TORONTO

STAFF REPORT
ACTION REQUIRED

8 and 10-12 Market Street – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into Heritage Easement Agreements

Date:	November 14, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\November 19 2013\teHPS41

SUMMARY

This report recommends that City Council state its intention to designate the properties at 8 and 10-12 Market Street for their cultural heritage value and grant authority for heritage easement agreements for the sites. City Council listed 8 Market Street (John Hallam Warehouse) and 10-12 Market Street (Armory Hotel) on the City of Toronto Inventory of Heritage Properties in 1984.

In a project completed by Woodcliffe Landmark Properties in 2013, the heritage buildings at 8 and 10-12 Market Street were incorporated into a commercial development along the west side of the street between The Esplanade and Front Street East, which also included the designated heritage property at 87 Front Street East and a new low-rise building at 118 The Esplanade. As part of the development approvals for the site, the property owners have agreed to the designation of the properties at 8 and 10-12 Market Street under Part IV, Section 29 of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 8 Market Street (John Hallam Warehouse) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 8 Market Street (Reasons for

Designation) attached as Attachment No. 3 to the report (November 14, 2013) from the Acting Director, Urban Design, City Planning Division.

2. City Council state its intention to designate the properties at 10-12 Market Street (Armory Hotel) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 10-12 Market Street (Reasons for Designation) attached as Attachment No. 4 to the report (November 14, 2013) from the Acting Director, Urban Design, City Planning Division.

3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the bills in Council designating the properties 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, the Clerk be directed to refer the proposed designations to the Conservation Review Board.

5. If the designations are 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.

6. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 8 and 10-12 Market Street.

7. City Council authorize the City Solicitor to introduce the necessary bills in Council authorizing the entering into of the Heritage Easement Agreements.

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

DECISION HISTORY
City Council listed the properties at 8 and 10-12 Market Street on the City of Toronto Inventory of Heritage Properties at its meeting of September 4 and 7, 1984.

ISSUE BACKGROUND
The listed heritage properties at 8 and 10-12 Market Street have been incorporated into a commercial development that extends along the west side of the street between The Esplanade and Front Street East and includes the adjoining designated heritage property at 87 Front Street East and a new low-rise commercial building at 118 The Esplanade. As part of the development approvals, the property owner has agreed to designate the properties at 8 Market Street and 10-12 Market Street under Part IV, Section 29 of the Ontario Heritage Act. The sites contain the six-storey warehouse at 8 Market Street that was completed in 1900 for politician John Hallam, and the principal (east) façade of the

adjoining Armory Hotel (1880) at 10-12 Market Street that was commissioned by politician William Cayley.

COMMENTS

A location map (Attachment No. 1) and Photographs (Attachments No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 5) and determined that the properties at 8 and 10-12 Market Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 8 Market 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 all three categories of design, associative and contextual values. Located on the west side of Market Street between Front Street East and The Esplanade, the John Hallam Warehouse (1899-1900) is valued as a well-crafted representative example of a commercial warehouse designed by Toronto architect A. R. Denison that is historically, visually and physically related to its surroundings in the St. Lawrence Neighbourhood where it adjoins the Armory Hotel (1880) at 10-12 Market and faces the landmark Second City Hall and South St. Lawrence Market complex.

The properties at 10-12 Market Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. The Armory Hotel (1880) has cultural heritage value as a significant representative example of a commercial building that was commissioned by the famous Toronto politician, William Cayley in the St. Lawrence neighbourhood where it is historically, visually and physically related to its surroundings adjoining the John Hallam Warehouse at 8 Market Street and facing the landmark Second City Hall and South St. Lawrence Market complex.

The Statements of Significance (Attachments Nos. 3 and 4) comprise the Reasons for Designation, which are the Public Notices of Intention to Designate and 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

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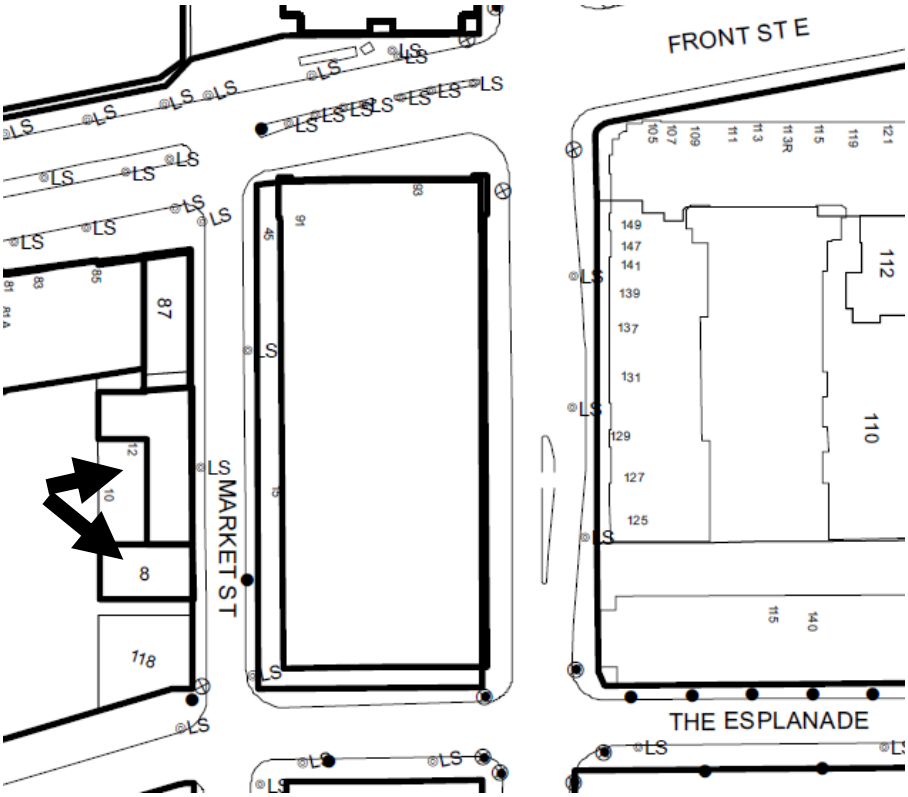
SIGNATURE

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James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 –Photographs
Attachment No. 3 - Statement of Significance, 8 Market Street
Attachment No. 4 - Statement of Significance, 10-12 Market Street
Attachment No. 5 – Heritage Property Research and Evaluation Report, 8 and 10-12 Market Street



This location map is for information purposes only;
the exact boundaries of the properties are <u>not</u> shown.

The **arrows** marks the locations of the adjoining properties
at 8 Market Street (below) and 10-12 Market Street (above)



View of the west side of Market Street, looking north from The Esplanade to Front Street East and showing the John Hallam Warehouse at 8 Market (second from the left) and the adjoining Armory Hotel at 10-12 Market (second from the right) (Heritage Preservation Services, September 2013)

STATEMENT OF SIGNIFICANCE: 8 MARKET STREET ATTACHMENT NO. 3
(REASONS FOR DESIGNATION)

John Hallam Warehouse

Description

The property at 8 Market 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 all three categories of design, associative and contextual values. Located on the west side of Market Street between The Esplanade and Front Street East, the John Hallam Warehouse (1899-1900) is a six-storey commercial building that was listed on the City of Toronto Inventory of Heritage Properties in 1984.

Statement of Cultural Heritage Value

The property at 8 Market Street has cultural heritage value as a well-crafted representative example of a commercial warehouse with features of the Romanesque Revival style popular at the close of the 19th century when the John Hallam Warehouse was designed. With its application of the round-arched motif associated with Romanesque designs, the appearance of the warehouse complemented the South St. Lawrence Market on the opposite side of Market Street that was altered during the same period by Hallam's architect, A. R. Denison.

The John Hallam Warehouse is valued as an example of the work of Toronto architect A. R. Dension, a member of one of the city's prominent founding families who received this commission from politician John Hallam in 1899 and completed the project following his client's death. During his career as both a solo practitioner and in partnership, Denison demonstrated his dexterity with a wide variety of building types, with the Athenaeum Club (1891), the designated heritage property at 173 Church Street among his best-known projects. Denison's designs for 8 Market Street followed the extensive renovations he undertook at South St. Lawrence Market (1898, incorporating Toronto's Second City Hall) on the opposite side of the street.

The property at 8 Market Street also has contextual value for its historical, visual and physical relationship with its surroundings in the St. Lawrence Neighbourhood. When completed in 1900, the warehouse rose five stories (the attic level was a later addition) to tower over most of the other buildings in the locality and remains a significant visual presence on Market Street. With the adjacent Armory Hotel at 10-12 Market Street, the neighbouring Edward Leadlay Warehouse at 87 Front Street East (at the southwest corner of Market), and the landmark South St. Lawrence Market (incorporating Toronto's Second City Hall), opposite, the John Hallam Warehouse anchors the west side of Market Street and is an integral part of this historic precinct that developed because of its proximity to Toronto's original marketplace and the waterfront beyond.

