

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**THOMAS SMITH/ARTHUR COLEMAN HOUSES
62-64 CHARLES STREET EAST, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

June 2014

1. DESCRIPTION



Above: current photograph of the semi-detached house form buildings at 62-64 Charles Street East, which are partially concealed by temporary advertising; cover: south facades, 2013 (Heritage Preservation Services)

62-64 Charles Street East: Thomas Smith/Arthur Coleman Houses	
ADDRESS	62-64 Charles Street East (north side, west of Church Street)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Part of Park Lot 7
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood
HISTORICAL NAME	Thomas Smith/Arthur Coleman Houses
CONSTRUCTION DATE	1885 (completed)
ORIGINAL OWNER	Thomas Smith, painter and Arthur Coleman, 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	Arthur Coleman, builder (attribution) ¹
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone, wood, glass & slate detailing
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	1921: north wing, 62 Charles Street East
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	June 2014

¹ Building permits do not survive for the period between September 1883 and Sept 1884, and no reference to the site was found in the Globe's tender calls

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 62-64 Church Street, and applies evaluation criteria to determine whether they merit 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
1799	John Elmsley acquires 60 acres of land in the north part of Park Lots 7 and 8; his widow, Mary Elmsley begins selling parts of this tract in 1829
1858	Boulton's Atlas illustrates Charles Street East, where no buildings are in place on the subject property
1869 May	In two separate transactions, Thomas Smith purchases land on the north side of Charles Street East
1873 May	Arthur Coleman acquires land on Charles Street East ²
1884 Sept 19	Thomas Smith sells part of his Charles Street East property to Coleman
1884 Sept	The tax assessment rolls record two unfinished houses owned by Smith and Coleman
1884 Oct	Smith and Coleman mortgage their adjoining lands, presumably financing the semi-detached houses
1885 Sept	The semi-detached houses are occupied by lumberman Samuel Kennedy and merchant Phineas Burton, according to the tax assessment rolls
1890	The semi-detached houses (renumbered as 62 and 64 Charles) are illustrated on Goad's Atlas
1899 May	James H. Ames acquires the property at 62 Charles, retaining the site for 20 years
1919	The semi-detached house at 64 Charles is divided into three units
1920 May	Ames conveys the property at 62 Charles to Frederick C. Lee, partner in the architectural firm of Stevens and Lee ³
1921	Stevens and Lee add the north wing to 62 Charles
1922	Coleman's executors sell the property at 64 Charles Street East (along with its neighbour at 66 Charles) to Alice C. Scott, whose heirs retain both sites until 1949
1931	Lee releases his share of the property at 62 Charles to Edward Stevens, two years before their partnership is formally dissolved (the property is subsequently acquired by architect Harold J. Smith) ⁴
1969	Architect John G. Wasteneys, owner and occupant of 62 Charles, acquires 64 Charles and retains both properties until 1997

² This is the adjoining property at present-day 66 Charles Street East, which was built as a frame house by Charles Smith of Yorkville in 1872, conveyed by Richard Smith to Coleman in 1873, and updated with Second Empire features by Coleman in 1885 according to the tax assessment rolls (this house is shown as wood-clad on Goad's Atlases before 1890)

³ That year, Stevens and Lee's office manager, architect Harold J. Smith is listed as the occupant of 62 Charles in the City Directory

⁴ A series of architects and architectural firms continue to occupy 62 Charles throughout the second half of the 19th century, as discussed in Section 2.ii

1974 Mar	The properties at 62-64 Charles Street East are included on the City of Toronto Inventory of Heritage Properties
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ii. HISTORICAL BACKGROUND

Church Street Neighbourhood

The properties at 62-64 Charles Street East are located directly west of Church Street on land subdivided as Park Lot 7. It was granted to Captain John McGill as one of the 100-acre parcels surveyed between present-day Queen and Bloor Streets following the founding of the Town of York (Toronto) and distributed to government and military officials as the location of country estates (Image 2). Chief Justice John Elmsley acquired part of the tract, which was sold by his heirs as Church Street was extended northward from the townsite. As residential subdivisions filled in the lands along Church, Jarvis and Sherbourne Streets “each of these corridors evolved its own ambience,” with the “substantial mansions of Toronto’s business and political leaders near Bloor Street...”⁵ The development of the area can be traced on maps and atlases in the late 19th century, which indicate that the stretch of Charles Street East directly west of Church Street was never registered under a plan of survey (Images 3-8).

