



The following cover sheet should be completed and be submitted with a Listed Property Research Record. Please complete each field to the best of your ability. You may be contacted by Heritage Planning with follow-up questions on the information provided.

**Researcher Information**

Private Individual

Organization (please insert organization contact information if applicable):

First Name:

Last Name:

Organization (if applicable):

Telephone Number:

Email Address:

**Property Location**

Property Address (Street Number, Street Name):

Ward:

Property Name (if applicable):

Date Submitted (yyyy-mm-dd):

Property Type (i.e. house, storefront, landscape):

Current Use:

**Property Description**

Please provide as much information as possible to assist in the research and evaluation of the property. Each field is not required, however insufficient information may hinder Staff's ability to fully evaluate the property.

Historical Name (if applicable):

Year Built:

Neighbourhood/Community (City of Toronto Neighbourhood Profiles):

Original Use:

Alterations / Additions (if known):

Architect / Builder / Contractor:

Associated Persons / Events /Communities:

Architectural Style:



### **Consultation**

Researchers are encouraged to consult with their local Community Preservation Panel. Please indicate if the Panel has been consulted.

Yes  No

If yes, date of contact (yyyy-mm-dd):

City Planning collects personal information on this form under the legal authority of the City of Toronto Act, 2006, section 136 and the Ontario Heritage Act, sections 27 and 29. The information is used to inform the research, evaluation, and determination of whether the individual property identified merits a recommendation for designation under Section 27 of the Ontario Heritage Act. Questions about this process can be directed to Heritage Planning, City Hall, 100 Queen Street West, 17th Floor East Tower, Toronto, Ontario, M5H 2N2, or by telephone at (416) 392-1975.

## Listed Property Research Record

### Executive Summary

This Listed Property Research Record has been completed in support of a recommendation that Heritage Planning staff consider the property at 62-64 Charles Street East for designation under Part IV of the Ontario Heritage Act

Situated on the north side of Charles Street East west of Church Street in the Church-Wellesley neighbourhood, the Thomas Smith/Arthur Coleman Houses at 62-64 Charles Street East were originally built as a pair of semi-detached residences in 1885. Its design and construction attributed to its first occupants, painter Thomas Smith (#62) and builder Arthur Coleman (#64), the Second Empire residence is highly representative of its era and style, as expressed by its numerous original details, including a slate mansard roof, elegant brickwork, complex dormers and wooden corbels, an ornate covered porch with delicate woodwork, and paired panelled doors. Part of a small, surviving enclave of late nineteenth and early twentieth-century residences in the area, including the adjacent Second Empire residence at 66 Charles Street East, and the landmark, Edwardian style Manhattan Apartments block at 628-630 Church Street, the subject property upholds the historic character of neighbourhood.

### Researcher's Name

John Doe (416-867-5309/[john.doe@gmail.com](mailto:john.doe@gmail.com))

### Location Plan

#### 62-64 Charles Street East



Image 1. 62-64 Charles Street East. Toronto Maps. Property indicated in red.

## Description of the Property and Visual Inspection

62-64 Charles Street East is a 2½-storey, semi-detached, red-brick residence designed in the Second Empire style in 1885, with a partial rear addition from 1921. The house features many original exterior details, including a slate mansard roof, elegant brickwork, complex dormers and wooden corbels, an ornate covered porch with delicate woodwork, and paired panelled doors. Though weathered, much of these original details remain in fair/good condition, with restoration appearing highly probable. Upon inspection, vinyl windows have replaced the wooden originals – the restoration of the latter to make for an easy improvement to the home’s historic character.

## Current Photographs/Images



Image 2. 62-64 Charles Street East. Front (south) elevation. June 2013. Photo by John Doe.



Image 3. 62-64 Charles Street East. Front (south) and side (east) elevations. June 2013. Photo by John Doe.



Image 4. 62-64 Charles Street East. Front (south) and side (west) elevations. June 2013. Photo by John Doe.



Image 5. Left-Right: Canada Post Office (c. 1960), 62-64 Charles Street East (Arthur Coleman, 1885), and 66 Charles Street East (Arthur Coleman, 1885). June 2013. Photo by John Doe.

## Historic Photographs/Images



Image 6. Looking west along Charles Street East from Church Street (1973). 62-64 Charles Street East indicated in red. City of Toronto Archives, Fonds 2043, File 47).



