



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 584 Church Street

Date:	September 9, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\October 4 2011\teHPS19

SUMMARY

This report recommends that City Council state its intention to designate the property at 584 Church Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. At its meeting of July 12-14, 2011, City Council adopted TE8.9 that included a recommendation that staff report to the September 2011 meeting of the Toronto Preservation Board on the potential to designate 584 Church Street under the Ontario Heritage Act.

Following research and evaluation, staff have determined that the property at 584 Church Street meets Ontario Regulation 9/06, the provincial criteria proscribed for municipal designation under the Ontario Heritage Act. The designation of the property would enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 584 Church Street on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 584 Church Street (Catherine Collard House) under Part IV, Section 29 of the Ontario Heritage Act.

3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of July 12, 13 and 14, 2011, City Council adopted item TE8.9 and stated its intention to designate under Part IV, Section 29 of the Ontario Heritage Act six properties on Church and Gloucester Streets. As part of the recommendations from the Toronto and East York Community Council, City Council requested "the Chief Planner and Executive Director, City Planning to report to the Toronto Preservation Board at its September 2011 meeting on the potential to designate 584 Church Street under the Ontario Heritage Act."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE8.9>

The property is part of a group of late 19th- and early-20th century buildings on the west side of Church Street between Gloucester and Dundonald Street and on the south side of Gloucester Street west of Church Street. In 2009, the Toronto Preservation Board adopted the recommendations in a staff report that the group of properties, including 584 Church Street, be included on the City of Toronto Inventory of Heritage Properties. Following consultations with the property owner's representative, the proposed Reasons for Listing for 584 Church Street were amended to address concerns about the site's heritage values and attributes. At its meeting of September 9, 2009, the Toronto and East York Community Council recommended to City Council that the Church and Gloucester properties, apart from 584 Church Street, be included on the City's heritage inventory. City Council adopted the listings of the Church and Gloucester properties, excluding 584 Church Street, at its meeting of September 30, 2009.

ISSUE BACKGROUND

The Church and Gloucester properties that adjoin the site at 584 Church Street have been the subject of development applications that have been withdrawn. As requested by the Toronto and East York Community Council, staff have re-examined the property at 584 Church and determined that it merits inclusion on the City's heritage inventory and designation under Part IV, Section 29 of the Ontario Heritage Act for its contextual values as it assists in supporting the character of this section of Church Street that retains a collection of buildings that were constructed for residential use in the late 19th- and early-20th centuries. In the event that a development application is submitted, the proposed designation would enable staff to work with the property owners and encourage the retention of the site's heritage values and attributes.

COMMENTS

At location map (Attachment No. 1) and photograph (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 584 Church Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The Reasons for Designation are found in Attachment No. 3, and the heritage attributes identified are the same as those contained in the revised Reasons for Listing when the property at 584 Church Street was proposed for inclusion on the City's heritage inventory in 2009.

The property at 584 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 category of contextual value. Located on the west side of Church Street between Dundonald Street and Gloucester Street, the Catherine Collard House (1909) is historically linked to its surroundings and forms part of a group of late 19th- and early 20th-century residential buildings that were constructed on the former Dundonald Estate when Church Street was one of Toronto's exclusive residential neighbourhoods. The Reasons for Designation (Statement of Significance), which are the Public Notice of Intention to Designate, will

be advertised on the City of Toronto's web side in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

