester Streets on the former Dundonald Estate to which they are historically related.

5. SOURCES

Archival Sources

Abstract Index of Deeds, Plan D105, Lots 1-4
 Assessment Rolls, City of Toronto, St. James Ward, 1872-91, and Ward 3, Division 3, 1892 ff.
 Boulton Atlas, 1858
 Building Permits #33282 (April 13, 1912) and 39732 (March 21, 1914), City of Toronto Archives
 Building Records, Toronto and East York, 1914-1982
 City of Toronto Directories, 1871 ff.
 Goad's Atlases, 1880, 1894, 1903, and 1910 revised to 1912 and 1923

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Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986

²⁰ Biographical Dictionary of Architects in Canada, unpagged

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“Goldman sells two apartments and buys one,” Toronto Daily Star (March 14, 1927)
Lundell, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Cameron, Christina, and Janet Wright, Second Empire Style in Canada, 1980

Other

"James Michael Cowan," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, www.dictionarofarchitectsincanada.org

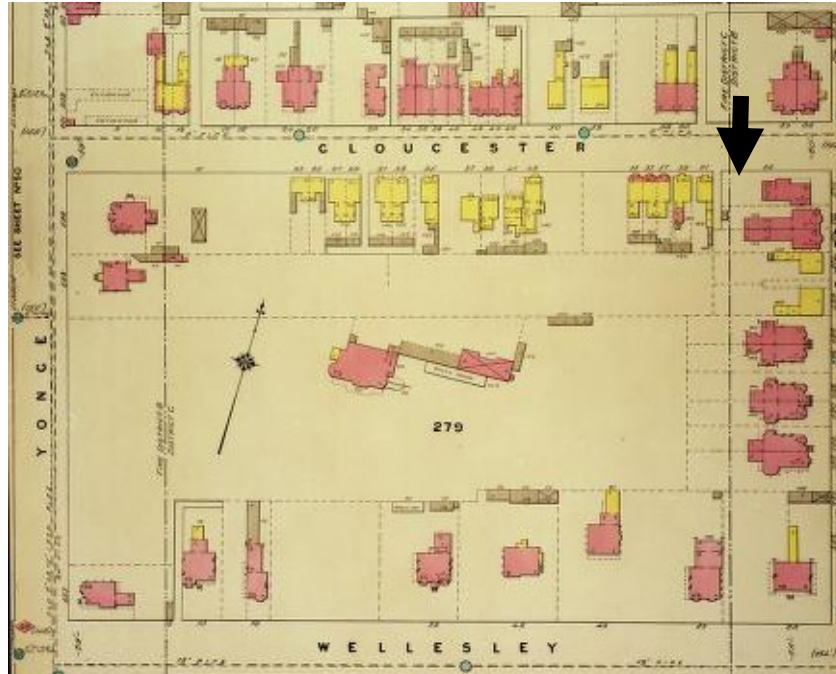
- Staff report for action – Church and Gloucester Properties – Intention to Designate 74



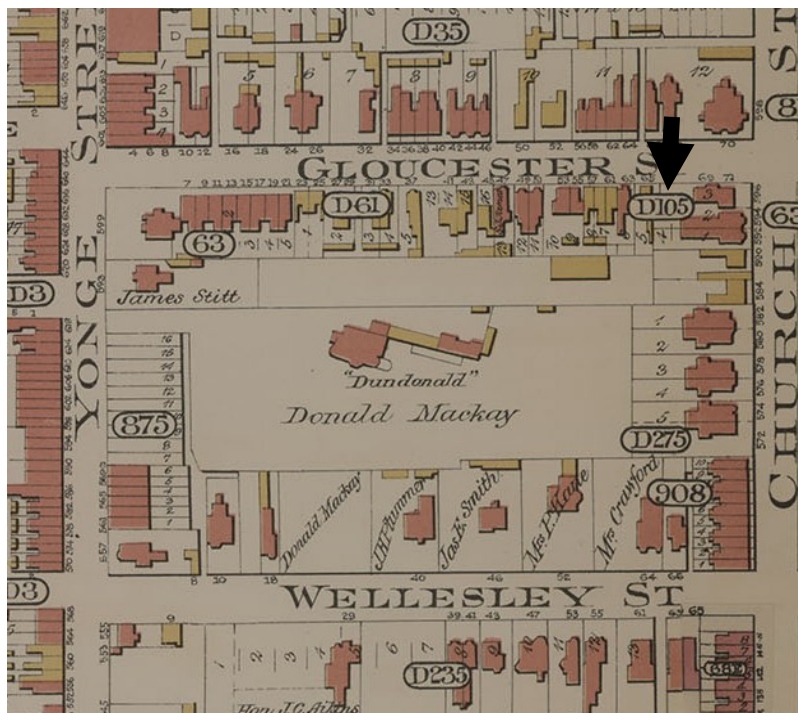
2. Boulton Atlas, 1858, showing the layout of the Dundonald Estate (“Dundonald” is marked by the **arrow**) and the partial subdivision of lands at Church and Gloucester Streets (Toronto Reference Library)



