



STAFF REPORT ACTION REQUIRED

Inclusion on the City of Toronto Inventory of Heritage Properties - 615 Yonge Street

Date:	January 28, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Toronto Centre-Rosedale - Ward 27
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\April 9 2013\teHPS012

SUMMARY

This report recommends that City Council include the property at 615 Yonge Street on the City of Toronto Inventory of Heritage Properties. Located on the east side of Yonge Street, north of Gloucester Street, the site contains a six-storey commercial building that is part of an important collection of heritage properties near the intersection of Yonge and Gloucester Streets.

Following research and evaluation, staff have determined that the property at 615 Yonge Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation that is also used by the City when assessing properties for the City of Toronto Inventory of Heritage Properties.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council includes the property at 615 Yonge Street on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

ISSUE BACKGROUND

In the process of amending the designating by-law for the neighbouring property at 2 Gloucester Street, staff identified, researched and evaluated the adjoining site at 615 Yonge Street and determined that it has cultural heritage value and merits listing on the City of Toronto Inventory of Heritage Properties. The property at 615 Yonge Street is part of an important surviving enclave of heritage properties adjoining the northeast corner of Yonge and Gloucester Streets.

The inclusion of the site on the City's heritage inventory would enable staff to monitor any applications affecting the property and encourage the retention of its heritage attributes and values.

COMMENTS

Staff have completed the attached Research and Evaluation Summary (Attachment No. 4) for the property at 615 Yonge Street. As the result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for the City of Toronto Inventory of Heritage Properties. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The Reasons for Listing are found in Attachment No. 3. The property at 615 Yonge Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value and meets Ontario Regulation 9/06 under the categories of design and contextual values. Located on the east side of Yonge Street, north of Gloucester Street, the Robert Bustard Building (1915) is a fine representative example of Edwardian Classical styling applied to an office building from the World War I era that is historically and visually related to its surroundings near the northeast corner of Yonge and Gloucester Street where it is part of an enclave of heritage buildings on Toronto's "main street."

CONTACT

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SIGNATURE

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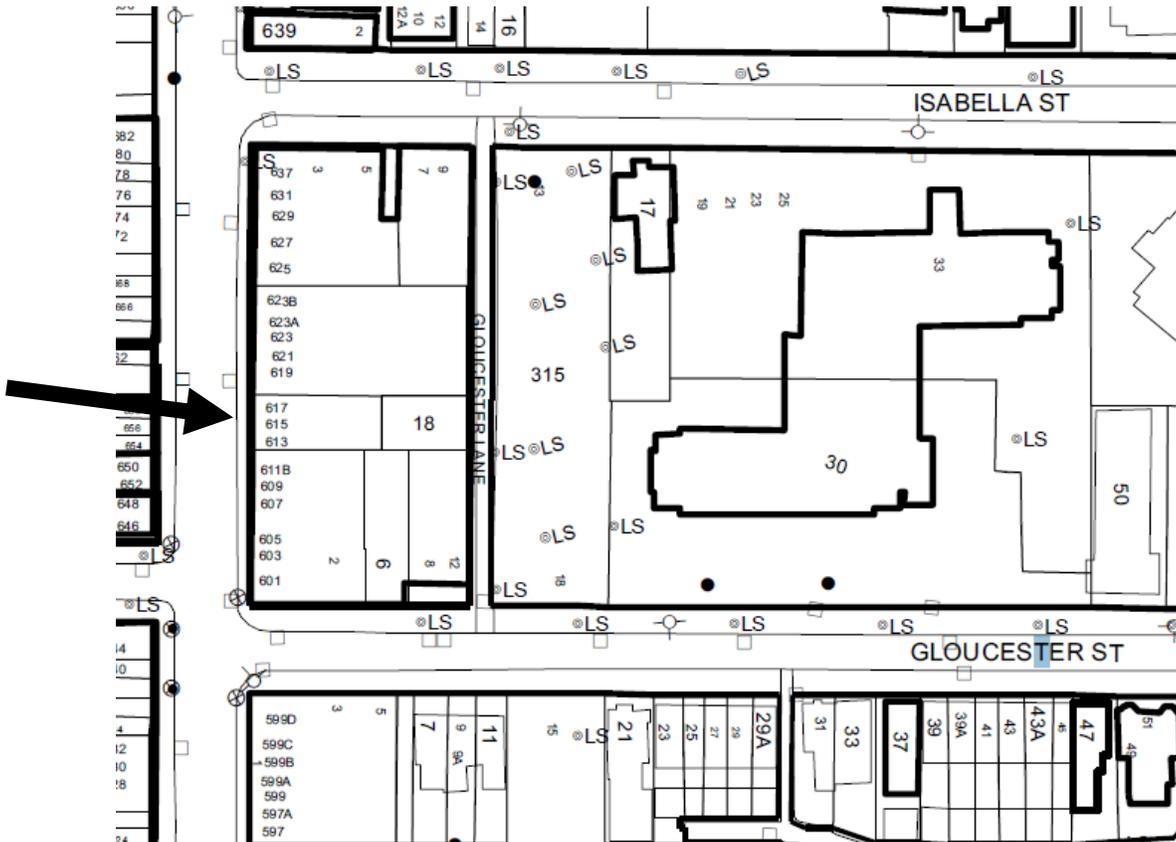
ATTACHMENTS

