



**STAFF REPORT
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the
Ontario Heritage Act – 10 St Mary Street**

Date:	February 28, 2014
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:\2014\Cluster B\PLN\TEYCC\TE14017

SUMMARY

This report recommends that City Council state its intention to designate the property at 10 St. Mary Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. The site contains a Mathers and Haldenby-designed 1957 eight-story office building. Located at the corner of Yonge and St. Mary streets between Wellesley and Bloor the property is the subject of a demolition permit that proposes to demolish this building.

Following research and evaluation, staff have determined that the property at 10 St. Mary Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. A demolition permit was issued by the Building Division on 2 December 2013 for the property. The designation of the property would identify the property's heritage values and attributes and enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition. If Council issues a statement of intent to designate the property this would have the effect of voiding any permits issued for the property.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 10 St. Mary Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 10 St. Mary Street (Reasons for Designation) attached

- as Attachment No. 3 to the report (February 28, 2014) from the Director, Urban Design, City Planning Division.
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 property.

Financial Impact

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

DECISION HISTORY

At its meeting of November 19, 2013, the Toronto East York Community Council requested the Director of Urban Design to report on the evaluation of the property at 10 St. Mary Street for its heritage potential.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.89>

ISSUE BACKGROUND

The building is located in an area that is currently undergoing a Heritage Conservation District Study. Toronto Buildings issued a demolition permit for the building on this site on December 2, 2013. If Council issues a statement of intent to designate the property this would have the effect of voiding the demolition permit.

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-49461.pdf>

COMMENTS

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

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 10 St. Mary Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 10 St. Mary 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 at the corner of Yonge and St. Mary

Streets, the building at 10 St. Mary Street is an important example of an eight-storey office building designed by the architects Mathers and Haldenby for their own architectural office. Regarded as an important example of International Style architecture that was built in 1957, the site is associated with one of Toronto's most important firm of architects and is contextually significant on this portion of Yonge Street.

The Reasons for Designation (Statement of Significance), found in Attachment No. 3 are the Public Notice 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

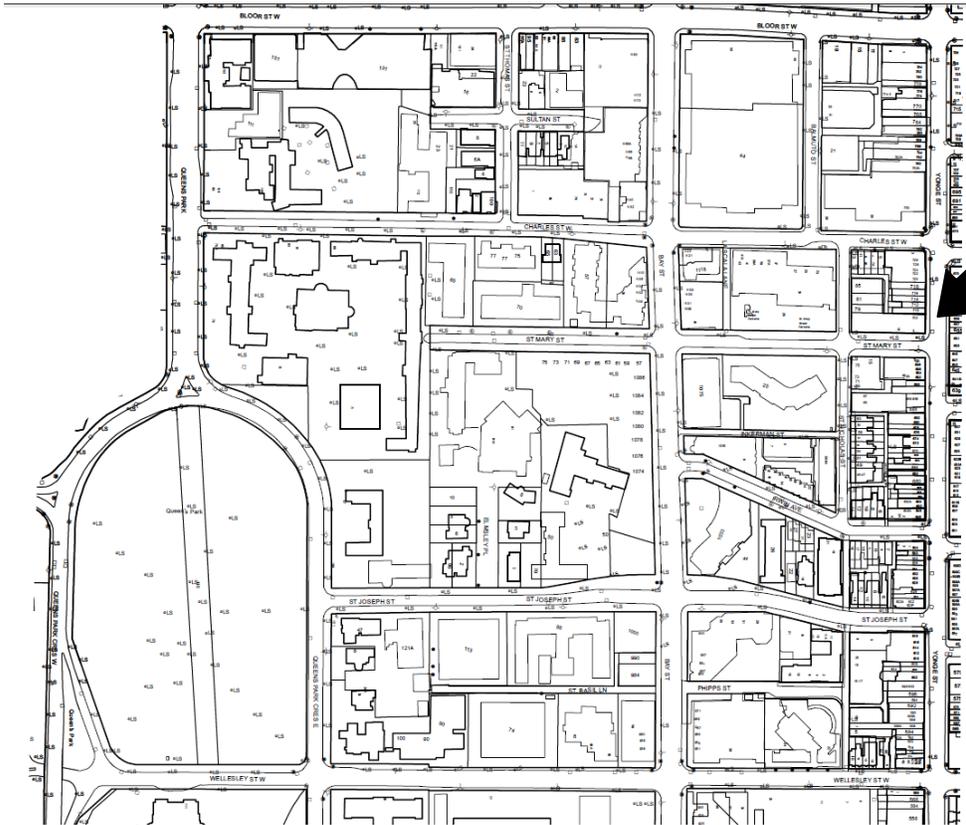
Harold Madi, Director
Urban Design
City Planning Division

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

LOCATION MAP:

ATTACHMENT NO. 1



These location maps are for information purposes only;
The exact boundaries of the property are not shown
The **arrows** mark the location of the site.



