

## **66 Charles Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

**Date:** November 28, 2023

**To:** City Council

**From:** Chief Planner and Executive Director, City Planning

**Wards:** 11 - University-Rosedale

### **SUMMARY**

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This report recommends that City Council state its intention to designate the property at 66 Charles Street East under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 66 Charles Street East is located on the north side of Charles Street East to the west of Church Street. Constructed in 1872 and remodeled in the Second Empire style by builder and property developer Arthur Coleman in 1886, the property bears a strong resemblance to the adjacent properties at 62-64 Charles Street East which were constructed by Arthur Coleman and Thomas Smith in 1884. Together with the neighbouring Part IV Designated properties at 62-64 Charles Street East, 628 Church Street, and 634-636 Church Street, the property at 66 Charles Street East forms part of a group of late nineteenth and early twentieth century residential structures that anchor the northwest corner of Church Street and Charles Street East.

Between 1904 and 1910, the property was the home of noted cartoonist, journalist, poet, and lecturer John Wilson Bengough. Declared a National Historic Person by the Government of Canada in 1938, a commemorative plaque was installed at the property in 1983 by Parks Canada. The property continued to function as a residence until 1974 when it was purchased by lawyer Gerald Sternberg and converted to offices by 1980.

Staff have completed the Research and Evaluation Report for the property at 66 Charles Street East and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under the criteria for Design/Physical, Historical/Associative, and Contextual value. As such, the property is a significant built heritage resource.

A Committee of Adjustment application for a Minor Variance to convert the existing two-and-one-half-storey detached residential building at 66 Charles Street East into an 11-storey apartment building was submitted on September 6, 2023. The project will retain

the main section of the existing residential structure and construct a nine-storey rear addition above and behind the rear third of the main structure. The first storey of the existing structure will be converted into an entrance lobby, while the second and third storeys will be converted into residential suites

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. A HIA prepared by Philip Goldsmith dated November 3, 2023 was submitted as part of the Committee of Adjustment application.

City staff recommend that to ensure the conservation conditions of a Site Plan that it be done through designation of the property under Part IV of the Ontario Heritage Act.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage Act and came into effect on January 1, 2023.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

## **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council state its intention to designate the property at 66 Charles Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 66 Charles Street East (Reasons for Designation) attached as Attachment 3, to the report, November 28, 2023, from the Chief Planner and Executive Director, City Planning:
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

## **FINANCIAL IMPACT**

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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City Council included the subject property at 66 Charles Street East on the City of Toronto's Heritage Register on March 15, 1974.

## **BACKGROUND**

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### **Heritage Planning Framework**

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and

to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an

evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. <https://www.ontario.ca/laws/regulation/060009>

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. A majority of the key changes to the Act came into effect on January 1, 2023.

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.6.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

## COMMENTS

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City Council included the property located at 66 Charles Street East on the City of Toronto's Heritage Register in 1974.

The subject property is adjacent to the Part IV Designated Properties at 62-62 Charles Street East, 628 Church Street, and 634-636 Church Street.

A Committee of Adjustment Application has been made for the property at 66 Charles Street East. Community Planning has determined this would not require a Rezoning application.

It is anticipated that a Site Plan application will be submitted shortly after the Minor Variance receives a decision from the Committee of Adjustment at its November 29, 2023 Hearing Date.

**66 Charles Street East**

**Research and Evaluation according to Ontario Regulation 9/06**

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 66 Charles Street East, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



Figure 1: 66 Charles Street East (Heritage Planning, 2023).

## 1. DESCRIPTION

66 Charles Street East	
ADDRESS	66 Charles Street East
WARD	11-University-Rosedale
NEIGHBOURHOOD/COMMUNITY	Church-Wellesley
HISTORICAL NAME	58 Charles Street East
CONSTRUCTION DATE	1872, remodeled 1886
ORIGINAL OWNER	Richard Smith
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	c.1886 Arthur Coleman (Builder)
DESIGN/CONSTRUCTION/MATERIALS	Wood frame with brick cladding
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	1886: Remodeled with expanded main structure, rear ell, brick cladding, mansard roof with dormers
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed (March 15, 1974)
RECORDER	Patrick Brown
REPORT DATE	November 16, 2023