Attachment No. 1 - Location Map

Attachment No. 2 - Photographs

Attachment No. 3 - Reasons for Listing (Statement of Significance)

Attachment No. 4 - Heritage Property Research and Evaluation Summary



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

The **arrow** marks the location of 615 Yonge Street



Principal (west) facade of the Robert Bustard Building at 615 Yonge Street
(Heritage Preservation Services, 2012)

Robert Bustard Building

Description

The property at 615 Yonge Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the east side of Yonge Street, north of Gloucester Street, the Robert Bustard Building (1915) is a six-storey commercial building.

Statement of Cultural Heritage Value

The Robert Bustard Building is a fine representative example of a commercial building that was designed with features of Edwardian Classicalism, the most popular style of the World War I era. The design is distinguished by its classical organization and detailing, particularly the stone embellishments and datestone in the upper floors.

Contextually, the Robert Bustard Building is historically and visually related to the enclave of heritage structures anchoring the northeast intersection of Yonge and Gloucester Streets where it adjoins the Patterson Block (1888) at 2 Gloucester on the south and, to the east, the Lionel Rawlinson Building (1911) at 18 Gloucester Lane.

Heritage Attributes

The heritage attributes of the property at 615 Yonge Street are:

- The scale, form and massing of the structure on a six-storey rectangular-shaped plan
- The materials, with buff brick cladding on the principal (west) façade and brick and stone detailing
- The coping along the flat roofline
- On the principal (west) facade, the tripartite organization of the wall, the brick and stone piers, the cornices with brackets, and the classical detailing that includes the stone ornaments on the brick piers near the roofline
- Above the first-floor storefront and entries, the placement in each floor of four flat-headed window openings with stone detailing
- In the centre of the third storey, the datestone that is set in a scrolled cartouche and labelled "1915"
- The setback of the building on the east side of Yonge Street

RESEARCH AND EVALUATION SUMMARY: 615 YONGE STREET

Principal (west) façade of the Robert Bustard Building (Heritage Preservation Services, 2012)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1853	Plan 81 is registered by James Harris, with Lot 1 surveyed on the east side of Yonge Street, north of Gloucester Street
1858	Boulton's Atlas shows the subject property as vacant
1876	Harris's heirs sell Lot 1 to Arthur Wickson, who retains it until 1900 ¹
1880	The first Goad's Atlas illustrates the site, which is occupied by lumber and coal yards
1910	Cabinetmaker Lionel Rawlinson purchases Lot 1, constructing a warehouse on the east half of the site in 1911 (now known as 18 Gloucester Lane)
1914	Robert Bustard acquires the west part of Lot 1 with frontage on Yonge Street
1915 Apr	Bustard receives a building permit for an office building on Yonge Street ²
1915 Sept	According to the tax assessment rolls, an "unfinished building" owned by Robert Bustard and valued at \$12,0000 occupies the site
1916 Sept	The next assessment roll records the building occupied and valued at \$24,000
1923	The Robert Bustard Building is illustrated on the update to the 1910 Goad's Atlas,

