

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**WALLACE MILLICHAMP HOUSES
592 CHURCH STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2011

1. DESCRIPTION



Above & cover: principal (east) façade, 592 Church Street

592 Church Street: Wallace Millichamp Houses (1873)	
ADDRESS	592 Church Street (west side, south of Gloucester Street)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D105, Part Lots 1 & 2
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood
HISTORICAL NAME	Wallace Millichamp Houses (1873)
CONSTRUCTION DATE	1873
ORIGINAL OWNER	Wallace Millichamp, showcase manufacturer
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Residential (apartment house) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Not identified ¹
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	1912, altered for apartments, J. M. Cowan, architect
CRITERIA	Design/Physical and Contextual Values
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	April 2011

¹ Building permits for the City of Toronto do not survive prior to 1882. The Horwood Collection at the Archives of Ontario cites a residential building on Church Street near Gloucester Street for a Mr. Millichamp designed by architect D. B. Dick, c. 1880. However, no corresponding tender call was found in *The Globe*, which notes a brick house on Church Street by architects Grant and Dick in September 1875. The latter date does not correspond to the subject property, and the neighbouring Wallace Millichamp House (1875) at present-day 69 Gloucester Street was in place by August 1875

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 592 Church Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1871 June	Plan D105 is registered, including the lots on the west side of Church Street, south of Gloucester Street
1872 July	Wallace Millichamp acquires Lots 1-4 on the southwest corner of Church and Gloucester Streets, mortgaging the sites in the mid-1870s and mid-1880s
1873	When the tax rolls are compiled, the semi-detached houses are in place and remain unnumbered, with the south half occupied and the remainder vacant
1874 Apr	The semi-detached houses, now numbered 504-506 Church Street, are occupied by broker Horace Morse and publisher John Trout
1879	Wallace Millichamp resides in the south portion of the buildings
1880	The property is shown on Goad's Atlas
1889	The semi-detached houses are now numbered 592 & 594 Church
1911 May	Wallace Millichamp sells the subject property to Henry Goldman
1912 Feb	Building Permit #32447 is issued to alter the semi-detached houses for apartment units
1912 Sept	The semi-detached houses at 592-594 Church stand vacant
1913 Sept	The buildings now contain six apartment suites
1921 Aug	Harry Goldman sells the site, along with the neighbouring properties at 596 Church and 67 & 69 Gloucester (all with apartment units), to David, Samuel and Arthur Lavine
2009	The semi-detached house form buildings, now comprising an apartment house known as 592 Church Street, are listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

Church Street Neighbourhood: Dundonald Estate

The property at 592 Church Street is located in the area between Yonge Street and Church Street, north of Wellesley Street East, which was associated with the Dundonald Estate. The lands were originally subdivided as part of the series of 100-acre “park lots” between present-day Queen and Bloor Streets where military personnel and provincial government administrators established country estates in the late 18th and early 19th centuries. Park Lot 8, directly east of Yonge Street, was awarded to Captain George Playter, while Captain John McGill received the neighbouring Park Lot 7 to the east. Playter transferred part of his allotment to McGill, whose heir, Peter McCutcheon McGill, began subdividing his holdings in the 1830s when Church Street was extended north of present-day Queen Street East. By the close of the 19th century, Church Street

was the main north-south thoroughfare through an established residential neighbourhood. Along with Jarvis Street and Sherbourne Street to the east, “each of these corridors evolved its own ambience,” ranging from working class housing at the south end to the opulent mansions of Toronto's political and business leaders to the north near Bloor Street, while “the growing middle class of clerks, accountants, and ‘travellers’ settled into more commodious single, double and triple houses in the centre of the tracts.”² The latter section is illustrated in the extracts from Goad’s Atlases that are attached (Images 4-6), specifically the layout of the subdivisions along Church and Gloucester Streets.

In the early 1840s, Bank of Upper Canada president William Proudfoot acquired a substantial parcel between Yonge and Church Streets, north of Wellesley Street East, where his country residence named “Kearsney House” was completed. The estate is shown on the Boulton Atlas of 1858 (Image 2) and illustrated in Image 3. Donald Mackay (sic) purchased the site in 1869, renaming the property “Dundonald”. Between 1880 and 1903, the Dundonald Estate is depicted on successive versions of Goad’s Atlases (Images 4-6). “Dundonald” was razed in 1904 when developer Frank McMahon registered a residential subdivision bounded by Yonge, Wellesley, Church and Gloucester Streets under Plan E250, and laid out Dundonald Street as an east-west street transecting the tract.