Showing the principal (south-east façades) at the corner of St. Mary Street and Yonge Street and the south-west façades facing St. Nicholas and St. Mary streets
(Heritage Preservation Services, February 2014)

REASONS FOR DESIGNATION:
(STATEMENT OF SIGNIFICANCE)

ATTACHMENT NO. 3

10 St. Mary Street

Description

The property at 10 St. Mary 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. 10 St. Mary Street is located at the north east corner of St. Mary Street and Yonge Street between Wellesley and Bloor streets.

Statement of Cultural Heritage Value

10 St. Mary Street has design value. In the expression of the structural concrete frame in its facades, the infill panels of glass and brick and in the exploitation of the structural possibilities which permit an open area at grade level, this building is an excellent example of a mid-century, International Style commercial structure integrating offices, retail and parking.

10 St. Mary Street has associative value. The building is historically associated with the architectural partnership of Mathers and Haldenby whose span of work from 1921-1991 contributed significantly to educational, government and commercial institutions and residential enclaves in the City of Toronto, across Canada and as far away as the Caribbean and Australia. This office project is particularly important because of its expressive use of modernist International Style principles which contrasts with the majority of their work which was more traditionally based through to this period of the mid-1950s.

10 St. Mary Street has contextual value. An eight story International Style building with an open volume at its base facing Yonge and St. Mary streets it is situated in a predominantly late 19th and early 20th century streetscape. Paired with 696 Yonge Street, another International Style mid-century, eight-storey office building on the south side of St. Mary Street, it makes an important contribution to the character of the area. 10 St. Mary is historically linked to its surroundings as a representative of mid-twentieth century Yonge Street responding to the changing lifestyle and business needs as well as the burgeoning post-war economic expansion, the increased use of automobiles and the separation of work and home.

Heritage Attributes

The heritage attributes on the exterior of 10 St. Mary Street are:

- The location of the building at the north-east corner of Yonge and St. Mary streets
- The 8-storey scale, form and massing of the building
- The reinforced concrete structural frame, the external wall columns, and external spandrel beams exposed on external wall faces
- The open volume at ground floor level facing Yonge and St. Mary streets
- The façade with its expressed concrete frame, infill panels with two-part glazed panels and 9" Flemish bond buff-brick
- The materials as indicated above and including the anodized aluminum glazing sections of the office lobby
- The flat roof

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



10 ST. MARY STREET
10 ST. MARY STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2014

1. DESCRIPTION



Above: 10 St. Mary Street, 2014 (*Heritage Preservation Services, 2014*)
 Cover: 10 St. Mary Street, 1959, (*Journal of the RAIC, July 1959, p 242*)

Address and Name of Property	
ADDRESS	10 St. Mary Street
WARD	27 Toronto Centre - Rosedale
LEGAL DESCRIPTION	Plan D3 Pt Lot 4 Lot 5
NEIGHBOURHOOD/COMMUNITY	Yonge and Bloor – Bay/Cloverhill
HISTORICAL NAME	10 St. Mary Street
CONSTRUCTION DATE	1957
ORIGINAL OWNER	10 St Mary Realty Corp Ltd.
ORIGINAL USE	Office building with ground floor shop and parking
CURRENT USE*	Office building with ground floor restaurant and parking
ARCHITECT/BUILDER/DESIGNER	Mathers and Haldenby Architects
DESIGN/CONSTRUCTION	Reinforced concrete masonry and steel
ARCHITECTURAL STYLE	International Style
ADDITIONS/ALTERATIONS	none
CRITERIA	Design/Physical, Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	February 2014