¹ This was not architect Frank Arthur Wickson (1861-1936)

² No architect is named on the permit. According to [The Biographical Dictionary of Architects in Canada, 1800-1950](#), architects J. H. Stanford and Dixie Cox Cotton (of the Designing and Draughting Company) both designed buildings for Bustard although no specific reference was found for this property

following the acquisition of the property by the Northern Life Assurance Company
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The location of 615 Yonge Street is shown on the property data map below (Image 1) where it found on the east side of the street, north of Gloucester Street. The site originated as part of Park Lot 8, with the section on the north side of Gloucester Street subdivided under Plan 81 in 1853. Throughout the remainder of the 19th century and into the next one, the Yonge Street frontage remained vacant apart from wood, coal and sand yards (images 2-4). In 1914, Toronto land developer Robert G. Bustard purchased the west half of Lot 1 and received a building permit for the six-storey office building with stores at the base (Images 6 and 7). The premises were occupied by a variety of tenants, including the Liberty Manufacturing Company (producers of ladies' "silk waists") before the site was acquired by the Northern Life Assurance Company (Image 5). Archival and current photographs of the Robert Bustard Building are attached as Images 8-10.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

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

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

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

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Contextually, the Robert Bustard Building is historically and visually related to the enclave of heritage structures anchoring the northeast intersection of Yonge and

Gloucester Streets where it adjoins the Patterson Block (1888) at 2 Gloucester on the south and, to the east, the Lionel Rawlinson Building (1911) at 18 Gloucester Lane.

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 615 Yonge Street has design and contextual values as a fine representative example of a commercial building displaying the classical detailing and stonework identified with the Edwardian Classical style that contributes to the enclave of heritage structures at the northeast corner of Yonge and Gloucester on Toronto's "Main Street".

SOURCES

Abstract Indices of Deeds, Plan 81, Lot 1

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

Assessment Rolls, City of Toronto, St. James Ward and Ward 3, Divisions 6 and 7, 1866 ff.

The Biographical Dictionary of Architects in Canada, 1800-1950

<http://dictionaryofarchitectsincanada.org/>

Blumenson, John, Ontario Architecture, 1990

Boulton's Atlas, 1858

Building Permit #16206 (April 20, 1915), City of Toronto Archives

Building Records, Toronto and East York, 1949 ff.

City Directories, 1868 ff.