## 2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 66 Charles Street East, and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

### i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
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
1871	Richard Smith purchases the property at 58 Charles Street

1872	Richard Smith has wooden two-storey rough-cast residence constructed
1873	Builder Arthur Coleman purchases the property
1884	Arthur Coleman and Thomas Smith construct two semi-detached residences on the adjacent properties at 62-64 Charles Street in the Second Empire Style
1886	Arthur Coleman enlarges and remodels 58 Charles Street in the Second Empire Style
1890	Address changed to 66 Charles Street
1904-1910	John Wilson Bengough resides at 66 Charles Street East
1909	Address changed to 66 Charles Street East
1974-1980	Property purchased by Gerald Sternberg and converted to offices

## ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

### Charles Street Neighbourhood

The subject property at 66 Charles Street East, located directly west of Church Street, originally formed part of Park Lot 7, one of the series of 100-acre allotments that were surveyed between present-day Queen and Bloor streets following the founding of the Town of York (Toronto) in 1793. Park Lot 7 was granted to Captain John McGill who conveyed the northern part to Chief Justice John Elmsley. Following the extension of Church Street north of the townsite, Elmsley's allotment was divided into residential building lots. Church Street, along with Jarvis and Sherbourne streets, became the most fashionable residential district in the city after the mid-19th century, with Toronto's business and political leaders constructing substantial mansions near Bloor Street.<sup>1</sup>

### 66 Charles Street East

The subject property was purchased for 310 dollars by plasterer Richard Smith in 1871 who had a wood frame house constructed in 1872. Originally given the address of 58 Charles Street, in 1873, builder Arthur Coleman purchased the property for 1500 dollars. In 1886, Coleman had the existing wood-clad residence remodeled, expanding the rear wing to the full width of the main structure, enlarging the rear ell, and cladding the structure in brick. A mansard roof was constructed over the front two-thirds of the enlarged main structure.<sup>2</sup> A prolific builder, Arthur Coleman was involved with the development of numerous properties, including the adjacent c.1884 semi-detached residences at 62-64 Charles Street, to which the subject property bears a strong resemblance. The subject property's address was changed to 66 Charles Street in 1890, and 66 Charles Street East in 1909. The property was leased by Arthur Coleman and heirs as a single family residence. Following its sale by Coleman's heirs in 1922, the property would go through a number of owners while continuing to be a residence

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<sup>1</sup> McHugh, 151

<sup>2</sup> 1886 tax assessments show the property was containing a 2-storey wood frame house, and in 1887 it is noted as being brick.



until 1974, when it was purchased by lawyer Gerald Sternberg, who converted it to law offices by 1980.

### **Arthur Coleman (1833-1911)**

Arthur Coleman was born in Walton, England in 1833 and immigrated to Canada with his parents in 1846 where he learned the building trade with William Hall. His name appears in the book *The History of Toronto and the County of York* from 1885 under builders and contractors. By 1857, Coleman was principally engaged erecting private houses employing 8 to 10 men. When Coleman and Thomas constructed the semi-detached residences at 62-64 Charles Street in 1884, Coleman resided at 11 Hayter Street and Thomas Smith resided at 51 Hayden Street due north of the site of 62-64 Charles Street.

Coleman is also identified as the builder of a pair semi-detached residences on the corner lot of 2 Glen Road and 6 Howard Street. These residences were completed in 1884 in partnership with Reverend William Muir, editor of the Canadian Baptist magazine.

### **John Wilson Bengough (1851-1923)**

Born in Toronto in 1851, John Wilson Bengough was a publisher, journalist, and political cartoonist. After beginning his career at George Brown's *Globe* newspaper in 1871, he would found the satirical weekly *Grip* (1873-94).<sup>3</sup> As the editor and chief cartoonist at *Grip*, Bengough is considered a pioneer of the editorial cartoon in Canada, demonstrating "that such images could be serious while simultaneously exuding playfulness, irony, and satiric charm."<sup>4</sup> Of his many cartoons, he is most noted for his caricatures of Sir John A. Macdonald following the Pacific Scandal in 1873, which continue to influence the public's perception of Canada's first Prime Minister.