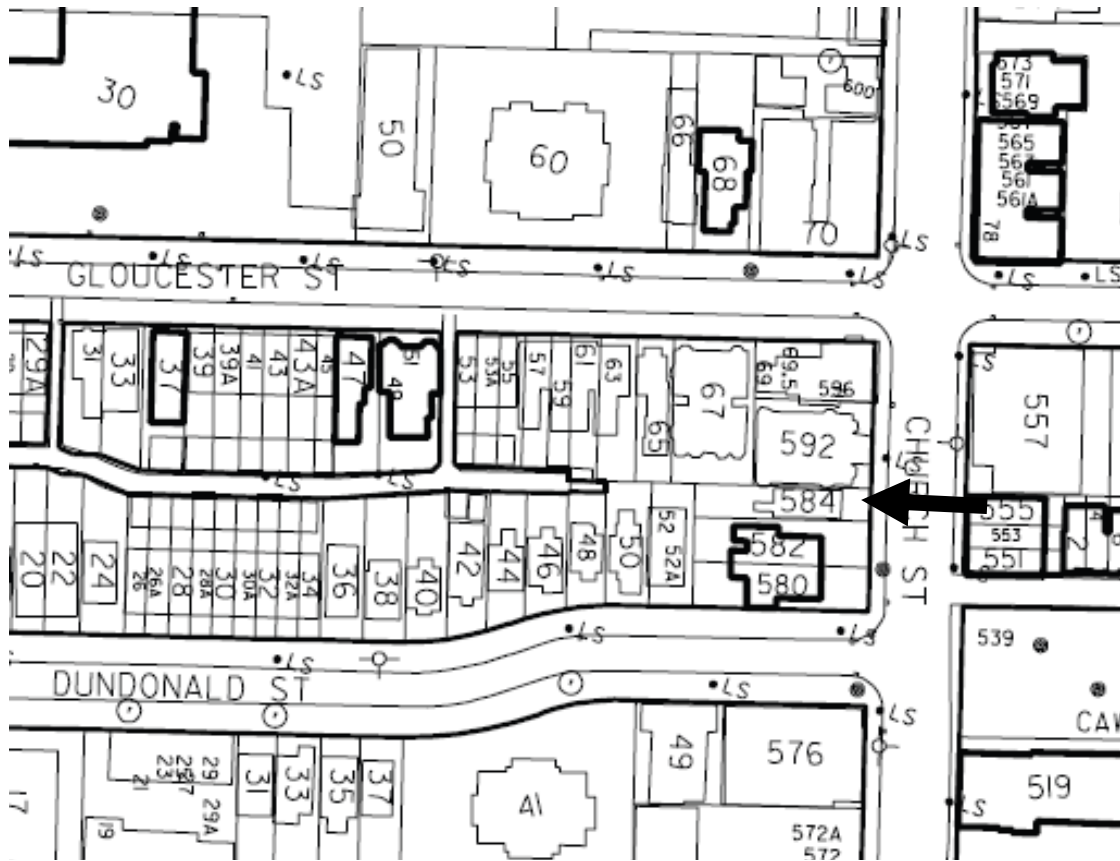
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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the property at not shown.

The **arrow** marks the location of the site.



Heritage Preservation Services, August 2011

584 Church Street: Catherine Collard House

Description

The property at 584 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 prescribed by the provincial government for municipal designation under the category of contextual value. Located on the west side of Church Street between Dundonald Street and Gloucester Street, the Catherine Collard House (1909) is a 2½-storey detached house form building.

Statement of Cultural Heritage Value

The property at 584 Church Street is historically linked to its surroundings as part of the surviving group of residential buildings located on the former Dundonald Estate. After its extension north of Queen Street East in the mid 1800s, Church Street was among the most desirable residential neighbourhoods in Toronto where the Wallace Millichamp Houses (1875 and 1876) were completed near the southwest corner of Church and Gloucester Streets. The latter dwellings were converted to apartment units after Dundonald Street was opened, coinciding with the relocation of the William St. Croix Houses (1878) to the northwest corner of Church and Dundonald Streets, the introduction of small-scale apartment buildings (1910 and 1912) on Church and Gloucester Streets, and the construction of the Catherine Collard House (1909). Through its placement, setback and form, the Catherine Collard House contributes to the group of low-rise buildings that reflect the development of the block on the west side of Church Street between Dundonald and Gloucester Streets in the late 19th and early 20th centuries.

Heritage Attributes

The heritage attributes of the property at 584 Church Street are:

- The 2½-storey house form building
- The scale, form and massing
- The materials, with brick cladding and brick, stone and wood trim
- The modified gambrel roof with extended and returned eaves and, on the east slope, a gabled dormer with decorative detailing
- The principal (east) facade, which is symmetrically organized into two bays with the main entrance placed in the right (north) bay
- The fenestration on the east facade and south elevation, consisting of segmental-arched window openings with brick and stone trim, and the two-storey bay window on the east wall
- The setback of the Catherine Collard House on the west side of Church Street, north of Dundonald Street

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**CATHERINE COLLARD HOUSE
584 CHURCH STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2011