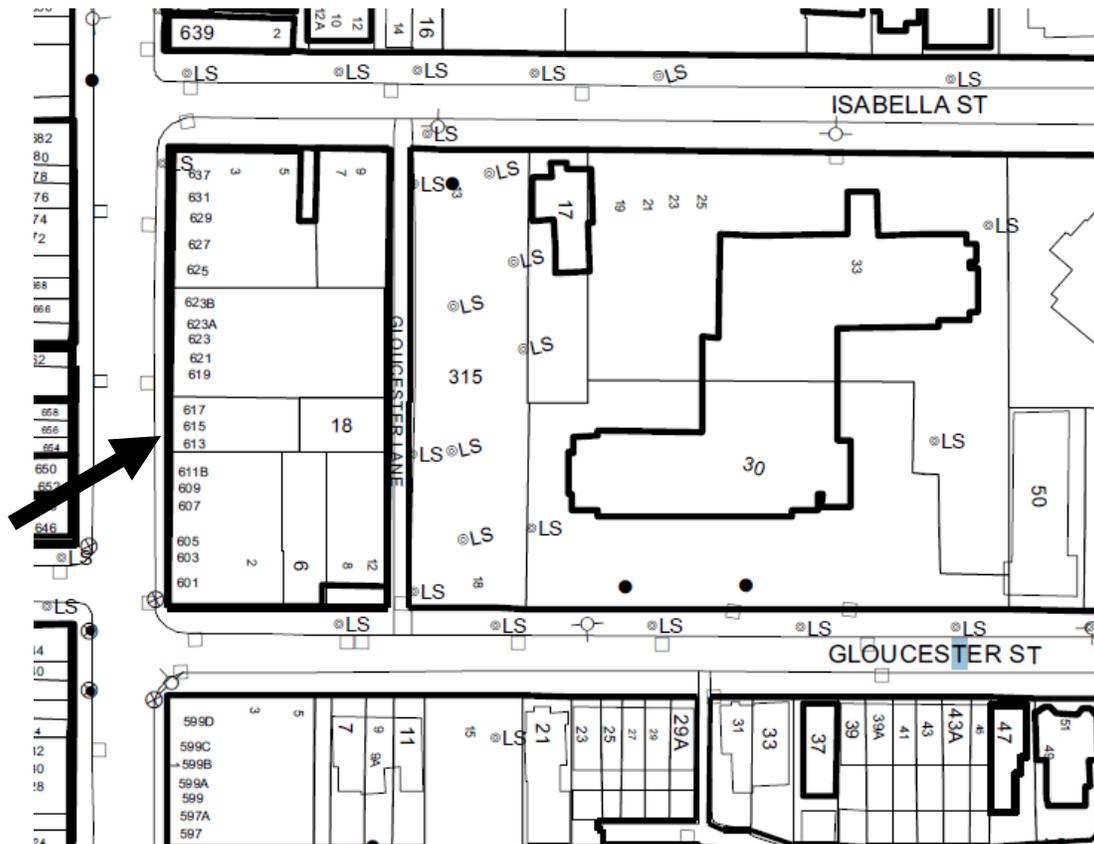
Goad's Atlases, 1880-1923

Lumsden, Liz, The Estates of Old Toronto, 1997

Maitland, Leslie, et. al. A Guide to Canadian Architectural Styles, 1992

Photographs, Toronto Historical Board

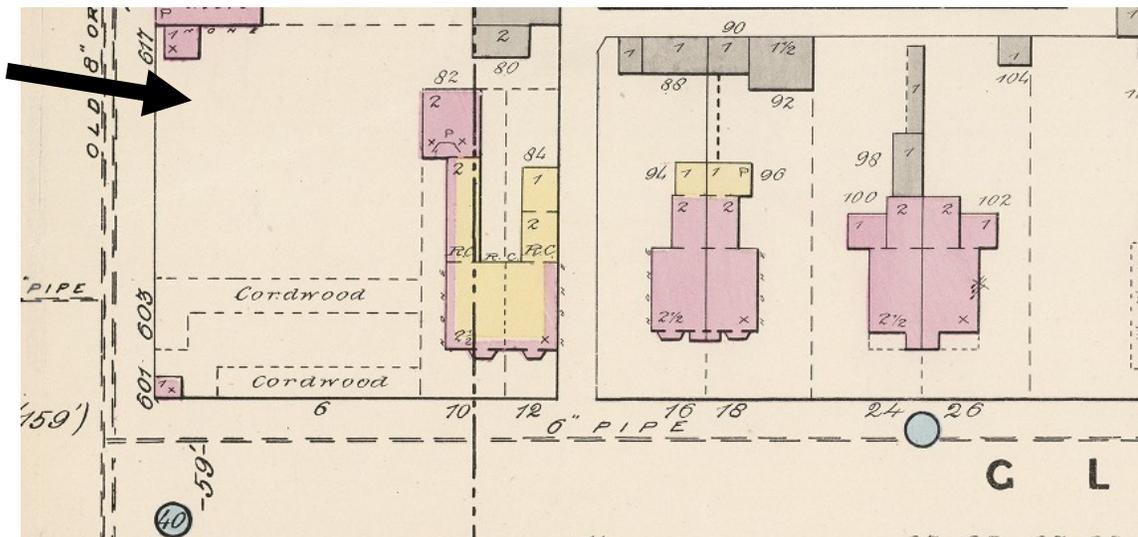
IMAGES – **arrows** mark the location of the property at 615 Yonge Street