592 Church Street: Wallace Millichamp Houses (1873)

The lands on the southwest corner of Church Street and Gloucester Street were subdivided in 1871 by Plan D105. In transactions dated 1872 and 1873, Wallace Millichamp acquired Lots 1-4, giving him frontage on both streets. The pair of semi-detached houses originally numbered 504-506 Church Street were in place by the time the tax assessment rolls were compiled in 1873, with Horace Morse, a broker, residing in the south unit and the remaining half standing vacant. Both portions were occupied the next year, with publisher John Trout the tenant in the north section. By 1879, Millichamp moved into the south unit (renumbered as 592 Church by 1889) and lived there for over 20 years. During his occupancy of the site, Millichamp served as a two-term City alderman. In 1901, his daughter Ethel’s wedding was “celebrated this afternoon at 592 Church Street” and “the guests, who numbered one hundred, offered their congratulations to the newly-married couple when refreshments were served in the dining room.”³ The next year, Millichamp moved out, but continued to rent both units of the semi-detached houses to a series of tenants. The Wallace Millichamp Houses (1875) were illustrated on Goad’s Atlases beginning in 1880, with extracts from some of the maps reproduced in Section 6 of this report (Images 4-8).

In a transaction dated 1911, Millichamp sold the property at 592 Church Street to Henry Goldman, a local realtor and developer. In February 1912, J. M. Cowan, a Toronto architect and Goldman’s representative, received a building permit for "altering a

² McHugh 151

³ Toronto Daily Star, November 20, 1901

dwelling to apartments near Gloucester Street on Church Street"⁴ (Image 9). The conversion of the semi-detached houses into an apartment complex was part of a larger project initiated by Goldman, who had previously taken a detached house form building on the southwest corner of Church and Gloucester (commissioned but never occupied by Millichamp), retained the rear section and wing of the structure for apartment suites, and replaced the main body of the residence with a low-rise apartment building named the "Gloucester Mansions." Goldman also commissioned Cowan to design the adjoining apartment house at 67 Gloucester Street, also known as the "Gloucester Mansions," in 1912.

With the completion of the new apartment buildings, the semi-detached houses at 592 Church were identified as "Building C" of the complex.⁵ Goldman retained the group of buildings, including 592 Church Street, until 1921 when he transferred them to David, Samuel and Arthur Lavine, who specialized in the development and management of apartment buildings in Toronto during the World War I era.

iii. ARCHITECTURAL DESCRIPTION

The pair of semi-detached houses known historically as the Wallace Millichamp Houses (1873) are designed with Second Empire styling, which is identified by its characteristic mansard (double-gable) roof. The style originated in mid 19th-century France with the appearance of the New Louvre. The Second Empire style was named in recognition of the reign of Napoleon III and blended architectural elements from Italian Renaissance architecture and classical French prototypes. Introduced to North America, the style was initially favoured for institutional buildings. In Toronto, the first residential application of the Second Empire style was the 1870 Government House, the Lieutenant-Governor of Ontario's official residence at King Street West and Simcoe Street (now the site of Roy Thomson Hall). The initial popularity of Second Empire designs "typifies the increasingly elaborate and monumental appearance of architecture towards the end of the 19th century"⁶ when the style was welcomed in the fashionable neighbourhoods of the city, including the Church Street residential corridor.

As shown in the photographs on the cover and in Section 6 of this report (Images 10-12), the Wallace Millichamp Houses (1873) extend 2½ stories above raised bases with window openings and feature rectangular plans. The structures are clad with buff brick and trimmed with brick and stone. The distinctive mansard roofs covering the structures feature flared eaves with brackets, segmental-arched dormers, brick end chimneys, and slate. The firebreak end walls (north and south) with brick corbelling are bowed. The principal (east) façade is divided into five bays. In the outer bays, bay windows rise two stories beneath the projecting mansard roof. The segmental-arched window openings with brick hood moulds and stone keystones that are placed in both stories of the bay windows are repeated on either side of the entrances. The main entrance in the first

⁴Building permit #32447 (February 7, 1912)

¹¹City of Toronto Directories

⁶Maitland, 64

storey and the smaller door opening in the second floor have classical detailing with multiple keystones. The treatment of the entries, along with the classically-detailed two-storey verandah with columns, reflects the alterations made when the houses were converted to multiple units and represent the stylistic evolution of the buildings. The sections of the side elevations (north and south) with the angled walls and the window openings that are visible from Church Street are important features that convey the three-dimensional quality of the structures.