Heritage Attributes

The heritage attributes of the property at 8 Market Street are:

- The building historically known as the John Hallam Warehouse
- The placement, setback and orientation of the building on the west side of Market Street
- The scale, form and massing on the five-storey rectangular plan, extended by a later attic addition
- The materials, with red brick cladding and brick and stone detailing
- The roof that is stepped back at the attic storey (an addition) with dormer windows on the east slope
- The organization of the principal (east) façade above the first-floor storefront (which has been altered) by brick piers that are surmounted by arches over the fourth storey
- The fenestration on the east façade, where contrasting stone band courses extend across the tops of the flat-headed window openings that have stone sills

STATEMENT OF SIGNIFICANCE: 10-12 MARKET STREET ATTACHMENT NO. 4 (REASONS FOR DESIGNATION)

Armory Hotel

Description

The properties at 10-12 Market Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage values, and meet the criteria for municipal designation prescribed by the Province of Ontario under all three categories of design, associative and contextual values. Located on the west side of Market Street between The Esplanade and Front Street East, the Armory Hotel is a two-storey commercial building that was listed on the City of Toronto Inventory of Heritage Properties in 1984.

Statement of Cultural Heritage Value

The Armory Hotel at 10-12 Market Street has cultural heritage value as a significant representative example of a late 19th century commercial building that stands out from its neighbours with its low scale and the elaborate decorative detailing inspired by Italianate design and applied to the fenestration in the upper storey.

The historical value of the properties at 10-12 Market Streets derives from their association with the Honourable William Cayley who commissioned the building after acquiring the coveted waterfront site in the mid 19th century. Linked by marriage to the prominent Boulton family, Cayley was a lawyer, financier and provincial politician, as well as a prominent Toronto land owner who replaced an earlier hostelry with the Armory Hotel, named for the St. Lawrence Armory that stood on the opposite side of Market Street. Cayley's family retained the Market Street properties for nearly a century.

Contextually, the properties at 10-12 Market Street are valued for their relationship to the St. Lawrence neighbourhood, where the Armory Hotel is historically, visually and physically related to its location on Market Street. The hotel, with the adjoining John Hallam Warehouse (1899-1900) at 8 Market Street and the Edward Leadlay Warehouse at 87 Front Street East (at the southwest corner of Market), anchors the west side of Market Street opposite the landmark South St. Lawrence Market (incorporating Toronto's Second City Hall) where it is an integral part of the historic precinct that developed because of its proximity to Toronto's original marketplace and the waterfront beyond.

Heritage Attributes

The heritage attributes of the properties at 10-12 Market Street are:

- The building historically known as the Armory Hotel

- The placement, setback and orientation of the building on the west side of Market Street
- The materials, with red brick cladding and brick and stone detailing
- The symmetrical organization of the two-storey principal (east) façade
- In the first storey (which has been altered), the opening originally designed for a carriageway in the north (right) bay
- The fenestration in the second storey, with single and paired segmental-arched openings with hood moulds, label stops, keystones and bracketed sills
- The contrasting buff brickwork applied for the quoins and the parapet with the panels and brackets

ATTACHMENT NO. 5

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



JOHN HALLAM WAREHOUSE AND ARMORY HOTEL
8 AND 10-12 MARKET STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

October 2013

1. DESCRIPTION



Above: view south on Market Street from Front Street East to The Esplanade with 8 and 10-12 Market on the right (west); cover: view north on Market Street from The Esplanade to Front Street East showing 8 and 10-12 Market on the left (west) (Heritage Preservation Services, 2013)

8 Market Street: John Hallam Warehouse; 10-12 Market Street: Armoury Hotel	
ADDRESS	8 and 10-12 Market Street (west side, between The Esplanade and Front Street East)
WARD	Ward 28 - Toronto Centre-Rosedale
LEGAL DESCRIPTION	Plan 5A, part Water Lot G
NEIGHBOURHOOD/COMMUNITY	t. Lawrence Neighbourhood
HISTORICAL NAME	8: John Hallam Warehouse; 10-12: Armory Hotel
CONSTRUCTION DATE	8: 1880; 10-12: 1899-1900
ORIGINAL OWNER	8: John Hallam, municipal politician; 10-12: William Cayley, provincial politician
ORIGINAL USE	Commercial (8: commercial warehouse; 10-12: hotel)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	8: none identified[1]; 10-12: A. R. Denison, architect
DESIGN/CONSTRUCTION/MATERIALS	8 and 10-12: red brick cladding with brick and stone detailing
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design/Physical, Associative/Historical and Contextual
HERITAGE STATUS	Listed on the City of Toronto Inventory of Heritage Properties
RECORDER	Kathryn Anderson, Heritage Preservation Services
REPORT DATE	October 2013

[1] Building permits do not survive prior to 1882, and this building is not referenced in the tender calls from the Globe newspaper

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 8 and 10-12 Market Street, and applies evaluation criteria to determine whether they merit 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
1828	Water Lot G, southwest of present-day Front and Market Streets is patented to Henry Hamilton
1841	Plan 5A incorporates Water Lot G
1847	William Henry Boulton acquires Water Lot G, conveying it to his brother-in-law, William Cayley
1858	The first buildings on the subject properties are illustrated on Boulton's Atlas
1870	The City Directory lists a hotel with tavern keeper Archibald Milligan at 10-12 West Market Square
1880	The first Goad's Atlas outlines the Armory Hotel, which is labelled as under construction[2]
1881	The City Directory published January 1, 1881 lists the Armory Hotel
1893	The Armory Hotel is profiled in Toronto Illustrated
1896 Nov	Cayley's executors convey a portion of the lot on present-day Market Street to John Hallam (the Cayley family retains part of Water Lot G until the 1940s)
1899 Oct	Building permit #32 is issued to John Hallam for a warehouse at present-day 8 Market designed by architect A. R. Denison[3]
1900 July	A building is under construction on John Hallam's property according to the tax assessment rolls (Hallam dies the previous month)
1901	The property at 8 Market Street is listed in the City Directory of 1902 (reflecting information compiled the previous year), with the Frankel Brothers, rag dealers, as the first occupants of Hallam's warehouse
1903	The John Hallam Warehouse is illustrated on Goad's Atlas
1918	West Market Street is renamed Market Street
1943	Hallam's executors sell 8 Market Street
1984	The properties at 8 and 10-12 Market Street are listed on the City of Toronto Inventory of Heritage Properties
2013	The Market Street Redevelopment Project is completed for the west side of the street between The Esplanade and Front Street East, incorporating 8 and 10-12 Market Street as well as the adjoining designated heritage property at 87 Front

[2] First listed as the "Armory Hotel", according to archival records it was also spelled "Armoury Hotel" and, in the early 1900s, renamed the "Old Armory Hotel"

[3] The permit does not survive at the City of Toronto Archives, but is referenced in the entry for Denison in The Biographical Dictionary of Architects in Canada

ii. HISTORICAL BACKGROUND

St. Lawrence Neighbourhood

The properties at 8 and 10-12 Market Street are situated in the St. Lawrence Neighbourhood east of Church Street and north of the waterfront. When Toronto was founded as the Town of York in 1793, a ten-block townsite was laid out in the area bounded by present-day Front, George, Adelaide and Berkeley Streets, with Front (originally Palace) Street aligned along the north shore of Lake Ontario. The rapid growth of the town led to the westward extension of the community to present-day Jarvis Street (originally New Street) as "New Town" where major institutional buildings were planned.[4] After the Town of York was incorporated as the City of Toronto in 1834 and Old Town was devastated by the Great Fire of 1839, a new city hall and marketplace were unveiled at Front and Jarvis Streets in 1841.

The community's industrial and commercial sectors were focused on the waterfront and its shipping facilities. Early surveys included "water lots" south of Front Street, which were initially undevelopable but coveted for their future potential (Images 2-3). In the early 19th century, plans were underway to push the shoreline south to the "Old Windmill Line" through a system of land fill and wharf construction (Image 4).[5] The first phase of the project was completed by 1841 when Plan 5A incorporated the water lots and showed the southward extension of existing streets, including West Market Street (so-named because it skirted the west side of the community's market place west of Jarvis Street). Plan 5A also included a new east-west street named The Esplanade, which was conceived as a recreational corridor until the first steam railways lay their tracks along the alignment in the 1850s (Image 5). The initial development of Water Lot G (site of the subject properties at present-day 8 and 10-12 Market Street) is traced on the maps and atlases found in Section 6.

