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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
30 CHARLES STREET EAST

NOTICE OF PASSING OF BY-LAW

To: Yellow Fan Developments Inc.
Unit 10
401 Champagne Drive
Downsview, Ontario
M3J 2C6

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 90-91 to designate the above-mentioned property to be of architectural value or interest.

Dated at Toronto this 26th day of February, 1991.

BCaplan
Barbara G. Caplan
City Clerk

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ARCHITECTURE AND
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ONTARIO HERITAGE
FOUNDATION
MAR 8 1991

No. 90-91. A BY-LAW

*To designate the property at 30 Charles Street East
(St. Charles Court Apartments) of architectural value or interest.*

(Passed February 4, 1991.)

Whereas by Clause 7 of Neighbourhoods Committee Report No. 2, Executive Committee Report No. 3, adopted by Council at its meeting held on February 4, 1991, authority was granted to designate the property at 30 Charles Street East (St. Charles Court Apartments) of architectural value or interest; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 30 Charles Street East (St. Charles Court Apartments) and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described and shown on Schedules "A" and "C" hereto, known as 30 Charles Street East (St. Charles Court Apartments).
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

ARTHUR C. EGGLETON,
Mayor.

SYDNEY K. BAXTER
Deputy City Clerk.

Council Chamber,
Toronto, February 4, 1991.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in The Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Park Lot 8 in Concession 1 From the Bay in the original Township of York, designated as PART 3 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63), as 63R-4399.

The hereinbefore described land being delineated by heavy outline on Plan SYE2444 dated November 30, 1990, and set out in Schedule "C".

SCHEDULE "B"

The property at 30 Charles Street East (St. Charles Court Apartments) is designated on architectural grounds. The St. Charles Court Apartments were constructed in 1914-15 for Harry and John Hutson. The three-storey, 18-unit building, designed by Toronto architect J. Hunt Stanford, displays the exaggerated classical features identified with early 20th century Edwardian Classicism.

The apartment building, constructed in brown brick with stone detailing, consists of an H-shaped plan with recessed courtyards off the south and north walls. On the principal (south) facade, an elaborate entrance (with sidelights, a banded surround with a keystone, and an ornate architrave with a cartouche and a name plate) is centered in the recessed portion of the wall. The entrance is flanked by banded pedestals with sculptures (one of which is removed). The fenestration consists of an oriel window, a banded double window under a segmental arch, and six-over-one sash windows with lintels and bracketed sills. On either side of the courtyard, the wings display projecting bays under triangular pediments with moulded cornices and modillion blocks, three-storey bracketed bay windows with strapwork, and decorative banding and panels.

On the side walls (east and west), the fenestration is irregularly placed apart from the three-storey bay windows on the north corners. Enclosed sunporches are found in the upper two stories on the rear (north) wall. The building is covered by a parapet roof with extended eaves and modillion blocks.

The St. Charles Court Apartments are located on the north side of Charles Street East in a streetscape of varied building types, heights, styles and periods. Recessed slightly from the thoroughfare by a lawn with mature trees, the St. Charles Court Apartments are a landmark on Charles Street East

