



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 118 Yonge Street

Date:	July 3, 2012
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\September 11 2012\teHPS37

SUMMARY

This report recommends that City Council state its intention to designate the property at 118 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act. Located on the northwest corner of Yonge Street and Adelaide Street West, the site was included on the City of Toronto Inventory of Heritage Properties in 1973.

The property owners have submitted an application to demolish the listed building as part of the development of Phase II of the Bay-Adelaide Centre.

Following research and evaluation, staff have determined that the property at 118 Yonge Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property would enable City Council to manage alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 118 Yonge Street (Elgin Building) under Part IV, Section 29 of the Ontario Heritage Act.

2. 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 bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. 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.
4. 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 properties.

Financial Impact

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

ISSUE BACKGROUND

The owners of the property at 118 Yonge Street have submitted an application to demolish a listed building in order to redevelop the site as part of Phase II of the Bay-Adelaide Project.

The property at 118 Yonge Street contains the surviving portion of the Elgin Buildings (1850), which was modified in the early 20th century for Ryrie-Birks followed by Holt Renfrew. It stands as one of the oldest remaining structures in Toronto, and part of a small collection of surviving low-rise commercial buildings from the 19th and early 20th centuries on Yonge Street between Front and Queen Streets.

Although the property at 118 Yonge Street is listed on the City of Toronto Inventory of Heritage Properties, to refuse the demolition of the Elgin Building and encourage the retention and maintenance of its heritage values and attributes, City Council must state its intention to designate it under Part IV, Section 29 of the Ontario Heritage Act. A location map and photographs are attached (Attachments Nos. 1 and 2).

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for the property at 118 Yonge Street. As a result of this assessment, staff have determined that the site meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The property at 118 Yonge 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. Located on the northwest corner of Yonge Street and Adelaide Street West where it is a surviving component of the 1850 Elgin Buildings, the structure is a rare and early example of a mid-19th century commercial building and one of the oldest edifices in Toronto, which was updated in the early 20th century with well-crafted elements of Edwardian Classicism. The property is linked to members of the Sheard family, beginning in 1858 with Joseph Sheard, an early Toronto architect and two-term Mayor of Toronto, and his sons, architect Matthew Sheard and Dr. Charles Sheard, whose descendants retained the site until 1966.

Associated with publisher and politician William Lyon Mackenzie, an occupant in the 1850s and the exclusive retailers Ryrie-Birks and Holt Renfrew in the early 1900s, the Elgin Building contributes to an understanding of the development of Yonge Street south of Queen Street from its 19th century origins as a secondary street, to its emergence as Toronto's commercial centre where the first department stores were located in the late 1800s, and its continued dominance as Toronto's "main street" throughout the 20th century. Contextually, the Elgin Building assists in supporting, maintaining and defining the remaining historical character of Yonge Street as the setting of low-rise structures from the Victorian and Edwardian eras that contribute to the evolution of Toronto's "main street." Anchoring a prominent intersection on Yonge Street, the Elgin Building is also historically, visually and physically linked to its surroundings as where it is part of a select collection of low-rise commercial edifices dating to the 1800s and early 1900s that stands among the Modern structures from the mid and late 20th centuries.

The Reasons for Designation (Statement of Significance), which is the Public Notice of Intention to Designate, will be advertised on the City of Toronto's web site 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

Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Robert Freedman, Director
Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Reasons for Designation (Statement of Significance)

Attachment No. 4 – Heritage Property Research and Evaluation Report



The arrow marks the location of the property

This location map is for information purposes only;
the exact boundaries of the site are not shown



Principal (east) façade on Yonge Street (above) and south elevation on Adelaide Street West (below)

(Heritage Preservation Services, June 2012)

Elgin Building

Description

The property at 118 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the northwest corner of Yonge Street and Adelaide Street West, the property contains a four-storey commercial building (1850) with early 20th century alterations.

Statement of Cultural Heritage Value

The Elgin Building has design value as the surviving component of the 1850 Georgian-styled row that is a rare and early example in Toronto of a mid-19th century commercial building and one of the oldest remaining structures in Toronto. The early 20th century updates in the popular Edwardian Classical style reflect the evolution of the Elgin Building over time, with the highly-crafted and classically-detailed east façade on Yonge Street and the fenestration and elaborate chimneys on Adelaide Street reflecting the placement of the structure at an important intersection.

The property at 118 Yonge Street is associated with members of the Sheard family who owned the site from 1858 to 1966. Architect and politician Joseph Sheard funded the development of the Elgin Buildings in 1850 and possibly designed the row prior to becoming the owner of the site. Sheard entered municipal politics and, over a 20-year period, served on City Council and as the Mayor of Toronto in 1871-72. He maintained his architectural office at 118 Yonge Street, along with his son-in-law, the important early Toronto architect William Irving. Joseph's son, architect Matthew Sheard, oversaw the alterations to the property in 1900 as one of his last commissions. Dr. Charles Sheard, who served as Toronto's Chief Medical Officer before he was elected as a Member of Parliament, succeeded his father as the owner of 118 Yonge Street.

The Elgin Building contributes to an understanding of the development of Yonge Street south of Queen Street from its origins as a secondary commercial street in the early and mid 1800s, to its prominence in the late 19th century as the site of the city's inaugural department stores, and its evolution in the 20th century as a primary shopping destination where many of the city's leading retailers were located. As one of the oldest surviving buildings on Yonge Street, the Elgin Building is historically linked to its original owner Jesse Ketchum, the important early Toronto industrialist, land developer and philanthropist, as well as its early tenant, William Lyon Mackenzie who published "The Weekly Sentinel" newspaper on the premises following his roles as the first Mayor of Toronto and leader of the Rebellion of 1837. Remodelled in the early 1900s for the Ryrie Brothers and Ryrie-Birks (forerunners to Birks Jewellers), who occupied the site from

1890 to 1910, and Holt, Renfrew and Company (now Holt Renfrew), which modified the premises as its flagship store for 45 years, the Elgin Building remains an integral part of the evolution of Toronto's "main street."

Contextually, the Elgin Building plays a significant role in defining, maintaining and supporting the remaining historical character of Yonge Street as the setting of retail buildings from the Victoria and Edwardian eras, and as part of its evolution in the 19th and 20th centuries from a secondary commercial street in downtown Toronto to the city's "main street" following the opening of the inaugural department stores near the intersection of Yonge and Queen. The Elgin Building remains an important surviving example of the low-rise commercial structures that developed along the thoroughfare, which was modified as part of the elite carriage trade that characterized the street in the late 19th century and the first half of the 20th.

The Elgin Building is also historically, functionally and visually linked to its surroundings where it has stood on Yonge Street since 1850 and now contributes to the small collection of low-rise buildings dating to the 19th and early 20th centuries that remain on the section of the thoroughfare between Front and Queen Streets where they are recognized on the City's heritage inventory. Anchoring a prominent intersection at Yonge and Adelaide, the Elgin Building adjoins the neighbouring mid- to late-20th century Modern structures as an integral part of the evolving streetscape of Yonge Street.

Heritage Attributes

The heritage attributes of the property at 118 Yonge Street are:

- The four-storey commercial building
- The scale, form and massing on a rectangular plan extending five bays on Yonge Street (east) and 10 bays along Adelaide Street West (south)
- The materials, with brick cladding and brick and stone detailing
- The flat roofline, where the paired chimneys and brick corbelling on the south elevation reflect the 1901 modifications (the cornice added along the east and south ends in 1910 has been removed)
- On the principal (east) façade, the three-storey piers with classical stone detailing that organize the fenestration in the upper stories and form the bases for the hood moulds over the fourth-floor openings
- The detailing on the east facade, with spandrels with marble inserts beneath the third- and fourth-floor window openings
- On the south elevation, the round-arched and flat-headed window openings with brick detailing
- On the east and south elevations, the first-floor storefronts, which have been altered over time and incorporate entrances on both walls
- The position of the building on a corner lot facing Yonge and Adelaide Streets

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ELGIN BUILDING
118 YONGE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

June 2012

1. DESCRIPTION



Above: detailing on south elevation
 Cover: Principal (east) façade on Yonge Street (right) &
 south elevation on Adelaide Street West (left)
 (Heritage Preservation Services, June 2012)