Image 7. 62-64 Charles Street East (1973). City of Toronto Archives, Fonds 2043, File 47).





Image 8. 62-64 Charles Street East (1973). Close-up view showing signage for the architectural firm of Wasteneys and Stern who occupied 62 Charles Street East, in one iteration or another, for forty years.



Image 9. 62-64 Charles Street East (1974). Image captured at the time of the subject property's listing. Toronto Historical Board.



Images 10. 62-64 Charles Street East (L:1990 and R:1992). Toronto Historical Board.

## Primary and Secondary Research

### Sources Consulted

#### Archival Sources

Abstract Index of Deeds, Park Lot 7.

Archival Photographs, City of Toronto Archives and Toronto Historical Board.

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

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 A. Otto, 1986.  
"Bertie Evan Wilkes," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/385>.  
Cameron, Christina, and Janet Wright, *Second Empire Style in Canadian Architecture*, 1980.  
"Earle Clifford Morgan," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1493>.  
"Edward Fletcher Stevens," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1330>.  
"Francis Hilton Wilkes," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/385>.  
"Frederick Clare Lee," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1759>.  
"Harold J. Smith," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/462>.  
"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.

## Historic Overview

### Church-Wellesley Neighbourhood

- 62-64 Charles Street East are situated west of Church Street on lands which were originally part of Park Lot 7 (dating to the founding of York in 1793).<sup>1</sup>
- The parcel was further subdivided and developed into residential streets during the nineteenth century, at which time Church Street was extended north to Bloor.
- According to Patricia McHugh, "each of these corridors evolved its own ambiance" with the "substantial mansions of Toronto's business and political leaders near Bloor Street."<sup>2</sup>
- By the late nineteenth century, much of the present-day streetscape had been developed, the area having become a fashionable enclave, its many mansions and fine homes designed by numerous of the city's most notable architects.

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<sup>1</sup> Abstract Index of Deeds, Park Lot 7.

<sup>2</sup> McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd Ed., 1989.

- While the 20<sup>th</sup> century would see a shift of the city's elite north into Rosedale, the remaining late nineteenth-century estates within the area, including the subject property, serve as a reminder of the neighbourhood's heyday.<sup>3</sup>

## 62-64 Charles Street East

- According to historic maps, tax rolls, and city directories, the lot for 62-64 Charles Street was purchased by Thomas Smith in 1869. The current structure was then built by Smith and his partner Arthur Coleman in 1884-5.<sup>4</sup>
- The property was then occupied by a series of owners and tenants up until the early twentieth century. In 1919, #64 was split into three units, while #62 became the offices of a various local architectural firms (1920-1997). In 1921, a rear addition was created behind #62.
- In 1974, the former Toronto Historical Board included the property on the City of Toronto's Inventory of Heritage Properties.
- For the past 20 years, 62-64 Charles Street East has been home to social agencies and commercial firms.
- In 2013, a development proposal for the site, including the subject property and the adjacent 1950s-era Canada Post Office building, was submitted to the City for a 56-storey residential tower project known as "50 Charles Street East."
- As of the completion of this research record (June 2013), the subject property has been vacated (presumably in preparation for the site's redevelopment).

## Detailed Timeline

- 1869: Vacant lot at 62-64 Charles Street East purchased by Thomas Smith
- 1884: Property sold by Smith to business partner and builder Arthur Coleman
- 1884: Tax Assessment rolls show "unfinished buildings" on-site
- 1885: Property occupied by lumberman Samuel Kennedy (#62) and merchant Phineas Burton (#64) until the late 19<sup>th</sup> century
- 1899: #62 purchased by James H. Ames
- 1919: #64 split into three residential units
- 1921: Rear wing added behind #62
- Architectural Offices at #62 (1920-1997)
  - o 1920: #62 purchased by local architect Frederick C. Lee (1874-1936), which he used for his practice alongside his partner, the American architect Edward F. Stevens (1860-1946); Lee & Stevens designed many notable buildings in Toronto and Boston, including several hospitals in the former, Women's College Hospital (1929-30) among them<sup>5</sup>

<sup>3</sup> Lundell, Liz, *The Estates of Old Toronto*, 1997.

<sup>4</sup> Assessment Rolls, City of Toronto, St. James Ward, 1872-91, and Ward 3, Division 3, 1892 ff.

