

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**BERNARD HALDAN HOUSES
634 AND 636 CHURCH STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2016

1. DESCRIPTION



Above: archival photograph of the properties at 634 and 636 Church Street in 1976 (Toronto Historical Board); cover: current view of the principal (east) elevations of the Bernard Haldan Houses (Heritage Preservation Services)

634 and 636 Church Street: Bernard Haldan Houses	
ADDRESS	634 and 636 Church Street (west side, north of Charles Street East)
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Part of Park Lot 7
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood
HISTORICAL NAME	Bernard Haldan Houses
CONSTRUCTION DATE	1878
ORIGINAL OWNER	Bernard Haldan, businessman
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Commercial (restaurants) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	unknown ¹
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone & wood detailing
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	See Section 2.iii
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2016

¹ Building permits do not survive for this period, and no reference to the properties 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 634 and 636 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
1793	Park Lot 7 is patented to John McGill, who transfers the north 60 acres to John Elmsley in 1799
1805	Elmsley's widow, Mary inherits her husband's estate, and begins dispersing it in 1829
1856	After a series of transactions, George Maddison and others acquire the parcel on the northwest corner of Church Street and Charles Street East
1858	The subject property remains vacant according to Boulton's Atlas
1870 July	Bernard Haldan, manager at Western Assurance Company, buys the subject property for \$2000
1871 June	Haldan mortgages his tract for \$4000, which remains vacant according to the city directory
1872 June	Haldan is first listed in the city directory on Church Street, and his house is illustrated on Wadsworth and Unwin's map of Toronto
1878 Sept	Haldan severs the north end of his property and commissions a pair of semi-detached houses (present-day 634 and 636 Church) that are built but unoccupied by this date according to the city directory
1880 Jan	Haldan's semi-detached houses at 570 and 572 Church (present-day 634 and 636 Church) are occupied by a financial manager and a barrister, respectively
1880 May	Bernard Haldan dies
1880	The semi-detached houses are illustrated on the first Goad's Atlas for Toronto (no changes to the buildings are shown on updates to 1923)
1907 April	Edward Haldan, Bernard's eldest son, inherits the properties at present-day 634 and 636 Church Street
1909 Sept	The semi-detached house at 634 Church stands vacant according to the tax assessment roll, which identifies the new owners as Emily and Mary Watt
1909 Sept	Rose Wellnick is identified in the tax assessment rolls as the owner of the property at 636 Church, and initially rents the house to tenants before occupying it in 1910
1964	The updates to the Underwriters' Survey Bureau atlas indicate that the house form buildings are occupied by offices
1971	The building at 634 Church is altered for a restaurant, with a single-storey addition wing added in 1979
1976 Aug	The properties at 634 and 636 Church Street are listed on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register)
1977	Previously used for offices, the building at 636 Church is altered for a restaurant

i. HISTORICAL BACKGROUND

Church Street Neighbourhood

The properties at 634 and 636 Church Street originated as part of Park Lot 7, one of the series of 100-acre allotments that were surveyed between present-day Queen and Bloor streets after the founding of the Town of York (Toronto) in 1793 and awarded to government and military officials as the setting of country estates. Park Lot 7 was granted to Captain John McGill, who conveyed the north part of the allotment to Chief Justice John Elmsley. Church Street was extended north of the townsite where Elmsley's allotment was divided into residential building lots. The area adjoining Church, Jarvis and Sherbourne streets became the most fashionable residential district in the city after the mid 19th century with the unveiling of the "substantial mansions of Toronto's business and political leaders near Bloor Street."² The development of the Church Street neighbourhood can be traced on historical maps and atlases, including those appended in Section 6 of this report.

634 and 636 Church Street

The land adjoining the northwest intersection of Church Street and Charles Street East (two streets south of Bloor) remained part of Park Lot 7 and was never registered under a plan of subdivision. Boulton's atlas illustrated this neighbourhood in 1858 when the subject properties belonged to members of the Maddison family (following a mortgage default) and remained vacant. In 1870, Bernard Haldan (c.1817-80), manager of the Western Assurance Company, purchased the 127' x 148' parcel for \$2000 at the corner of Church and Charles streets. By 1872, a commodious house form building was located on the south part of Haldan's allotment at present-day 628 Church Street (Image 4).