Armory Hotel, 10-12 Market Street

Water Lot G was surveyed at the southwest corner of present-day Front and Market Streets and conveyed by patent in the 1820s. After acquiring the tract in the mid 19th century, William Henry Boulton transferred it to his brother-in-law, the noted lawyer, financier and provincial politician William Cayley (1807-90), whose family retained part of the water lot for nearly a century. Boulton's Atlas of 1858 depicts the first structures on Cayley's allotment, which included a hostelry that was operated for two decades as Milligan's Hotel (Image 9).[6] In 1880, Cayley commissioned its replacement, the two-

[4] New Town was extended further west afterward

[5] In 1837, this line extended from Gooderham and Worts' windmill at the foot of Parliament Street to the headland marking the historic location of Fort Rouillé near Dufferin Street. A "New Windmill Line" was established in 1893 to extend the shoreline further south, burying many of the original wharves while creating deep-water piers

[6] The building is depicted on two bird's eye views of Toronto in the 1870s (Image 10) and the first Goad's Atlas in 1880 (Image 11)

storey brick-clad Armory Hotel, named for the St. Lawrence Armory on the opposite side of West Market Street (Image 12). The new establishment was profiled in Toronto Illustrated (1893), which described the 30-room hotel and its amenities where "every accommodation is provided for the travelling public and farmers."[7] The building at 10-12 Market Street remained a hotel until the pre-World War I era. It served as a commercial warehouse during the mid-20th century, but is remembered more recently as the location of the popular Old Fish Market restaurant beginning in the 1970s.

John Hallam Warehouse, 8 Market Street

In 1896, William Cayley's executors sold a portion of Water Lot G directly south of the Armory Hotel to John Hallam (1833-1900). A prominent hide, wool and leather merchant, Hallam served as an alderman for the City of Toronto from 1872 to 1883 and, following his retirement in the latter year, as the inaugural chair of the Toronto Public Library Board. In 1899, Hallam engaged Toronto architect A. R. Denison to design a warehouse for his Market Street property, which was incomplete when Hallam died unexpectedly in June 1900 (Image 13). The following year, Leo and Maurice Frankel rented the John Hallam Warehouse for their company's rag warehouse. The next tenant was the Otis-Fensom Elevator Company, which housed its repair facility on the premises. The John Hallam Warehouse is shown in photographs and on atlases in the early 1900s (Images 14-19). During the mid 20th century, occupants included a mattress factory, cereals producer and machinery company. The famed Old Fish Market restaurants were located at 8 Market Street and the neighbouring Armory Hotel at 10-12 Market beginning in the 1970s (Image 23). The adjoining properties at 8 and 10-12 Market Street were recognized on the City of Toronto Inventory of Heritage Properties in 1984. The sites were incorporated into the Market Street Redevelopment Project, which was completed in 2013 and included the Edward Leadlay Warehouse at 87 Front Street East on the southwest corner of Market Street, as well as a new mid-rise building at 118 The Esplanade (Image 25).

A. R. Denison, Architect

The John Hallam Warehouse was designed by architect A. R. Denison (1857-1923), a member of Toronto's prominent Denison family. He studied with the local architectural firm of Stewart and Strickland before practicing alone and in partnership. His portfolio included residential buildings, schools, churches, public buildings and commercial warehouses, with the Athenaeum Club on Church Street among his most recognized projects. In 1898, Denison received a prominent commission to oversee extensive alterations to South St. Lawrence Market, including an archway over Front Street connecting the north and south market buildings (which is shown in Image 16). He prepared the plans for the John Hallam Warehouse across the street the next year, repeating the round-arched motif from the market complex on Hallam's building.

[7] Toronto Illustrated, 160

ii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 8 and 10-12 Market Street are found on the cover and in Sections 2 and 6 of this report.

Armory Hotel, 1880

The Armory Hotel is designed with features from the Italianate style popularized in the late Victorian era, and distinguished by the detailing of its window openings. While Italianate designs are often associated with residential architecture, the style was applied to commercial buildings as well. The Armory Hotel rises two stories but, with the adjoining John Hallam Warehouse (south) and Edward Leadlay Warehouse (north), only the principal (east) facade on Market Street is visible from the thoroughfare. When the property was listed on the City's heritage inventory in 1984, the lower floor contained a mixture of flat-headed and segmental-arched window openings that reflected alterations to the building over time, including the conversion of one of two carriageways into an entrance (Image 21). With the recent restoration of the site, commercial-scale window openings have been introduced in the lower floor, with an arched carriageway restored in the north (right) bay. The upper storey retains the original fenestration, with segmental-arched openings organized in singles and pairs and highlighted by exuberant hood moulds with keystones, corbels and bracketed sills.

John Hallam Warehouse, 1899-1900

The John Hallam Warehouse complements the adjoining Armory Hotel with its red brick cladding and stone detailing. The warehouse displays architectural elements from the Romanesque Revival style that was popular in the late 19th century, with its distinguishing feature -- the monumental round arch -- derived from 11th- and 12th-century sources. The style was interpreted in North American architecture after architect Henry Hobbs Richardson employed rough sandstone cladding, round-arched openings and Romanesque decorative embellishments in commissions exemplified by Boston's Trinity Church in 1872. His subsequent projects for municipal buildings in Albany, New York and Pittsburgh in the 1880s inspired the design for Toronto's Third City Hall in 1889 (now known as Old City Hall), which introduced the Romanesque Revival style to the city. Its interpretation on a more modest scale with brick cladding for the John Hallam Warehouse was likely influenced by architect A. R. Denison's 1898 alterations to the St. Lawrence Market complex, opposite, which incorporated the round-arched motif.

The five-storey warehouse, which was extended by an attic storey with dormers along the east slope, features a narrow rectangular plan.[8] Clad with brick and trimmed with brick

[8] This addition appears to emulate the earlier mansard-roofed stores and warehouses along Front Street East, including the neighbouring Edward Leadlay Warehouse that underwent a similar alteration with the addition of a new roofline (the warehouse is shown in Images 21 and 26)

and stone, attention is focused on the principal (east) facade on Market Street, which is symmetrically organized into three extended bays. Above the first-floor storefront (which has been altered over time), brick piers terminate in oversized arches above the fourth storey. Each bay in the second through the fifth stories contains pairs of flat-headed window openings with stone sills and band courses extending across the window heads. The south wall contains regularly-placed fenestration without decoration, while the north wall is blank above the adjacent Armory Hotel. The John Hallam Warehouse shares its setback on the west side of Market Street with the neighbouring hotel at 10-12 Market.

iii. CONTEXT

The property data map attached as Image 1 shows the location of the properties at 8 and 10-12 Market Street on the west side of the street between The Esplanade and Front Street East. The Armory Hotel adjoins the property at 87 Front Street East, which contains the Edward Leadlay Warehouse (1858) and was designated under Part IV, Section 29 of the Ontario Heritage Act in 1986 by By-law 843-86.

In the immediate vicinity, the St. Lawrence Market (containing elements of Toronto's Second City Hall) at Front and Market and, directly north, St. Lawrence Hall on King Street East are local landmarks in the neighbourhood and city that are designated under Part IV, Section 29 of the Ontario Heritage Act. Front Street East, as it extends east and west of Jarvis Street, contains an important surviving collection of commercial warehouses that assists in establishing the character of the St. Lawrence Neighbourhood as it evolved from its Old Town roots.

3. EVALUATION CHECKLIST

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

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

The property at 8 Market Street has cultural heritage value as a well-crafted representative example of a commercial warehouse with features of the Romanesque Revival style popular at the close of the 19th century when the John Hallam Warehouse was designed. With its application of the round-arched motif, the appearance of the

warehouse complemented the South St. Lawrence Market on the opposite side of Market Street that was altered during the same period by Hallam's architect, A. R. Denison.

The cultural heritage value of the Armory Hotel at 10-12 Market Street derives from its significance as a representative example of a late 19th century commercial building that stands out from its neighbours with its low scale, breadth and the elaborate decorative detailing applied to the second-storey fenestration.

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	**X**

The John Hallam Warehouse is valued as an example of the work of Toronto architect A. R. Dension, a member of one of the city's prominent founding families who received this commission from politician John Hallam in 1899 and completed the project following his client's death. During his career as both a solo practitioner and in partnership, Denison demonstrated his dexterity with a wide variety of building types, with the Athenaeum Club (1891), the designated heritage property at 173 Church Street among his best-known projects. Denison's designs for 8 Market Street followed the extensive renovations he undertook at South St. Lawrence Market (1898, incorporating Toronto's Second City Hall) on the opposite side of the street.

The historical value of the properties at 10-12 Market Streets derived from their association with the Honourable William Cayley, who acquired the coveted waterfront site in the mid 19th century. Linked by marriage to the prominent Boulton family, Cayley was a lawyer, financier and provincial politician, as well as a prominent Toronto land owner who replaced an earlier hostelry with the Armory Hotel, named for the St. Lawrence Armory that stood on the opposite side of Market Street. Cayley's family retained part of his Market Street property for nearly a century.