iv. CONTEXT

The Wallace Millichamp Houses (1873) are located on the west side of Church Street, between Gloucester Street (north) and Dundonald Street (south), on the former Dundonald Estate. Their location is shown on the property data map below (Image 1) and the context photographs (Images 12-13). On the former estate lands, the Paul Kane House (1854) at 56 Wellesley Street East is designated under Part IV, Section 29 of the Ontario Heritage Act. Three detached house form buildings on the south side of Gloucester Street that date to the late 19th century are recognized on the City of Toronto Inventory of Heritage Properties. On Church Street, the Wallace Millichamp Houses (1873) overlook the trio of row houses at #551-555 that are included on the City's heritage inventory, as well as a collection of row houses on the northeast corner of Gloucester Street (#561-555 and #569-573). South of Dundonald Street, on the east side of Church Street, the former Granite Curling Club (1906), which is more recently known as the 519 Church Community Centre, is a designated heritage property and a neighbourhood landmark.

South of the Wallace Millichamp Houses (1873), the semi-detached house form buildings known as the William St. Croix Houses at 580-582 Church Street anchor the south end of the block at Dundonald Street. To the north, the property at 592 Church Street is adjoined by the Gloucester Mansions at 596 Church, with the remnants of the former Wallace Millichamp House (1875) to the rear at 69 Gloucester Street. The detached apartment building known as the Gloucester Mansions at 67 Gloucester completes the enclave of residential buildings, which are identified on the City's heritage inventory and represent the evolution of Church Street where late 19th century detached and semi-detached residences were joined by apartment complexes in the pre-World War I era.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative and Early Example – The Wallace Millichamp Houses are representative examples of late 19th century house form buildings with features of the Second Empire style that are distinguished by their grand designs, mansard roofs and decorative detailing. With the changes to the Church Street neighbourhood and the loss of many of the residential buildings that characterized its development, the Wallace Millichamp Houses (1873) are important surviving examples and early applications of the Second Empire style in Toronto. The semi-detached house form buildings are complemented by the remaining sections of the Wallace Millichamp House (1875) at 69 Gloucester and, in the same block on Church Street, the William St. Croix Houses at 580-582 Church that share the characteristic mansard roofs but display red brickwork.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

There are no historical or associative values identified for the property at 592 Church Street. Wallace Millichamp, who developed the semi-detached houses and occupied one portion for more than 20 years, was a Toronto showcase manufacturer and two-term city alderman. However, it has been determined that his connection to the site is not compelling enough to be identified as a cultural heritage value.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Surroundings – The Wallace Millichamp Houses (1873) are historically linked to their surroundings on Church Street, south of Gloucester Street. They form part of a collection of low-rise detached, semi-detached and multi-unit residential buildings dating from the late 1800s to the World War I era on Church and Gloucester Streets on the former Dundonald Estate, most of which are recognized on the City of Toronto Inventory of Heritage Properties.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 592 Church Street has design and contextual values. The Wallace Millichamp Houses (1873) retain their integrity as early and representative examples of semi-detached houses designed in the Second Empire style that contribute to the collection of late 19th- and early 20th-century residential buildings adjoining the southwest corner of Church and Gloucester Streets to which they are historically related.