Haldan authorized the severance of the north part of his property, commissioning the pair of semi-detached houses at present-day 634 and 636 Church Street. The buildings were in place by January 1878 when they were described as vacant in the city directory. By September of that year when the tax assessment rolls were compiled, the south unit was numbered 570 Church Street and occupied by Major Richard J. Grant, a retired soldier and president of the Canada Mortgage Agency.³ Haldan first rented the semi-detached house at present-day 636 Church to Toronto barrister James Holmes Macdonald. Following Bernard Haldan's death in 1880, his widow, Sarah Cobbs Haldan retained the properties at 634 and 636 Church Street. In 1907, they were conveyed to her eldest son, Edward Haldan, who subsequently sold them. The houses remained rental properties, and were later subdivided as rooming houses as the Church Street neighbourhood declined during the mid 20th century. By 1964 when the properties were illustrated on the Underwriters' Survey Bureau Atlas (Image 7), the houses were converted to office buildings. In 1971, both buildings were converted as restaurants as part of the ongoing

² McHugh, 151

³ Grant was noted as the son of an important military figure who was a compatriot of General Isaac Brock's during the War of 1812. Preserving his father's legacy, Richard Grant assisted author Sarah Curzon with her biography of Laura Secord during the time he resided at present-day 634 Church street

revival of the Church Street neighbourhood. During that decade, the properties at 634 and 636 Church Street were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

ii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 634 and 636 Church Street are found on the cover and in Sections 2 and 6 of this report. The Bernard Haldan Houses are a pair of semi-detached house form buildings that display features identified with the Second Empire style popularized in the late 19th century. Distinguished by its trademark mansard (double slope) roof and elaborate decorative detailing, the style was inspired by the reign of Napoleon III in the mid 19th century and epitomized by the design of the New Louvre in Paris and its combination of features from the Italian Renaissance and classical French architecture. While introduced to institutional buildings in North America, the Second Empire was quickly adapted for residential designs. In Toronto, the application of the style for the Lieutenant-Governor of Ontario's official residence on King Street West (completed in 1870 and shown in Image 8) was interpreted in innumerable residential commissions in the city's upscale neighbourhoods, including Church Street.

As shown in the archival and current photographs in this report, the Bernard Haldan Houses are designed as mirror images and share 2½-storey rectangular shaped plans and buff brick cladding with brick, stone, wood and slate applied for the detailing that includes quoins and band courses. The distinctive mansard roofs that cover the structures are repeated on the central tower and the bay windows on the principal (east) elevation. The roofs feature decorative slate cladding, chimneys, flared eaves with paired brackets, and dormers that include a gable-roofed dormer on the north slope of 636 Church Street. Above the principal (east) elevations, the roofs have ornate dormers with round-arched windows and decorative woodwork, including a shaped pediment and a round opening with quoins above the dormers over the entrances.

The principal elevations on Church Street are organized as mirror images and decorated with quoins and band courses. At the base of the central tower, the main entrances are placed side-by-side beneath single round-arched window openings (Image 11). 636 Church retains its panelled wood door with glass inserts beneath the transom. The tower is flanked by two-storey bay windows with segmental-arched window openings, and similarly shaped openings are found on the side walls (north and south). The brick and stone detailing on the window openings incorporates flat arches, voussoirs, keystones and sills, with the openings in the second-storey of the entrance block set in panelled surrounds.

The buildings are extended by 1½-storey brick-clad wings under mansard roofs with dormers, as well as single-storey brick clad tails that lack decorative detailing. Not visible from Church Street, the wings and tails are not identified as heritage attributes.

iii. CONTEXT

The property data map attached as Image 1 shows the location of the Bernard Haldan Houses on the west side of Church Street in the block between Charles Street West (south) and Hayden Street (north) and close to Bloor Street East. Directly south, the listed heritage property at 628 Church contains the Manhattan Apartments (1909-1911), an apartment complex that incorporates part of the original late 19th century house form building on the site, which is historically linked to the subject properties and listed on the City of Toronto's Heritage Register. Directly southwest, the adjoining semi-detached houses at 64 and 66 Charles, as well as the detached house form building at 68 Charles, also date to the late 19th century and are included on the City of Toronto's Heritage Register.⁴

In the immediate neighbourhood, many of the detached and semi-detached house form buildings that represented the historical character of the area have been removed, apart from a few residential structures on Church and Hayden Streets. To the west, the St. Charles Court Apartments (1914) at 30 Charles Street East are designated under Part IV, Section 29 of the Ontario Heritage Act.