John Wilson Bengough would reside at 66 Charles Street East between 1904 and 1910. After his death in 1923, he was declared a National Historic Person by the Government of Canada in 1938 for his work as a cartoonist, journalist, poet and lecturer.<sup>5</sup> In recognition of this, a commemorative plaque was erected outside of 66 Charles Street East in 1983.

### **iii. ARCHITECTURAL DESCRIPTION**

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property displays 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

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3 Fetherling, 2015

4 Ernst, n.d.

5 Parks Canada

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."<sup>6</sup>

The property features a two-and-a-half-storey red-brick clad residential structure with rear ell above a raised basement. Rectangular in plan, the southerly two-thirds of the main structure is covered by a mansard roof with patterned slate shingles, flared and extended eaves with brackets, and classically-detailed wood dormers with segmentally arched windows. The northerly third of the main structure and the rear ell are two-storeys in height with flat roofs. The rear ell is not identified as a heritage attribute.

The principal (south) elevation features flat headed fenestration with stone lintels and sills at the first storey and stone lintels with wooden sills at the second storey. The south (principal) façade is organized as two bays. The easterly bay features a single window at the second storey placed above a double entrance sheltered by an open porch with wood detailing including turned posts and fretwork. The westerly bay features paired window openings at the second storey placed above a three-sided bay window at the first storey.

The west elevation features a two-storey bay located mid-structure with segmentally arched windows with brick voussoirs at the first and second storeys. This is followed, towards the rear of the main structure, by a pair of segmentally arched windows with brick voussoirs at the first storey with an oriel window above. The north (rear) elevation of the main structure is obscured by the rear ell, while the east elevation is obscured by the adjacent property which is located less than one meter to the east.

#### **iv. CONTEXT**

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The subject property is located on the north side of Charles Street, west of Church Street. It is adjacent to the Part IV designated properties at 62-64 Charles Street East to the west, and 628 and 634-636 Church Street to the east. Together these properties form a group of late nineteenth and early twentieth century residential structures that anchor the northwest corner of Church Street and Charles Street East. The properties

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6 Cameron, 8

at 628 and 634-636 Church Street are being integrated into a high-rise mixed-use development that is currently under construction. Beyond these properties the surrounding area is comprised primarily of mid- to high-rise mixed-use structures constructed between the 1950s and present, with new mixed-use high-rises either planned or under construction.

### 3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

#### DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

#### *Representative example of a style*

The property is a representative example of a late-19th century residential structure designed in Second Empire Style. This is evident in its mansard roof with polychromatic slate shingles punctuated by dormers framed by decorative wooden brackets and fluted pilasters. The continuation of detailed decorative woodwork elements in the cornice brackets and front porch reveal a focus on ornamentation that is a hallmark of the style.

#### HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

*Direct association with a person that is significant to a community*

The property is directly associated with noted cartoonist, journalist, poet, and lecturer John Wilson Bengough, who resided at the property between 1904 and 1910. Declared a National Historic Person by the Government of Canada in 1938, a commemorative plaque was installed at the property in 1983 by Parks Canada.

**CONTEXTUAL VALUE**

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

*Important in defining, maintaining or supporting the character of an area*

Located within a group of Part IV designated properties constructed between 1878 and 1911, the property at 66 Charles Street East is important in defining, maintaining, and supporting the late nineteenth and early twentieth century residential character that anchors the northwest corner of Church Street and Charles Street East.

*Physically, functionally, visually or historically linked to its surroundings*

The property is visually and historically linked to its surroundings. Constructed in 1872, the property at 66 Charles Street East was remodeled by Arthur Coleman in 1886 in the same style as neighbouring properties at 62-64 Charles Street East which Coleman, in collaboration with Thomas Smith, constructed in 1884. Along with its mansard roof with polychrome slate shingles, the three properties also feature similar dormers, brick facades with stone lintels, and decorative woodwork in the dormers, brackets and front porches.