5. SOURCES

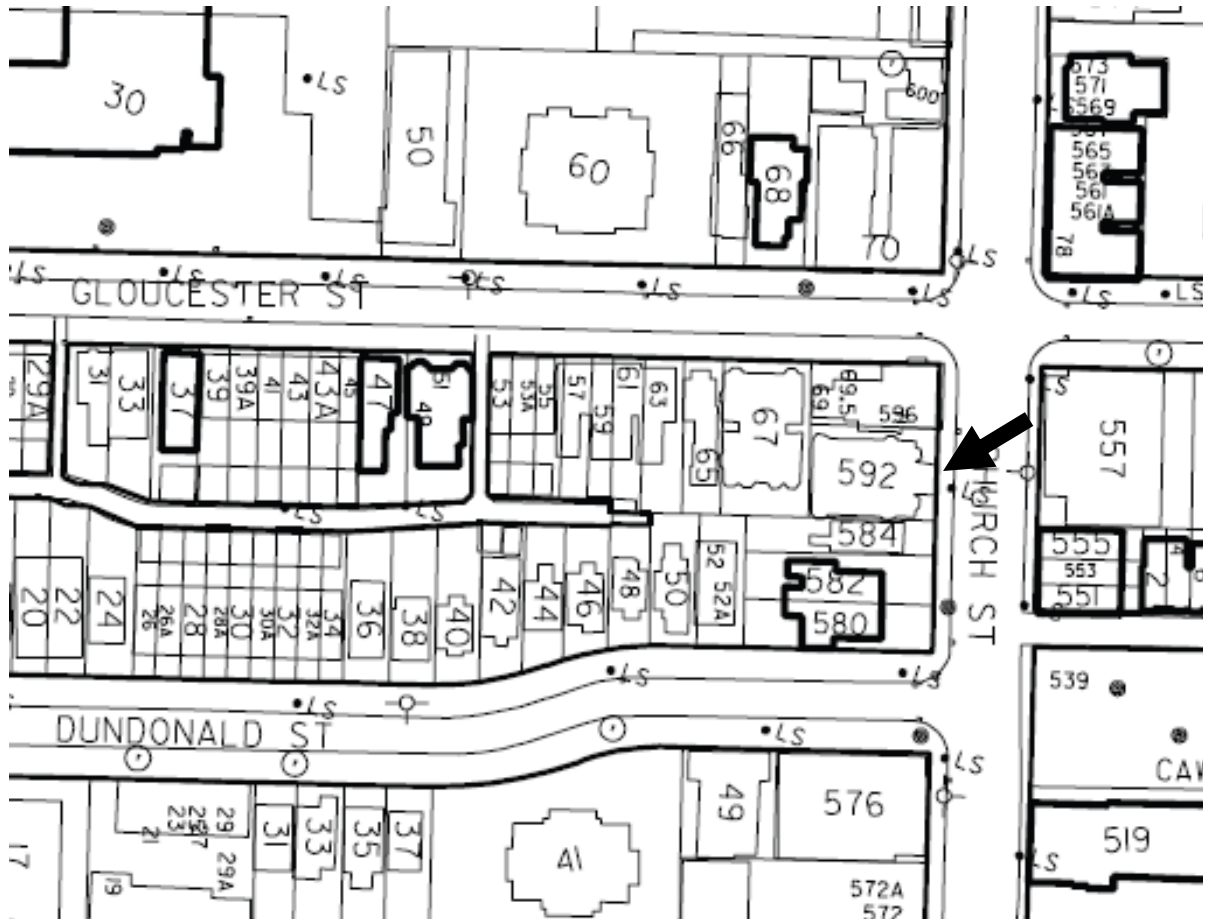
Archival Sources

Abstract Index of Deeds, Plan D105, Lots 1-4
Assessment Rolls, City of Toronto, St. James Ward, 1872-91, and Ward 3, Division 3, 1892 ff.
Boulton Atlas, 1858
Building Permit #32447 (February 7, 1912), City of Toronto Archives
Building Records, Toronto and East York, 1914-1982
City of Toronto Directories, 1871 ff.
Goad's Atlases, 1880, 1894, 1903, and 1910 revised to 1912 and 1923

Books and Newspapers

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture, 1990
"City news" (Wallace Millichamp's candidacy for alderman), The Evening Star (September 18, 1896)
"Goldman sells two apartments and buys one," Toronto Daily Star (March 14, 1927)
Lundell, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Cameron, Christina, and Janet Wright, Second Empire Style in Canada, 1980
"Wallace Millichamp's estate worth \$141, 885," Toronto Daily Star (September 12, 1917)
"Williams-Millichamp" (marriage announcement), Toronto Daily Star (November 20, 1901)