62-64 Charles Street East

The subject properties at 62-64 Charles Street stood vacant in 1869 when the land was purchased by Thomas Smith in two separate transactions. However, the site remained undeveloped until 1884 when Smith conveyed part of his land to builder Arthur Coleman. The two men secured separate mortgages in late 1884 when “unfinished buildings” were recorded in the tax assessment rolls. By September 1885, the semi-detached houses were occupied by lumberman Samuel Kennedy and merchant Phineas Burton, respectively, who remained the tenants until the end of the 19th century.⁶

In 1899, James H. Ames purchased the property at 62 Charles Street East, while 64 Charles was divided into three units in 1919, three years before it was sold by Coleman's heirs. Canadian architect Frederick C. Lee (1874-c. 1936) acquired 62 Charles in 1920 as the Toronto headquarters of the architectural practice shared with American architect Edward F. Stevens (1860-1946). Internationally recognized for its expertise in hospital design, Stevens and Lee also maintained an office in Boston to oversee commissions across North America and beyond. During Stevens and Lee's tenure at 62 Charles Street East, they designed a maternity wing for Wellesley Hospital (1926), additions to St. Joseph's Roman Catholic Hospital (1929-30 and now named St. Joseph's Health Centre) and, most significantly, Women's College Hospital (1928-29, a National Historic Site). Before the practice was listed in the City Directories at 62 Charles, Stevens and Lee's former draughtsman, current office manager and future partner (1931), Harold J. Smith (1891-1976) was recorded as the occupant of the site. After Stevens and Lee dissolved

⁵ McHugh 151

⁶ Kennedy's name is sometimes spelled “Kanady” in archival documents

the firm in 1933, Smith embarked on a brief partnership with another hospital specialist, English-trained architect B. Evan Parry, and undertook projects for Women's College Hospital, as well as St. John the Divine Convalescent Hospital in North York (the latter project in association with Mathers and Haldenby). In solo practice from the mid 1930s until 1960, Smith's acquired and occupied the property at 62 Charles Street East.

Throughout the second half of the 20th century, 62 Charles Street East continued to house a series of notable Toronto architects and architectural firms. Earle C. Morgan was listed as a tenant at 62 Charles in 1940, during the period when he designed exclusive Georgian Revival-styled residences and before his transition to the modernist projects that marked his later career. Craig and Madill, who established a partnership in 1912 that endured for forty years and specialized in educational and institutional projects, were based at 62 Charles in the 1940s when James H. Craig also served as head of the School of Architecture at the University of Toronto. Following World War II, architect F. Hilton Wilkes, who had practiced alone, in partnership and in association with innumerable distinguished firms (including the commission for Connaught Laboratories in North York with Craig and Madill), retained an office at 62 Charles as a member of Wilkes, Wasteneys and Wilkes. From this location, the firm oversaw the 1961 restoration after a fire of Little Trinity Anglican Church in Corktown. Wilkes' partner, architect John A. Wasteneys acquired both 62 and 64 Charles Street, retaining the sites until 1997.

In contrast, the semi-detached house at 64 Charles Street East remained in residential use until the close of the 20th century, when both properties were both occupied by social agencies and commercial firms. The archival photographs in Section 6 illustrate the properties at that time (Images 9-11).

Arthur Coleman, Builder and Contractor

The construction of the semi-detached houses at 62-64 Charles Street East is attributed to Toronto builder and contractor, Arthur Coleman who owned and developed the site in association with painter Thomas Smith. Coleman (1833-1911) was born in England and immigrated to Canada at age 13. According to a brief biography in History of Toronto and the County of York (1885) Coleman "learned his trade with William Hall, and began contracting and building on his own account in 1857, since which time he has been principally engaged erecting private houses."⁷

When the Charles Street East houses were constructed, Coleman was a resident on neighbouring Hayter Street, along with Thomas Smith, with whom he developed the Charles Street properties. This was not Coleman's first joint building project. At the same time that the Charles Street houses were in progress, he developed land in conjunction with Reverend William Muir, editor of the "Canadian Baptist" magazine in the upscale residential neighbourhood east of Sherbourne Street, where a pair of semi-