118 Yonge Street: Elgin Building	
ADDRESS	118 Yonge Street (northwest corner of Adelaide Street West)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Town of York Plan, Part Lot 2
NEIGHBOURHOOD/COMMUNITY	Yonge Street
HISTORICAL NAME	Elgin Building ¹
CONSTRUCTION DATE	1850
ORIGINAL OWNER	Jesse Ketchum, tanner
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	See Section 2
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding, with brick and stone trim
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	1901, exterior alterations, Matthew Sheard, architect; 1910, exterior alterations, J. L. Havill, architect ; 1934, storefronts altered, George, Moorhouse & King, architects; 1939, storefronts altered, Allward & Gouinlock, architects
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	cultural heritage evaluation or listed on C of T IHP
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	June 2012

¹ While the property has welcomed a number of well-known tenants in the 19th and 20th centuries, it is historically known as the “Elgin Building” for its origins as part of the historical row of commercial buildings (pictured in Image 8)

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 118 Yonge 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
1804	The Crown issues the patent for Lot 2 under the Town of York Plan
1805	Jesse Ketchum acquires Lot 2 where he builds his residence
1842	Cane's map illustrates the first commercial buildings on the site
1850 & 1852	Ketchum mortgages the portion of Lot 2 on the northwest corner of present-day Yonge & Adelaide, with funds provided by architect Joseph Sheard
1850	Ketchum's new buildings are first recorded in the assessment roll for St. Andrew's Ward
1851	The corner unit of the Elgin Buildings at Yonge & Adelaide is first occupied by William McDougall, a printer & publisher
1853	Newspaper publisher & former Mayor of Toronto William Mackenzie is the tenant at #118 Yonge
1856	The city directory lists the "Elgin Buildings" at 79-89 Yonge Street ²
1858	Architect Joseph Sheard acquires the property
1858	Boulton's Atlas illustrates the Elgin Buildings
1880	The Elgin Buildings are outlined on the first Goad's Atlas depicting the neighbourhood
1890	James & Harry Ryrie locate their jewellery business at #118 Yonge, staying for two decades
1901	Alterations are made for the Ryrie Brothers
1909	Dr. Charles Sheard is the assessed owner of the building at #118 Yonge, which is valued at \$16,000 ³
1909 May	Holt, Renfrew & Company, furriers, lease the subject property from Dr. Charles Sheard
1910	The building is altered under the direction of architect J. L. Havill and its assessed value increases to \$35,000
1934	Architects George, Moorhouse & King prepare plans to alter the storefronts
1939	Architects Allward & Gouinlock design alterations to the storefronts
1942	An addition is designed by architect N. A. Armstrong
1955	Holt, Renfrew & Company vacates the property after 45 years
1966	Trustees of the Sheard family sell the site to May Company Investments
1973	The property at 118 Yonge Street is listed on the City of Toronto Inventory of Heritage Properties
1991	The Toronto Region Architectural Conservancy presents its "Award of Merit" for the 1987 restoration of the Elgin Building

² This reflects early street numbering; with gaps in the city directories in the early part of the 19th century, the property is more consistently traced via the tax assessment rolls for St. Andrew's Ward (later Ward 3)

³ The assessment roll compiled in 1909 for 1910 taxes strikes out the Ryrie Brothers as lessees, substituting Holt, Renfrew and Company Limited

ii. HISTORICAL BACKGROUND

Yonge Street

Today, “anywhere in Canada, the name “Yonge Street” is instantly recognizable as a Toronto place name.”⁴ A century before it became known as Toronto's "main street", Yonge Street was surveyed as a military road between the Town of York (1793) and Lake Simcoe to the north. The thoroughfare was not extended south of present-day Queen Street until after the War of 1812, and King Street remained the main commercial thoroughfare in the town, dividing the banks and warehouses that clustered at the south end of Yonge from the stores to the north.

By the mid-19th century, Yonge Street in the blocks between King, Adelaide and Queen was lined with commercial structures occupied by tailors, druggists, boot and shoe makers and hardware suppliers, while "the upper rooms of many of the buildings were rented to printers and publishers, barristers and book agents."⁵ As a commercial destination, Yonge Street remained secondary to King Street where, according to an account in the 1870s, "the buildings on King Street are greater and grander than their neighbours on Yonge; the shops are larger and dearer; and last, but not least, King Street is honoured by the daily presence of the aristocracy, while Yonge is given over the business of the middle-class and the beggar."⁶

The character of Yonge Street changed beginning in the 1880s when entrepreneurs Robert Simpson and Timothy Eaton opened competing “department stores” on Yonge near its intersection with Queen. The novelty of offering different products and services under one roof drew both consumers and businesses to the area and away from King Street. Among the enterprises attracted to the neighbourhood was the Ryrie Brothers' jewellery business, one of a number of high end specialty stores that opened in the shadow of the department stores.

During the early 20th century, attention was drawn away from Yonge and Queen to focus on other parts of Yonge Street. Toronto's first 'skyscrapers,' dating to the World War I period, appeared around Yonge and King where they replaced many of the low-scale commercial buildings. Further north, plans to turn Yonge and College into the city's premiere shopping destination anchored by Eaton's new College Street department store were interrupted by the Great Depression of the 1930s. The high-end shops adjoining the Yonge and Bloor intersection catered to Toronto's wealthiest citizens after World War Two. However, the opening of the Toronto Eaton Centre in the 1970s returned the Yonge and Queen area to its former role as Toronto's primary commercial district. This coincided with the ongoing transformation of the Financial District directly south, where progressively taller towers replaced or incorporated some of the low-rise buildings. During this period, Yonge Street was described as "something of an architectural wonder,

⁴ Kluckner, 70

⁵ Landmarks of Toronto, Volume 3, 74

⁶ McHugh, 60

for unlike similar concourses in major urban centres (it) retains its narrow width and preponderance of 19th-century buildings of Victorian scale and sensibility."⁷ This description applies to the Elgin Building at 118 Yonge Street.

Elgin Building

The property where 118 Yonge Street is located was subdivided under the Town of York Plan as Lot 2 and conveyed by patent in 1804 (Image 7). The next year, the early Toronto industrialist, land developer and philanthropist Jesse Ketchum acquired the site, adding the allotment to the substantial acreage he assembled in the area southwest of present-day Yonge Street and Queen Street West.⁸ Ketchum laid out Temperance Street along the north edge of Lot 2, and built his family residence on the northwest corner of Yonge and Adelaide, opposite his tannery (Ketchum's dwelling is illustrated in Image 17).⁹

The original commercial buildings adjoining the northwest corner of Yonge and Adelaide were in place prior to 1842 when they were illustrated on Cane's map (Image 2). Their destruction by fire enabled the redevelopment of the site in 1850 when Ketchum mortgaged the allotment with funding from local architect Joseph Sheard.¹⁰ Described as "the first buildings that marked an era of improvement on Yonge Street", the three-storey row of brick-clad commercial buildings was completed and named for Lord Elgin, the Governor-General of the Province of Canada from 1847-54.¹¹ A builder, baker and watchmaker were among the original tenants, with publisher William McDouglas renting offices in the corner unit at #118 Yonge in 1851. Two years later, this portion was occupied by William Lyon Mackenzie, the leader of the Rebellion of 1837, former Mayor of Toronto and newspaper publisher, who issued the "Weekly Messenger" from the premises.¹² Apart from Mackenzie's tenancy of the Elgin Building, he and Joseph Sheard were connected through their roles in the 1837 conflict, when Sheard (as a well-known local contractor) "refused to oversee the construction of the gallows to hang the condemned rebels, Samuel Lount and Peter Matthews."¹³

As illustrated in Image 8, the Elgin Buildings extended along Yonge Street north of Adelaide and were designed in the Georgian style typical of the era with round-arched dormer windows. While it is possible that Joseph Sheard was responsible for the design of the Elgin Buildings, no reference to this project was found in his biography or other

⁷ McHugh, 60

⁸ In the 19th century, Ketchum provided land and financial assistance for the temperance hall and six churches located in the block bounded by Yonge, Adelaide, Bay and Queen (Landmarks of Toronto, Volume 1, 33)

⁹ Ketchum's house is also illustrated in Robertson's Landmarks of Toronto, Volume 1, 31

¹⁰ The Elgin Buildings were first recorded in the tax assessment rolls in 1850

¹¹ Landmarks of Toronto, Vol. 3, 74

¹² Mackenzie had occupied the north portion of the Elgin Buildings at #126 Yonge in 1853

¹³ Russell, 90

archival sources at the time of the writing of this report.¹⁴ His extensive portfolio included the Cawthra Mansion at King and Bay Streets (now the site of Scotia Plaza) and many of the first schools commissioned by the Toronto Board of Education (forerunner to today's Toronto District School Board). Among his surviving commissions are "Northfield", the residence of Ontario Premier Oliver Mowat on Jarvis Street, the "Dead House" (vault) for St. Michael's Cemetery on Yonge Street north of St. Clair and, in subsequent works for the Archdiocese, additions to both St. Michael's Cathedral and its Bishop's Palace. Sheard's plans for other commercial buildings near the Yonge and Adelaide intersection have been documented, and the stores he designed for John Bugg on Yonge Street north of Shuter Street are designated under the Ontario Heritage Act.