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**

The properties at 8 and 10-12 Market Street have contextual value for their historical, visual and physical relationships with their surroundings in the St. Lawrence Neighbourhood. When completed in 1900, the John Hallam Warehouse at 8 Market Street rose five stories (the attic level was a later addition) to tower over most of the other buildings in the locality and remains a significant visual presence on Market Street. The warehouse and the adjacent Armory Hotel at 10-12 Market Street anchor the west side of

the street where, with the neighbouring Edward Leadlay Warehouse at 87 Front Street East (at the southwest corner of Market) and the landmark South St. Lawrence Market (incorporating Toronto's Second City Hall), opposite, they are integral parts of this historic precinct that developed because of its proximity to Toronto's original marketplace and the waterfront beyond.

4. SUMMARY

Following research and evaluation, it has been determined that the properties at 8 and 10 Market Street have cultural heritage value. Located on the west side of Market Street between The Esplanade and Front Street East, the Armory Hotel (1880) and the John Hallam Warehouse (1899-1900) have design, associative and contextual values as fine representative examples of late 19th century commercial edifices that were commissioned by significant politicians and remain historically, visually and physically related to the St. Lawrence Neighbourhood from their vantage on Market Street opposite the landmark South St. Lawrence Market.

5. SOURCES

Archival Sources

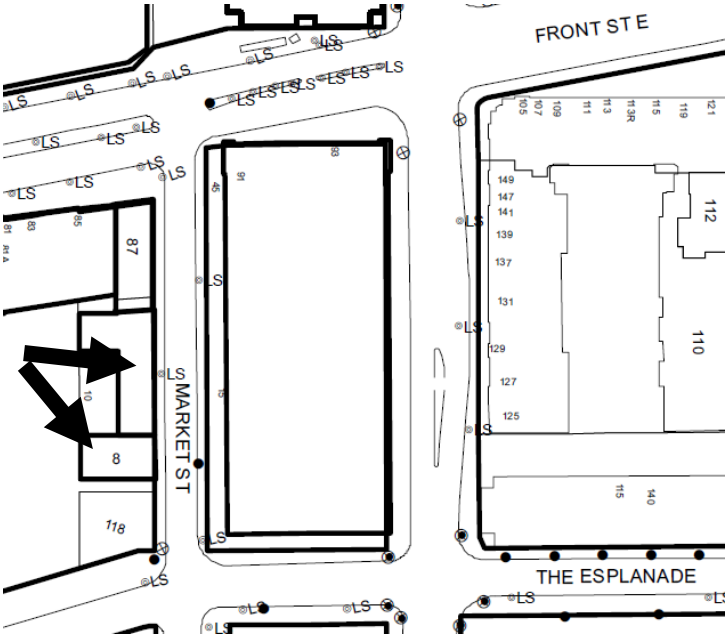
Abstract Index of Deeds, Plan 5A, Water Lot G
Archival Photographs, City of Toronto Archives, Toronto Historical Board, and Toronto Reference Library (individual citations in Section 6)
Assessment Rolls, City of Toronto, St. Lawrence Ward, 1834-1892, and Ward 3, Division 1, 1893 ff.
City of Toronto Directories, 1856 ff.
Boulton's Atlas, 1858
Goad's Atlases, 1880-1923
Historical maps and plans (individual citations in Section 6)
Underwriters' Insurance Bureau Atlas, July 1954 revised to January 1964

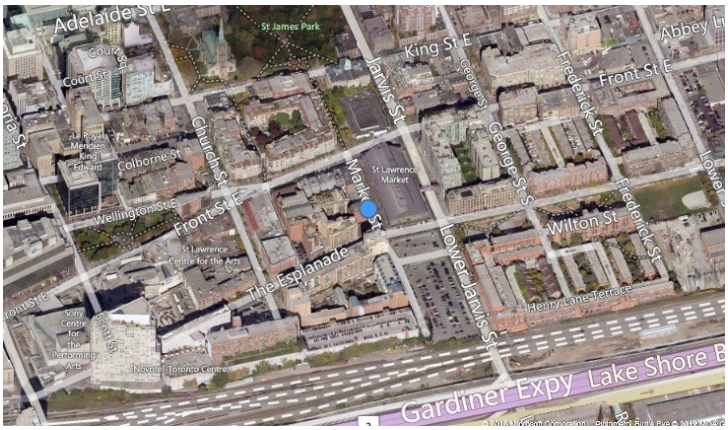
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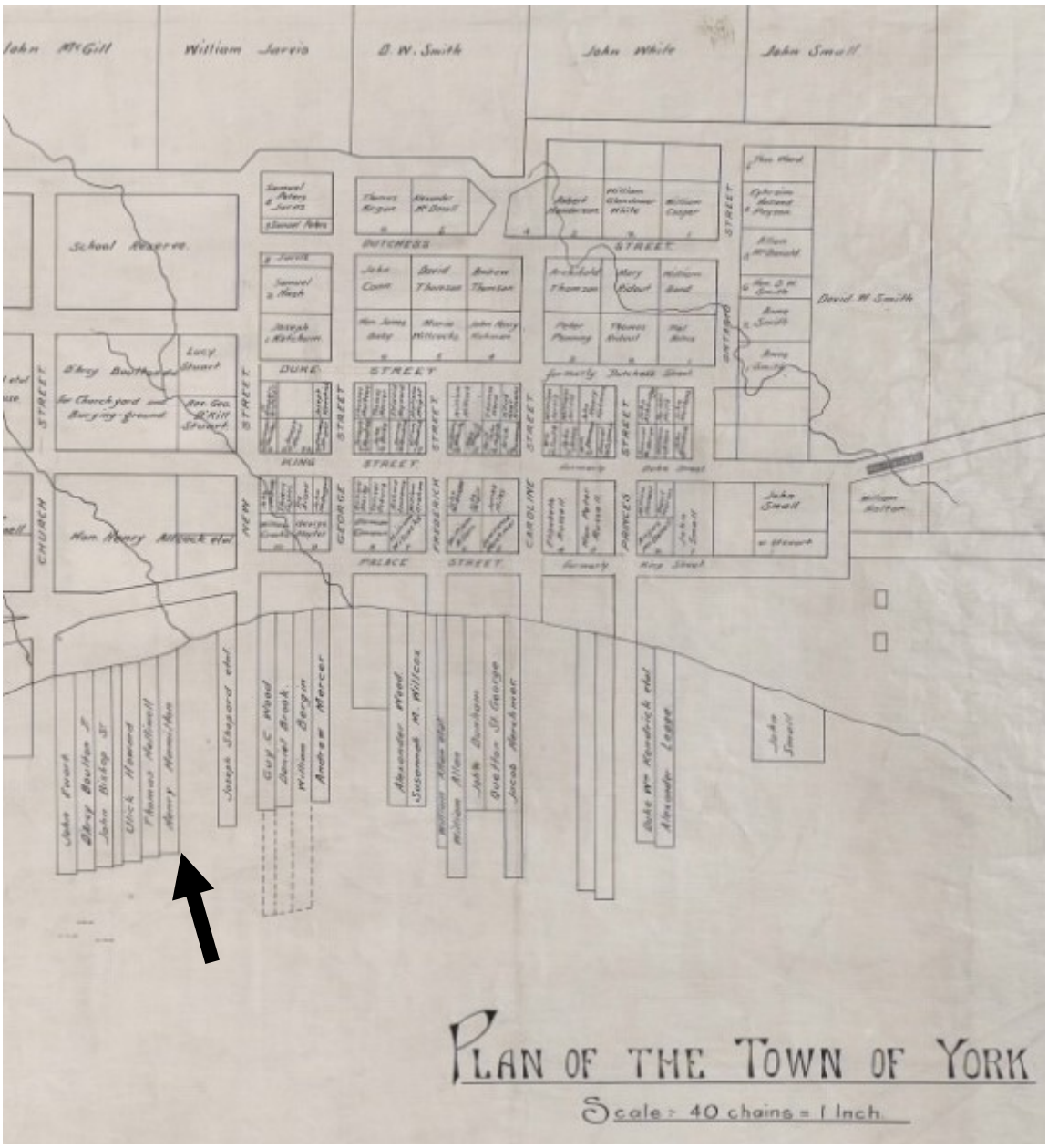
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6. IMAGES - the **arrows** mark the location of the Market Street properties