⁷ Adams and Mulvany, 360. Contractor and politician William Hall was best-known for refusing to build the scaffold from which Lount and Matthews were hanged after the Rebellion of 1837 and as the father of early Toronto architect, Mark Hall

detached houses was in place by September 1884.⁸ Anchoring a corner location at 2 Glen Road and 6 Howard Street, the properties are designated under Part IV, Section 29 of the Ontario Heritage Act.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 62-64 Charles Street East are found on the cover and in Sections 2 and 6 of this report. The Henry Smith/Arthur Coleman Houses display architectural features 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 emerged in France during the mid 1800s and was inspired by the New Louvre with its blending of features from classical French designs and Italian Renaissance architecture. The Second Empire style was initially favoured for institutional buildings in North America. In Toronto, it was introduced for residential use as the result of a competition in 1870 for Government House, the Lieutenant-Governor of Ontario's official residence at King Street West and Simcoe Street (now the location of Roy Thomson Hall), with the design reproduced on a reduced scale in fashionable neighbourhoods throughout the city. Second Empire designs were embraced for their blend of showmanship and practicality, where the mansard roof provided additional head room in the attic level. 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."⁹

The Henry Smith/Arthur Coleman Houses feature 2½-storey near-rectangular-shaped plans above raised bases. The mansard roof covering the structures has patterned slate shingles, flared and extended eaves with paired brackets, classically-detailed wood dormers, including three-sided versions above the bay windows, and pairs of brick chimneys on the east and west ends. The red brick cladding is enlivened by the buff brick applied for the decoration beneath the first-storey openings and above those in the second floor. The principal (south) façades are organized as mirror images, with the main entrances placed in the centre. Paired paneled wood doors with glass inserts and flat transoms are set in flat-headed surrounds, and the glass is etched apart from the transom on 64 Charles, which has been replaced. The entries are sheltered by open porches where the wood detailing includes turned posts and fretwork. A pair of flat-headed window openings with stone lintels and sills is placed above the entries and repeated in the two-storey bay windows (displaying wood cornices) in the outer bays. Segmental-arched window openings are found on the side elevations (east and west). The garden wall with the wood gate on 62 Charles is a later, but complementary addition. On the same unit, the single-storey flat-roofed red brick rear (north) addition is not identified as a heritage attribute.

⁸ Unlike the subject properties, the Glen Road houses reflected elements of Toronto's prototypical Bay-n-Gable style

⁹ Cameron, 8

iv. CONTEXT

As shown on the attached map (Image 1), the properties at 62-64 Charles Street East anchor the group of late 19th- and early-20th century buildings adjoining the corner of Charles and Church Streets that reflect the character of the Church Street neighbourhood as it developed and evolved as a fashionable residential community.¹⁰ The Thomas Smith/Arthur Coleman Houses at 62-64 Charles, with the adjoining detached house at 66 Charles (dating to 1872 and updated in 1885) and the semi-detached dwellings at 634-636 Church (1878), bookend the Manhattan Apartments (1909 at 68-70 Charles/628-630 Church) at the northwest corner of the intersection. All of the latter properties are recognized on the City's heritage inventory.

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

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

¹⁰ A similar group of heritage buildings anchors the southwest corner of Church and Gloucester Street, further south, with the collection of late 19th century house form buildings at 280-296 Church and the early 20th century apartment houses at 67 and 69 Gloucester that are designated under the Ontario Heritage Act

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 associative values have been identified for the properties at 62-66 Charles Street East at the time of the research and writing of this report. While notable architects and architectural firms retained offices at 62 Charles Street East during much of the 20th century, they neither designed the structure nor transformed it in a manner that reflected their architectural principles. While their occupancy of the site is an interesting addition to the history of the property at 62 Charles, it is not deemed 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 – Contextually, the value of the Thomas Smith/Arthur Coleman Houses also relates to their historical links to the Church Street neighbourhood where they contribute to the enclave of residential buildings from the late 19th and early 20th centuries adjoining the northwest corner of Charles and Church Streets. With the detached house at 66 Charles and the semi-detached houses at 634-636 Church, which complement the properties at 62-64 Charles with their design features, as well as the early 20th century low-rise Manhattan Apartments at 68-70 Charles (with addresses at 628-630 Church), the group reflects the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 62-64 Charles Street East have design, associative and contextual values. The Thomas Smith/Arthur Coleman Houses retain their integrity as late 19th century residential buildings distinguished by their Second Empire styling. Contextually, the semi-detached houses are historically linked to their surroundings where they anchor an enclave of residential buildings adjoining the northwest corner of Charles and Church Streets that reflects the development of the area as a sought-after neighbourhood in the late 1800s and early 1900s.