**CONCLUSION**

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Staff have completed the Research and Evaluation Report for the property at 66 Charles Street East and determined that the property meets 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

The Statement of Significance (Attachment 3) 66 Charles Street East, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

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Attachment 1 – Maps and Photographs  
Attachment 2 – List of Research Sources  
Attachment 3 – Statement of Significance (Reasons for Designation)

# MAPS AND PHOTOGRAPHS: 66 CHARLES STREET EAST ATTACHMENT 1

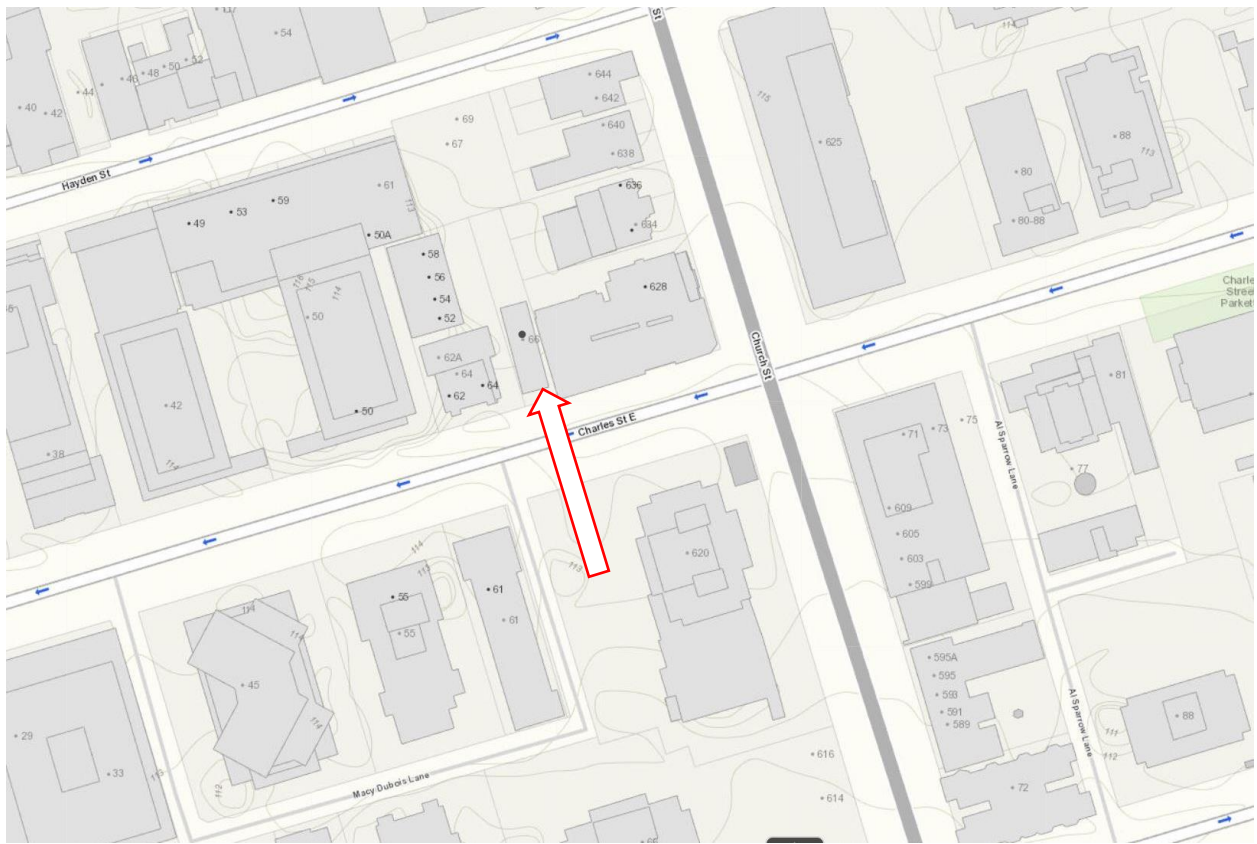


Figure 2: Location of 66 Charles Street East indicated by the arrow. Note: This location map is for information purposes only; the exact boundaries of the property are not shown. North is located at the top of the map (City of Toronto mapping).