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 10 St Mary 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
1797	Park Lot 9 is granted to James Buchanan Macaulay
After 1818	The Macaulay's and the Elmsley's (Park Lot 10) exchanged portions of their park lots so that both would have frontage on Yonge. The Elmsley's took the northern portion from College St to Bloor Streets.
1829	Captain John Elmsley (1801-1863) built Clover Hill on the northern portion of the Elmsley's half (today north east of Bay and St. Joseph streets). He stayed in a modest log house, Barnstable Villa during the construction
1834	J. G. Chewett's <i>Map of the City of Toronto and Liberties</i> shows the re-division of Lots 9 and 10 with the northern part above College Street which belongs to the Elmsley family.
1837	Elmsley Villa is built on the southern portion of the property
1842	Cane's <i>Topographical Plan of the City and Liberties, Toronto</i> shows two diagonal roads leading from Yonge Street to Elmsley Villa and Clover Hill
1848	Elmsley donated part of his land for St. Michael's College and St Basil's church. After personally assuming a portion of the debt of St. Michael's cathedral, he began subdividing the Clover Hill property with streets named after his favourite saints.
1860	City Directory lists William Christie, baker and confectioner, at 626 Yonge Street (current address is 702 Yonge St. at the corner with St. Mary)
1862	Browne's Map shows St. Mary's Street extending westward from Yonge to Surrey Place. The northwest corner of Yonge and St. Mary St. features a sequence of long narrow lots extending from Yonge to St. Nicholas Street.
1880	Goad's Atlas of the City of Toronto shows the first lot north of St Mary at Yonge, Lot 5 of plan D3 developed with a series of buildings – a laundry facing Yonge and two rough cast cottages facing St. Nicholas St.
1884	Goad's indicates these to properties as belonging to V Fuller and the numbers on Yonge Street are 624 and 626
1913	Goad's indicates that Lot 5 has been redeveloped with 4 narrow brick buildings facing onto Yonge and now being numbered 702-708. The original red brick outbuilding seems to have survived at the back of the lot but the rough cast cottages have been replaced with a wood building facing the corner of St. Mary and St. Nicholas streets.
1922	On the death of Captain John Elmsley's daughter-in-law Nina the last of the extensive Elmsley estate is transferred to St Michael's College. The Cloverhill Hall and Elmsley Hall residences are so named to commemorate the generosity of Elmsley.
1924	The same pattern of buildings survives according to Goad's but streetcar tracks are now shown on St. Mary and St. Nicholas streets.
1955	December 30 1955, E W Haldenby applies for a building permit to erect a 7

	storey office building with ground floor retail and parking and store and below ground parking level on part of Lot 5 and Part Lot 4, Plan D. The owner is 10 St. Mary Realty Corp. Ltd.
1956	Preliminary tests done on concrete columns for the contractor Jackson Lewis and Co. Ltd.
1957	Building is completed
	Assessment Rolls for 1958 recorded in September 1957 indicate "Ten St. Mary Street Realty Corp" as owner of the property at 10 St. Mary Street. Records of tenants indicates a vacant store at the ground floor. Mathers and Haldenby Architects, Bell Telephone and American Insurance Company are listed as occupants while some floors remain vacant
1958	City of Toronto Directory, 10 St. Mary Street lists parking on the first floor and a series of companies on the upper floors including advertising agencies, public relations firms, Jackson Lewis and Co General Contractor for the building, Bell Telephone, and insurance agencies and on the 7 th floor Mathers and Haldenby Architects. There is no reference to the occupant of the store.
1959	Assessment Rolls for 1959 recorded in September 1958 records similar details as above for 10 St. Mary St. and now include Hugh MacDonald as the ground floor tenant for retail cars.
1959	City of Toronto Directory lists Borgward Cars, automobile dealer at 702 Yonge Street at the northwest corner of St. Mary and Yonge streets