The Elgin Buildings are outlined and named on Boulton's Atlas for 1858 (Image 3). That same year, Ketchum conveyed the property to Joseph Sheard for a reduced price because the mortgages had not been paid in full.¹⁵ Sheard continued his architectural career, assisted by his son-in-law, architect William Irving, with the pair maintaining offices at #118 Yonge. Joseph Sheard also began a 20-year career in municipal politics. In 1871, Sheard was elected Mayor of Toronto for two terms, and served on City Council before and after his mayoralty. His family retained the property at 118 Yonge Street for over a century.

The status of the property at 118 Yonge Street during the late 19th and early 20th centuries is recorded on Goad's Atlases, with extracts attached as Images 4-6.

Ryrie Brothers

The Elgin Buildings remained a prestigious address through the late 19th century when its tenants ranged from merchants, tradesmen, and publishers to physicians, attorneys and architects. In 1890, the Ryrie Brothers, operating as jewellers, diamond merchants and silversmiths since 1854, moved its business to 118 Yonge, leasing additional space in the adjoining unit to the north. Purported to be "one of the largest retail jewellery stores in the world," the company was headed by James and Harry Ryrie, who named their location "Diamond Hall" in 1894.

In 1900, the Ryrie Brothers commissioned architect Matthew Sheard (one of Joseph Sheard's sons) to alter the building (which is shown following the changes in Images 9 and 10).¹⁶ At the time he accepted the project, Sheard had returned from the United States where he had worked in New York City and, after the great fire of 1871, Chicago. Sheard is best known for his designs for the Telegram Building at King and Bay (which is not extant), and he prepared the plans for commercial buildings on King Street West prior to undertaking the alterations to the Elgin Building. As biographical sources indicate that most of Sheard's work occurred in the late 19th century, the alterations to the Elgin Building represent a late example from his portfolio. Comparing the illustration of

¹⁴ There is no reference to this project in Sheard's entry in The Biographical Dictionary of Architects in Canada, 1800-1950 or the tender calls compiled from the Globe newspaper

¹⁵ Land Registry Office, instruments Nos. 37423 (1850), 44241 (1852) and 73892 (1858)

¹⁶ Building permit #238 was issued on April 30, 1900

the original Elgin Buildings (that shows part of the east facade in Image 8) with an archival photograph from 1901 (Image 9), the most visible change was to the south elevation with the addition of the dramatic south gable with a stepped parapet and two monumental chimneys above round-arched openings in the first floor and attic levels.

In 1905, Ryrie Brothers' announced the firm's amalgamation with the venerable Montreal jeweller Henry Birks and Sons as Ryrie-Birks Limited.¹⁷ The merger, initiated by Birks to extend its retail enterprise across Canada, resulted in the relocation of the enterprise from 118 Yonge Street to a new building at the opposite end of the block anchoring the southwest corner of Temperance Street (which shown in Image 16 and is no longer extant).¹⁸ However, the Ryrie Brothers continued to use an illustration of its former premises at #118 Yonge in its advertising (Image 15).

Holt, Renfrew and Company

After Ryrie's vacated the premises at 118 Yonge Street, its prominence as a Yonge Street landmark continued as the Savoy Tearoom remained the ground-floor occupant.¹⁹ In 1909 on behalf of the Sheard family, Dr. Charles Sheard negotiated an agreement with Holt, Renfrew and Company to become the primary tenant at #118 Yonge. While the enterprise was founded by members of the Henderson family in Quebec in the 1830s, the firm was known by different names as partners came and went. Meanwhile, its business of selling furs was bolstered when the company received Royal Warrants during Queen Victoria's reign. The first Toronto store opened in 1889 as Henderson, Renfrew and Company.

In January 1910, Holt, Renfrew and Company was issued a building permit for "alterations to store and showroom" naming J. L. Havill as the architect (Image 11). Havill's career remains largely undocumented but, prior to accepting the commission for #118 Yonge, he designed high-end residences in Rosedale and Riverdale, including the James Harris House (1908) at 646 Broadview Avenue that is designated under Part IV, Section 29 of the Ontario Heritage Act. His subsequent work included the Imperial Oil Building at Church and Court Street in association with the firm of Clinton and Russell.

Havill's plans (Image 12) were more extensive than Sheard's earlier modifications and affected the five-bay south section of the Elgin Buildings. Archival photographs document the structure prior to and after the changes (Images 13 and 14). The design resulted in the extension of the principal facade on Yonge Street from three to four stories, the configuration of this wall into three bays with more elaborate detailing, and

¹⁷ The firm was renamed Birks-Ellis-Ryrie in the 1930s after merging with Toronto's P. W. Ellis & Company

¹⁸ According to McHugh (65), the new jewellery store was "probably" designed by architects Burke and Horwood, whose successor firms oversaw later alterations to the building. Burke, Horwood and White prepared the plans for the Ryrie Building (completed 1914) at Yonge and Shuter, which was a speculative venture for the Ryrie Brothers. According to Angela Carr (Toronto Architect Edmund Burke, 1995, 130), Burke was related to the Ryrie family

¹⁹ A photograph from 1910 showing part of the facade with "The Savoy" signage is in the collection of the City of Toronto Archives as Fonds 1244, Item 137, but is not reproduced with the images in this report

the introduction of a flat roofline with a cornice that replaced the dormer windows from 1850. The roof detailing was extended around the south elevation on Adelaide Street West, although Sheard's decorative chimneys remained part of the design, along with the round-arched window openings in the upper storey. While the window in the first floor was replaced, additional round-arched openings were introduced in the attic level and on the rear (west) extension. Some of the flat-headed openings from the original mid-19th century structure remained.

In 1934, Toronto architects George, Moorhouse and King designed alterations to the storefront that introduced two entries on the east facade (which are shown in the illustration attached as Image 17, with the architectural drawings reproduced in Image 18). The storefronts were changed according to plans prepared by the architectural firm of Allward and Gouinlock five years later (Image 19), which reintroduced the central entrance on the east wall (Image 20). In 1942, a submission for an addition and other alterations (including the extension of the penthouse above the elevator shaft) was signed by local architect N. A. Armstrong.

While based on Yonge Street, Holt, Renfrew and Company expanded its product line to include fashions by European designers that enhanced the business's reputation as the shopping destination for high-end goods and services. The property at 118 Yonge remained Holt Renfrew's flagship store in Toronto for 45 years until its relocation to Bloor Street West in 1955.

In 1966, after more than a century of ownership, the Sheard family's trustees conveyed the property at 118 Yonge Street to the May Company, which operated its store on-site. For the remainder of the 20th century, the storefronts and offices were occupied by retailers and businesses drawn to this prominent intersection on Yonge Street.

iii. ARCHITECTURAL DESCRIPTION

The Elgin Building is illustrated in the contemporary and archival photographs found on the cover and in Sections 1 and 6 of this report. Its appearance represents the evolution of the structure over time. Originally designed as part of a Georgian-styled commercial row, the building was modified in 1901 for Ryrie Brothers' jewellery store with the changes focused on the south elevation, particularly the roofline, chimneys and round-arched openings. The alterations conducted in 1910 concentrated on the principal (east) elevation on Yonge Street, with the application of a four-storey façade with classical features, and a flat roofline with a cornice that replaced the mid-19th century dormers and window openings.