3. Illustration, Kearnsey House, later known as ‘Dundonald’, with its location shown on the map in Image 2 (Toronto Reference Library, #3716)



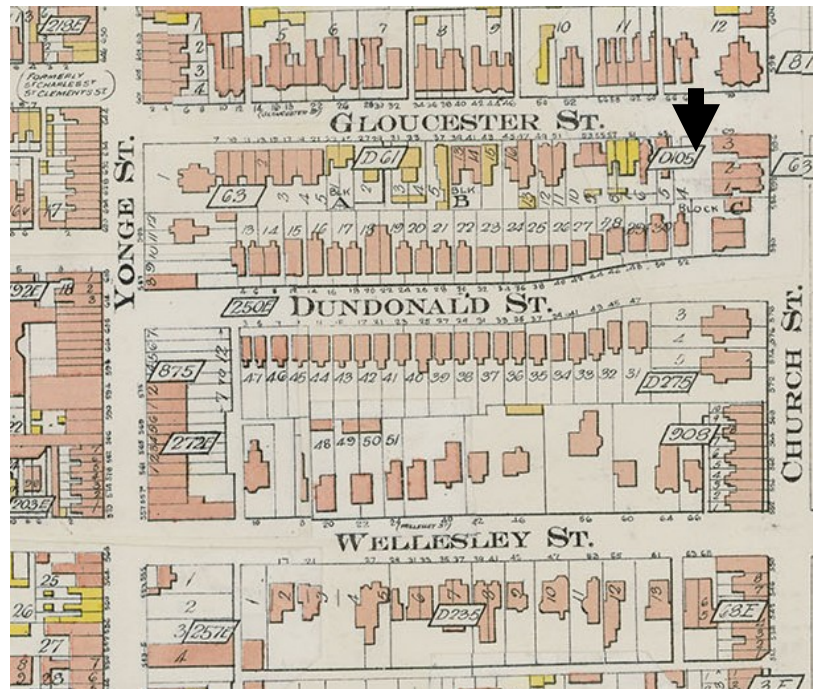
4. Goad's Atlas, 1880, with the **arrow** marking the future location of the Gloucester Mansions at 67 Gloucester Street



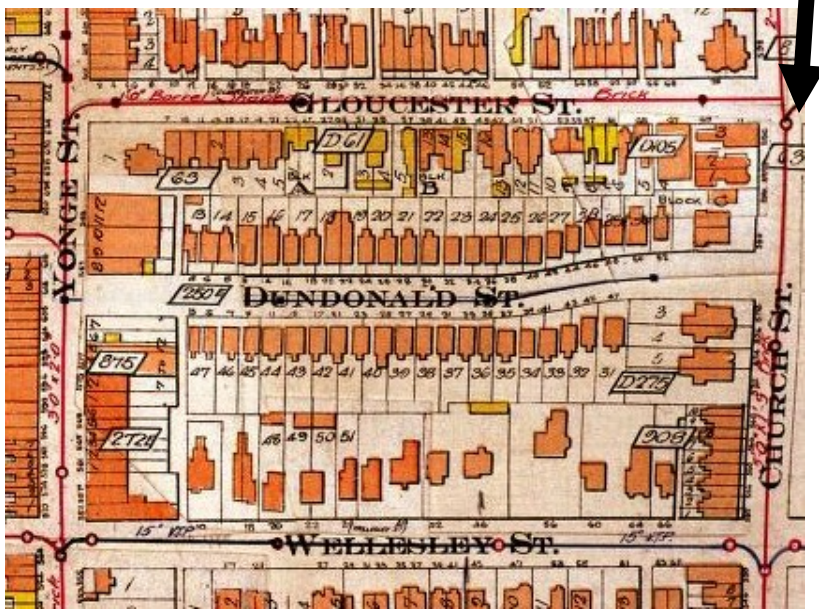
5. Goad's Atlas, 1894, showing the status of the site, where there have been no changes since the 1880 map (Image 4). The **arrow** marks the future location of the apartment house



6. Goad's Atlas, 1903, with the **arrow** marking the subject property



7. Goad's Atlas, 1910 revised to 1912 (Vol. 1): showing the status of the site (marked by the **arrow**) where, directly south, Dundonald Street has been laid out. This update was published before the Gloucester Mansions were completed at 67 Gloucester Street



8. Goad's Atlas, 1910 revised to 1923 (Vol. 1): showing the Gloucester Mansions at 67 Gloucester Street (as indicated by the **arrow**)

BUILDING PERMIT

No. 33282

Plan No.
Lot No.

Toronto, APR 13 1912 191

Permit granted to

Mr. J. M. Brown in trust 67 Adelaide St. E.

To erect a 3 story brick apartment

on near block 26
Gloucester St.