ii. HISTORICAL BACKGROUND

Bay-Cloverhill Neighbourhood

The property at 10 St. Mary Street is located on the eastern edge of the Bay Clover Hill neighbourhood which is located south of Bloor, has Bay Street as its central axis and stretches east from Yonge Street almost to Queen's Park Crescent in the west. (*Image 1*) It originated as the northern half of two (Lots 9 and 10) of the series of 100-acre "park lots" where military officers and government officials established estates in the late-18th and early-19th centuries. In 1797 James Macaulay was granted Park Lot 9 and John Elmsley, the Honourable Chief Justice, Park Lot 10. After 1818 the two families re-apportioned the two lots between themselves so that each had frontage on Yonge Street. The Macaulay family took the land south of College to Queen Street and the Elmsley family took that north of College extending to Bloor. (*Image 2*) It was Elmsley's son, Captain John Elmsley (1801-1863), who built Clover Hill Villa and the modest log house of Barnstable in 1829. In 1837 John built Elmsley Villa on the southern portion of the property. (*Image 3*) His marriage to Charlotte Sherwood and conversion to Catholicism resulted in his donation of part of his land for St Michael's College and St Basil's church and his personal assumption of a portion of the debt of the construction of St. Michael's Cathedral in 1848. At this time he subdivided a portion of the estate towards Yonge naming the streets after his favourite saints: St. Joseph, St. Mary, St. Alban (now Wellesley) and St. Thomas. (*Image 4*) He made generous donations and ultimately in 1922, the remains of his estate were left by his daughter-in-law to St. Michael's College.

By 1880 Goad's Atlas indicates that the property now known as 10 St Mary Street was part of subdivision D3, Lot 4 (*Image 5*) which in 1884 is indicated as belonging to V

Fuller. A brick business premise including a laundry is located at 624 and 626 Yonge Street. The rear of the property facing onto St. Nicholas Street is occupied by two roughcast dwellings. By 1890 the properties have been renumbered and the lot is indicated as 702 Yonge matching current street numbers. (*Image 6*) By 1913 Goad's indicates that Lot 5 has been redeveloped with 4 narrow brick buildings facing onto Yonge. The original red brick outbuilding seems to have survived at the back of the lot but the rough cast cottages have been replaced with a wood building facing the corner of St. Mary and St. Nicholas streets. There is no change on the 1924 atlas.

Between the subdivisions of Lot 9 by John Elmsley into the parcel identified as D3 Lot 5 until the building of the 10 St Mary Street office complex various business owners and residents occupied the site. These included from the 1860s and 1870s Christie Brown & Co. bakers and confectioners, a laundry (from 1880) and a "Chinese laundry" (Ho Chung was identified as the proprietor from 1940) from which had a long term presence on the site from 1910 to the 1950s. W P Moore Drugs Ltd. was the other long-standing business from as early as 1930 to the 1950s. Other businesses included dressmakers, harness makers, shoemakers, butchers and grocers. The part of the site facing onto St. Nicholas Street was initially residential but by the 1920s had the Holden Vulcanizing Works and in the 1930s The Uptown Auto Body and Fender Repair Co. which was replaced in the 1940s by General Auto Body.

10 St. Mary Street

Thirty years later, on December 30 1955, E. W. Haldenby, of Mathers and Haldenby Architects applied for a building permit to erect a seven storey office building on behalf of the property owner 10 St Mary Realty Corp Ltd. The project included a shop at ground floor facing Yonge Street, grade and below grade parking. The construction was described as reinforced concrete with masonry and steel. Ultimately the permit was issued in December 1956 and an eight storey building was constructed and completed in 1957.

Mathers and Haldenby occupied the seventh floor of the building from the time it opened in 1957 until 1987. Jackson Lewis & Co. Ltd. the contractors for the building were another long-term tenant. Writing in the *RAIC Journal* in July 1959 A. S. Mathers reported that the building "had been fully occupied for the past two years, was well liked by tenants and there is a waiting list for space in it."¹ The tenants in 1957 included along with the architects and contractor various advertising agencies, public relations firms, insurance companies and Bell Telephone. Over the next decades tenants fluctuated in type and included government agencies, commercial interests and more specialized interests (the Dictionary of Jesuit Biography).

When the building opened the ground floor lacked a tenant but soon, in the spirit of the post-war times, "Borgward Cars" an automobile sales room occupied the ground floor shop facing Yonge Street. While the tenants including advertising agencies and public relations firms seemed to be expressive of the new commercial interests in the post-war

¹ RAIC Journal, July 1959, p 244.

economy, having a shop devoted to car sales at grade seemed equally to reflect the new reliance on and wide-spread popular acquisition of an automobile. Within a decade it was replaced by Horner's Flowers which also remained until 1987.