1. DESCRIPTION



Above: east façade of Catherine Collard House (Heritage Preservation Services, September 2010)
Cover: east façade (Heritage Preservation Services, August 2011)

584 Church Street: Catherine Collard House	
ADDRESS	584 Church Street (west side, north of Dundonald Street)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan E250, Part Block C
NEIGHBOURHOOD/COMMUNITY	Church Street Neighbourhood (Dundonald Estate)
HISTORICAL NAME	Catherine Collard House
CONSTRUCTION DATE	1909
ORIGINAL OWNER	Edwin Reynolds, builder
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	P. H. Finney, architect; Edwin Reynolds, builder
DESIGN/CONSTRUCTION/MATERIALS	Stucco cladding with brick, stone & wood detailing
ARCHITECTURAL STYLE	Period Revival
ADDITIONS/ALTERATIONS	1912: verandah added (& later removed)
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural heritage evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	August 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 584 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
1874 Apr	On the east end of the Dundonald Estate, the subject property is occupied by a single-storey frame building according to the tax assessment rolls
1877 May	William St. Croix, a builder, purchases part of the Dundonald Estate from Donald Mackay ¹
1878 May	William St. Croix registers Plan D275 on the west side of Church Street, north of Wellesley Street East
1880	Goad's Atlas shows the subject property, which is still occupied by a detached wood frame building ²
1903 July	The subject property still contains a detached wood frame building, which is now owned by Donald Mackay
1904 May	Frank McMahon acquires part of Donald Mackay's property (including the subject site) as well as the lands developed by St. Croix
1904 June	McMahon registers Plan E250, which lays out Dundonald Street ³
1906 July	McMahon retains the subject property, which stands vacant
1907 June	McMahon sells the vacant lot to Edwin and Henry Reynolds
1907 July	McMahon is still recorded as the owner of the vacant lot conveyed to Edwin and Henry Reynolds, according to the tax assessment rolls
1908 July	The subject property remains vacant on the tax assessment rolls
1908 Sept	Edwin Reynolds is issued building permit #12426 for a 2 ½-storey brick dwelling at #584 Church, naming P. H. Finney as the architect & himself as the builder
1909 Sept	Edwin Reynolds is recorded as the owner of a vacant house at present-day #584 Church
1909 Sept	Catherine Collard, a widow, buys the site
1910 Sept	Catherine Collard occupies the site according to the tax assessment rolls
1911 Sept	Grace O'Hara is Collard's tenant
1912	Goad's Atlas for 1910 updated to 1912 shows the subject house form building in place
1927 Apr	The administer of Catherine Collard's estate sells the property

¹ By September 1877, St. Croix owns two "unfinished houses" on the site according to the tax assessment rolls. A third pair of semi-detached houses is completed by September 1878

² St. Croix's three sets of semi-detached houses are also shown, with the northern-most pair placed on the future alignment of Dundonald Street

³ In August 1904, McMahon acquires a building permit to "alter" the semi-detached houses currently known as #580-582 Church, resulting in their relocation to the northwest corner of Church and Dundonald Streets

ii. HISTORICAL BACKGROUND

Church Street Neighbourhood: Dundonald Estate

The property at 584 Church Street is located in the area between Yonge Street and Church Street, north of Wellesley Street, which was historically associated with the Dundonald Estate. The lands were first 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, started selling parts of 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 a main thoroughfare in the residential neighbourhood east of Yonge Street. 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 substantial mansions of Toronto’s business and political leaders 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.”⁴

In the mid 1840s, Bank of Upper Canada president William Proudfoot acquired acreage in the area between Yonge and Church Streets, north of Wellesley Street East as the setting for his country residence named “Kearsney House”. The estate is depicted on the Boulton Atlas of 1858 (Image 2) and illustrated in Image 3. Donald Mackay (sic) purchased the tract in 1867, renaming the property “Dundonald”. Between 1880 and 1903, the house is shown on successive versions of Goad’s Atlases (Images 4-6), which also records the subdivision of the adjoining lands during that period.