5. SOURCES

Archival Sources

Abstract Index of Deeds, Park Lot 7

Archival Photographs, City of Toronto Archives and Toronto Historical Board

(Individual citations in Section 6)

Assessment Rolls, City of Toronto, St. James Ward, 1872-91, and Ward 3, Division 3,

1892 ff.
Boulton Atlas, 1858
Browne, Map of the Township of York, 1862
Building Records, Toronto and East York
City of Toronto Directories, 1871 ff.
Goad's Atlases, 1880-1923
Underwriters' Survey Bureau Atlas, January 1964

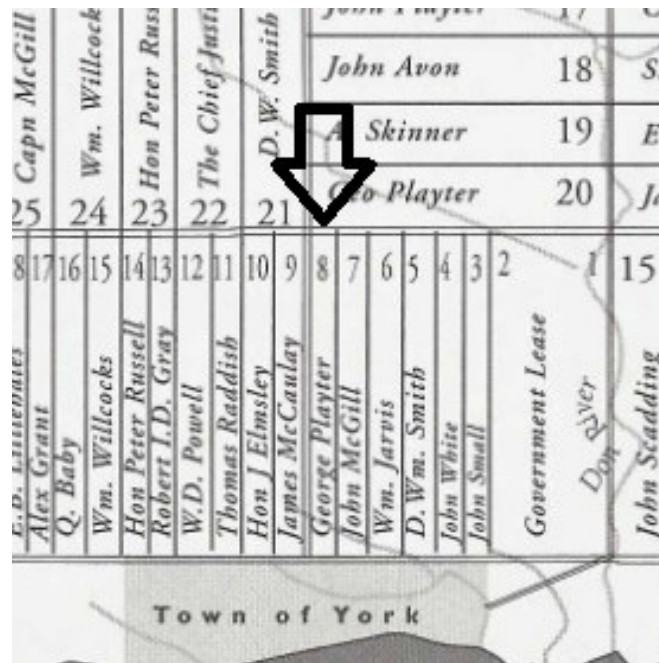
Secondary Sources

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Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
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"Frederick Clare Lee," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1759>
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"Henry Harrison Madill," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/2132>
"James Henry Craig," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1628>
Lundell, Liz, The Estates of Old Toronto, 1997
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

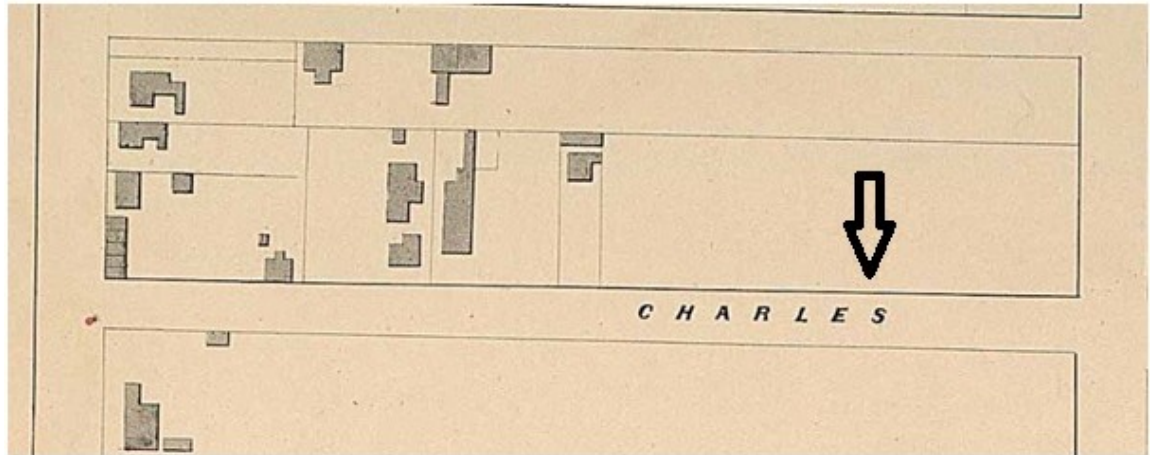
6. IMAGES



1. City of Toronto Property Data Map: showing the subject property at 62-64 Charles Street East, which is identified as "62A Charles" on the image