Architect J. M. Brown

Builder

Cost of Building, \$ 25,000

Plans and Specifications approved by

No. of Block Plan

Limit B Water, \$ 6

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

9. Building Permit #33282 (April 13, 1912), secured by architect J. M. Cowan "in trust" for the Gloucester Mansions at 67 Gloucester Street (City of Toronto Archives)



10. Photograph, showing the principal (north) facade of the Gloucester Mansions



11. Contextual photograph, looking west along the south side of Gloucester Street from Church Street and showing the Gloucester Mansions at 67 Gloucester (marked by the **arrow**) with portions of the former Wallace Millichamp House (1875) to its left and the Gloucester Mansions at 596 Church Street (left)



12. Contextual photograph, looking east along the south side of Gloucester Street toward Church Street and showing the Gloucester Mansions at 67 Gloucester on the right



13. Contextual Photograph, showing the west side of Church Street and looking south toward Dundonald Street from Gloucester Street. The Gloucester Mansions at 596 Church (right) anchor the north end of the block, with the Wallace Millichamp Houses (1873) in the centre and the William St. Croix Houses (580-582 Church Street, left) at the corner of Dundonald Street

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WALLACE MILLICHAMP HOUSE (1875)
69 GLOUCESTER STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2011

1. DESCRIPTION



Above & cover: north elevation, 69 Gloucester Street

69 Gloucester Street: Wallace Millichamp House (1875)	
ADDRESS	69 Gloucester Street (south side, west of Church Street)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D105, Part Lots 2 & 3
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood
HISTORICAL NAME	Wallace Millichamp House (1875)
CONSTRUCTION DATE	1875
ORIGINAL OWNER	Wallace Millichamp, showcase manufacturer
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Residential (apartment house) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None found ²¹
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	1910: house form building altered with west section & west wing retained as part of apartment complex
CRITERIA	Design/Physical and Contextual Values
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	April 2011

²¹ Building permits do not survive in the City of Toronto prior to 1882. The Horwood Collection at the Archives of Ontario cites a residential building designed for a Mr. Millichamp by architect D. B. Dick, circa 1880. The Tender Calls from The Globe dated September 1875 identify a brick house on Church Street by architects Grant and Dick, but other records confirm that the Wallace Millichamp House (1875) was already in place before that date

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 69 Gloucester 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
1871 June	Plan D105 is registered, subdividing the lots along Church & Gloucester Streets
1872 July	Wallace Millichamp acquires Lots 1-4 on the southwest corner of Church and Gloucester Streets
1873	Millichamp commissions a pair of semi-detached house form buildings on Church Street, south of Gloucester, which are now known as 592 Church
1874 Apr	The property on the southwest corner of Church and Gloucester Street remains vacant
1875 ²²	A 2½-storey brick house with extensions is recorded as "unfinished" on the subject property and valued at \$3000
1875 Aug	Millichamp sells the subject site to Sallie A. Priestman for \$7000
1876 Apr	The detached house form building identified as "71 Gloucester" is occupied by Joseph Priestman and valued at \$3200
1880	The detached house form building is illustrated on Goad's Atlas
1886	Priestman sells the property to Minerva Bate; the site is sold again in 1894 and twice in 1906, with the house rented to a series of occupants (when it is known as "69 & 71 Gloucester")
1909 & 1911	In separate transactions, Henry Goldman purchases Lots 1-4, including the Wallace Millichamp House (1875)
1910 Feb	Goldman receives a building permit for "altering building into apartments" at 71 Gloucester Street, whereby the west portions of the detached house are attached to the "Gloucester Mansions," a new apartment building at 596 Church Street
1912	The surviving portions of the Wallace Millichamp House (1875) at the rear of the Gloucester Mansions are illustrated on the update to Goad's Atlas
1921 Aug	Harry Goldman sells his properties at Church & Gloucester to David, Samuel and Arthur Lavine, including the surviving portions of the Wallace Millichamp House (1875)
2009	The property at 69 Gloucester Street, comprised of the rear (west) portion & wing of the Wallace Millichamp House (1875), is listed on the City of Toronto Inventory of Heritage Properties

²² The Assessment Roll does not indicate the month, but it is likely to have been "April" given the consistency of the other volumes during the 1870s; the small increase in value from 1875 to 1876 suggests that the building was near completion when the tax roll was compiled

ii. HISTORICAL BACKGROUND

Church Street Neighbourhood: Dundonald Estate

The property at 69 Gloucester Street is located in the area between Yonge Street and Church Street, north of Wellesley Street, which was associated with the Dundonald Estate. The lands were originally subdivided as part of the series of 100-acre “park lots” between present-day Queen and Bloor Streets where military personnel and provincial government administrators established country estates in the late 18th and early 19th centuries. Captain George Playter received Park Lot 8, directly east of Yonge Street, while the neighbouring Park Lot 7 to the east was granted to Captain John McGill. Playter transferred part of his allotment to McGill, whose heir, Peter McCutcheon McGill, began subdividing the lands in the 1830s when Church Street was extended north of present-day Queen Street East. By the close of the 19th century, Church Street was the main thoroughfare through the residential neighbourhood. Along with Jarvis Street and Sherbourne Street to the east, “each of these corridors evolved its own ambience,” ranging from the working class areas at the south end, to the substantial mansions of prominent Toronto businessmen and politicians near Bloor Street to the north, with “the growing middle class of clerks, accountants, and ‘travellers’ settled into more commodious single, double and triple houses in the centre of the tracts.”²³ Goad’s Atlases for the later 19th century trace the subdivisions, including the partitioning of the lands along the edges of Church and Gloucester Streets (Image 4 and 5).