584 Church Street

Goad’s Atlas of 1880 (Image 4) shows the subject property at the east end of the Dundonald Estate where it was occupied by a single-storey wood frame building. The dwelling was in place before 1874 when it was recorded on the tax assessment rolls. It was acquired by Donald Mackay prior to 1904 when he conveyed a portion of land with the estate house to developer Frank McMahan. At the same time, McMahan secured additional property along the west side of Church Street, north of Wellesley Street East, where Toronto builder William St. Croix had constructed three pairs of semi-detached houses in the late 1870s. McMahan razed Dundonald and registered a residential subdivision bounded by Yonge, Wellesley, Church and Gloucester Streets under Plan E250. A new street named Dundonald extended on an east-west axis from Yonge to Church Streets, parallel to and north of Wellesley Street East. Where Dundonald Street curved to meet Church Street, the alignment extended through the northern-most pair of

⁴ McHugh 151

St. Croix's houses, which McMahon relocated to the northwest corner of Church and Dundonald in 1904.⁵

As part of his subdivision of the Dundonald lands, McMahon removed the single-storey dwelling on the subject property. The site stood vacant in 1907 when McMahon conveyed it to Edwin and Henry Reynolds. The next year, Edwin Reynolds received a building permit for the 2½-storey brick dwelling at #584 Church (Image 9), identifying Percy H. Finney as the architect and himself as the builder.⁶ The building at present-day 584 Church Street was in place by September 1909 when a "vacant house" was recorded on the tax assessment rolls. That same month, the property was acquired by Catherine Collard, a widow.⁷ Originally numbered "582 Church", the residence is illustrated on the updates to Goad's Atlas in 1912 and 1923 (Images 7-8), which show the placement of the building between the William St. Croix Houses (1878, at 580-582 Church Street) and the Wallace Millichamp Houses (1876, and now part of the Gloucester Mansions apartment complex at #592 Church). Catherine Collard retained the property until 1927.

iii. ARCHITECTURAL DESCRIPTION

The Catherine Collard House reflects the transitional period after the turn of the 20th century when architecture moved away from the excesses of the Victorian era to more restrained compositions. The incorporation of a two-storey bay window and the large-scaled gabled dormer with decorative detailing recall late 19th century Queen Anne Revival designs, but its unusual roofline, which is a modified gambrel roof with extended and returned eaves, nods to the Arts and Crafts influences and Period Revival designs that followed.⁸ The principal (east) façade and south elevation are shown in Images 10 and 11.

Clad with brick and trimmed with brick, stone and wood, the structure rises 2½ stories and features a narrow two-bay principal façade on Church Street. The main entrance is placed in the right (north) bay, and the fenestration on the east facade and the exposed south elevation consists of segmental-arched openings with brick and stone trim.

⁵ The other two sets of semi-detached houses remained in their original locations, south of Dundonald Street, where they were depicted on revisions to Goad's Atlases; the latter buildings have been demolished

⁶ Finney, who is described in the [Biographical Dictionary of Architects in Canada](#) as a prolific designer who prepared plans for numerous houses for local builder and contractors, designed other dwellings for Reynolds in the Dundonald and Wellesley Streets neighbourhood (Including #3 Dundonald). Toronto architect J. M. Cowan, who received commissions for other Reynolds projects in the vicinity, was the designer of the Gloucester Mansions at #67 Gloucester, as well as alterations that converted the semi-detached buildings at #592 Church to apartment units

⁷ According to the tax assessment rolls, Collard occupied the property for nearly 20 years, occasionally renting it to tenants. In 1912, she received a building permit for a two-storey verandah (Image 9)

⁸ The roofline combines the Dutch gambrel with the modified slope and returned eaves, and the jerkin head roof but, in this case, without the clipped gable

iv. CONTEXT

The property at 584 Church Street is placed on the west side of the street, north of Dundonald Street, as shown on the property data map below (Image 1) and the current photograph (Image 12). On the lands comprising the former Dundonald Estate, 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 Catherine Collard House faces a 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.

The Catherine Collard House is part of the short block on Church Street that extends north from Dundonald Street to Gloucester Street. The house form building is flanked on the south by the William St. Croix Houses (1878 and relocated in 1904) at #580-582 Church) and to the north by the Wallace Millichamp Houses (1876 and converted to apartments in 1910) at #592 Church. The neighbouring properties, along with the surviving portion and wing of a former residential building at 69 Gloucester Street (1875) and the low-rise apartment houses at 596 Church Street (1910) and 67 Gloucester Street (1912), are recognized on the City's heritage inventory.