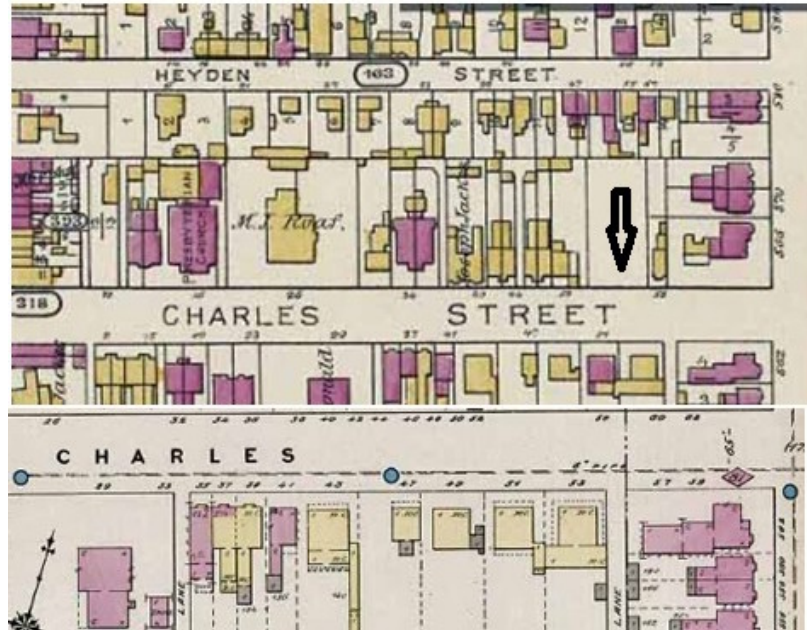
2. Diagram of Park Lots: showing Park Lot 7 where the subject properties are located (Lundell, 10)



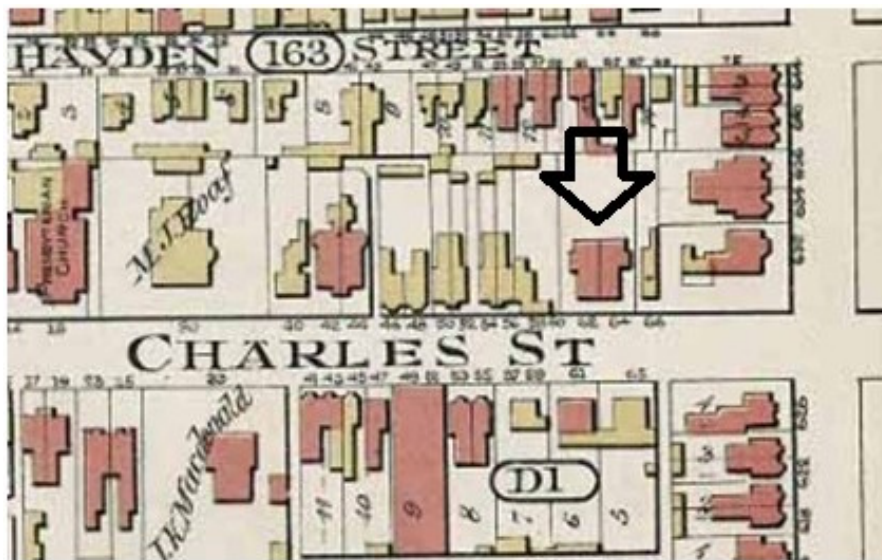
3. Boulton Atlas, 1858: showing the subject property that remained vacant in the mid 19th century



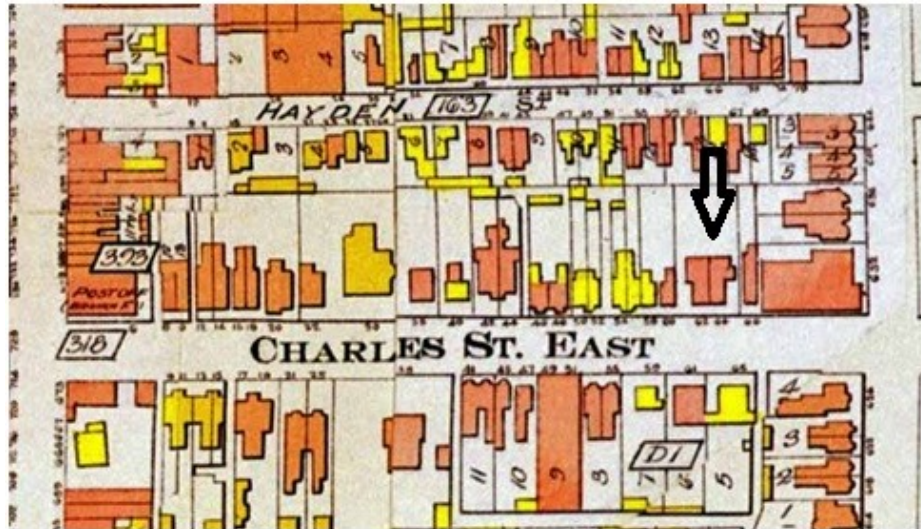
4. Browne, Map of the Township of York, 1862: showing the north side of Charles Street that remained part of Park Lot 7, rather than being surveyed as a residential subdivision as shown on the adjoining lands on Hayter Street