Mathers and Haldenby Architects

The designs for 10 St. Mary Street were prepared by the important Toronto firm of architects Mathers and Haldenby. Originally founded in 1921 by Alvan S. Mathers (1895-1965) and Eric W. Haldenby (1893-1971) the partnership was transferred in 1964 to their respective sons Andrew S. Mathers (b 1934) and Douglas C. Haldenby (b 1925). In seven prolific decades which included projects that spanned across Canada and as far away as Australia and the Caribbean, the firm closed in 1991. The early work of the firm, such as the University of Toronto Club (1931), the Canada Permanent Trust building (1930) and the numerous residential commissions built in Rosedale in the 1920s was distinguished by a firm grasp of architectural language that was clearly articulated in a variety of styles (Neo-Georgian, Neo-Gothic and Neo-Tudor) and substantiated in form, material and detail. Though skilled in their adept handling of the past they were not limited to it as 1930s projects such as the Campbell Company (1931) which was Art Deco and the Eaton House (1937) which was Style Moderne illustrate. What distinguished their work was the appropriateness of style to enhance both context and program. This made them an obvious choice for post-war work for financial institutions, university and government clients. The headquarters for the Bank of Nova Scotia at King and Bay (1951), the Canadiana Gallery (1951), the Gerstein Science Information Centre (1954), and especially their completion of Cumberland and Storm's 1856 University College quadrangle with the 1963 Laidlaw wing, all at the University of Toronto, indicate a skillful developing, and in the case of Gerstein creating, an architectural language that is dignified and appropriate to the function and context, both physical and cultural, of the particular institution.

iii. ARCHITECTURAL DESCRIPTION

It is within the above framework of the firm's established approach to design that 10 St. Mary Street has to be considered. A modest commercial office building it was to be the home of their offices which by the mid-1950s would represent the success of their 35 years of partnership and the integration of the younger generation of the two principals' sons. In this work, which bears the hallmarks of the firm's typically dignified restraint, the language quietly celebrates the architectural elements that were key to the innovations of the 20th century. These were associated with the modernist International Style² partly driven by the influential manifestoes and work of the Swiss architect Le Corbusier (Charles-Edouard Jeanneret-Gris, 1887-1965).

² Kalman, 1994, quotes Hitchcock and Johnson as defining the style as "an emphasis on volume and not mass, a sense of regularity (as opposed to symmetry), and a reliance on the intrinsic elegance of materials (rather than applied decoration)," pp 779-781.

In the use of a structural concrete frame for its rectangular 200 x 52' plan, 10 St. Mary Street reflects the first point of Le Corbusier's 5 Points of Architecture, the "dom-ino" structure essentially composed of columns supporting reinforced slabs. As the columns provide all of the support without relying on traditional masonry walls the building could have a "free plan" (the second point) allowing maximum flexibility of internal space. This is demonstrated in the plan A. S. Mathers chose to publish in the 1959 *RAIC Journal* article³ which shows the uninterrupted flow of space around a single line of columns with services – stairs, elevators and washrooms – concentrated on the north wall allowing maximum access to daylight on the east, south and west facades. (*Image 7*)

Exterior

The third point was the "free façade" which is demonstrated in the building's exterior elevations. (*Image 8*) On the stories above ground the concrete frame of column and slab is deliberately exposed in the elevations indicating the grid of structural support and the fact that the floor-to-ceiling windows on both sides and the buff brick infill panels are non-structural. As the building occupied the entire end of the block, the facades were the same on all three sides and with the lower height of the adjacent commercial buildings on the north, some windows were permitted on the north elevation which maximized daylight for the upper offices.

At the ground floor Le Corbusier's fourth point, a free ground plane is evident in the open volume facing Yonge and St. Mary streets. Taking advantage of the building's corner location, the grid of circular columns supports the building above while the glass façade cuts back free from structural requisites to follow any line of enclosure for the interior space of the building. (*Image 9 and 10*) The use of floor to ceiling glazing and the fact that the Venetian terrazzo of the interior extended to the exterior volume further extended a sense of continuity between inside and outside which was favoured by Modernists along with the desire for the expression of volume as opposed to mass.⁴ This resulted in a dramatic shop front on Yonge Street in 1957 while a generous overhang is provided for the office lobby entrance on St. Mary Street. (*Image 11, 12*) The columns and the wall perpendicular to the fully glazed entry were originally clad in mosaic tiles.

Setting

As noted the building has a north-west corner location with its retail space facing Yonge Street, office entrance facing St. Mary Street and the entry to the car parking garage facing St. Nicholas. It covers the entire length of the southern end of the block stretching from Yonge to St. Nicholas.