The updates reflect the Edwardian Classical architecture popular in the World War I era. The style "with an emphasis on Classical motifs was indicative of the new direction architecture was to take in the 20th century" where "in contrast to the highly colouristic, complicated and often eclectic compositions of the late 29th century, Edwardian

Classicism...restored simplicity and order to domestic architecture.”²⁰ Applied to all building types, the features of the style included symmetrical facades, “large but simplified roofs,” smooth surfaces and the extensive fenestration that was particularly welcomed for commercial edifices such as the Elgin Building.²¹

Rising four stories, the structure has a rectangular plan that extends five bays on Yonge Street and (with the west wing) 10 bays along Adelaide Street West. The building is clad with buff brick on the Yonge Street façade, with yellow brick on the south elevation facing Adelaide. On the principal (east) facade, the stories above the first-floor storefront with the principal entry are organized by three-storey pilasters that form the bases for the stone hood moulds decorating the openings in the top floor. The spandrels beneath the third and fourth floor openings incorporate marble inserts with lozenge-shaped patterns. The stone cornice (see in the 1973 photograph appended as Image 21) has been removed from the east and south rooflines.

On the south wall of the Elgin Building facing Adelaide Street, the decorative brick chimneys (from the 1901 alterations) rise over the flat roofline. Above the first-floor commercial openings and entry, the upper floors display round-arched window openings dating from the 1901 and 1910 alterations.

iv. CONTEXT

The location of the property at 118 Yonge Street is shown on the map attached as Image 1. The building anchors the northwest corner of Yonge Street and Adelaide Street West and, in the remainder of this block bounded by Yonge, Adelaide, Bay and Temperance, the Comet Bicycle Company (later Aikenhead’s Hardware) was relocated from #17 Temperance to #9 Temperance. Near the other corners of the intersection of Yonge and Adelaide, the Lumsden Building (1909) at #111 Yonge (with the adjoining Birkbeck Building (1908) at 10 Adelaide Street East), and the Canada Trust Building (1968) at #110 Yonge are recognized on the City’s heritage inventory, along with the Dineen Building (1897) at 2 Temperance Street on the northwest corner of Yonge Street.²²

On the lower section of Yonge Street between Front and Queen where low-rise commercial buildings were commonplace in the 19th and early 20th centuries before the general availability of elevators, the few that remain today are shown in the photographs found in Section 6 (Images 25-29). At the southwest corner of Wellington Street West, the 19th century stores, hotel and banks have been retained in BCE Place (now Brookfield Place), while the former Bank of British North America (completed 1873) and the surviving unit of the A. V. Brown Buildings (1847) anchor the northeast side of the same intersection. In the block between King and Adelaide, the Piper Building (1857) at #83 Yonge is attributed to architect Joseph Sheard while, opposite, the Robert Fairweather Building (1919) at #100 Yonge stands close to the Upper Canada and Tract

²⁰ Blumenson, 166

²¹ Blumenson, 166

²² All of the latter sites are designated under Part IV, Section 29 of the Ontario Heritage Act, apart from the property at #100 Yonge, which is listed on the Inventory of Heritage Properties

Societies Building (1886) at #104 Yonge. North of the subject property at the northwest corner of Yonge and Temperance Streets, the Dineen Building (1897) once competed with Holt Renfrew as a purveyor of furs. Apart from the A. V. Brown Building, which is listed on the City's heritage inventory, all of the above-noted properties are designated under Part IV, Section 29 of the Ontario Heritage Act.

This collection of low-rise buildings on lower Yonge Street is joined by other historical properties (including Simpson's Department Store (1894, with additions) at #194 Yonge and the Confederation Life Building (completed 1892) on the northeast corner of Yonge and Richmond, and forms part of a larger streetscape that includes Modern structures from the mid and late 20th centuries representing the evolution of Toronto's "main street."

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	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Rare and Early Example of a Type and Style with a High Degree of Craftsmanship

– The Elgin Building is a rare example of a commercial building on Yonge Street dating to 1850 that stands as one of the oldest surviving structures in Toronto. The early 20th century updates in the popular Edwardian Classical style reflect the evolution of the building over time and are highlighted by the classical detailing on the east façade on Yonge Street, and the fenestration and chimneys on the south wall facing Adelaide Street West.

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

Persons - The property at 118 Yonge is associated with members of the Sheard family who owned the site from 1858 to 1966. Architect and politician Joseph Sheard was involved in the development of the Elgin Buildings in the 1850s through his financial arrangements with Jesse Ketchum and possibly as its architect. Sheard retained his architectural office in the Elgin Building, along with that of his son-in-law, the important early Toronto architect William Irving. While the owner of the subject property, Joseph Sheard served on City Council over a 20-year period, including two terms as the Mayor of Toronto.

Of Joseph Sheard's five sons, Matthew Sheard was a prominent local architect who also practised in New York City and in Chicago after the Great Fire of 1871 before returning to Toronto where he undertook the alterations to the Elgin Building for the Ryrie Brothers. His brother, Dr. Charles Sheard, who negotiated the arrangements securing Holt, Renfrew and Company as the long-term tenants of the property at #118 Yonge, is better known as a former Chief Medical Officer for the City who served as a Member of Parliament from 1917 to 1925. Dr. Sheard's wife, Virna Stanton Sheard was a nationally recognized Canadian poet and novelist.

Community – The Elgin Building contributes to an understanding of the development of the Yonge Street south of Queen Street from its origins as a secondary commercial street in the early and mid 1800s, to its prominence in the late 19th century as the site of the city's inaugural department stores, and its evolution in the 20th century as a primary shopping destination where many of Toronto's leading retailers were located. As one of the oldest surviving buildings on Yonge Street, the Elgin Building is historically linked to its original owner Jesse Ketchum, the important early Toronto industrialist, land developer and philanthropist, as well as its early tenant, William Lyon Mackenzie who published "The Weekly Sentinel" newspaper on the premises following his roles as the first Mayor of Toronto and leader of the Rebellion of 1837. Remodelled in the early 1900s for the Ryrie Brothers and Ryrie-Birks (forerunners to Birks Jewellers), who occupied the site from 1890 to 1910, and Holt, Renfrew and Company (now Holt Renfrew), which modified the premises as its flagship store for 45 years, the Elgin Building remains an integral part of the evolution of Toronto's "main street."

Architect – At the time of the writing of this report, the design of the Elgin Building as part of a commercial row cannot be definitively linked to Toronto architect Joseph Sheard, apart from his financial relationship with its developer Jesse Ketchum at the time the structure was built. However, the 1901 alterations are identified with Joseph's son and architect, Matthew Sheard and represent one of the latter's final commissions.

Archival records substantiate architect J. L. Havill as the designer of the 1910 modifications for Holt, Renfrew and Company. Because Havill's architectural career remains largely undocumented, the significance of the Elgin Building in Havill's portfolio cannot be assessed at this time.

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

Character - The Elgin Building plays a significant role in defining, maintaining and supporting the remaining historical character of Yonge Street as the setting of retail buildings from the Victoria and Edwardian eras, and as part of its evolution in the 19th and 20th centuries from a secondary commercial street in downtown Toronto to the city's "main street" following the opening of the inaugural department stores near the intersection of Yonge and Queen. The Elgin Building is an important surviving example of the low-rise commercial structures that developed along the thoroughfare, which was modified as part of the elite carriage trade that characterized the street in the late 19th century and first half of the 20th.