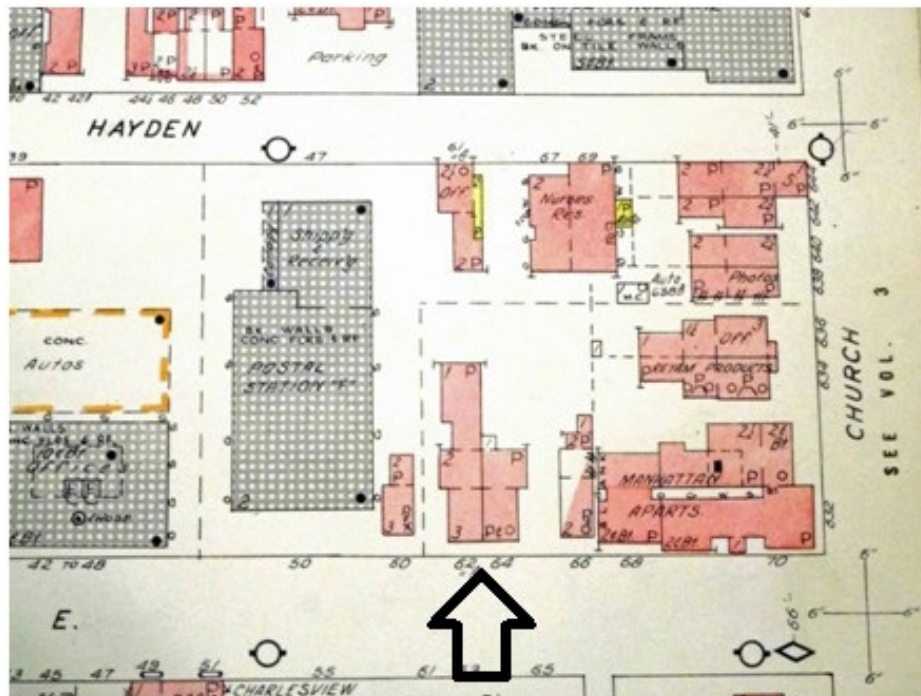
5. Goad's Atlases, 1884: showing the status of Charles Street East where the subject property was not yet developed (the neighbouring house form building at present-day 66 Charles Street was in place, but later re-clad as shown on Image 7)



6. Goad's Atlas, 1890: showing the brick-clad semi-detached houses at 62-64 Charles Street West in place



7. Goad's Atlas, 1910 revised to 1912: showing the semi-detached houses at 62-64 Charles Street East, beside the detached house at 66 Charles (which has been brick-clad) and the Manhattan Apartments at the northwest corner of Church Street



8. Underwriters' Survey Bureau Atlas, January 1964: showing the property at 62-64 Charles Street East and the adjoining buildings at 66 and 68-70 Charles and 634-636 Church Street that are recognized heritage properties. The house form buildings west of the subject properties were replaced by Postal Station G



9. Archival Photographs, 62-64 Charles Street East, 1973: showing the context of the properties (above), the semi-detached houses (below, left) and the entrance to 62 Charles with the sign announcing the tenants, including Wasteneys and Stern, Architects (below, right) (City of Toronto Archives, Fonds 2043, File 47)



10. Archival Photograph, Charles Street East, west of Church Street, 1974: showing the subject property on the left when it was listed on the City's heritage inventory (Toronto Historical Board)



11. Archival Photographs, 62-64 Charles Street East: showing the site in 1990 (left) and 1992 (right) (Toronto Historical Board)



12. Current Photographs, 62-64 Charles Street East, 2014: showing the principal (south) facades (above) and the entrance to 62 Charles (right) (Heritage Preservation Services)



13. Current Photographs, 62-64 Charles Street East, 2014: showing the rear (north) wings, as well as the 1920s addition to 62 Charles (above), and the north elevations from Hayter Street (below) (Heritage Preservation Services)