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City Clerk's Office

ONTARIO HERITAGE TRUST

APR 30 2012

RECEIVED

Ulli S. Watkiss
City Clerk

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-392-7033
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
67 GLOUCESTER STREET (GLOUCESTER MANSIONS)
CITY OF TORONTO, PROVINCE OF ONTARIO**

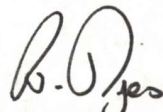
NOTICE OF PASSING OF BY-LAW

Gloucester-Church Mansions Limited
250 Consumers Road, Unit 809
Toronto, Ontario
M2J 4V6

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 492-2012 to designate 67 Gloucester Street (Gloucester Mansions) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 30th day of April, 2012.


for Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 8.9,
as adopted by City of Toronto Council on July 12, 13 and 14, 2011
Enacted by Council: April 11, 2012

CITY OF TORONTO

BY-LAW No. 492-2012

**To designate the property at 67 Gloucester Street (Gloucester Mansions),
69 Gloucester Street (Wallace Millichamp House, 1875), 592 Church Street (Wallace
Millichamp House, 1873) and 596 Church Street (Gloucester Mansions) as being of cultural
heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 67 Gloucester Street (Gloucester Mansions), 69 Gloucester Street (Wallace Millichamp House, 1875), 592 Church Street (Wallace Millichamp House, 1873) and 596 Church Street (Gloucester Mansions) as being of cultural heritage 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 buildings and structures located thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 67 Gloucester Street, 69 Gloucester Street, 592 Church Street and 596 Church Street and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 67 Gloucester Street, 69 Gloucester Street, 592 Church Street and 596 Church Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the property at 67 Gloucester Street, 69 Gloucester Street, 592 Church Street and 596 Church Street, and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 11th day of April, A.D. 2012.

FRANCES NUNZIATA,
Speaker
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

SCHEDULE "A"**REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)****67 GLOUCESTER STREET
Gloucester Mansions**Description

The property at 67 Gloucester Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Gloucester Mansions are a 3½-storey apartment building (1912) that is located on the south side of Gloucester Street, west of Church Street. The property was included on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Gloucester Mansions have design value as a well-crafted example of Edwardian Classicism applied to an early 20th century apartment building. The Gloucester Mansions are typical of the small-scaled apartment houses constructed in the pre-World War I period when designers rejected the excesses of the Victorian era. Instead, the apartment house applies Edwardian Classical elements in the symmetry, restrained brick cladding, and classical detailing that are typical of the style. The placement of the 3½-storey bay windows to balance the north façade, as well as the elegant stone detailing, are features of Edwardian Classicism that enable the Gloucester Mansions to stand out on Gloucester Street.

The apartment building is identified with the career of Toronto architect J. M. Cowan, who prepared the plans. As Cowan spent most of his practice designing schools, churches and related buildings for the Roman Catholic Archdiocese of Toronto, the Gloucester Mansions are a rare example of his residential work.

Contextually, the property at 67 Gloucester Street is historically linked to its surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the property at 67 Gloucester Street are:

- The 3½-storey apartment building
- The scale, form and massing of the I-shaped plan
- The materials, with red brick cladding and stone and wood trim
- The flat roofline with stone coping

- On the principal (west) façade, the elevated centrally placed main entrance where paired wood doors with glazing are placed in a wood surround with columns, an entablature and a name band reading "Gloucester Mansions"
- The fenestration, with flat-headed window openings with lintels, corbelled sills and, on the openings above the north entry, quoins
- On the north façade, the three-storey bay windows in the outer bays with stone surrounds, and the brick panels with stone detailing
- The six-over-one sash windows found in many of the openings
- The setback of the building on the south side of Gloucester Street

69 GLOUCESTER STREET Wallace Millichamp House (1875)

Description

The property at 69 Gloucester Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the south side of Gloucester Street, west of Church Street, the Wallace Millichamp House (1875) comprises the 2½-storey west section and the 1½-storey west wing of a detached house form building that was altered in 1910 with the construction of the adjoining apartment building (596 Church Street). The property was included on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Wallace Millichamp House (1875) has design value as a surviving example of a late 19th century house form building where the surviving section of the dwelling with the rear (west) wing have Second Empire styling. As constructed, the house was one of the original dwellings that appeared in this block and reflected the Second Empire detailing typical of many of the earlier residences built in the Church Street neighbourhood. With the distinctive mansard (double-gable) roofs on both structures, and the contrasting brick detailing on the 2½-storey west section of the residence, the Wallace Millichamp House (1875) recalls the high quality of architectural designs on Gloucester Street and the adjoining neighbourhood.