Surroundings – The Elgin Building is also historically, functionally and visually linked to its surroundings where it has stood on Yonge Street since 1850 and now contributes to the small collection of low-rise buildings dating to the 19th and early 20th centuries that remain on the section of the thoroughfare between Front and Queen Streets where they are recognized on the City's heritage inventory. Anchoring a prominent intersection at Yonge and Adelaide, the Elgin Building adjoins the neighbouring mid- to late-20th century Modern structures as an integral part of the evolving streetscape of Yonge Street.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 118 Yonge Street has design, associative and contextual values. As a surviving component of the 1850 Elgin Buildings, the structure is a rare and early example of a mid-19th century commercial building and one of the oldest structures in Toronto, which was updated in the early 20th century with elements of Edwardian Classicism. The property is associated with members of the Sheard family, beginning in 1858 with Joseph Sheard, an early Toronto architect and two-term Mayor of Toronto, and his sons, architect Matthew Sheard and Dr. Charles Sheard, whose descendants retained the site until 1966. Associated with publisher and politician William Lyon Mackenzie, an occupant in the 1850s and the exclusive retailers Ryrie-Birks and Holt Renfrew in the early 1900s, the Elgin Building contributes to an understanding of the evolution of Yonge Street south of Queen Street from its 19th century origins as a secondary street, to its emergence as Toronto's commercial centre where the first department stores were located in the late 1800s, and its continued dominance as Toronto's "main street" throughout the 20th century. Contextually, Elgin Building assists in supporting, maintaining and defining the historical character of Yonge Street through its evolution as Toronto's "main street," where it is also historically, visually and physically linked to its surroundings as part of a select collection of low-rise commercial edifices dating to the late 1800s and early 1900s that stand amongst the Modern structures of the mid and late 20th century.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Town of York Plan, Lot 2
Assessment Rolls, City of Toronto, St. Andrew's Ward and Ward 3, 1838 ff.
Boulton's Atlas of the City of Toronto, 1858
Building Permits #238 (April 30, 1900) and #18809 (January 12, 1910), City of Toronto Archives
Building Records, Toronto and East York, 1934-1999
Cane, James, Topographical Map of the City and Liberties of Toronto, 1842
City of Toronto Directories, 1850 ff.
Goad's Atlases, 1880-1923
Illustrations and photographs, 118 Yonge Street, City of Toronto Archives and Toronto Reference Library (citations in Section 6)
Plans and specifications, "Holt, Renfrew and Company: Savoy Restaurant Site" (January 12, 1910), City of Toronto Archives, Fonds 200, Series 410, File 1474

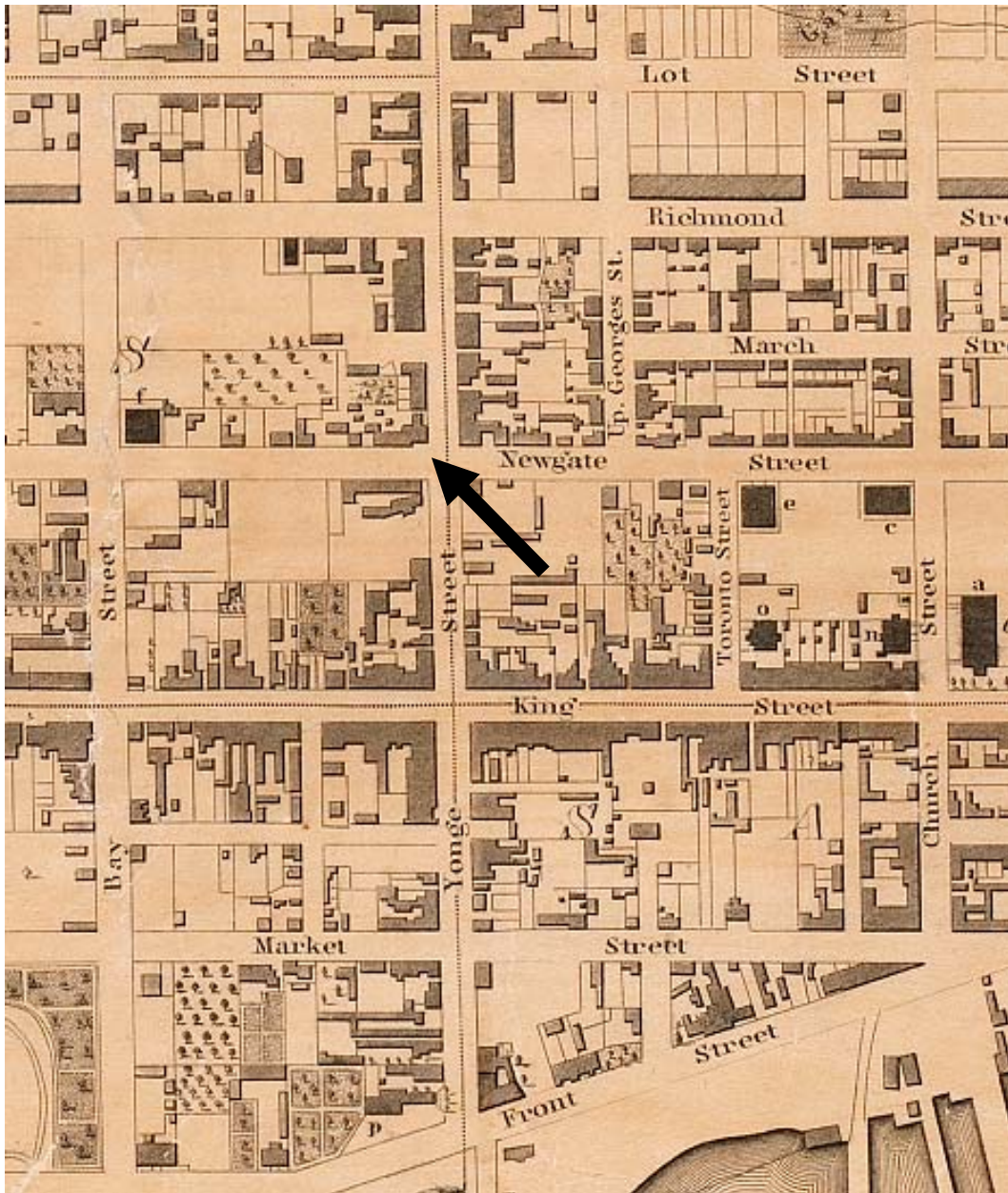
Secondary Sources

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Toronto: Canada's Queen City, Toronto Industrial Publishing Company, 1912

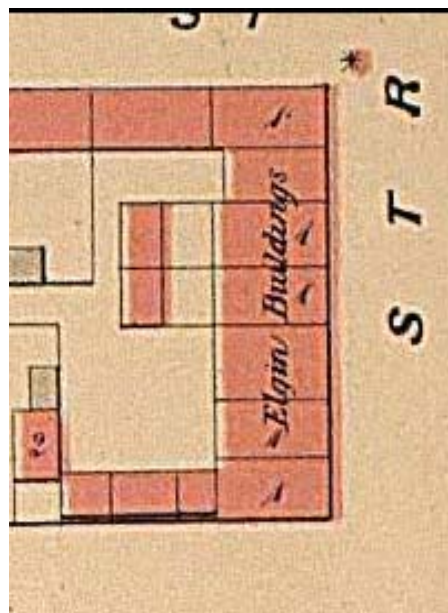
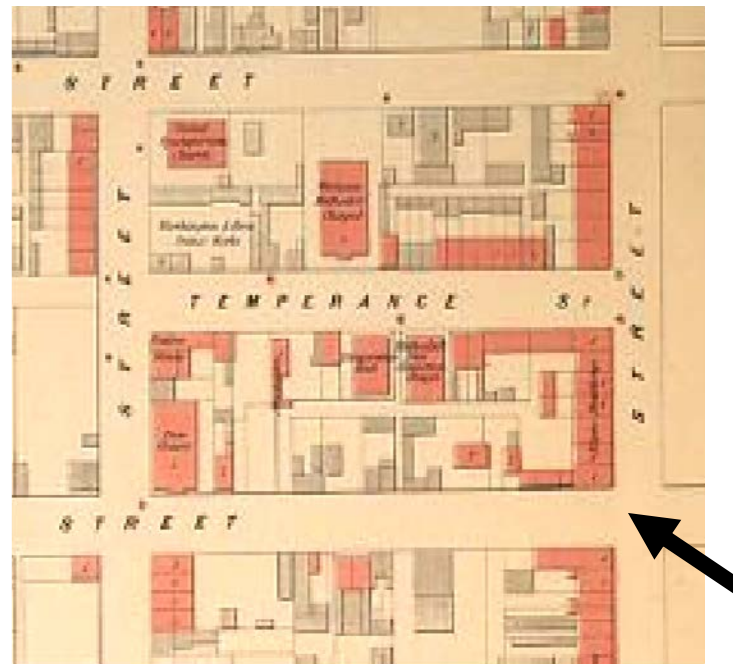
6. IMAGES – historical atlases are followed by photographs and archival documents (additional archival photographs are available from the City of Toronto Archives, but are not reproduced below). The **arrows** mark the location of the property at 118 Yonge Street