Interior

On the interior, the lobby originally featured a mural in mosaic created by the artist Jane Lippert (since removed). There is one further element in the plan which pays tribute to Le Corbusier and that is the curving north wall in the shop, a frequently featured element

³ Mathers, op cit., p 244.

⁴ Kalman, op cit., p 779.

in the master's work which emphasized the freedom and potential sculptural playfulness that could result with the dom-ino system. (See *Image 9 as above*) Photographs taken in 1959 reveal the office interiors with their uninterrupted flow of space. (*Image 13*) That taken of an executive office reveals the floor to ceiling glazing and sense of openness achieved. (*Image 14*)

Beyond these aesthetic interests the building was designed to match all of the requirements of an office building and the comfort of its tenants to the highest standards of the 1950s. To provide adequate parking the ground floor as well as the basement had tenant parking. Great consideration was given to all services to be highly efficient, economical, and to promote greatest occupant comfort and convenience while minimizing noise, fluctuation and impact on the aesthetics of the building. The heating and cooling systems in the building were designed to reduce noise, the size of unit required and were separated for greater efficiency and permitted individual occupant control. Venetian blinds were integrated between the double glazing. As the engineer, W H J Kitchen would write the mechanical and electrical design "was governed by an attempt to apply the best engineering practices to the servicing of a first class commercial office building"⁵ The article emphasized this point with its photographs of both the heating plant and the supervisory panel for the building's systems. (*Images 15 and 16*)

iv. CONTEXT

The property at 10 St. Mary Street is placed on the north-west corner of Yonge and St. Mary streets (*Image 16*) covering the entire south end of the block. To the north on Yonge Street are two and three commercial buildings while two storey Victorian commercial and house-form buildings survive on St. Nicholas Street.

On the opposite south-west corner is another significant building representing mid-century modern architecture in Toronto, 696 Yonge St. Together these two buildings with their eight-storey scale and minimalist International Style details reflect a transitional period in the development of Yonge Street which happened in tandem with the dramatic growth of the post-World War Two economy. These two eight storey blocks contrast with the previous 90 years of 2-3 story shops with residential accommodation above that typify much of Yonge Street's strip especially to the north. The inclusion of parking for tenants demonstrates the not only the increased use of the automobile but also the separation of work and home.

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"

⁵ Op cit., p 245

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 Example of a Style and Type displaying a High Degree of Craftsmanship – 10 St. Mary Street is a rare extant example of its type and style. In its expression of exposed structural concrete frame in the facades, the infill panels of glass and brick and in the exploitation of the structural possibilities which permit an open area at grade level this building is an excellent example of a mid-rise mid-century International Style commercial structure integrating office, retail and parking.

Displays High Degree of Craftsmanship or Artistic Merit – Although an office building with ground floor retail and of a much more modest scope than the usual institutional work of Mathers and Haldenby, 10 St. Mary Street was nonetheless conceived and executed with a high degree of rigour and care. This is evident in the composition of the structural elements to maximize space, their expression on the façade as an ordering mechanism and in the proportioning of the windows and buff brick infill panels. The design of the ground floor with the integration of an open volume, the clear separation of the glass walls from the grid of structural columns exemplify the principles of the internationally influential architect Le Corbusier. The integration of a mosaic mural and use of mosaic tiles and terrazzo further indicate the high level of craftsmanship and artistic merit which underpinned the development of this office building.

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

Architect – 10 St. Mary Street is historically associated with the architectural partnership of Mathers and Haldenby whose span of work from 1921-1991 contributed significantly to educational, government and commercial institutions and residential enclaves in the City of Toronto, across Canada and as far away as the Caribbean and Australia. This relatively small office project is particularly important because of its expressive use of modernist International Style principles which contrasts with the majority of their work which was more traditionally based through to this period of the mid-1950s.

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 and Surroundings – A mid-rise, eight story International Style building with an open volume at its base facing Yonge and St. Mary streets it is situated in a predominantly late 19th and early 20th century streetscape. Paired with 696 Yonge Street, another International Style mid-century, mid-rise office on the south side of St. Mary Street, it makes an important contribution to the character of the area.