In the early 1840s, Bank of Upper Canada president William Proudfoot acquired acreage in the area northeast of Yonge Street & Wellesley Street where his country residence named “Kearsney House” was completed. The estate is shown on the Boulton Atlas of 1858 (Image 2) and illustrated in Image 3. Donald Mackay (sic) purchased the tract in 1869, renaming the property “Dundonald”. Between 1880 and 1903, the Dundonald Estate is depicted on successive versions of Goad’s Atlases (Images 4-6), which also trace the development of the estate lands. “Dundonald” was razed in 1904 when developer Frank McMahon registered a residential subdivision under Plan E250, and laid out Dundonald Street as an east-west street transecting the tract.

69 Gloucester Street: Wallace Millichamp House (1875)

Following the registration of Plan D105 in 1871, Wallace Millichamp acquired four lots on the southwest corner of Church and Gloucester Streets. A showcase manufacturer and two-term City alderman, Millichamp commissioned a pair of semi-detached house form buildings (now known as 592 Church) on his Church Street frontage, south of Gloucester Street, in 1873. He initially rented both residences, but moved into and occupied the south unit for a 20-year period at the close of the 1800s. In 1875, Millichamp authorized the construction of a detached house form building on the southwest corner of Church

²³ McHugh 151

and Gloucester, which was originally known as “71 Gloucester Street.” There is no evidence that Millichamp resided on-site, as he immediately sold the property to Sallie A. Priestman. Sallie and her husband, Joseph Priestman lived in the house for a decade, after which the property changed hands and was rented to a series of tenants. The site is illustrated on Goad’s Atlases beginning in 1880, some of which are reproduced in Section 6 of this report (Images 4-8).

In September 1909, developer and realtor Henry Goldman acquired the property at the southwest corner of Church and Gloucester Streets, including the Wallace Millichamp House (1875). A building permit valued at \$10,000 was issued to Goldman in February 1910, authorizing the “altering dwelling to apartments.” The construction of a three-storey apartment building close to Church Street resulted in the demolition of the east section of the house form building, but retained the 2½-storey rear portion with the 1½-storey wing (Image 9). By September, the tax evaluation for the site described 71 Gloucester as an “unfinished house”. When the properties were assessed the following year, Goldman and his family resided at 71 Gloucester (the west part of the house), while the wing contained apartment suites. With the “Gloucester Mansions” at 596 Church tenanted, by the end of 1912 Goldman had converted the former Wallace Millichamp Houses (1873) at 592 Church Street into apartment units and completed a detached apartment house, also known as the “Gloucester Mansions”, at 67 Gloucester Street. Goldman retained the group of buildings, including present-day 69 Gloucester, until 1921 when he transferred them to David, Samuel and Arthur Lavine, who specialized in the development and management of apartment buildings in Toronto during the World War I era.

iii. ARCHITECTURAL DESCRIPTION

The surviving portions of the Wallace Millichamp House (1875) consist of the 2½ storey west part of the main house and, to its west, the 1½-storey wing. With their distinctive mansard (double-gable) roofs, the structures reflect the Second Empire style that was popular during the period of construction and also employed on the Wallace Millichamp Houses (1873), the neighbouring semi-detached house form buildings now known as 592 Church Street. Second Empire styling originated in mid 19th century France when the New Louvre was unveiled. Blending elements from classical French design and Italian Renaissance prototypes, the style was named for the reign of Napoleon III. Introduced to North America where it was initially favoured for institutional buildings, in Toronto the first residential application of the style was Government House (1870), the Lieutenant-Governor of Ontario’s residence at King Street West and Simcoe Street (now the location of Roy Thomson Hall). The Second Empire style appeared on house form buildings in the city’s fashionable neighbourhoods, including Church Street.