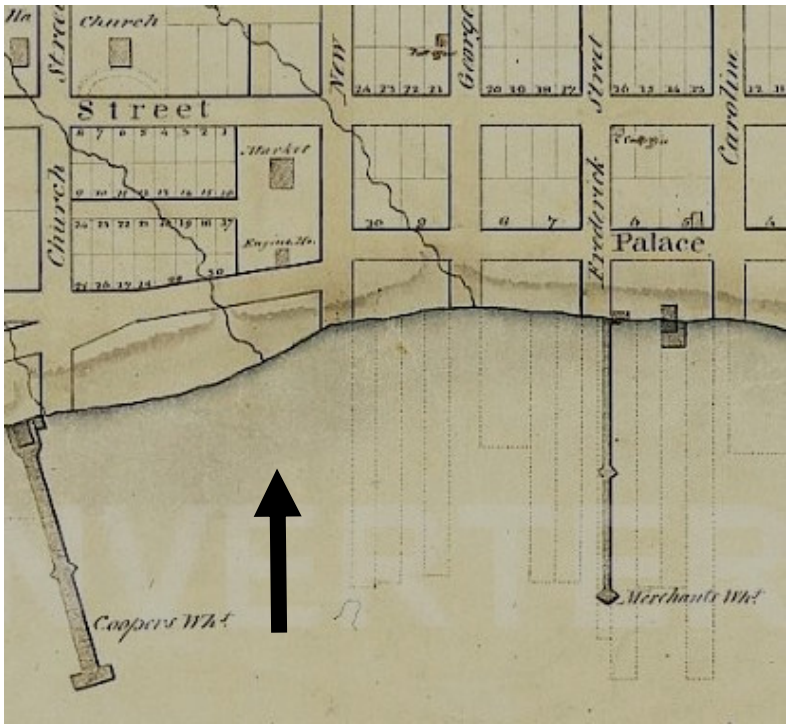




1. Location Maps: showing the properties on the west side of Market Street, south of Front Street East (above) and an aerial view of the sites in relation to St. Lawrence Market and the surrounding neighbourhood (City of Toronto Property Data Map and http://www.bing.com/maps/)



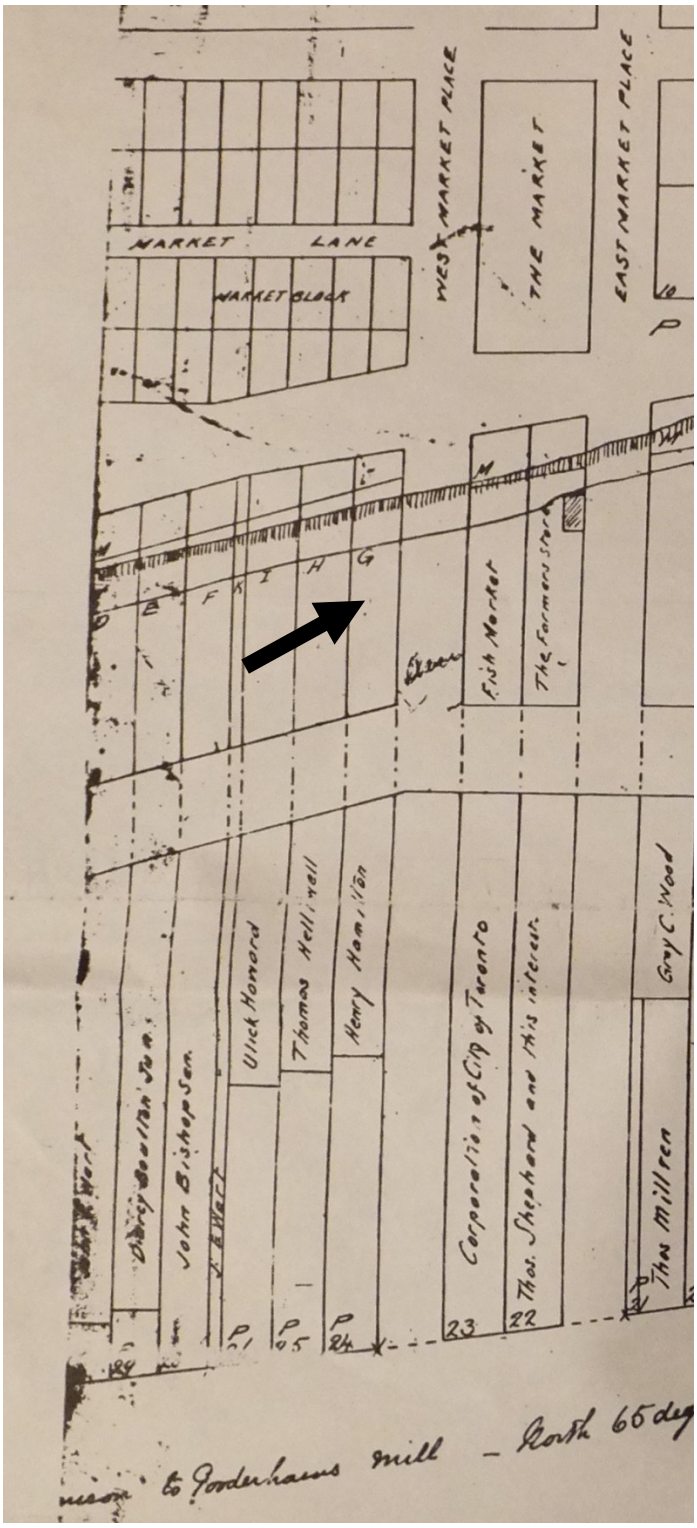
2. Plan of the Town of York, 1818: extract showing the location of Water Lot G (with the name of the original patent holder, Henry Hamilton) southwest of Palace (Front) and New (Jarvis) Streets prior to the southward extension of the Town of York



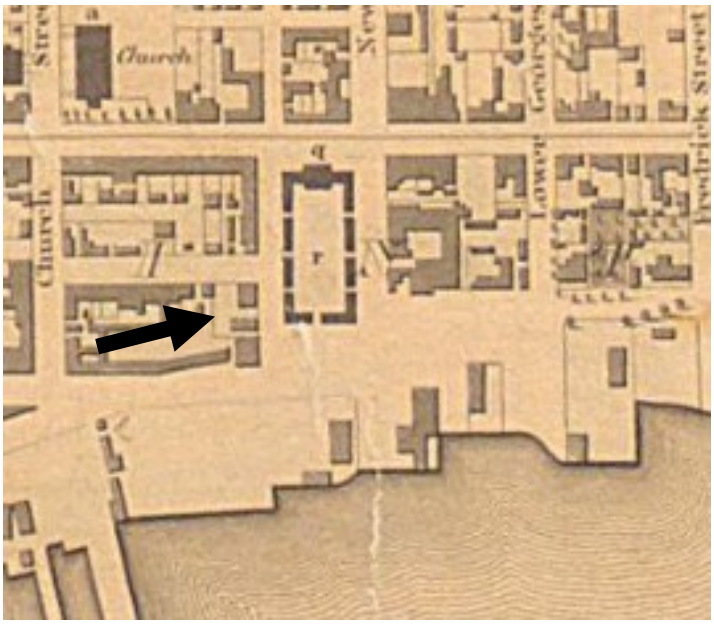
3. Chewett's Plan of the Town of York, 1827: outlining the location of the Water Lots before the southward extension of the shoreline with landfill



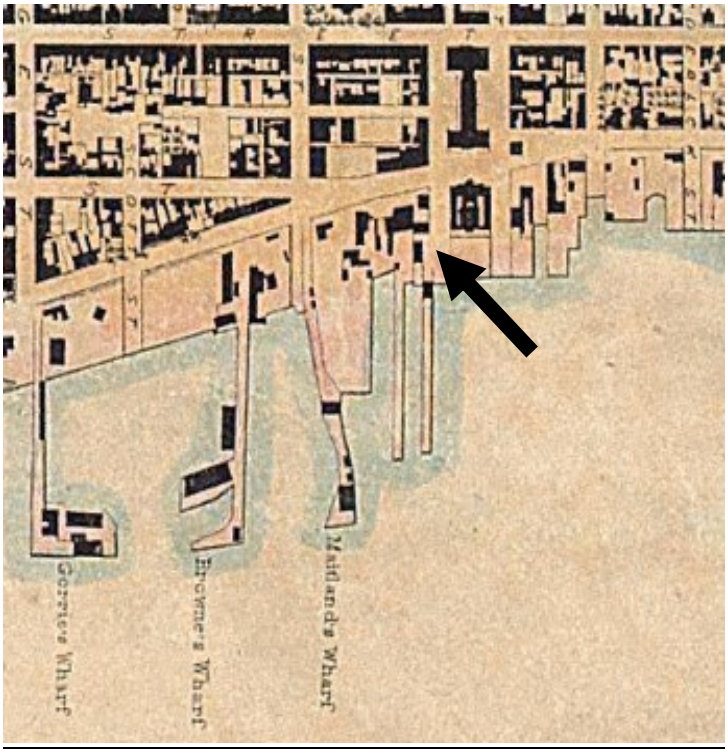
4. Archival Drawing, Fish Market, 1830: depicting the shoreline south of present-day Front Street East that was later extended southward over the water lots where The Esplanade was opened and the subject buildings constructed (the predecessor to today's Flat Iron Building at Front and Wellington Street is shown in the image) (City of Toronto Archives, Fonds 1231, Item 96)