6. IMAGES



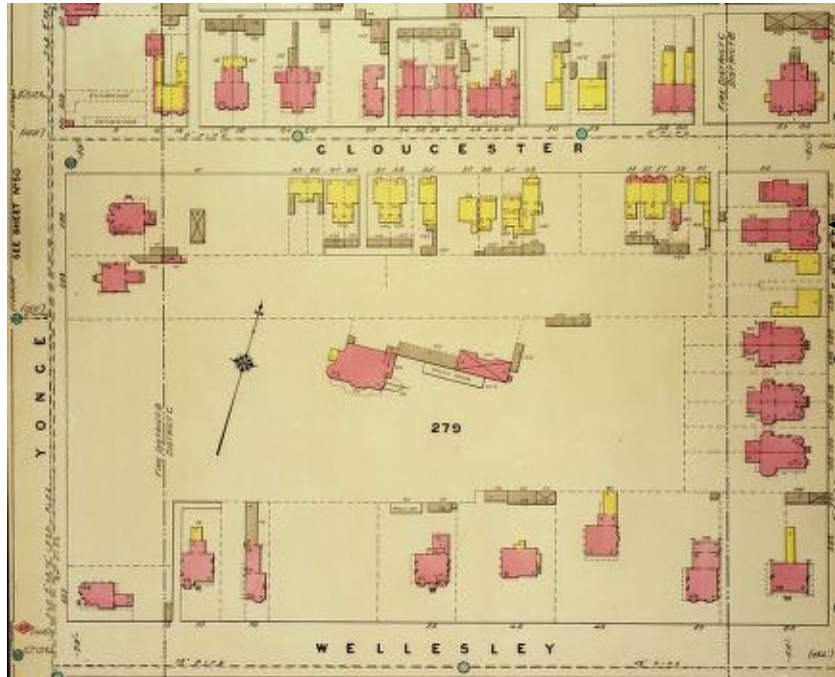
1. City of Toronto Property Data Map, showing the location of the subject property marked by the **arrow**



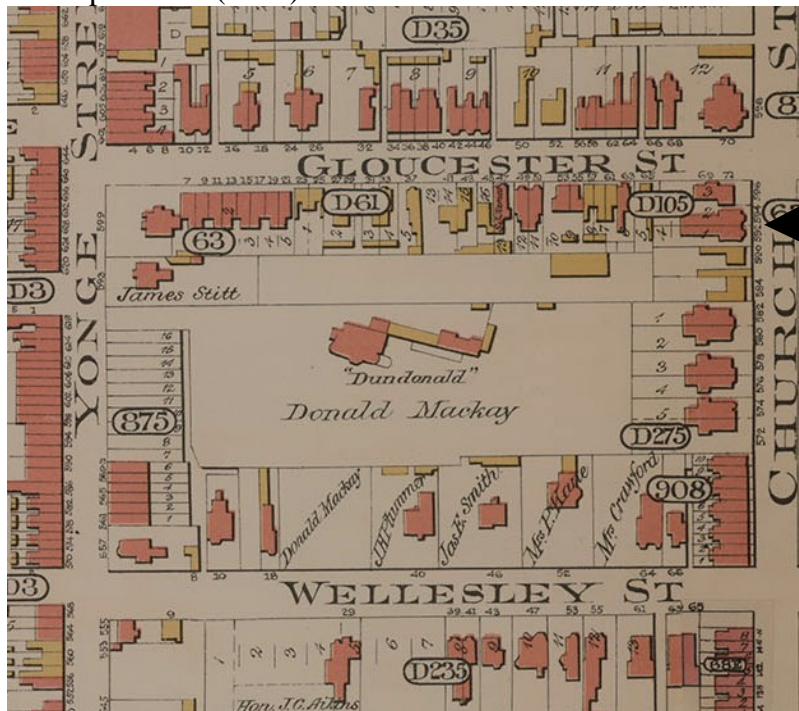
2. Boulton Atlas, 1858, showing the layout of the Dundonald Estate (“Dundonald” is marked by the **arrow**) and the partial subdivision of lands at Church and Gloucester Streets (Toronto Reference Library)



3. Illustration, Kearnsy House, later known as “Dundonald”, with its location shown on the map in Image 2 (Toronto Reference Library, #3716)



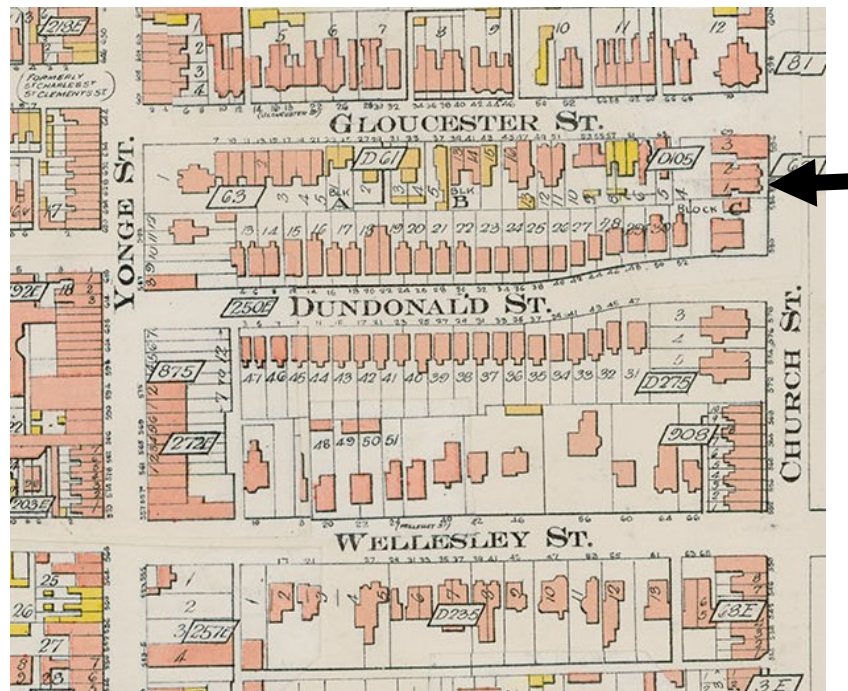
4. Goad's Atlas, 1880, with the **arrow** marking the location of the Wallace Millichamp Houses (1873)