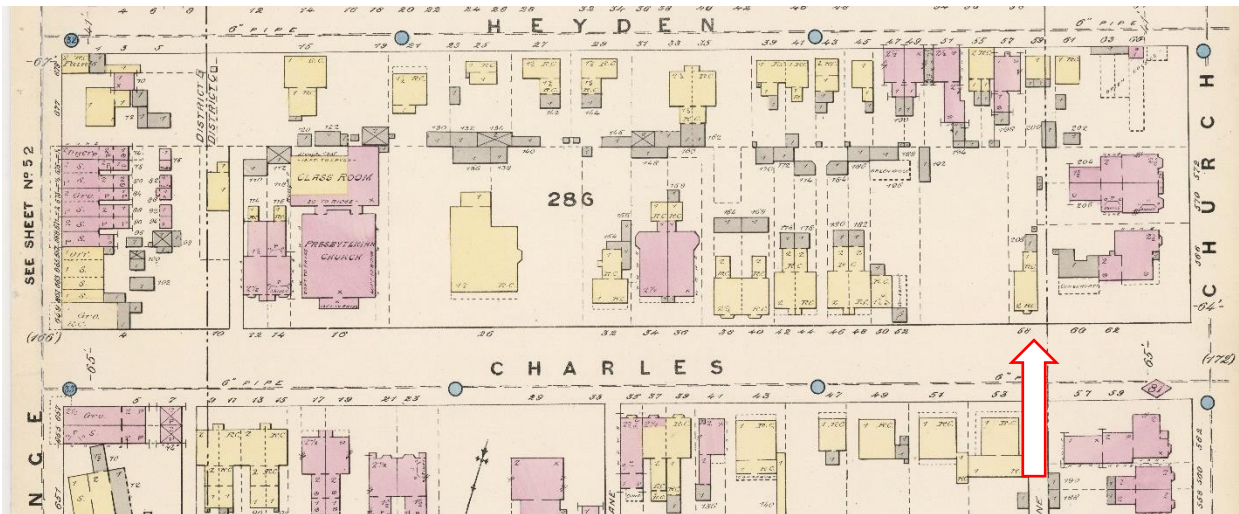


Figure 3: 1880 Goad's Atlas of the City of Toronto; 66 Charles Street East (formerly 58 Charles Street East) indicated by the arrow.