Visually and Historically Linked to its Surroundings – 10 St. Mary is historically linked to its surroundings as a representative of mid-twentieth century Yonge Street responding to the changing lifestyle and business needs as well as the burgeoning post-war economic expansion, the increased use of automobiles and the separation of work and home.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 10 St. Mary Street has design, associative and contextual values. The design values are evident in the carefully detailed and expressed elements of the International Style in this mid-century, mid-rise office block which features an exposed concrete structural frame in its façade combined with infill panels of glazed sections and buff brick as well as the open treatment at grade level which integrates sheltered exterior areas within the structural column grid. Its associative values are evident as it is a rare example of the modernist International Style within the work of the prolific Toronto architectural partnership of A. S. Mathers and E. W. Haldenby. 10 St. Mary Street is a departure from their more traditional institutional work and yet consistent with their approach of selecting an architectural style that is appropriate to the program and context of the project; in this case their own office headquarters. Contextually it historically and visually linked with the Bay-Bloor (Bay Cloverhill) area of Yonge Street as part of the evolution of the street which reflects the changes in post-war society.

5. SOURCES

Archival Sources

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(accessed February 12, 2014)

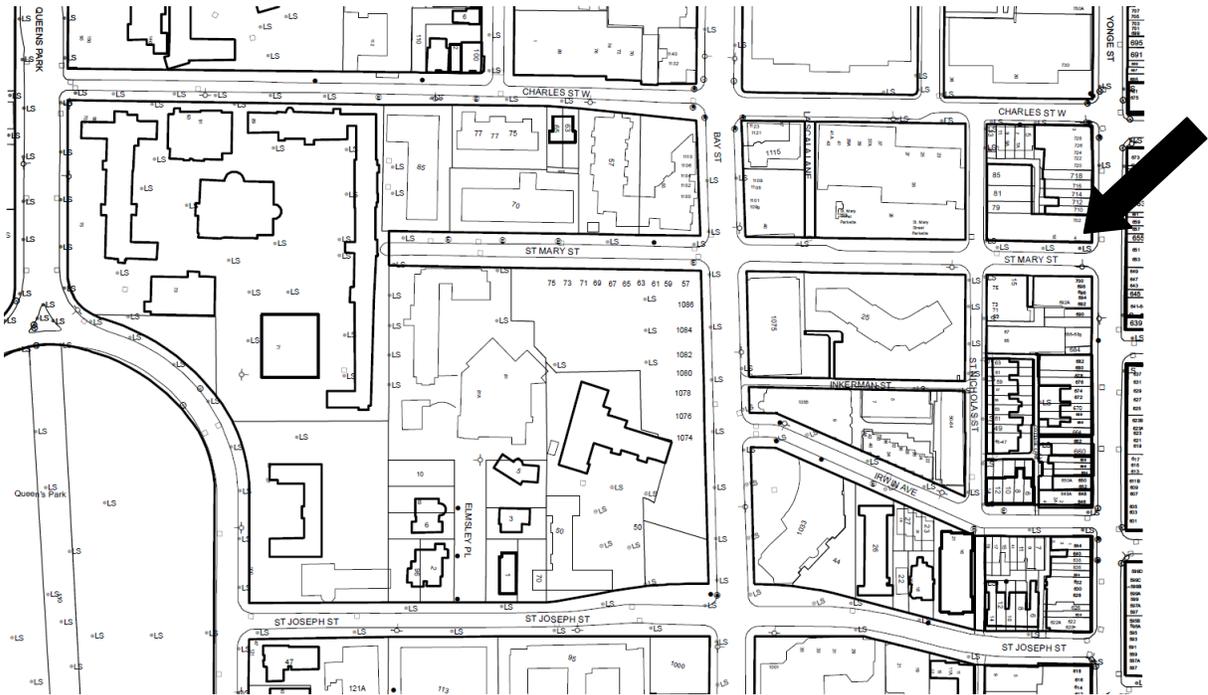
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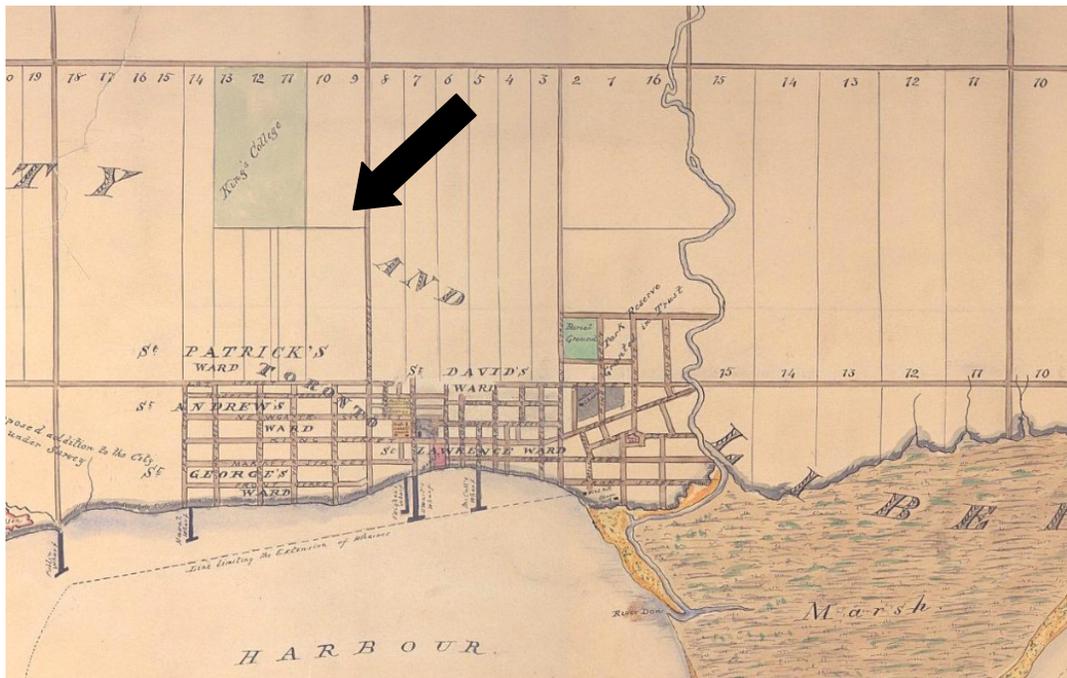
http://www.tobuilt.ca/php/companies_to_buildings.php?search_fd0=1686

