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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**628, 634 AND 636 CHURCH STREET**

**NOTICE OF INTENTION TO DESIGNATE**

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto Ontario  
M5C 1J

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 628, 634 and 636 Church Street under Part IV, Section 29 of the Ontario Heritage Act.

**628 Church Street**

**Reasons for Designation**

The property at 628 Church Street (including the convenience addresses at 68 and 70 Charles Street East) is worthy of designation under Part IV, Section 29 of the Ontario Heritage for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. The property at 628 Church Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1979.

**Description**

Located at the northwest intersection of Church Street and Charles Street East, the property at 628 Church Street contains a two-storey apartment building known historically as the Manhattan Apartments. The building was completed in three phases from 1909 to 1911 when James Grand Curry and his wife, Mary Jane (Minnie) Purdon converted an existing detached 19<sup>th</sup> century house form building into an apartment complex through a series of complementary additions.

**Statement of Significance**

The property at 628 Church St has design value as a well-crafted example of an early 20<sup>th</sup> century apartment complex with Edwardian Classical detailing. Linked to the "apartment boom" that began in Toronto in the early 1900s, the Manhattan Apartments was one of the earliest low-rise walk-up apartment complexes in the Church Street neighbourhood. The building's design is distinguished

by the decorative detailing and finishes that complement the adjoining late 19<sup>th</sup> century residential buildings on Church and Charles streets.

The Manhattan Apartments are historically associated with the development and evolution of the Church Street neighbourhood south of Bloor Street East with the introduction of the first residential subdivisions along Church, Jarvis and Sherbourne in the 19<sup>th</sup> century. The Manhattan Apartments were part of the residential transformation of this area in the early 1900s when low-rise apartment buildings were introduced to infill sites and adjoining prominent intersections.

The Manhattan Apartments are historically linked to Toronto architect J. A. Harvey who designed the complex. Noted as one of the first practitioners in the city to specialize in small-scale walk-up apartment buildings, Harvey designed the Manhattan Apartments to fit into the surrounding neighbourhood, and they remain an important surviving example from his firm's portfolio.

Contextually, the property at 628 Church Street is historically, visually, and physically linked to its setting on the northwest corner of Church Street and Charles Street East. The Manhattan Apartments complement in their scale, materials and high quality design the adjoining house form buildings at 634 and 636 Church Street and 64, 66 and 68 Charles Street East, which form a residential enclave of heritage properties. With their appearance and placement anchoring the corner of an important intersection, the Manhattan Apartments are a local landmark in the Church Street neighbourhood, south of Bloor Street East.

### **Heritage Attributes**

The heritage attributes of the Manhattan Apartments on the property at 628 Church Street (including the convenience addresses of 68 and 70 Charles Street East) are:

- The placement, setback and orientation of the apartment building on the northwest corner of Church Street and Charles Street East
- The scale, form and massing of the two-storey plan above a raised base with window opening
- The materials, with the buff brick cladding and the brick, stone and wood detailing
- The roofs, with the extended eaves supported on the oversized brackets, the parapets and, at the north end of the east elevation, the stepped parapet
- The arrangement of the building into three distinct, yet complementary sections on Church Street, the northwest corner of Church and Charles streets, and Charles Street East
- The symmetrical organization of each section of the building with the central entrance that is protected by the classically-detailed porch or enclosure and flanked by the two-storey bay windows
- The fenestration on all three sections of the building, where the symmetrically-placed flat-headed window openings have stone detailing
- The two-storey tower with the decorative brick and stone detailing that overlooks the intersection of Church and Charles streets
- The interior entrance lobby at 628 Church Street, with the panelled wood wainscoting and the door surround (separating the lobby from the stairhall to the north) with the three-part

transom and the paneled wood sidelights, both of which contain coloured glass in geometrical patterns

- The interior entrance lobby at 70 Charles Street East, with the curved double staircase with the wood spindles, bannisters and newel posts, the paired panelled wood doors with the glass inserts on the landing and, inside the entrance and on the landing, the tiled floors, which incorporate the name “Manhattan” on the landing

## **634 and 636 Church Street**

### **Reasons for Designation**

The properties at 634 and 636 Church Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the municipal criteria prescribed for municipal designation under all three categories of design, associative and contextual values. The properties were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1976.

### **Description**

Located on the west side of Church Street between Charles Street East and Hayden Street, the properties at 634 and 636 Church Street contain a pair of semi-detached house form buildings that were commissioned in 1878 by Bernard Haldan, an insurance company manager who occupied a detached house directly south (later part of the Manhattan Apartments at 628 Church Street). The semi-detached houses were first occupied by Major Richard J. Evans, a mortgage company executive and retired soldier at present-day 634 Church, and the noted Toronto barrister James Holmes Macdonald at 636 Church. The Bernard Haldan Houses survived during the decline of the area and, with the revitalization of the Church Street neighbourhood in the late 20<sup>th</sup> century, the buildings were repurposed for commercial uses.

### **Statement of Significance**

The properties at 634 and 636 Church Street have design value as well-crafted surviving examples of late 19<sup>th</sup> 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 and elaborate detailing that are hallmarks of the Second Empire style.

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.

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 19<sup>th</sup> 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.

### Heritage Attributes

The heritage attributes of the Bernard Haldan Houses on the properties at 634 and 636 Church Street are:

- The placement, setback and orientation of the buildings on the west side of Church Street between Charles Street East and Hayden Street
- The scale, form and massing of the pair of 2½-storey semi-detached house form buildings
- The materials, with the buff brick cladding and the brick, stone, wood and slate detailing
- The mansard roofs covering the buildings, with the slate cladding, the extended eaves with the paired brackets, the brick chimneys, and the dormers with the round-arched window openings and the classical detailing
- The arrangement of the principal (east) elevations as mirror images with the central entrance block flanked by the two-storey bay windows
- The east entrances, which are placed side-by-side in the first (ground) floor in the flat-headed door openings with the transoms, with the paneled door with glass inserts on 636 Church
- On the east elevations, the fenestration with the round-arched window openings above the entrances that are set in brick surrounds, the two-storey bay windows with the round-arched openings, and the decorative brick and stone detailing with the quoins, band courses, flat arches, voussoirs, keystones and sills
- The north and south side elevations, which are visible from Church Street and continue the fenestration and decorative detailing from the principal (east) elevations

Notice of an objection to the proposed designations may be served on the City Clerk, Attention: Ellen Devlin, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2<sup>nd</sup> Floor, West, Toronto, Ontario, M5H 2N2, within thirty days of September 16, 2016, which is October 17, 2016. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 16<sup>th</sup> day of September, 2016.



*UW* Ulli S. Watkiss  
City Clerk