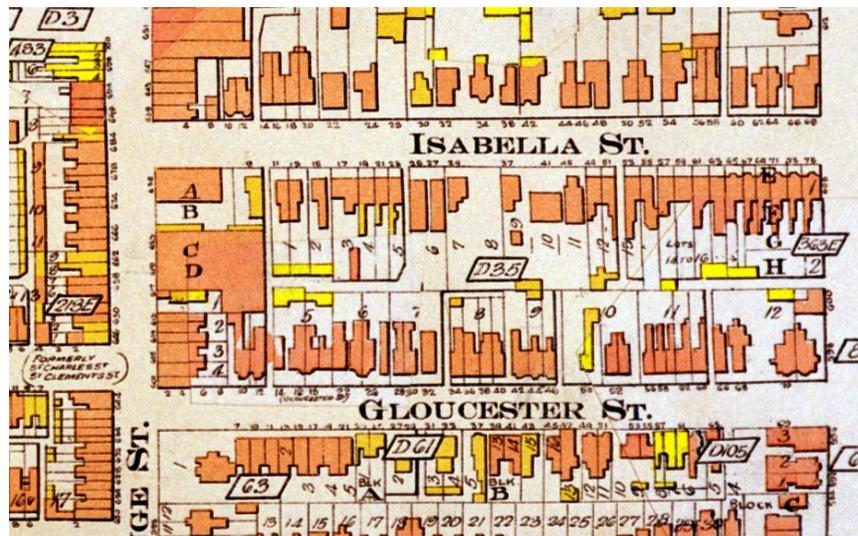
1. City of Toronto Property Data Map: showing the location of the property at 615 Yonge Street north of Gloucester Street



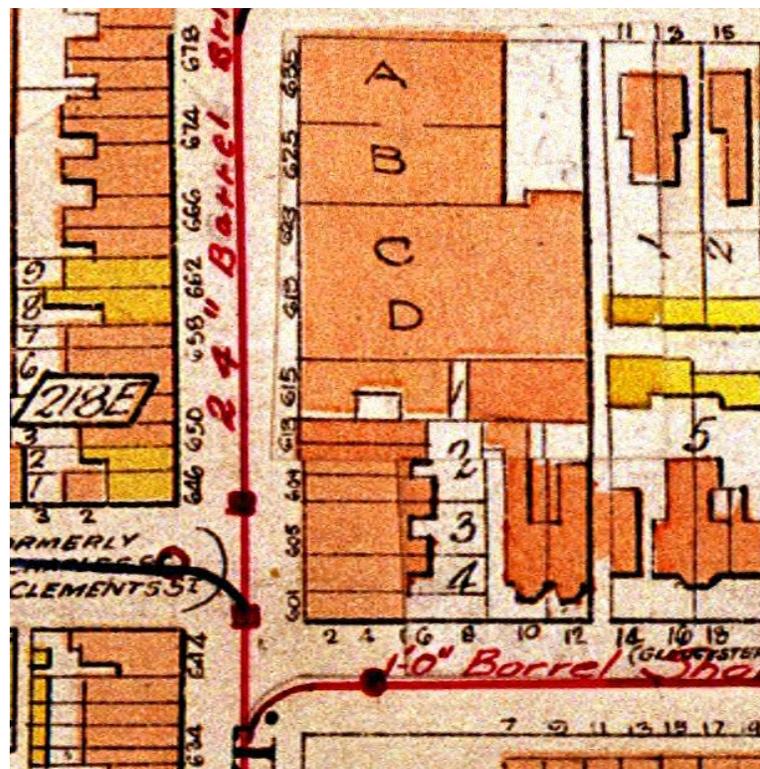
2. Boulton's Atlas, 1858: showing the future site of the Robert Bustard Building



3. Goad's Atlas, 1880: On the first available Goad's atlas, part of Lot 1 on Yonge Street has been developed, and the neighbouring semi-detached house form buildings at present-day 8-10 Gloucester are illustrated (their current addresses are 8-12 Gloucester)



4. Goad's Atlas, 1910 revised to 1912: The subject building is not yet in place on the west end of Lot 1, although the rear portion of the allotment has been redeveloped with the Lionel Rawlinson Building at present-day 18 Gloucester Lane



5. Goad's Atlas, 1910 revised to 1923: showing the Robert Bustard Building in place at 615 Yonge Street

olm we advertise it. To-morrow we
 the 50 ton at \$6.50 per ton. \$3.25 for
 be half ton. J. S. Dignam, 31 Qu
 of west. Main 7790.