Contextually, the property at 69 Gloucester Street is historically linked to its surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the property at 69 Gloucester Street are:

- The structure, which is comprised of a 2½-storey building (the west part of a former detached house form building) and the 1½-storey west wing, which are attached to the rear wall of the three-storey apartment house at 596 Church Street
- The scale, form and massing of the two structures
- The materials, with red brick cladding and brick, stone, and wood trim
- The mansard roof and gabled dormers on the house and wing, and the extended eaves with brackets and the chimney (west) on the house
- The main (north) entrance, which is placed on the wing and protected by a semi-circular pediment with wood detailing
- The fenestration, with the segmental-arched window openings with hood moulds (house) and flat arches (wing)
- The setback of the house and wing on the south side of Gloucester Street

592 CHURCH STREET

Wallace Millichamp Houses (1873)

Description

The property at 592 Church Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the west side of Church Street between Dundonald Street (south) and Gloucester Street (north), the Wallace Millichamp Houses (1873) were constructed as 2½-storey semi-detached houses and, in 1912, converted into apartment suites associated with the adjoining Gloucester Apartments at 596 Church Street. The property at 592 Church Street was listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Wallace Millichamp Houses have design value as surviving examples of late 19th century semi-detached houses with Second Empire features, which was one of the most favoured architectural styles for residential designs during the Victorian era. The visibility of the building on Church Street is enhanced by the distinctive mansard (double-gable) roof with dormers that is a hallmark of the Second Empire style, as well as the twin bay windows that highlight the separate dwelling units. The Wallace Millichamp Houses (1873) were among the earliest residential house form buildings along this section of Church Street where they contributed to the fashionable appearance of the neighbourhood.

Contextually, the property at 592 Church Street is historically linked to its surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are

an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the property at 592 Church Street are:

- The 2 ½-storey house form building that was originally designed as a pair of semi-detached houses
- The scale, form and massing of the rectangular plans
- The materials, with buff brick cladding and brick, stone, wood and slate trim
- The mansard roof, with extended eaves, round-arched dormer windows and, on the north and south ends, brick chimneys
- The principal (east) façade, which is symmetrically organized with a centrally-placed entrance
- On the east entry, the flat-headed door surround with quoins that is flanked by segmental-arched window openings with keystones
- The two-storey open verandah with modillion blocks and paired columns that protects the east entry, incorporates a balcony in the second floor, and is a later addition
- Flanking the east entrance, the 2½-storey bay windows with segmental-arched window openings, hood moulds, and keystones
- On the north and south elevations, the fire break walls with segmental-arched window openings that are visible on Church Street, with the south wall abutting the adjacent house form building at 584 Church
- The setback of the Wallace Millichamp Houses on the west side of Church Street

596 CHURCH STREET

Gloucester Mansions

Description

The property at 596 Church Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the southwest corner of Church Street and Gloucester Street, the Gloucester Mansions (1910) are a three-storey apartment building. The property was included on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Gloucester Mansions have design value as a well-crafted example of Edwardian Classicism applied to an early 20th century apartment building. It is typical of the small-scaled apartment houses constructed in the World War I era when designers turned away from the excesses of the Victorian period. Instead, the Gloucester Mansions display the dignified brick cladding, symmetrical placement of openings, and subtle classical detailing identified with Edwardian Classicism, including the extended and detailed classical cornice and the distinctive recessed two-sided oriel windows that enhance the building's presence on Church Street.

Contextually, the property at 596 Church Street is historically linked to its surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the property at 596 Church Street are:

- The three-storey apartment building
- The scale, form and massing of the L-shaped plan
- The materials, with red brick cladding and brick, stone and wood trim
- Along the roofline, the cornice with extended eaves, modillion blocks, dentils, and a moulded frieze
- The fenestration, which mixes inset oriel windows with wood trim and flat-headed window openings with stone lintels and sills
- On the principal (east) façade on Church Street, the centrally placed entrance where double doors are set beneath a triangular pediment in a flat-headed surround with a glazed transom labelled "Gloucester Mansions"
- On the north and south elevations, the wood balconies with brackets and, on the west wall, the verandahs with Classical columns
- The setback of the building on the southwest corner of Church and Gloucester Streets