The Wallace Millichamp House (1875) features red brick cladding with brick and stone trim. The mansard roofs covering the 2½-storey rear section of the dwelling and the 1½-storey west wing feature segmental-arched and gabled dormers, with extended eaves with brackets and a brick chimney (west) on the house. With the alterations that converted the structures into apartment suites, the main entrance is placed on the north wall of the wing,

where a flat-headed opening is protected by a segmental-arched pediment on piers. The tall segmental-arched window openings feature stone hood moulds on the house, brick voussoirs on the wing, and stone sills. The surviving portion of the house is attached to the rear (west) end of the Gloucester Mansions at 596 Church Street.

iv. CONTEXT

The Wallace Millichamp House (1875) is located on the south side of Gloucester Street, west of Church Street, where its location is shown on the property data map below (Image 1) and in the contextual photographs (Images 11-13). The site occupies a small portion of the former Dundonald Estate where the Paul Kane House (1854) at 56 Wellesley Street East is designated under Part IV, Section 29 of the Ontario Heritage Act. West of the Wallace Millichamp House (1875), three detached house form buildings on the south side of Gloucester Street that date to the late 19th century are also recognized on the City of Toronto Inventory of Heritage Properties. In the immediate Church Street neighbourhood, north and south of the intersection of Church and Gloucester Streets, the row houses at #551-555, #561-566 and #569-573 Church are included on the City's heritage inventory. The former Granite Curling Club (1906) at 519 Church, where it is more recently known as the 519 Church Community Centre, is a designated heritage property and a neighbourhood landmark.

The Wallace Millichamp House (1873), now identified as 69 Gloucester Street, forms part of an extended block at Church and Gloucester Streets that contains a group of single, double and multiple residential buildings, most of which are identified on the City of Toronto Inventory of Heritage Properties. On the west side of Church, between Gloucester Street (north) and Dundonald Street (south), the William St. Croix Houses at 580-582 Church anchor the south end of the block, where they are joined by the Wallace Millichamp Houses (1873) at 592 Church and the Gloucester Mansions at 596 Church. The latter two properties adjoin the surviving portions of the Wallace Millichamp House (1875) at 69 Gloucester, as well as the Gloucester Mansions at 67 Gloucester, to form an enclave of buildings that have served as apartment houses since the early 20th century.

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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative and Early Example – The surviving portions of the Wallace Millichamp House (1875) are representative examples of late 19th century house form buildings designed in the Second Empire style that are distinguished by their design, mansard roofs and decorative detailing.

With the changes to the Church Street neighbourhood and the loss of many of the residential buildings that characterized its development, the William Millichamp House (1875) is an important surviving example of Second Empire styling that is complemented by the neighbouring Wallace Millichamp Houses (1875) at 592 Church Street and the William St. Croix Houses at 580-582 Church that share its scale and distinctive mansard roofs.

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

No historical or associative values have been identified for the property at 69 Gloucester Street. A further examination of architect D. B. Dick's possible connection to the site may result in the addition of an associative value.

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	N/A

Surroundings – The Wallace Millichamp House (1875) is historically linked to its surroundings on Gloucester Street, west of Church Street, where it contributes to the group of low-rise buildings from the late 1800s to the pre-World War I era that represent the development and evolution of the neighbourhood adjoining Church and Gloucester Street on the former Dundonald Estate.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 67 Gloucester Street has design and contextual values. The Wallace Millichamp House (1875) retains its integrity as a surviving example of residential design with Second Empire styling that complements the adjoining buildings at 580-582 and 592 Church Street, and also contributes to the collection of late 19th- and early 20th- century residential buildings that adjoin the corner of Church and Gloucester Street on the former Dundonald Estate and to which it is historically related.

5. SOURCES

Archival Sources

Abstract Index of Deeds, Plan D105, Lots 1-4
Assessment Rolls, City of Toronto, St. James Ward, 1872-91, and Ward 3, Division 3, 1892 ff.
Boulton Atlas, 1858
Building Permit #18971 (February 10, 1910), City of Toronto Archives
Building Records, Toronto and East York, 1914-1982
City of Toronto Directories, 1871 ff.
Goad's Atlases, 1880, 1884, 1894, 1903, and 1910 revised to 1912 and 1923