3. EVALUATION CHECKLIST

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

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Well-crafted Example of a Style and Type - The properties at 634 and 636 Church Street have design value as well-crafted surviving examples of late 19th century semi-detached house form buildings with the features of the Second Empire style popularized for residential buildings during the late Victorian era. The Bernard Haldan Houses are particularly distinguished by their composition, with an entrance block flanked by full-height bay windows beneath the highly decorated mansard roofs that are the hallmark of the Second Empire style.

⁴ The semi-detached houses at 64 and 66 Charles Street were designated under Part IV, Section 29 of the Ontario Heritage Act by By-law in 2012

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

Community - The Bernard Haldan Houses are historically associated with the development and evolution of the Church Street neighbourhood. The semi-detached houses are important surviving examples from the first phase of development on Church Street when, with the neighbouring Sherbourne and Jarvis streets, it was among the most sought after residential districts in Toronto where community leaders commissioned residences in the popular styles of the era.

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 properties at 634 and 636 Church Street are historically, visually and physically linked to their surroundings in the Church Street neighbourhood. With their placement next to the Manhattan Apartments (1909-11), the low-rise walk-up apartment complex at the northwest corner of Church and Charles streets, as well as their proximity to the late 19th century house form buildings at 64, 66 and 68 Charles Street East that share their Second Empire styling, the Bernard Haldan House form a surviving residential enclave of heritage properties adjoining this intersection.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 634 and 636 Church Street have design, associative and contextual values. The Bernard Haldan Houses are located on the west side of the street, north of Charles Street East where they stand as a pair of well-crafted semi-detached house form buildings featuring Second Empire designs. They are historically associated with the development of the Church Street neighbourhood in the late 19th century as a high-end residential enclave. Contextually, the Bernard Haldan Houses are historically, visually and physically linked to Church Street where they contribute to the group of late 19th century residential buildings at 64, 66 and 68 Charles Street East and complement the adjoining Manhattan Apartments (1909-11) at 628 Church Street, which originated as a detached dwelling from the same era.

5. SOURCES

Archival Sources

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

Secondary Sources

Adams, Graeme M., and Charles P. Mulvany, History of Toronto and the County of York, 1885
Arthur, Eric, Toronto: No Mean City, 3rd ed., revised by Stephen B. Otto, 1986
Blumenson, John, Ontario Architecture, 1990
Cameron, Christina, and Janet Wright, Second Empire Style in Canadian Architecture, 1980
Cruikshank, Tom, and John De Visser, Old Toronto Houses, 2003
Curzon, Sara, Laura Secord: the Heroine of 1812, 1887
Haldan Family Records, www.ancestry.ca
Lumsden, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, et. al., A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

6. IMAGES – maps and atlases are followed by other archival images. The **arrows** mark the location of the properties at 634 and 636 Church Street. All maps are oriented with north on the top.

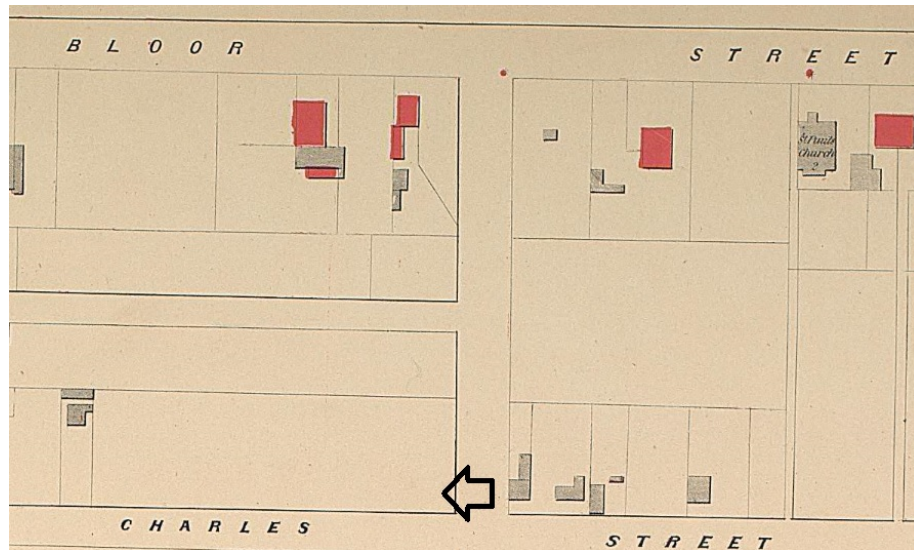


1. City of Toronto Property Data Map: showing the location of the properties at 634 and 636 Church Street, north of Charles Street East.