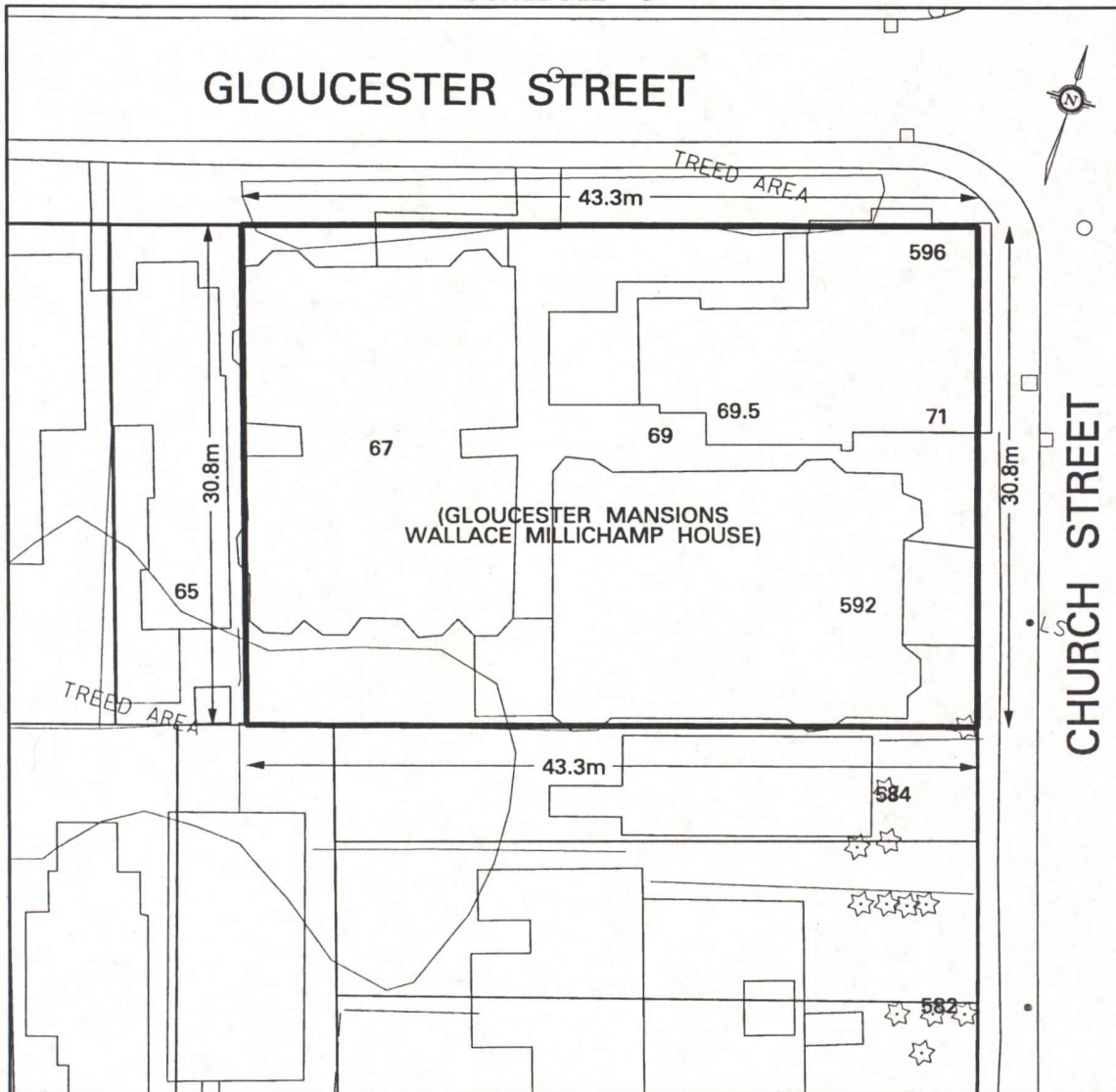
SCHEDULE "B"

PIN 21106-0094 (LT)
LT 1-4 PL D105 TORONTO

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2011-119 dated December 15, 2011, as set out in Schedule "C".

SCHEDULE "C"



PROPERTY INFORMATION SHEET

NO. 67 GLOUCESTER STREET (GLOUCESTER MANSIONS), NO. 69 GLOUCESTER STREET (WALLACE MILLICHAAMP HOUSE 1875), NO. 592 CHURCH STREET (WALLACE MILLICHAAMP HOUSE 1873) AND 596 CHURCH STREET (GLOUCESTER MANSIONS).
 LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

Toronto

TECHNICAL SERVICES DIVISION
 SURVEY & UTILITY MAPPING

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS, IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

WARD 27 - TORONTO CENTRE-ROSEDALE
 DATE: DECEMBER 15, 2011

SKETCH No. PS-2011-119