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	N/A
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

No design or physical values are identified for the Catherine Collard House at 584 Church Street.

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

No historical or associative values are identified for the property at 584 Church Street

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 Catherine Collard House is historically linked to its surroundings as part of the surviving group of residential buildings located on the former Dundonald Estate. After its extension north of Queen Street East in the mid 1800s, Church Street was among the most desirable residential neighbourhoods in Toronto where the Wallace Millichamp Houses (1875 and 1876) were completed near the southwest corner of Church and Gloucester Streets. The latter dwellings were converted to apartment units after Dundonald Street was opened, coinciding with the relocation of the William St. Croix Houses (1878) to the northwest corner of Church and Dundonald Streets, the introduction of small-scale apartment buildings (1910 and 1912) on Church and Gloucester Streets, and the construction of the Catherine Collard House (1909). Through its placement, setback and form, the Catherine Collard House contributes to the group of low-rise buildings that reflect the development of the block on the west side of Church Street between Dundonald and Gloucester Streets in the late 19th and early 20th centuries.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 584 Church Street has contextual value. The Catherine Collard House is historically linked to its surroundings on Church Street in the block between Dundonald Street (south) and Gloucester Street (north) with its collection of domestic buildings that represent the development of the area as a sought-after residential neighbourhood in the late 1800s and early 1900s.

5. SOURCES

Archival Sources

Abstract Index of Deeds, Plan D275, Lots 1-5
 Abstract Index of Deeds, Plan E250, Block C
 Assessment Rolls, City of Toronto, St. James Ward, 1872-91, and Ward 3, Division 3, 1892 ff.

Boulton Atlas, 1858

Building Permits #12426 (September 2, 1908) and #36139 (July 22, 1912), City of Toronto Archives

Building Records, Toronto and East York, 2000

City of Toronto Directories, 1871 ff.

Goad's Atlases, 1880, 1894, 1903, and 1910 revised to 1912 and 1923

Books

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986

Blumenson, John, Ontario Architecture, 1990

Kalman, Harold, An Encyclopedia of Canadian Architecture, Vol. 2, 1994

Lundell, Liz, The Estates of Old Toronto, 1997

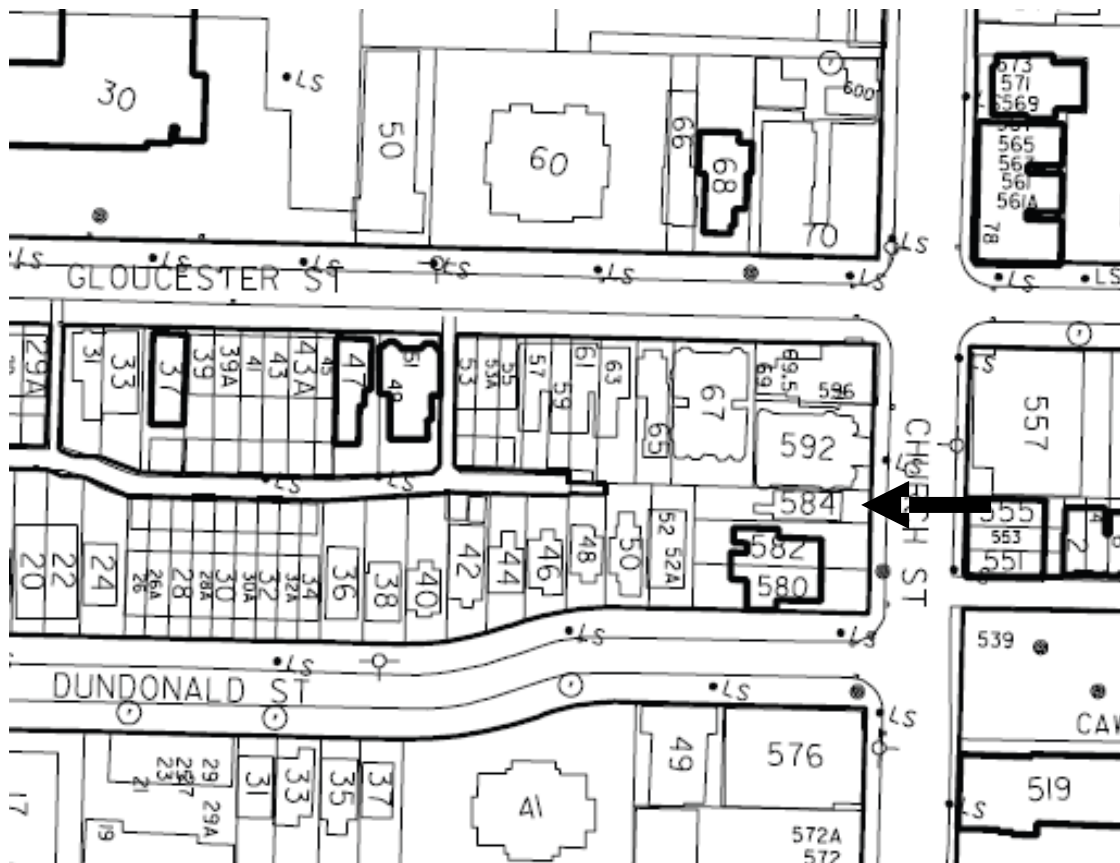
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992

McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

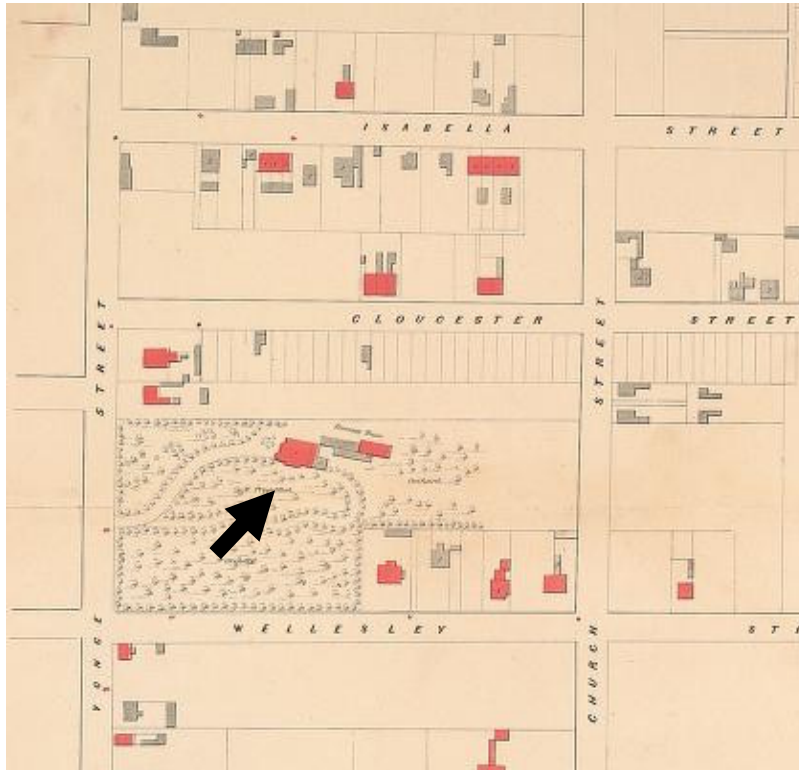
Other Sources:

"Percy H. Finney," entry in Biographical Dictionary of Architects in Canada 1800-1950, <http://dictionaryofarchitectsincanada.org>