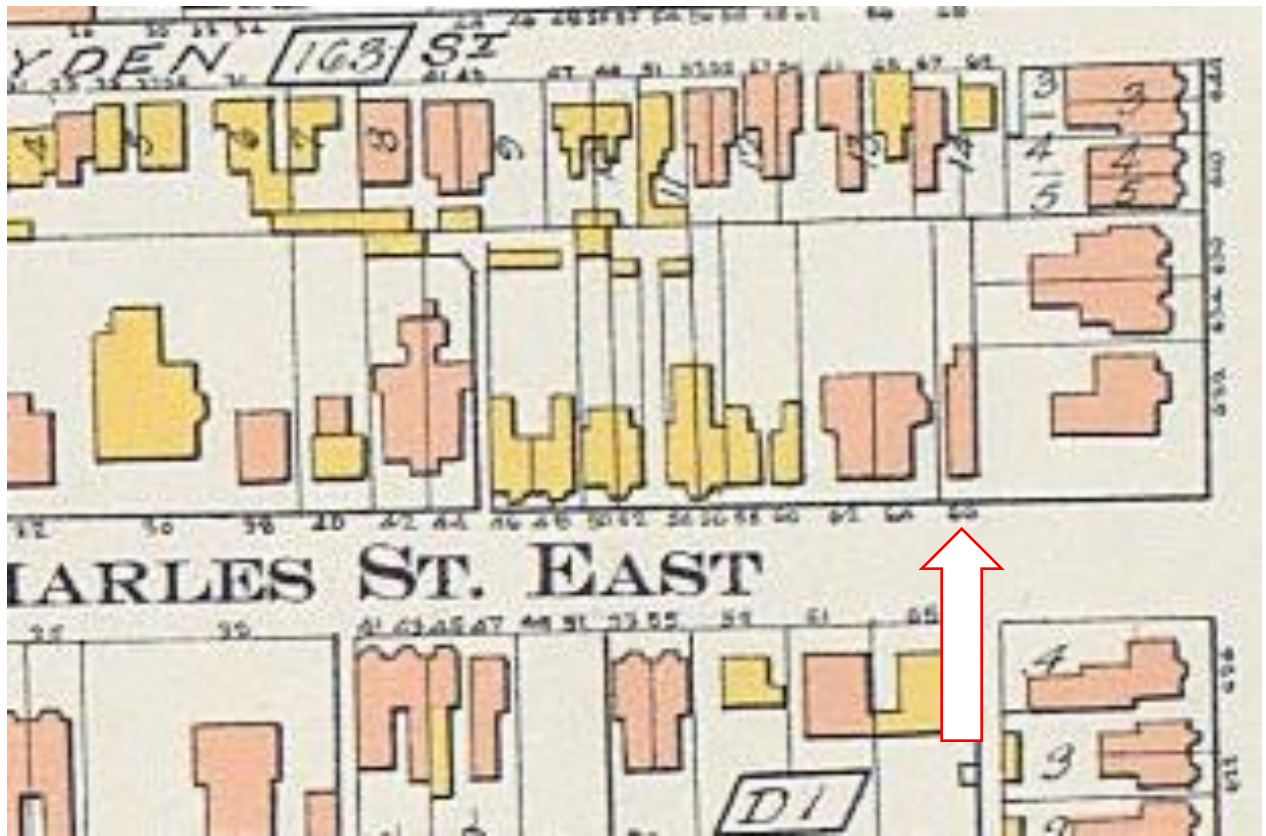


Figure 4: 1910 Goad's Atlas of the City of Toronto; 66 Charles Street East indicated by the arrow.



Figure 5: 1974 image showing 66 Charles Street East and adjacent properties (Toronto Historical Board).



Figure 6: Principal (south) elevation of 66 Charles Street East (Heritage Planning, 2023).



Figure 7: South and west elevations of 66 Charles Street East (Heritage Planning, 2023).





Figure 8: Rear (north) elevation of 66 Charles Street East (Heritage Planning, 2023).



Figure 9: Looking north towards 66 Charles Street East with adjacent Part IV Designated properties 62-64 Charles Street East to the left, and 628 Church Street to the right (Heritage Planning, 2023).



Figure 10: 2019 image looking north towards 66 Charles Street East (left) and the adjacent Part IV Designated property at 628 Church Street (centre and right). The current view of 628 Church Street is obscured by scaffolding as part of its inclusion in a high-rise development (Google Streetview).



Figure 11: 2019 image looking west towards the Part IV Designated properties at 628 Church Street (left) and 634-636 Church Street (right). The current views of 628 Church Street and 634-636 Church Street are obscured by scaffolding as part of their inclusion in a high-rise development (Google Streetview).



Figure 12: View of Charles Street East, looking westward from 66 Charles Street East (Heritage Planning, 2023),



Figure 13: View of Charles Street East looking eastward towards 66 Charles Street East, Heritage Planning, 2023).

## RESEARCH SOURCES

## ATTACHMENT 2

### ARCHIVAL SOURCES

- City of Toronto Archives, Tax Assessment Rolls.
- City of Toronto Archives Photographs
- Goad's Atlas of the City of Toronto, 1880, 1884, 1890, 1903, 1910, 1924.
- Might's Greater Toronto City Directories, 1871-2001.
- Land Registry Office 80, Book 584, Park Lot 7, Block 3.
- Toronto Historical Board, Archival Photographs.
- Toronto Public Library, Toronto Star Historical Newspaper Archives.

### SECONDARY SOURCES

- Adams, Graeme M., and Charles P. Mulvany, *History of Toronto and the County of York*, 1885.
- Cameron, Christina, and Janet Wright, *Second Empire Style in Canadian Architecture*, Parks Canada, 1980.
- Ernst, Christopher, *J.W. Bengough: Publisher and Pioneer of Editorial Cartooning in English Canada*, McMaster University Digital Collections, n.d.  
<https://digitalcollections.mcmaster.ca/hpcanpub/case-study/jw-bengough-publisher-and-pioneer-editorial-cartooning-english-canada>
- Fetherling, Douglas, *John Wilson Bengough*, The Canadian Encyclopedia [website], 2015. <https://www.thecanadianencyclopedia.ca/en/article/john-wilson-bengough>
- McHugh, Patricia, *Toronto Architecture: a city guide*, 2nd ed., 1989.
- Parks Canada, *Bengough, John Wilson National Historic Person*, Parks Canada Directory of Federal Heritage Designations [website], n.d.  
[https://www.pc.gc.ca/apps/dfhd/page\\_nhs\\_eng.aspx?id=1289](https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=1289)

**66 CHARLES STREET EAST**  
**STATEMENT OF SIGNIFICANCE**  
**(REASONS FOR DESIGNATION)**

**ATTACHMENT 3**

The property at 66 Charles Street East is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, historical/associative, and contextual value.