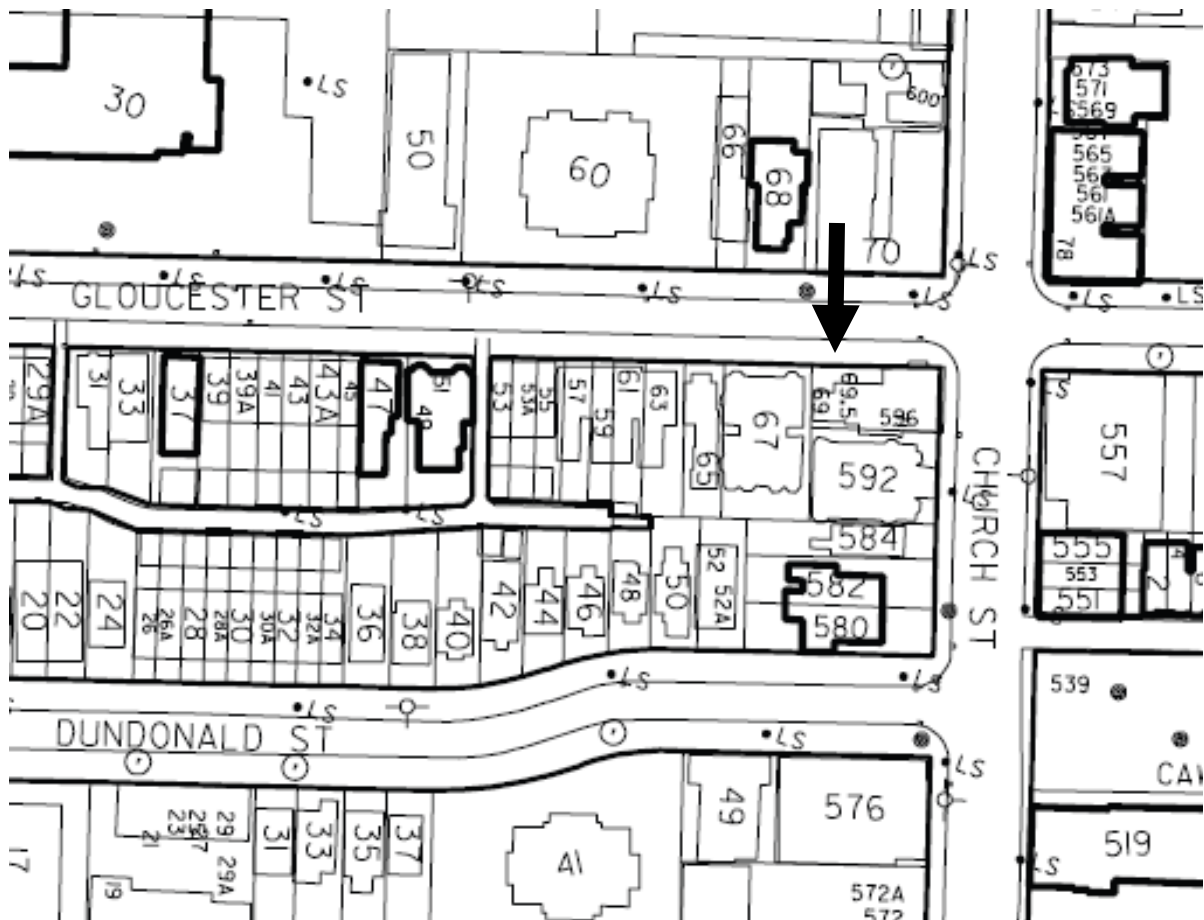
Books and Newspapers

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture, 1990
"City news" (Wallace Millichamp's candidacy for alderman), The Evening Star (September 18, 1896)
"Goldman sells two apartments and buys one," Toronto Daily Star (March 14, 1927)
Lundell, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Cameron, Christina, and Janet Wright, Second Empire Style in Canada, 1980
"Tender Calls," The Globe (September 29, 1875)
"Wallace Millichamp's estate worth \$141, 885," Toronto Daily Star (September 12, 1917)

Other

"David Brash Dick" and "Samuel A. Waggett," entries in The Biographical Dictionary of Architects in Canada, 1800-1950, www.dictionaryofarchitectsincanada.org

IMAGES



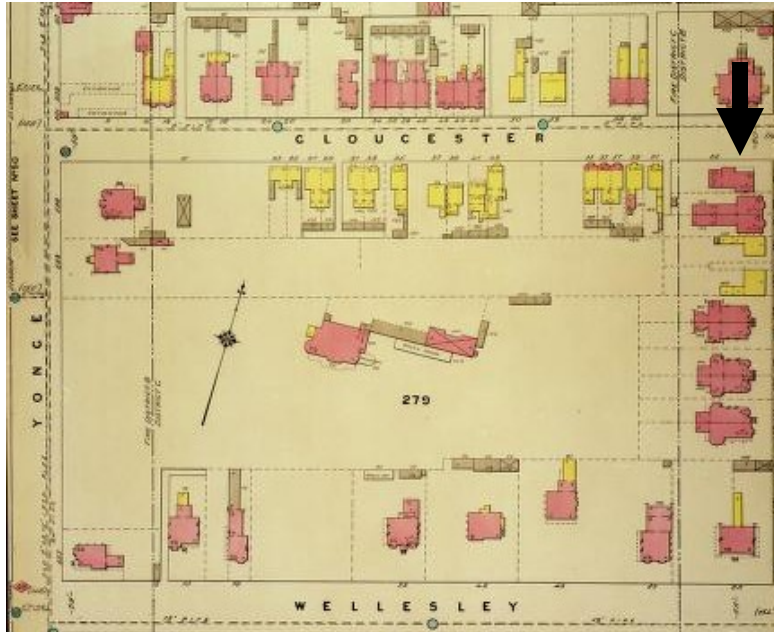
1. City of Toronto Property Data Map, showing the location of the subject property marked by the **arrow**