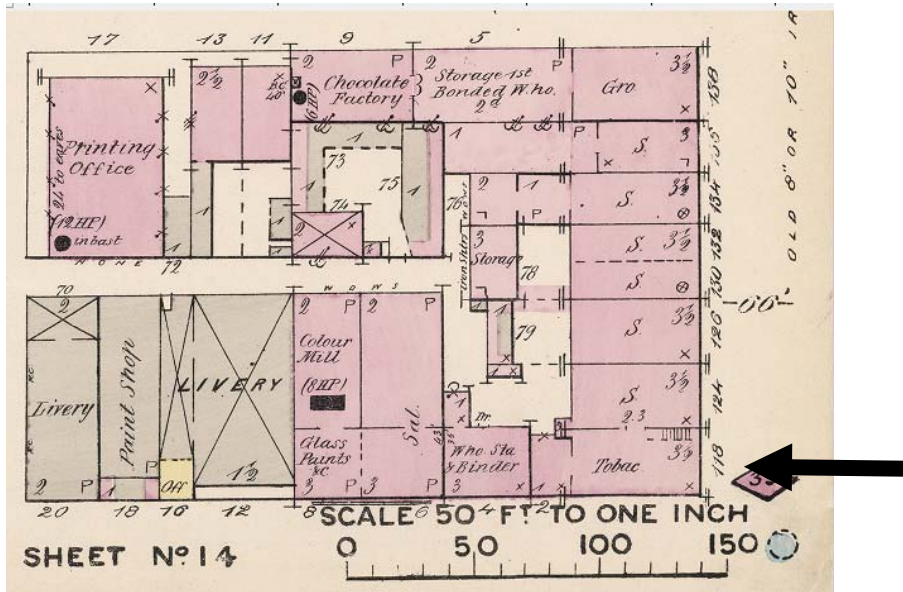
1. City of Toronto Property Data Map: showing the location of the building at the northwest corner of Yonge Street and Adelaide Street West



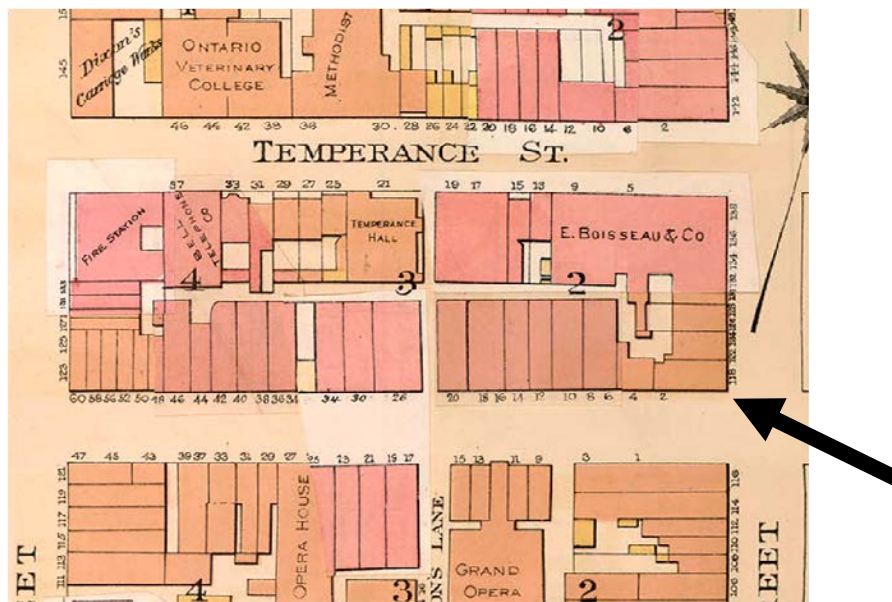
2. Cane's Topographical Map of the City and Liberties of Toronto, 1842: illustrating Yonge Street between Front Street and Lot Street (present-day Queen Street) with the sporadic development of the thoroughfare to date. The first buildings on the subject property are shown on the corner of Newgate Street before it was renamed Adelaide Street



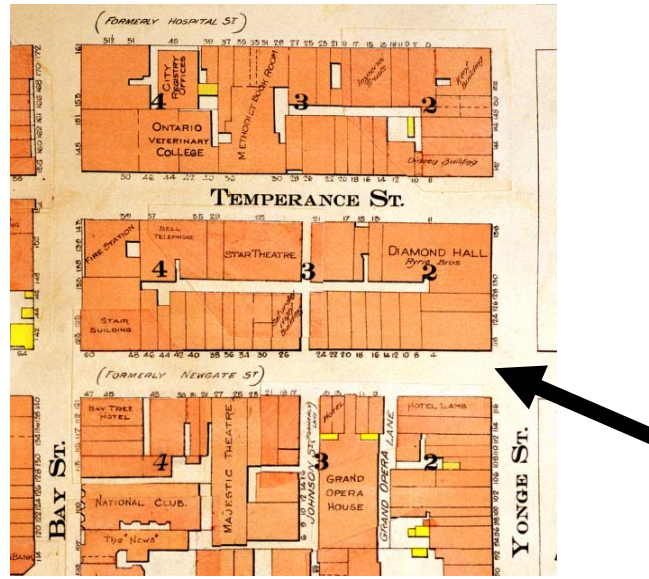
3. Boulton's Atlas of the City of Toronto, 1858: showing the "Elgin Buildings" on the subject property (below) and the neighbourhood context (above)



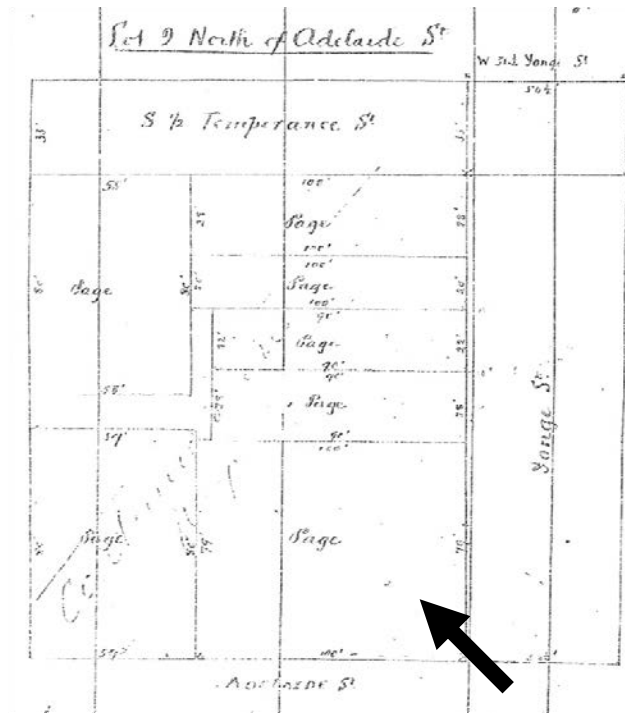
4. Goad's Atlas, 1880: the first Goad's Atlas shows the Elgin Buildings (#118-126) thirty years after their construction



5. Goad's Atlas, 1903: this update outlines the property following the alterations made for Ryrie Brothers' jewellers



6. Goad's Atlas, 1910 revised to 1912: the update followed additional alterations to the building when it was occupied by Holt, Renfrew and Company (the atlas is marked "Diamond Hall" where the Ryrie Brothers moved their operations to the north end of the block)