6. IMAGES



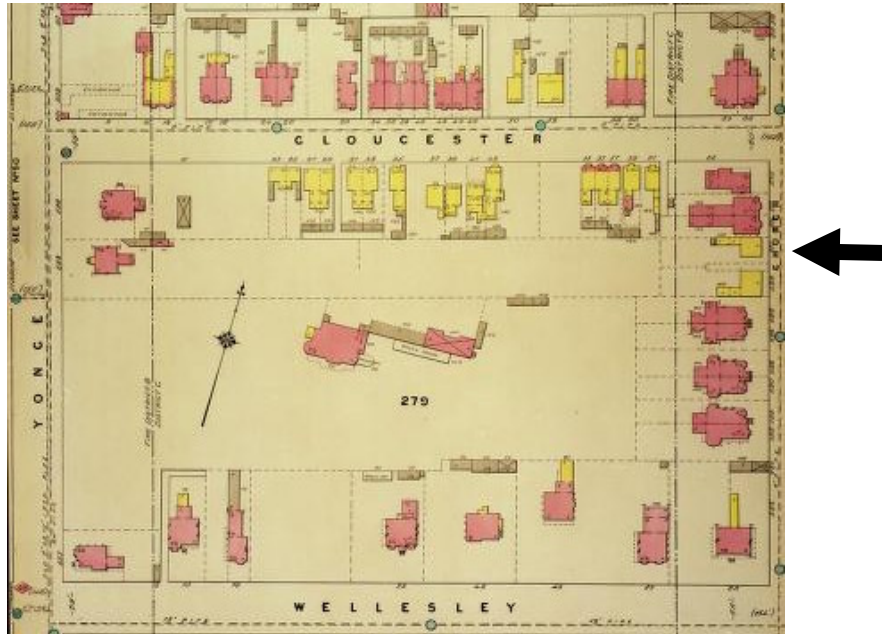
1. City of Toronto Property Data Map, showing the location of the subject property marked by the **arrow**



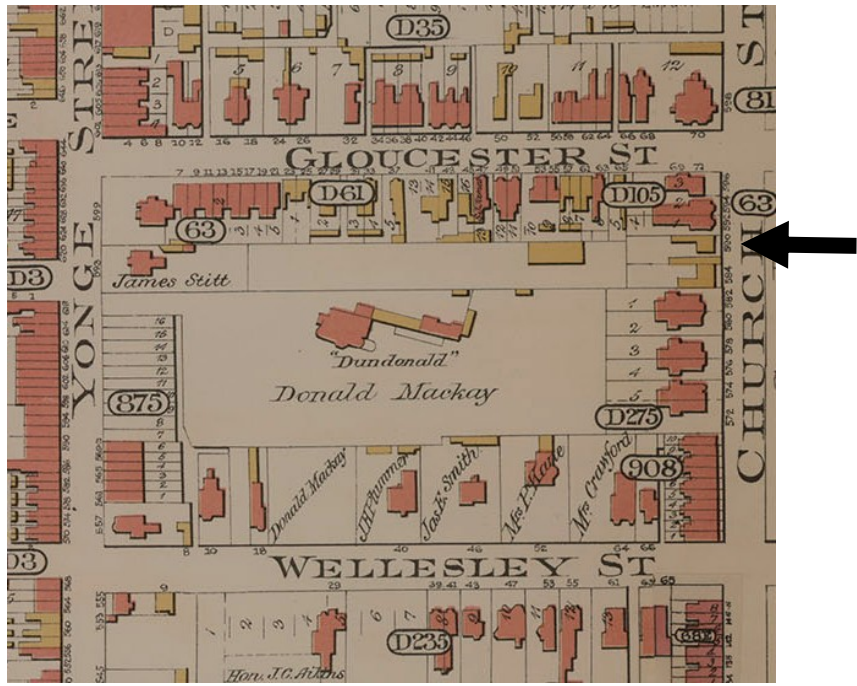
2. Boulton Atlas, 1858, showing the layout of the Dundonald Estate (“Dundonald” is marked by the **arrow**) and the partial subdivision of the lands along Gloucester Street (Toronto Reference Library)



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



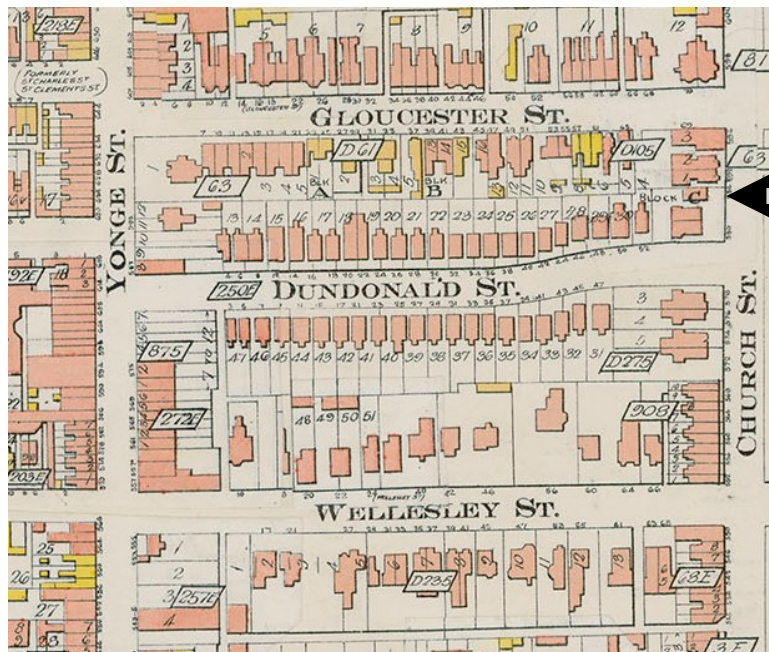
4. Goad's Atlas, 1880, showing the subject property (marked by an **arrow**) when a single detached wood building occupied the site. Directly south, the William St. Croix Houses stand in their original locations, before the northernmost pair was relocated directly north