<sup>5</sup> "Frederick Clare Lee," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/architects/view/1759>.; "Edward Fletcher Stevens," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/architects/view/1330>.

- 1940: #62 occupied by architect Earl C. Morgan (1903-1972)<sup>6</sup>
- Late 1940s: #62 occupied by architectural firm of Craig and Madill<sup>7</sup>
- Post-WWII: #62 occupied by architectural firm of Wilkes, Wasteneys, and Wilkes for next few decades up to 1997.<sup>8</sup>
- 1974: Toronto Historical Board includes the property on the City's Inventory
- 1997-Present: 62-64 Charles Street East occupied by social agencies and commercial firms
- 2013: Development application submitted for 50 Charles Street East, which includes 62-64 Charles Street East, for a 56-storey residential tower

### Arthur Coleman, Builder and Contractor

The design and construction of the subject property is attributed to original owner Arthur Coleman (1933-1911), who, along with his partner, painter Thomas Smith, jointly developed the property. 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."<sup>9</sup>

### Architectural Description

The Thomas Smith/Arthur Coleman Houses are comprised of a 2½-storey, red-brick, semi-detached pair of residences constructed in the Second Empire style.<sup>10</sup>

Defining Second Empire style features include:

- Symmetrical (mirror-image) façade (with buildings on a near-rectangular plan).
- Dichromatic, slate, mansard roof featuring a middle band of fish scale shingles.
- Classically-detailed wood dormers, including three-sided versions above the bay windows (one bay per side of the semi-detached residences).
- Pair of brick chimneys (east and west side of the property).
- Red-brick cladding with buff-brick applied decoratively beneath the first-storey openings and above those on the second floor.
- Paired, panelled wood doors with glass inserts and flat transoms, nested beneath an open porch made up of finely detailed woodwork (turned posts and fretwork).

<sup>6</sup> "Earle Clifford Morgan," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1493>.

<sup>7</sup> "James Henry Craig," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1628>.; "Henry Harrison Madill," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/2132>.

<sup>8</sup> "Bertie Evan Wilkes," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/385>.; Francis Hilton Wilkes," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/385>.

<sup>9</sup> Adams, Graeme M., and Charles P. Mulvany, *History of Toronto and the County of York*, 1885.

<sup>10</sup> Cameron, Christina, and Janet Wright, *Second Empire Style in Canadian Architecture*, 1980.

- Segmental-arched window openings found on the side (east/west) elevations.
- Flat-roofed later addition to the rear (north) elevation dating to 1921.

### Historic Context

The Thomas Smith/Arthur Coleman Houses at 62-64 Charles Street East are part of a small collection of representative, late nineteenth and early twentieth century residential properties which define much of the historic character of the Church-Wellesley neighbourhood. Adjacent heritage properties include 66 Charles Street East (listed 1974), another Second Empire style, Arthur Coleman-designed home, and the 1909-11-built Manhattan Apartments at 628-630 Church Street (listed in 1979) designed by J.A. Harvey, which occupies the NW corner of Charles and Church Streets.

### Visual Resources (Maps, Images, Drawings, and Plans)



Image 11. Goad's Atlas Map (1889). 62-64 Charles Street East indicated in red.



Image 12. Aerial Photograph (1965). 62-64 Charles Street East indicated in red. Note the Post Office (c. 1960) to the left, and 66 Charles Street East (Arthur Coleman, 1885) to the right. Manhattan Apartments (J.A. Harvey, 1909-1911) visible on the corner.

### **Community Consultation**

Following the land assembly for the proposed 56-storey residential tower development by Cresford Developments and architects-Alliance known as 50 Charles Street, the Church-Wellesley Neighbourhood Association (of which I am a member), reached out to the Toronto and East York Community Preservation Panel. We discussed our concerns over the potential heritage impacts of the project upon not only the subject property but those of historical value adjacent to it, including the former Post Office building which the proposed development will replace entirely. We also raised concerns over the scale of the project and its future relationship with the remaining late nineteenth and early twentieth century properties (including the adjacent listed properties at 66 Charles Street East (Arthur Coleman, 1885) and the Manhattan Apartments at 628-630 Church Street (J.A. Harvey, 1909-1911)).

Additionally, the CWNA has brought their concerns to the City of Toronto's Heritage Planning division, who will take it under review.