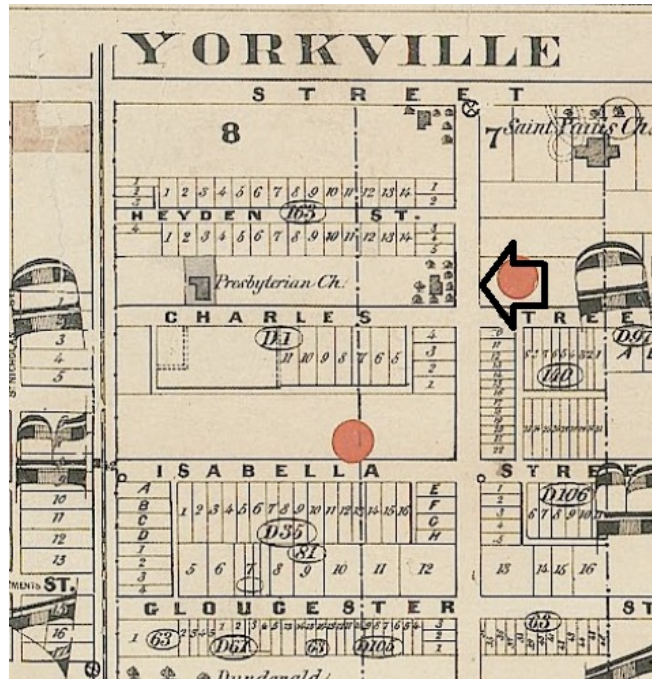
4	Wm.	Willcocks	20	Geo. Playter	20	Jan
23	Hon	Peter Russell				
22	The	Robert I.D. Gray				
		W.D. Powell				
		Thomas Raddish				
		Hon J Elmsley				
		James McCaulay				
		George Playter				
		John McGill				
		Wm. Jarvis				
		D. Wm. Smith				
		John White				
		John Small				
		Government Lease				
		Don River				
		John Scadding				

Town of York

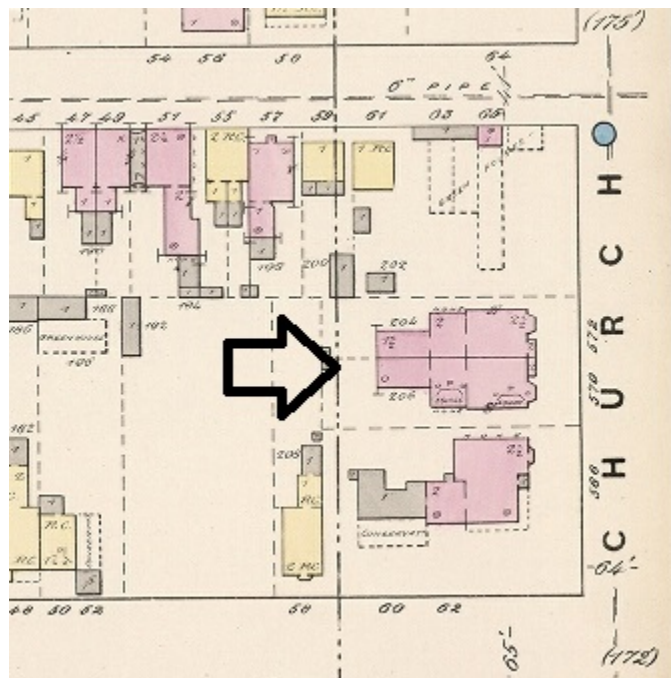
2. Map of Park Lots: showing Park Lot 7, the future location of the subject properties.