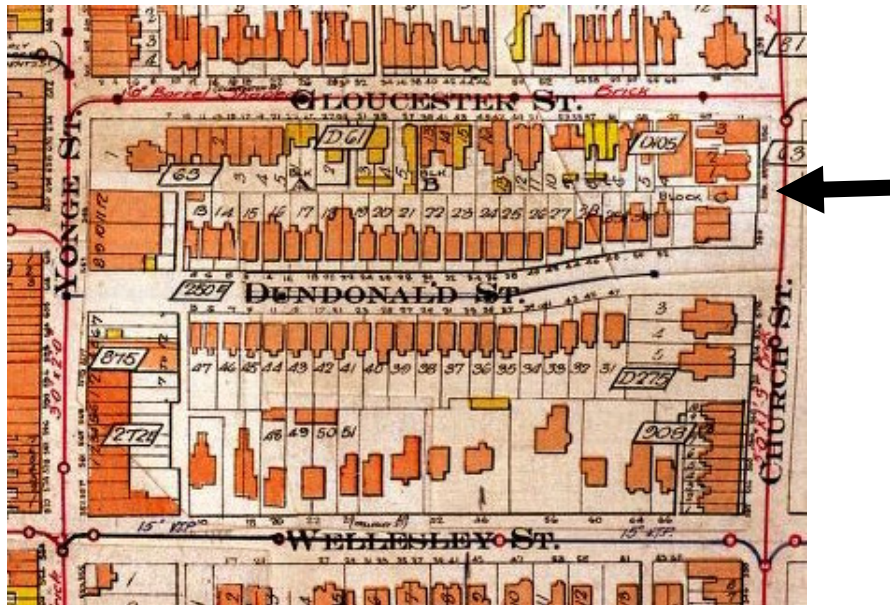
5. Goad's Atlas, 1894, showing the status of the site (marked by the **arrow**), where there have been no changes since the 1880 map (Image 4)



6. Goad's Atlas, 1903, showing the status of the subject site (marked by the **arrow**), which remains the same as in 1894 (Image 5)



7. Goad's Atlas, 1910 revised to 1912 (Vol. 1): showing the updates to the map, where Dundonald Street has been laid out, one pair of semi-detached houses moved to the northwest corner of Church Street and Dundonald Street, and the new detached brick house form building now known as #584 Church (marked by the **arrow**)



8. Goad's Atlas, 1910 revised to 1923 (Vol. 1): showing the subject properties (marked by the **arrow**)

BUILDING PERMIT

No. 12426

Toronto, SEP 2 1908 190

Permit granted to
Mr. E.R. Reynolds 79 Victoria St.

To erect a 2 1/2 story brick dwelling

on 584 Church St.

Architect P.H. Finney

Builder [signature]

Cost of Building, \$ 5000

Plans and Specifications approved by [signature]

No. of Block Plan [signature]

Limit [signature] Water, \$

This Permit does not include any openings in sidewalk or encroachment past line of Street

9. Building Permit #12426 (September 2, 1908): for the 2½-storey brick dwelling at 584 Church Street (City of Toronto Archives)



10 & 11: Photographs of the principal (east) façade (left) and the south elevation (right) of the Catherine Collard House at 584 Church Street (Heritage Preservation Services, August 2011)



12. Contextual Photograph, showing the west side of Church Street, north of Dundonald Street with the Catherine Collard House marked by the **arrow**