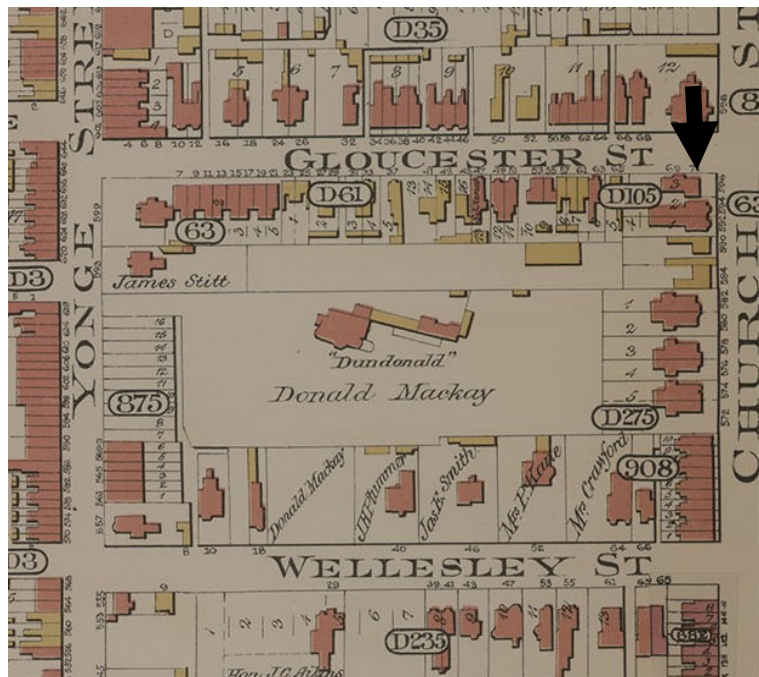
2. Boulton Atlas, 1858, showing the layout of the Dundonald Estate ("Dundonald" is marked by the **arrow**) and the partial subdivision of lands at Church Street and Gloucester Street (Toronto Reference Library)



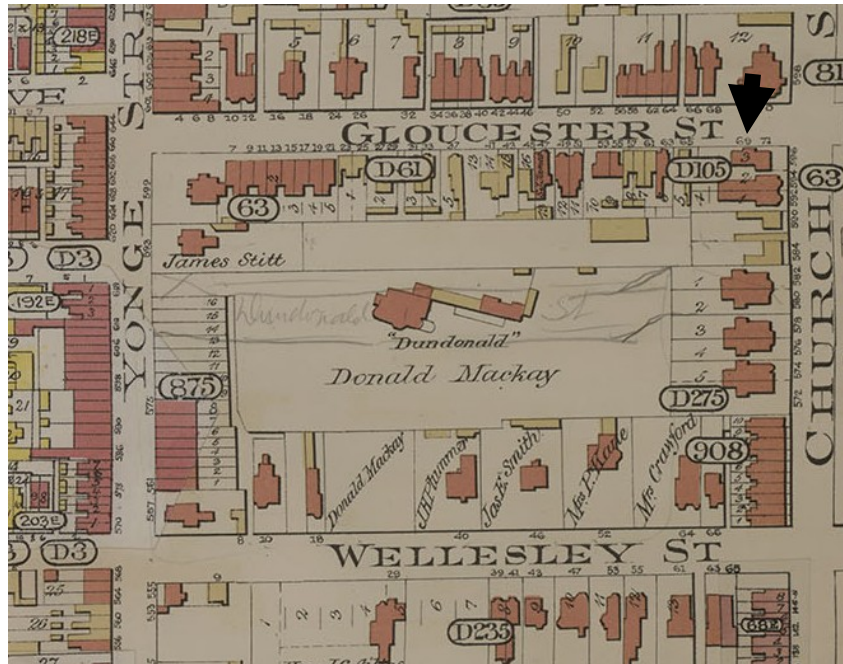
3. Illustration, Kearnsey House, later known as "Dundonald", with its location shown on the map in Image 2 (Toronto Reference Library, #3716)



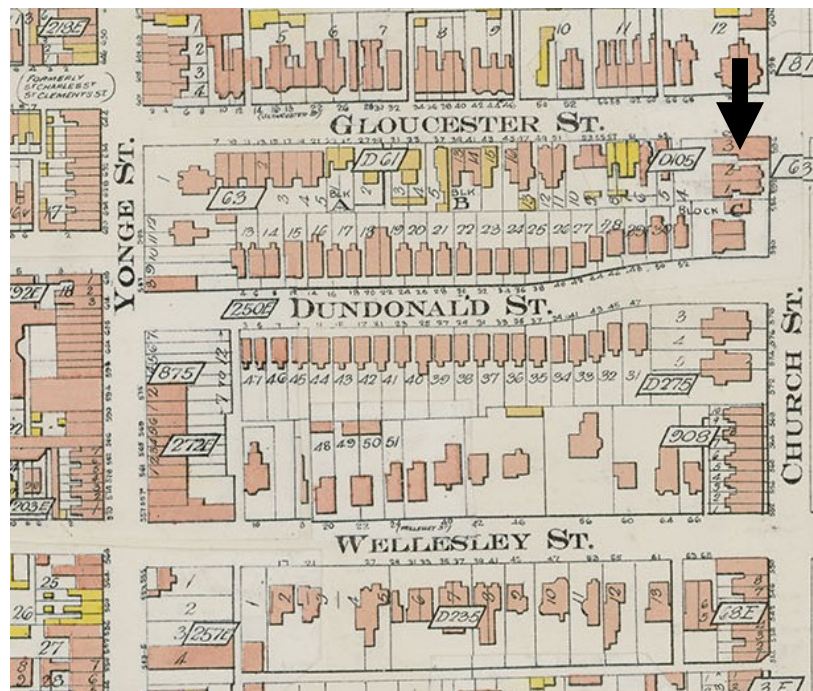
4. Goad's Atlas, 1880, with the **arrow** marking the location of the Wallace Millichamp House (1875)