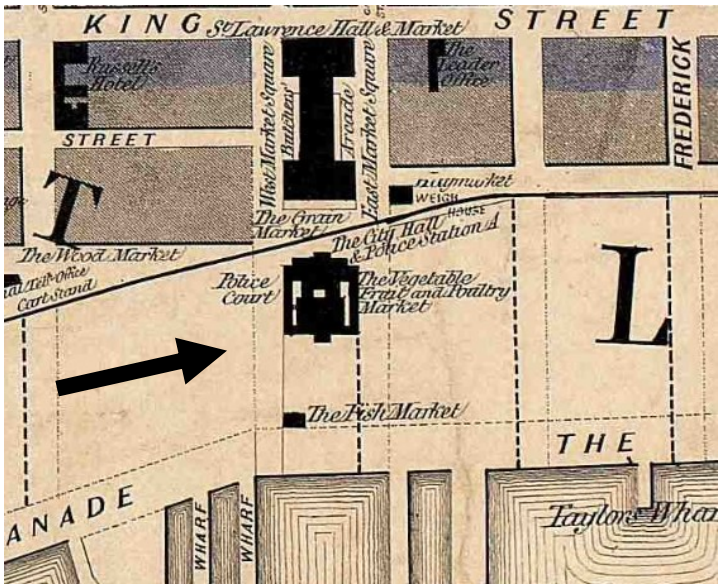
5. Plan 5A, 1841: showing the location of Water Lot G as it extended south of Front Street across the alignment of The Esplanade toward the "Old Windmill Line" related to the Gooderham and Worts Distillery site



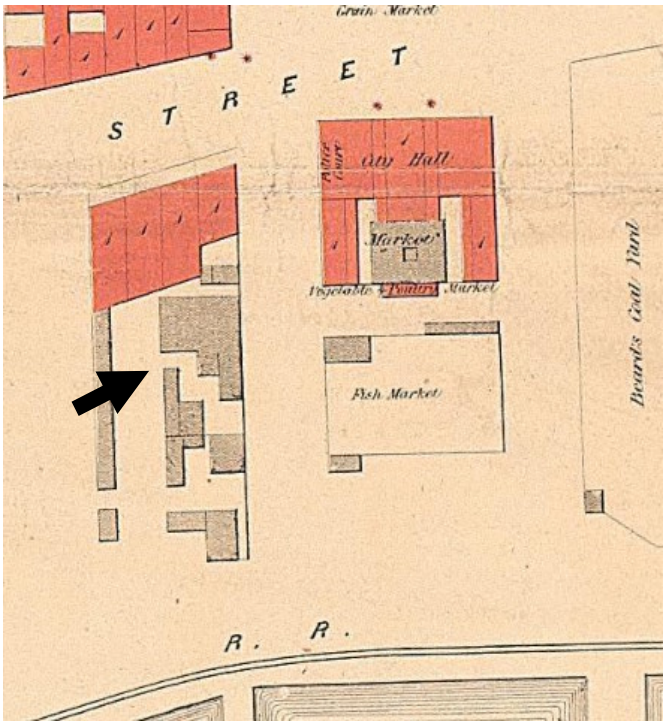
6. Cane's Topographical Plan of the City and Liberties of Toronto, 1842: showing the results of early landfill south of Front Street (St. Lawrence Hall was built in Market Square after the Great Fire of 1849)



7. Fleming's Topographical Plan of Toronto, 1851: showing the southward extension of the waterfront with the first buildings on Water Lot G (left) south of Front Street (left)

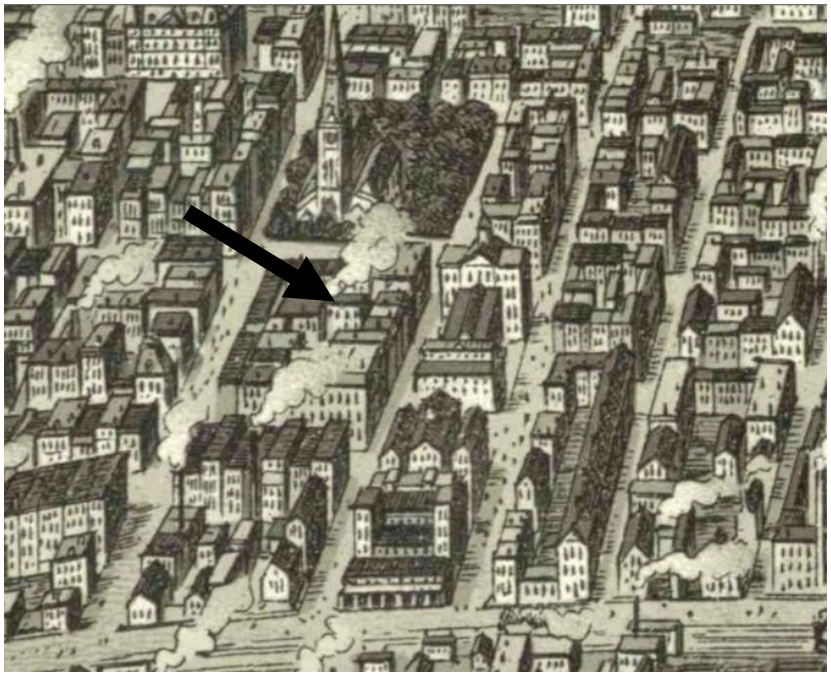


8. Fleming, Ridout and Schreiber's Plan of Toronto, 1857: showing the alignment of the Esplanade south of Toronto's Second City Hall (with St. Lawrence Hall to the north)

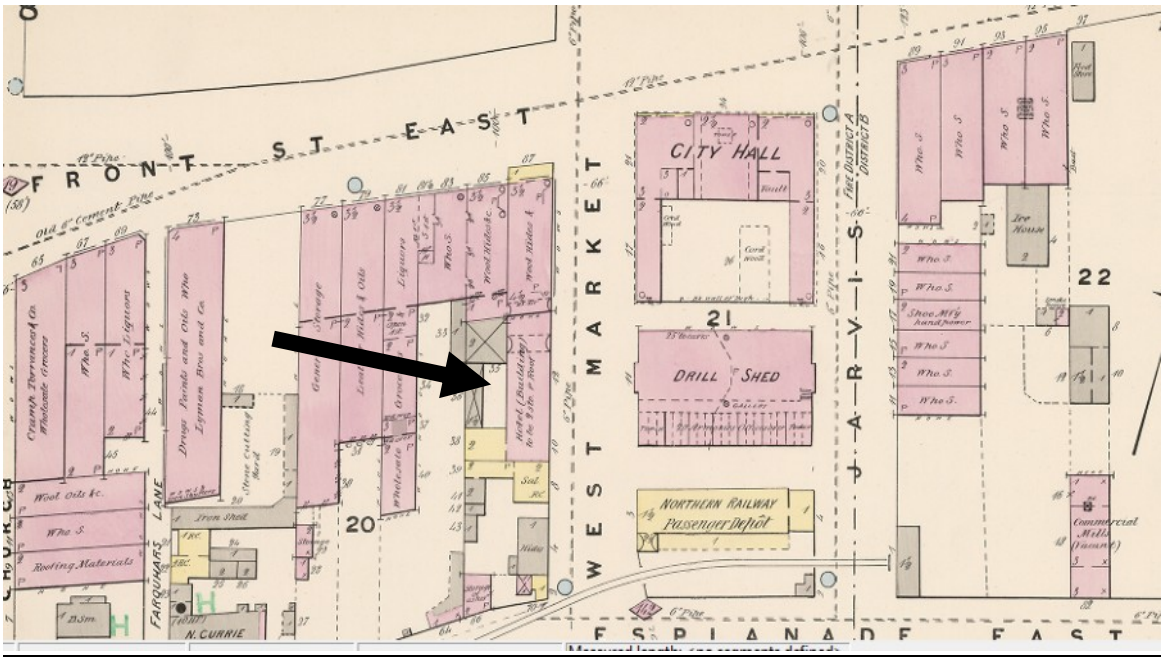


9. Boulton's Atlas of the City of Toronto, 1858: showing the early wood structures on the west side of present-day Market Place and the first railway tracks separating The Esplanade from the waterfront (below)