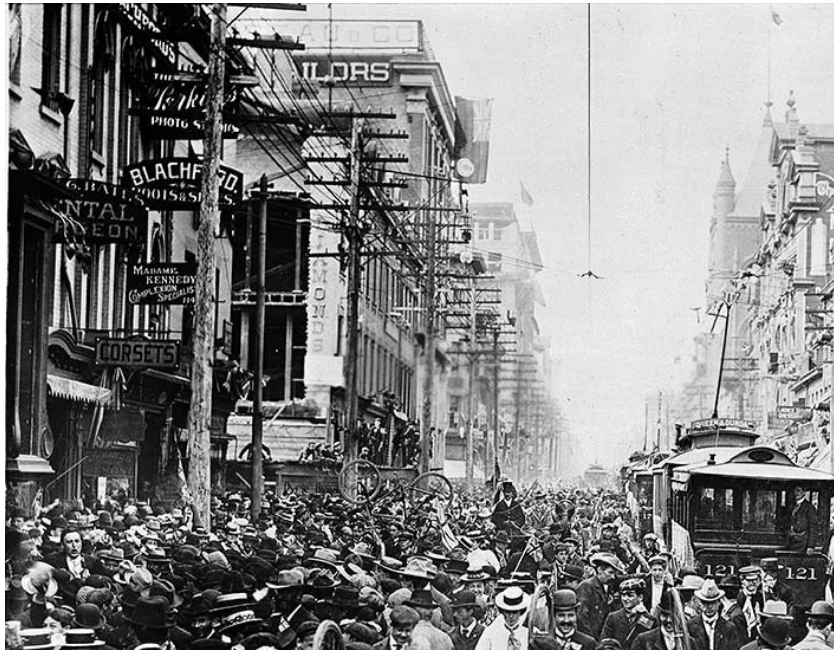
7. Town of York Plan, Lot 2: showing the subdivision of the plan, where the subject property occupies part of the corner portion extending 79 feet on Yonge and 100 feet on Adelaide (Land Registry Office, Toronto)



8. Illustration, Elgin Buildings: depicting the mid 19th century Georgian-style row with dormers and window detailing (Toronto Reference Library, Item 4627)



9. Archival Photograph, 1901: this montage shows the building following the changes made for "Diamond Hall," the Ryrie Brothers' jewellery store (Diamond Hall Catalogue, 112)



10. Archival Photograph, 1901: on the northwest corner of Yonge and Adelaide, the subject building has signs on the corner marked “Diamonds” and over the storefront reading “Ryrie” (City of Toronto Archives, Fonds 1231, Item 1634)

BUILDING PERMIT

No. 18809

Plan No. _____
Lot No. _____

Toronto, JAN 12 1910 19

Permit granted to

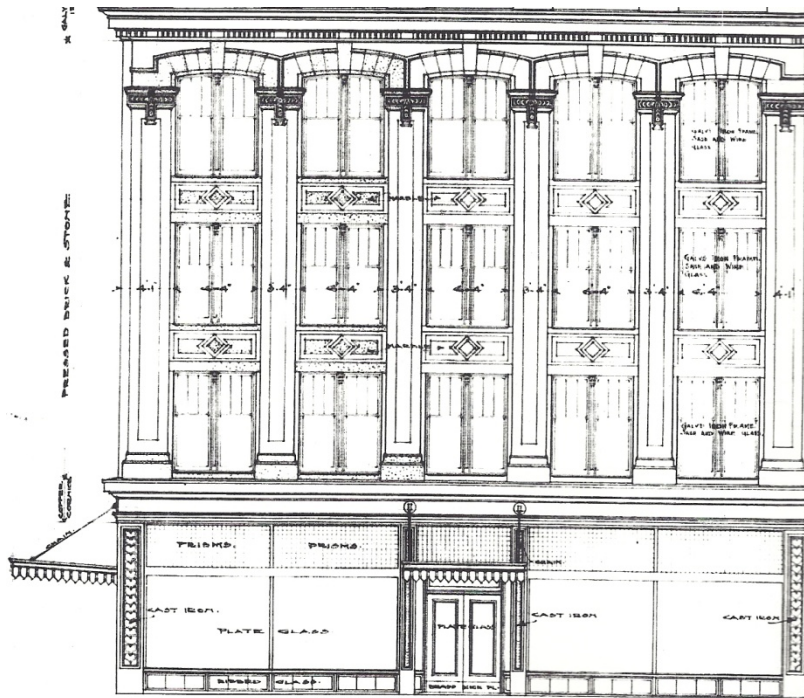
Mr. Holt Renfrew & Co. 5 King St. E.
 To erect a Alterations to store and showroom

on N.W. cor. Yonge & Adelaide Sts.

Architect J. S. Havill
 Builder Walter Dandeson & Co.
 Cost of Building, \$ 27,000
 Plans and Specifications approved by R

No. of Block Plan _____
 Limit U. Water, \$ _____

11. Building Permit #18809, 1910: authorizing Holt, Renfrew and Company’s alterations to the building (City of Toronto Archives)



ADELAIDE STREET ELEVATION

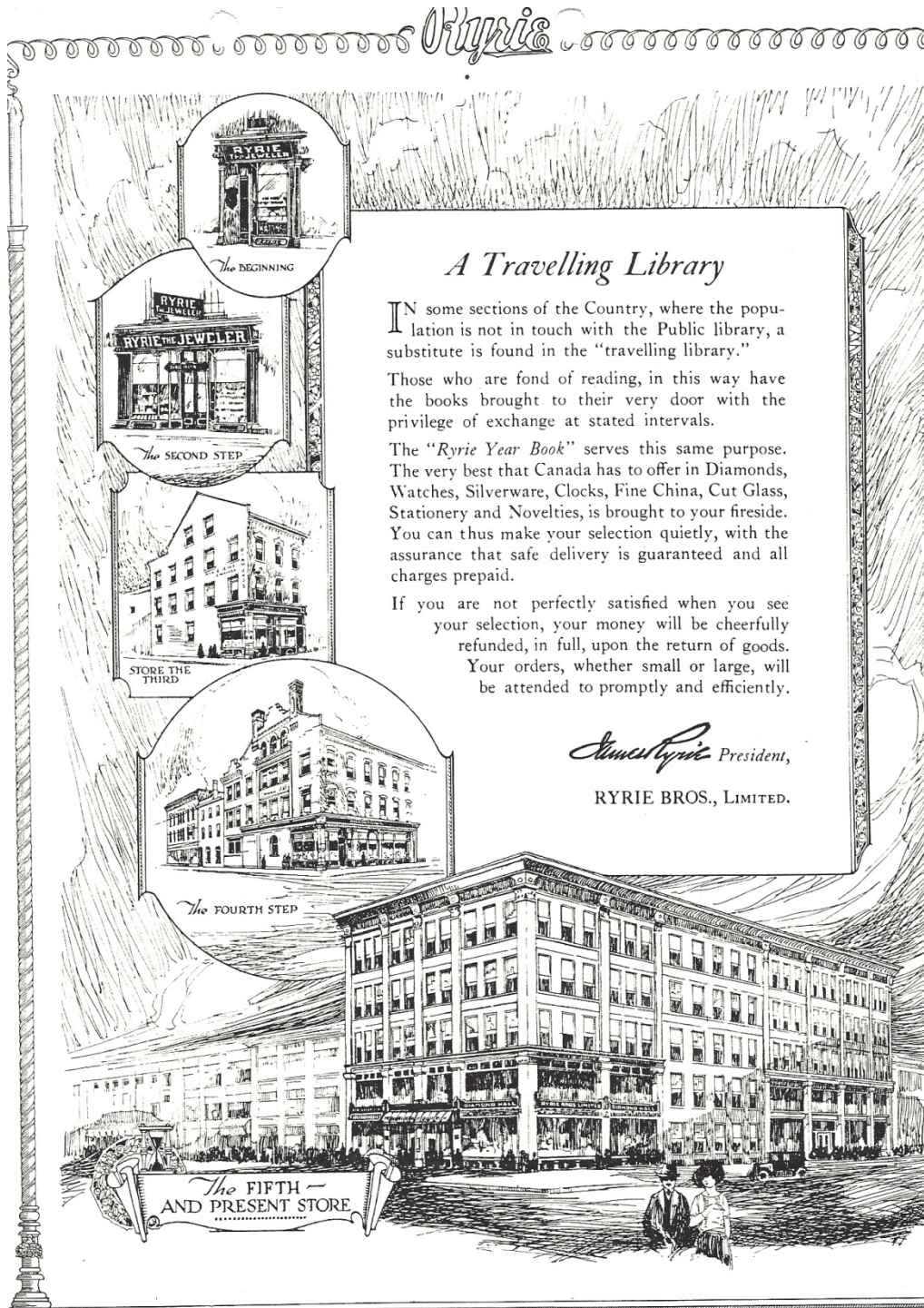
12. Architectural Drawings, 1910: showing the alterations to the east facade (top) and the south elevation (bottom) (City of Toronto Building Records)