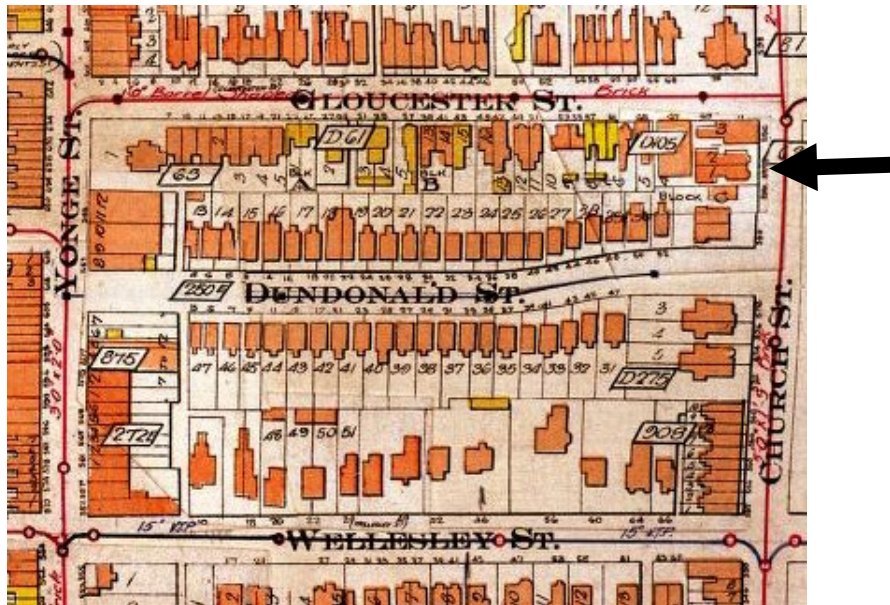
5. Goad's Atlas, 1894, showing the status of the site, where there have been no changes since the 1880 map (Image 4). The **arrow** marks the location of the property



6. Goad's Atlas, 1903, with the **arrow** marking the subject property



7. Goad's Atlas, 1910 revised to 1912 (Vol. 1): showing the status of the site (marked by the **arrow**) where, to the south, Dundonald Street has been laid out and, directly north, the Gloucester Mansions are in place on the southwest corner of Church and Gloucester Streets



8. Goad's Atlas, 1910 revised to 1923 (Vol. 1): showing the status of the subject site (marked by the **arrow**), with the adjoining apartment houses in place at 596 Church Street and 67 Gloucester Street

BUILDING PERMIT

No. 32447

Plan No. _____
Lot No. _____

Toronto, FEB 7 1912 191

Permit granted to

Mr. J M Brown in trust - 65 Adelaide St

To erect a altering dwelling to apartments

near Gloucester St.

on Church St.

Architect J M Brown

Builder _____

Cost of Building, \$ 10,000

Plans and Specifications approved by _____

No. of Block Plan _____

Limit B Water, \$ 6

This Permit does not include any openings in sidewalks or encroachment past line of street

9. Building Permit #32447 (February 7, 1912), authorizing the conversion of the semi-detached houses at present-day 592 Church Street to apartment units



10. & 11. Photographs, showing the principal (east) façade (above) and the south elevation (below) of the Wallace Millichamps Houses (1873)



12. Contextual photograph, showing the west side of Church Street and looking north toward Gloucester Street where the Wallace Millichamp Houses (1873) stand mid-block



13. Contextual photograph, showing the west side of Church Street and looking south toward Dundonald Street from Gloucester Street where the Wallace Millichamp Houses (1873) stand mid-block