**Description**

The property at 66 Charles Street East is located on the north side of Charles Street East to the west of Church Street. Together with the neighbouring Part IV Designated properties at 62-64 Charles Street East, 628 Church Street, and 634-636 Church Street, the property at 66 Charles Street East forms part of a group of late nineteenth and early twentieth century residential structures that anchor the northwest corner of Church Street and Charles Street East. Constructed in 1872 and remodeled in the Second Empire style by builder and property developer Arthur Coleman in 1886, the property remained a residence until 1974 when it was purchased by lawyer Gerald Sternberg and converted to offices.

The property was listed on the City's Heritage Register on March 15, 1974.

In 1983, the property at 66 Charles Street East was recognized nationally with a Parks Canada plaque.

**Statement of Cultural Heritage Value**

**Design or Physical Value**

The property is a representative example of a late-19th century residential structure designed in the Second Empire Style. This is evident in its mansard roof with polychromatic slate shingles punctuated by dormers framed by decorative wooden brackets and fluted pilasters. This decorative woodwork is carried through in the cornice brackets and front porch.

**Historical Associative Value**

The property is valued for its direct association with noted cartoonist, journalist, poet, and lecturer John Wilson Bengough, who resided at the property between 1904 and 1910. Declared a National Historic Person by the Government of Canada in 1938, a commemorative plaque was installed at the property in 1983 by Parks Canada.

**Contextual Value**

Located within a group of Part IV designated properties constructed between 1878 and 1911, the property at 66 Charles Street East is important in defining, maintaining, and supporting the late-19th and early-20th century residential character that anchors the northwest corner of Church Street and Charles Street East.

The property is also visually and historically linked to its surroundings. Constructed in 1872, the property at 66 Charles Street East was remodeled by Arthur Coleman in 1886 in the same style as neighbouring properties at 62-64 Charles Street East which Coleman, in collaboration with Thomas Smith, constructed in 1884. Along with its mansard roof with polychrome slate shingles, the three properties also feature similar dormers, brick facades with stone lintels, and decorative woodwork in the dormers, brackets and front porches.

## **Heritage Attributes**

### **Design or Physical Value**

The following heritage attributes contribute to the cultural heritage value of the property at 66 Charles Street East as a representative example of a late-19th century residential structure designed in Second Empire Style:

- The mansard roof with patterned, polychromatic slate shingles, flared and extended eaves with brackets and classically detailed wood dormers with segmentally arched windows
- Red brick cladding
- Rectangular plan with projecting bays on south and west elevations
- Flat-headed openings on the south elevation, including the raised double-width entrance, with their stone lintels and sills at the first storey and stone lintels with wooden sills at the second storey
- Segmentally-arched fenestration with brick voussoirs on the west elevation
- Second-storey oriel window on the west elevation

### **Historical Associative Value**

The following heritage attributes contribute to the cultural heritage value of the property at 66 Charles Street East for its association with noted cartoonist, journalist, poet, and lecturer John Wilson Bengough:

- The 1983 Parks Canada plaque in front of the residential structure commemorating John Wilson Bengough.

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the property at 66 Charles Street East in defining, maintaining, and supporting the late-19th and early-20th century residential character of the northwest corner of Church Street and Charles Street East where it is part of a larger collection of properties including 62-64 Charles Street East, 628 Church Street and 634-636 Church Street, and for being visually and historically linked to its surroundings:

- The property's siting and orientation on the north side of Charles Street East
- The property's scale, form, and massing, which is similar to the properties at 62-64 Charles Street East
- The property's legibility as a single detached residential structure
- The material palette typical of late-nineteenth century buildings, including red brick with stone and wood detailing
- Mansard roof with dormers on the principal (south) and west elevations