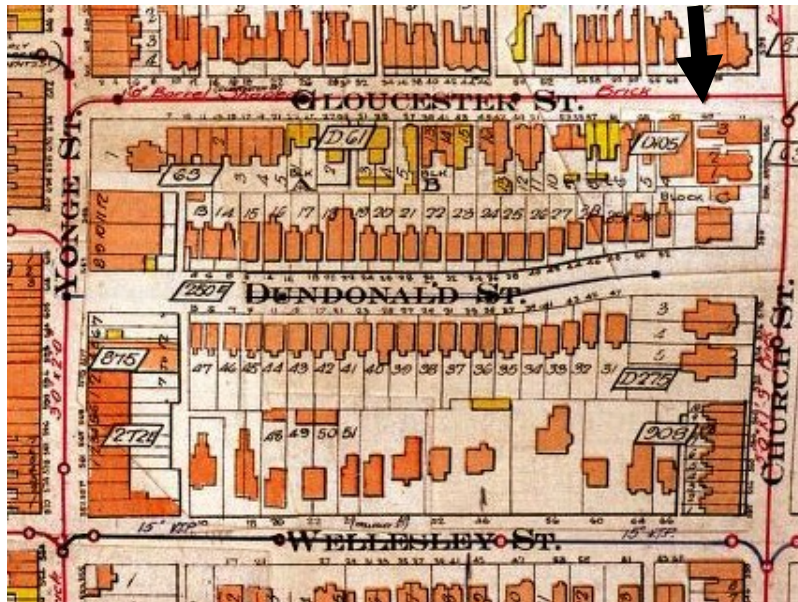
5. Goad's Atlas, 1894, showing the status of the site, identified as 69 & 71 Gloucester Street (the building then contained tenants). The **arrow** marks the location of the property



6. Goad's Atlas, 1903, with the **arrow** marking the subject property



7. Goad's Atlas, 1910 revised to 1912 (Vol. 1): showing the status of the site (marked by the **arrow**) where part of the Wallace Millichamp House (1875) has been replaced by the Gloucester Mansions (showing the east wall built out to Church Street). To the south, Dundonald Street has been laid out



8. Goad's Atlas, 1910 revised to 1923 (Vol. 1): showing the west section and wing of the Wallace Millichamp house (1875) marked by the **arrow** and, to the west (left) the Gloucester Mansions at 67 Gloucester Street

BUILDING PERMIT

No. 18971

Plan No. _____
Lot No. _____

Toronto, FEB 10 1910 19__

Permit granted to

Mr. H. Gottman 71 Gloucester St.
To erect a Altering dwelling to Apartments
near Church St.
on 71 Gloucester St.

Architect A. A. Aggett
Builder J. A. Beridge & Co.
Cost of Building, \$ 10,000
Plans and Specifications approved by R

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

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

9. Building Permit #18971 (February 10, 1910), authorizing the conversion of the Wallace Millichamp House (1875) into apartments (City of Toronto Archives)



10. Photograph, showing the north elevation of the west section and wing of the Wallace Millichamp House (1875) on the right where it adjoins the rear (west) wall of the Gloucester Mansions at 596 Church Street (left)



11. Contextual photograph, looking west along the south side of Gloucester Street from Church Street and showing the north elevations of the surviving portions of the Wallace Millichamp House (1875) (centre), with the apartment buildings at 596 Church Street (left) and 67 Gloucester Street (right)



12. Contextual photograph, looking east along the south side of Gloucester Street toward Church Street and showing the north elevation of the surviving portions of the Wallace Millichamp House (1875) in the centre and the apartment buildings at 67 Gloucester Street (right) and 596 Church Street (left)



13. Contextual Photograph, showing the west side of Church Street and looking south toward Dundonald Street from Gloucester Street where the Gloucester Mansions (right) and the Wallace Millichamp Houses (1873) (centre) became components of an early 20th century apartment complex that includes the Wallace Millichamp Houses (1875) on Gloucester Street (not shown)