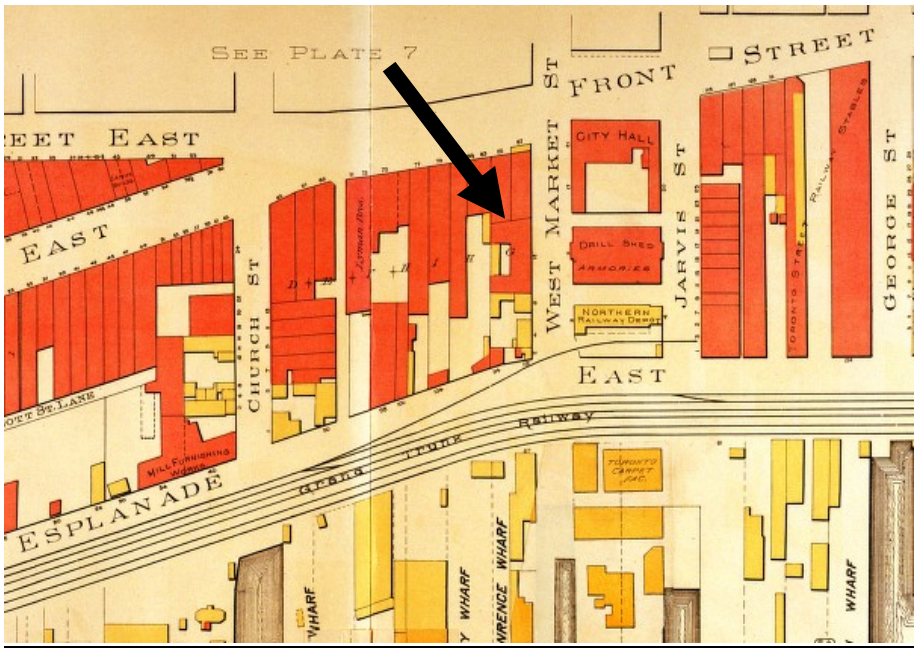
10. Bird's Eye Views of Toronto, late 1870s: showing the original buildings at 8-12 Market Street (including Milligan's Hotel at 8 Market) opposite the drill shed behind St. Lawrence Market (Gross, 1876, above, and Canadian Railway News, c. 1879, below)



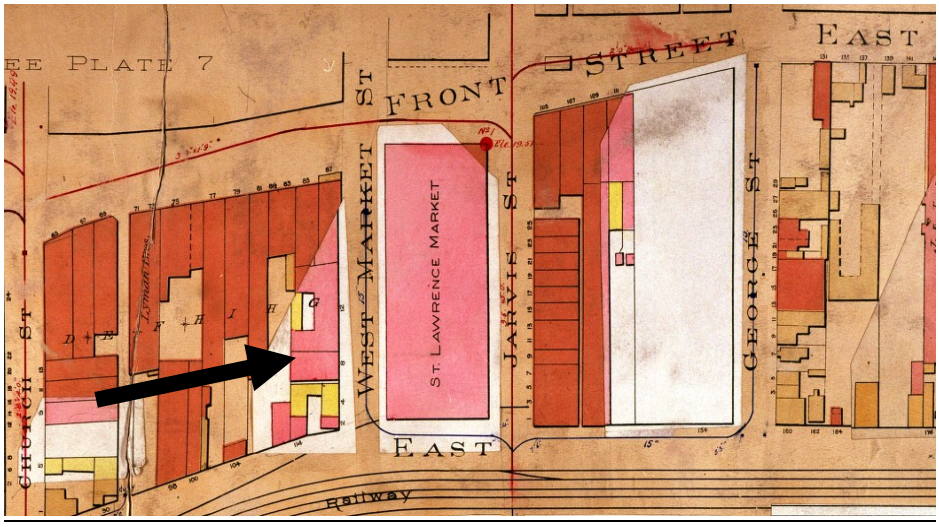
11. Goad's Atlas, 1880: the first Goad's fire insurance map for Toronto shows the new Armory Hotel at present-day 10-12 Market Street



12. Archival Drawing, St. Lawrence Armory, 1894: the Armory Hotel was presumably named for the neighbouring complex on the opposite side of present-day Market Street, which was identified as the "drill shed" on the atlases shown in Images 11 and 13 (Toronto Reference Library, Item 5344)



13. Goad's Atlas, 1899: showing the hotel at present-day 10-12 Market Street (by now known in directories as the "Old Armory Hotel") before the construction of Hallam's building directly south at 8 Market



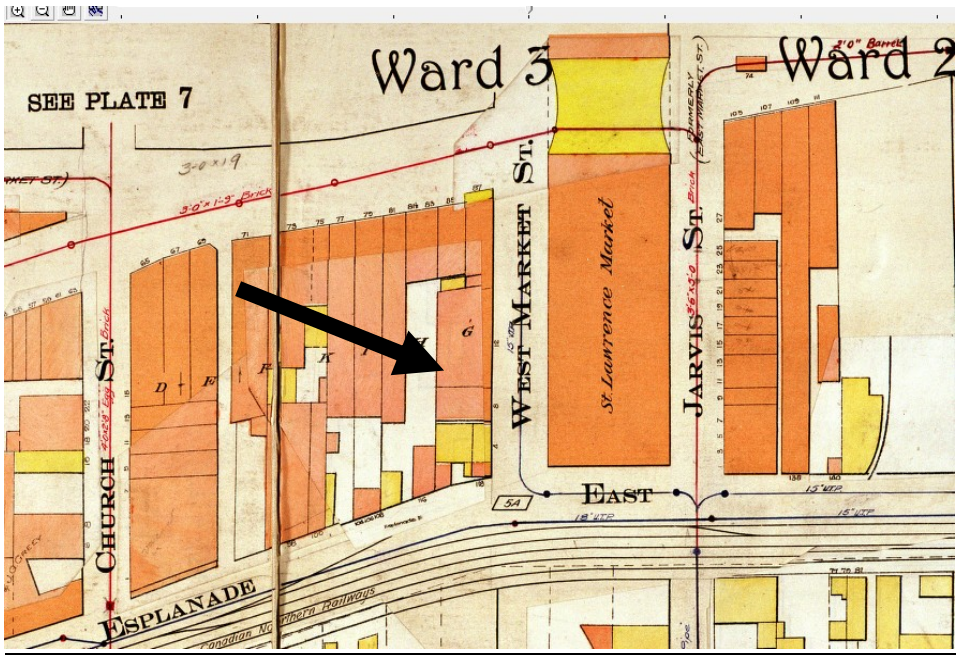
14. Goad's Atlas, 1903: with the overlay, the atlas is updated to illustrate Hallam's new building at 8 Market Street



15. Archival Photograph, 1907: looking north along West Market Street across the railway tracks and The Esplanade, with Hallam's building at present-day 8 Market Street on the left, opposite the redesigned South St. Lawrence Market (right) (Toronto Reference Library, Item 4552)



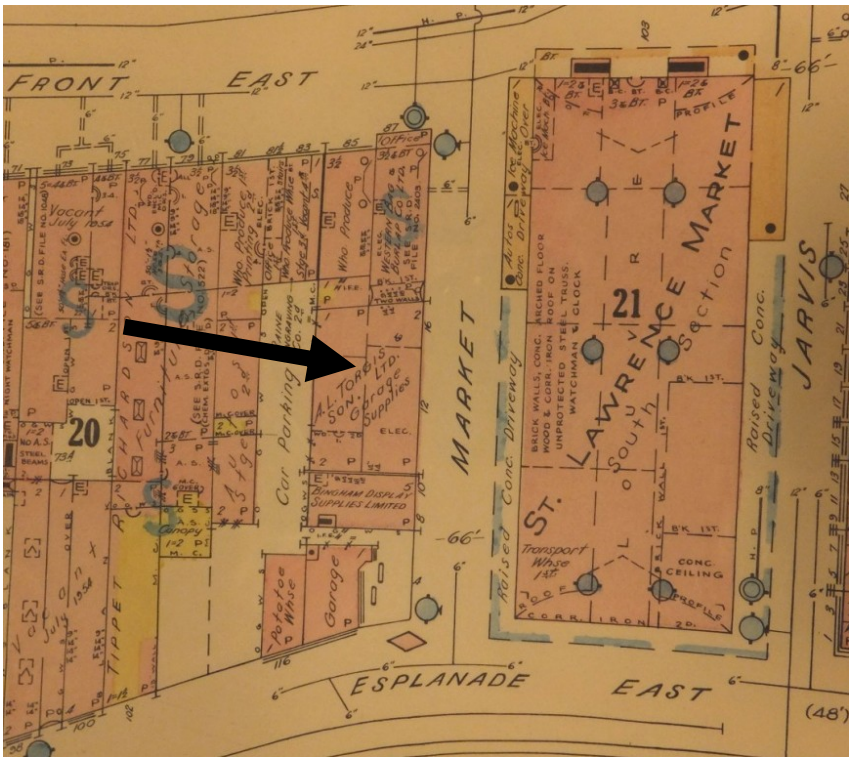
16. Archival Photograph, St. Lawrence Neighbourhood, 1920: showing the subject properties opposite St. Lawrence Market (the canopy over Front Street between the north and south market buildings was designed by architect A. R. Denison, who subsequently received the commission for the John Hallam Warehouse at 8 Market Street) (City of Toronto Archives Fonds 1244, Item 1432)