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



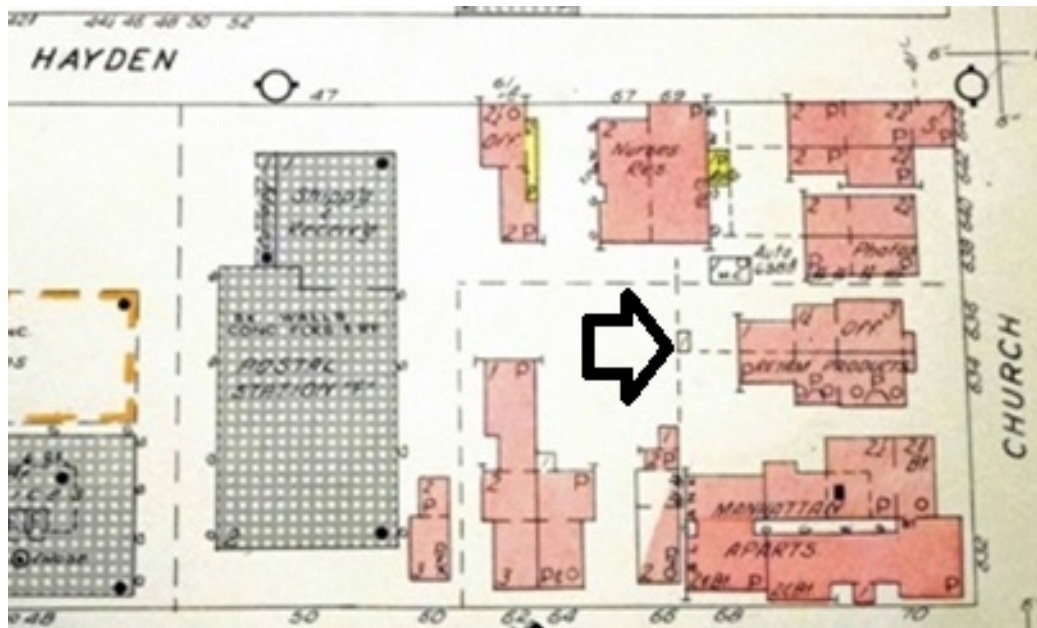
4. Wadsworth and Unwin, 1872: Bernard Haldan's own detached house is shown in place on the northwest corner of Church and Charles streets prior to the severance of the north part of the site for the subject buildings.



5. Goad's Atlas, 1880: the first Goad's Atlas for Toronto illustrates the Bernard Haldan Houses (no changes are reflected on subsequent atlases up to 1923).



6. Goad's Atlas, 1910 revised to 1912: showing the properties after the neighbouring detached house form building at 628 Church Street was transformed as the Manhattan Apartments (1909-11).



7. Underwriters' Survey Bureau Atlas, January 1964: the atlas illustrates the semi-detached houses, which were occupied by commercial businesses.



8. Archival Photograph, Government House, 1912: documented prior to its demolition, the official residence of Ontario's Lieutenant-Governor at King and Simcoe streets with its Second Empire styling inspired residential architecture in the city (Toronto Public Library, Item 1792)



9. Archival Photograph, Church Street Neighbourhood, 1902: showing Church Street at the turn of the 20th century when it was still lined with high-end residential buildings, including the subject properties (not shown) (City of Toronto Archives, Series 376, Item 71).



10. Archival Photograph, 634-636 Church Street, 1973: contextual view, looking south along the west side of Church Street and showing the Bernard Haldan Houses (City of Toronto Archives, Fonds 2943, File 53).



11. Archival Photograph, 634 and 636 Church Street, 1976: showing the detailing on the central tower with the entrances to the buildings (Toronto Historical Board)



12. Archival Photographs, 634 and 636 Church Street, 1990: showing the principal (east) elevations of the buildings (above) and their context on the west side of Church Street, north of the Manhattan Apartments at 628 Church (below) (Toronto Historical Board).



13. Current Photographs, 634 and 636 Church Street, 2016: contextual views of the properties, looking north on Church Street (above) and south toward Charles Street East (below), and showing the side elevations (north and south) of the semi-detached houses that are viewed from Church Street (Heritage Preservation Services).



14. Current Photographs, 634 and 636 Church Street, 2016: detailed view of the north (side) elevation of 634 Church (above) and the rear (west) walls (below) (Heritage Preservation Services).



15. Archival Photograph, Church Street Neighbourhood, 1974: showing the semi-detached house form buildings at 64 and 66 Charles Street (above, left), which are designated under Part IV, Section 29 of the Ontario Heritage Act and share the Second Empire detailing of the subject properties.



16. Photographs, Church Street Neighbourhood, 2011: south of the subject properties, the designated heritage properties at 580 (582) Church Street adjoining the northwest corner of Dundonald Street contain other examples of surviving house form buildings on Church Street that share the vintage and Second Empire styling of the subject buildings (Heritage Preservation Services).