13. Archival Photograph, 1910: showing the Elgin Building prior to the alterations for Holt, Renfrew and Company. This view documents the mid 19th century dormers and window detailing on the east façade (right), and the 1901 alterations to the south elevation (left) with the roof parapet and chimneys and the round-arched window openings (Toronto Reference Library, Item 4605)



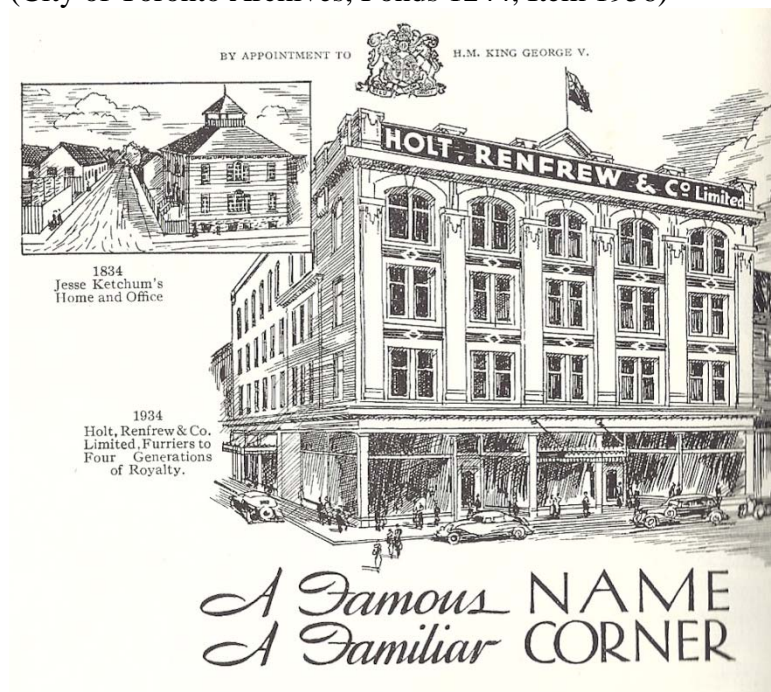
14. Archival Photograph, 1912: showing the building following the updating of the facades for Holt, Renfrew and Company with the extended cornice (later removed) and the retention of the chimneys and fenestration on the south elevation. A three-storey three-bay section of the Elgin Buildings with the dormers and window detailing remains to the north (right) and was later demolished (Toronto, Canada's Queen City, unpagged)



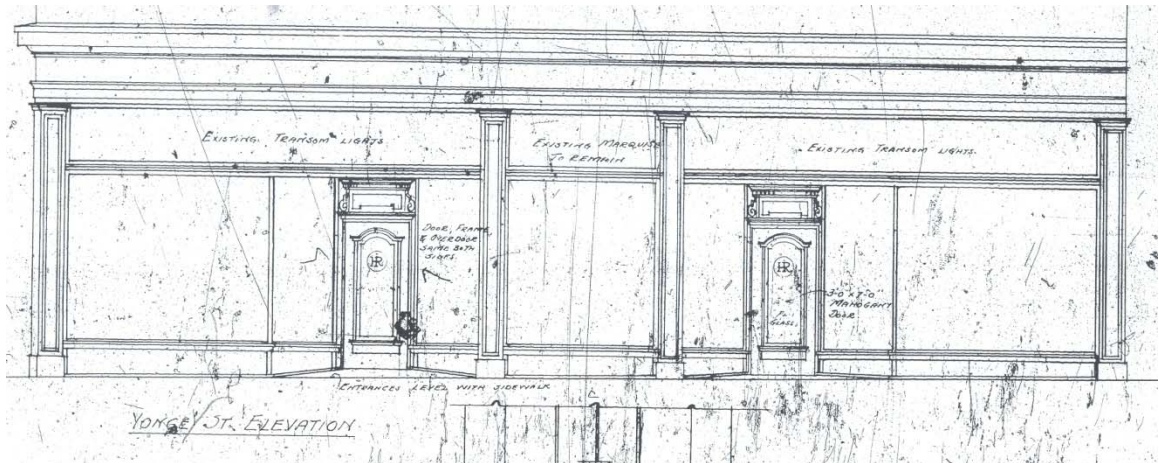
15. Illustration, Ryrie Year Book, 1922; after Ryrie's left the property at 118 Yonge Street, the firm continued to use the image of the Elgin Building in its advertising. Following the Ryrie Brothers' merger with Henry Birks and Sons, the company moved to the southwest corner of Yonge and Temperance Street where the premises and signage are visible in Image 16 below (Toronto Reference Library)



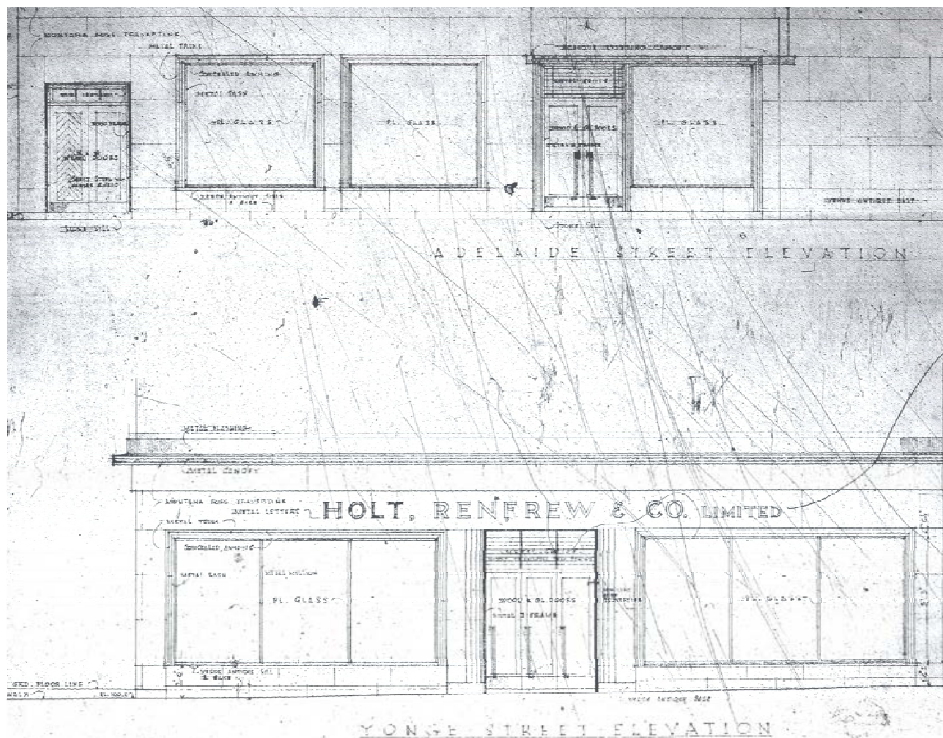
16. Archival Photograph, c. 1930: showing the location of the building on the northwest corner of Yonge and Adelaide with the Birkbeck Building on the right, Ryrie-Birk's store to the north, and Simpson's Department Store extending along the top left edge of the image (City of Toronto Archives, Fonds 1244, Item 1956)



17. Illustration, Holt, Renfrew and Company, 1934: illustrating the transformation of the property over a century, plus the changes to the storefront since the 1910 modifications (Toronto's 100 Years, 1834-1934, page)



18. Architectural Drawing, 1934: showing the alterations to the east façade of the Elgin Building by George, Moorhouse and King, architects, with the double entries that are illustrated in Image 17 (City of Toronto Building Records, Toronto and East York, File #38355)



19. Architectural Drawings, 1939: illustrating the alterations to the south and east elevations of the Elgin Building by Allward and Gouinlock, architects, including the single entry on Yonge Street that is photographed in Image 20 (City of Toronto Building Records, Toronto and East York, File #65215)



20. Archival Photograph, 1954: showing the central entrance, fenestration and stone cladding on the east façade (City of Toronto Archives, Series 372, Item 2507)



21. Photograph, 118 Yonge Street, 1973: when the Elgin Building was owned by the May Company and listed on the City of Toronto Inventory of Heritage Properties (Toronto Historical Board)



22. Photograph, 118 Yonge Street, 1990: view of the rear of the west wing with the painted signage prior to the construction of the adjoining parking garage (Toronto Historical Board)



23. Photograph, 118 Yonge Street, late 1990s: showing the Elgin Building after the 1987 restoration (Toronto Historical Board)