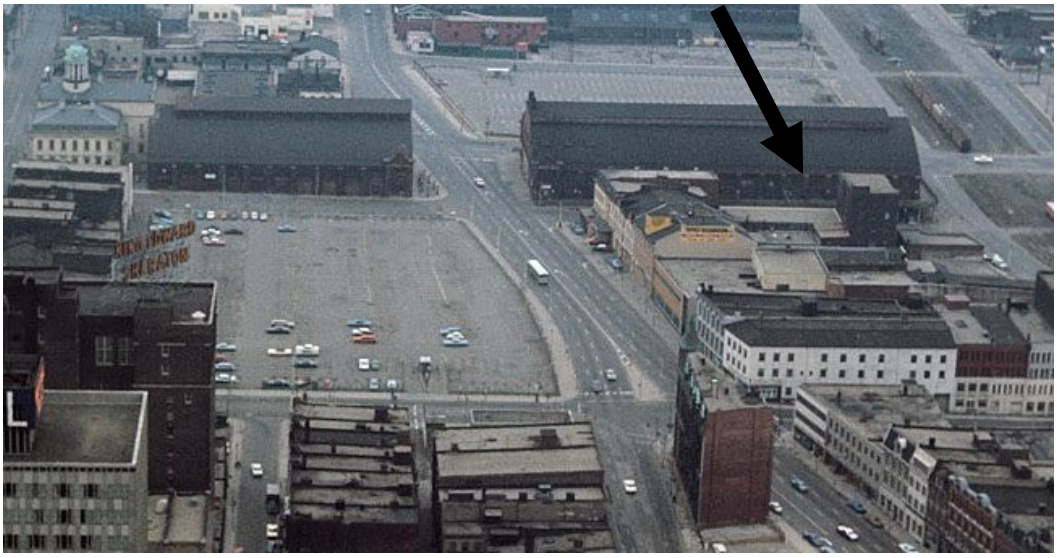
17. Goad's Atlas, 1910 revised to 1923: showing alterations to the rear (west) of the hotel at present-day 10-12 Market Street (the atlas has not been updated to reflect the renaming of West Market Street in 1918)



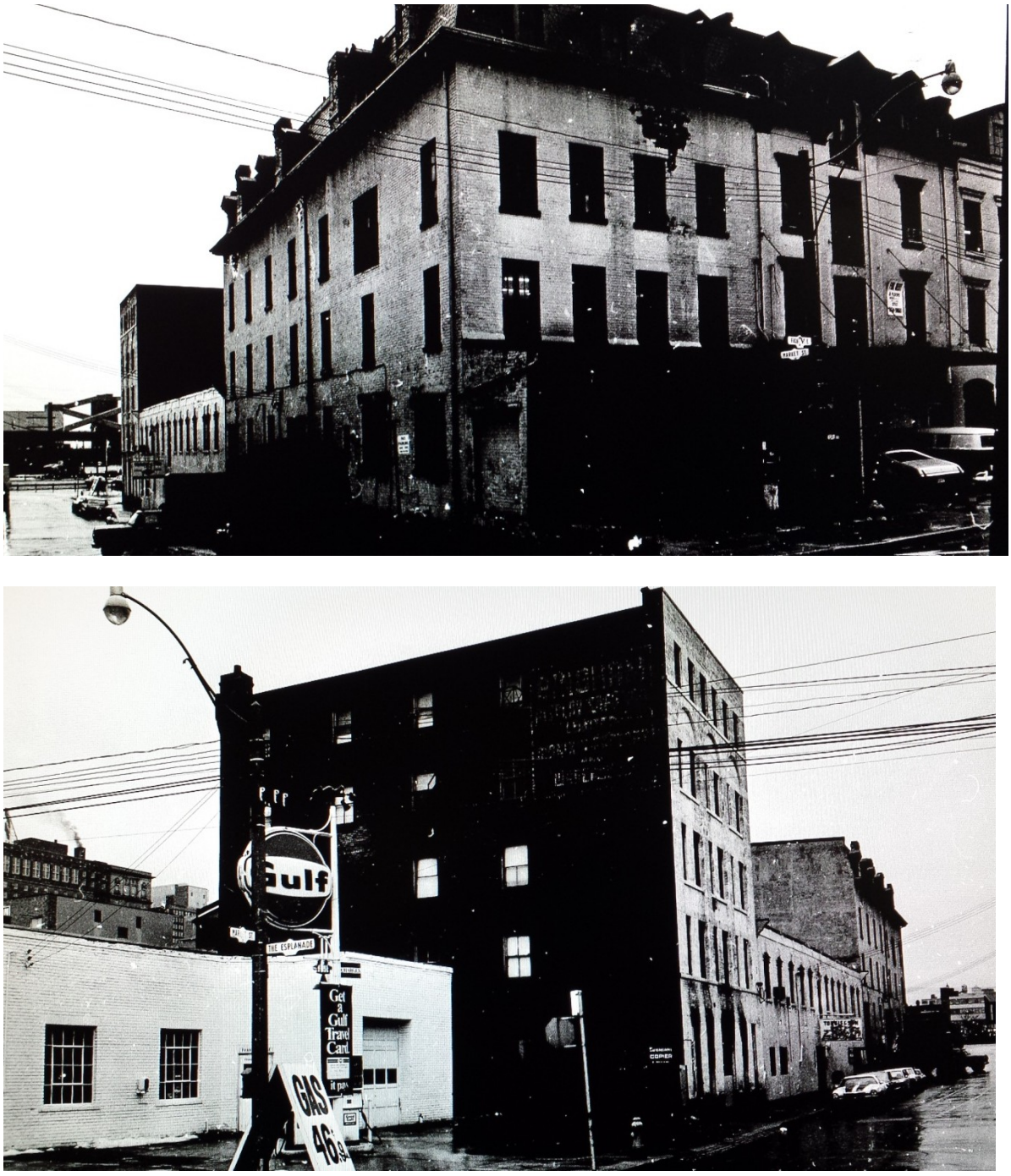
18. Archival Photograph, St. Lawrence Neighbourhood, c. 1924: showing the subject properties facing St. Lawrence Market (City of Toronto Archives, Fonds 1244, Item 1951)



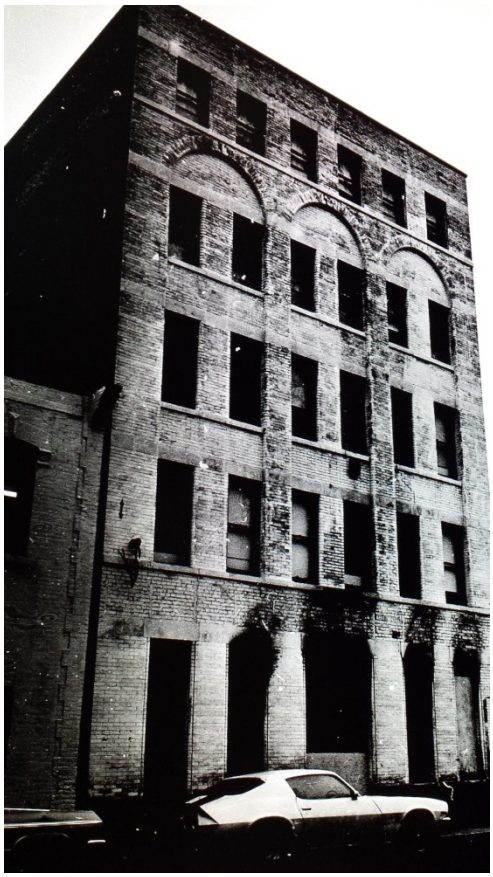
19. Underwriters' Survey Bureau Atlas, July 1954 revised to January 1964: showing both properties on Market Street occupied by supplies' companies



20. Archival Photograph, St. Lawrence Neighbourhood, c. 1970: showing the subject properties on the west side of Market Street (City of Toronto Archives, Fonds 124, Item 25)



21. Archival Photographs, Market Street, 1973: looking south from Front Street East (above) and north from The Esplanade (below) and showing the subject buildings on the west side of the street (City of Toronto Archives, Fonds 2043, File 19)




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22. Archival Photographs, 8 and 10-12 Market Street, 1973: showing the John Hallam Warehouse (above) and the Armory Hotel (below) (City of Toronto Archives, Fonds 2043, File 19)





23. Archival Photographs, 1986: showing the Armory Hotel (above) and the John Hallam Warehouse (below) when they were part of The Old Fish Market complex of restaurants on Market Street (Toronto Historical Board)





24. Photographs, 10-12 Market Street, 2001 (above) and 8 Market Street, 2006 (below): showing the buildings before they were restored and incorporated into a development project on the west side of Market Street between The Esplanade and Front Street East (Heritage Preservation Services)



25. Architectural Drawing, 2010: showing Market Street Redevelpment Project, with the Armory Hotel (right) and the John Hallam Warehouse (left)
(Woodcliffe Landmark Properties)



26. Photograph, 8-12 Market Street, 2012: view from Front Street East along the west side of Market Street and showing the subject buildings mid-block (the Edward Leadlay Warehouse on the southwest corner of Front and Market (right) is designated under Part IV, Section 29 of the Ontario Heritage Act)