42 New Houses.

Dr. Mr. R. C. **Bustard** has been gran
 we a permit by the City Architect to er
 to twenty-one pairs of dwellings in Gra
 in terrace, Moore avenue, Clarence
 the Park district, to cost \$5,000 a pair
 a total of \$105,000.

the **Only one "BROMO QUININE,"**
 ide That is LAXATIVE BROMO QUININ

6. Toronto Star, February 28, 1913: announcing one of Robert Bustard's development ventures during the same era as when he commissioned the office building at 615 Yonge Street

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

BUILDING PERMIT

No. 16206

Department of City Architect and
 Superintendent of Building

File No. 1921

Toronto, April 20, 1915

Permission is hereby granted to Mr. R C Bustard

Address 5 Queen St E to erect 6 story brick
store & office building side of E. S. Yonge St.

near Wilhelm St in accordance with terms of application on file in this

Department for said building.

Estimated cost \$29,000 Fee \$1,735

This permit is granted on the express condition that the said building, etc., shall in all respects conform to the provisions to By-Law 6401 of the City of Toronto, regulating the construction of buildings, etc.

This permit lapses on the expiry of six months from the date of issue unless active work under it is sooner commenced.

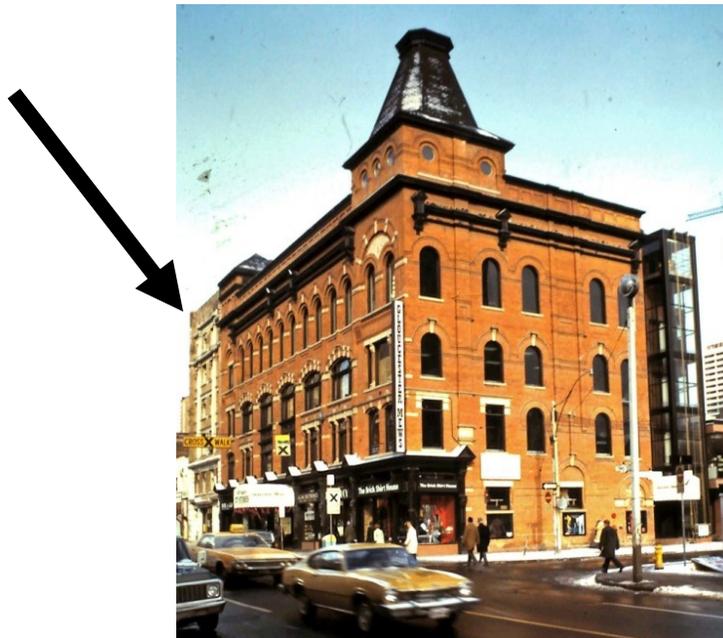
W. W. [Signature]
 City Architect and Supt. of Buildings

To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the Commissioner of Works.

7. Building Permit No. 16206, April 20, 1915: for the Robert Bustard Building at 615 Yonge Street (City of Toronto Archives)



8. Archival Photograph, Yonge Street, 1955: looking north toward Gloucester Street and showing the Robert Bustard Building north of the intersection (Toronto Reference Library, Item 5662)



9. Archival Photograph, 1970s: showing the Robert Bustard Building at 615 Yonge Street north (left) of the Patterson Block (Toronto Historical Board)



10. Archival Photograph, 1991: showing the west facade of the Robert Bustard Building (above) and its location on the east side of Yonge Street, north of Gloucester Street (below) (Toronto Historical Board)