(accessed 19 February, 2014)

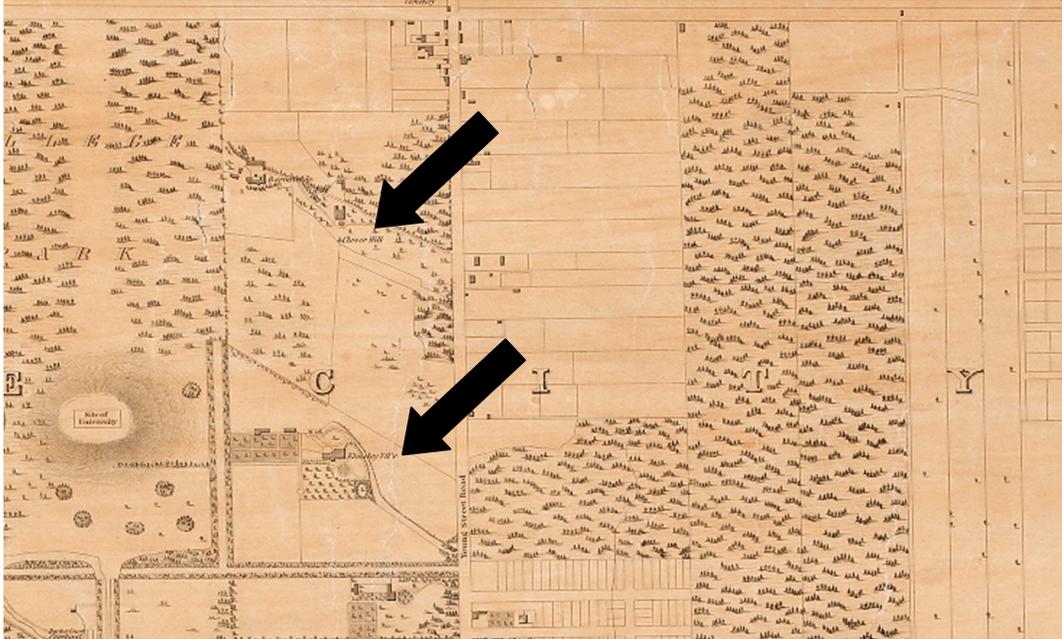
6. IMAGES: the **arrows** mark the location of the subject property



1. City of Toronto Property Data Map: showing the location of the subject property on the northwest corner of Yonge and St. Mary streets



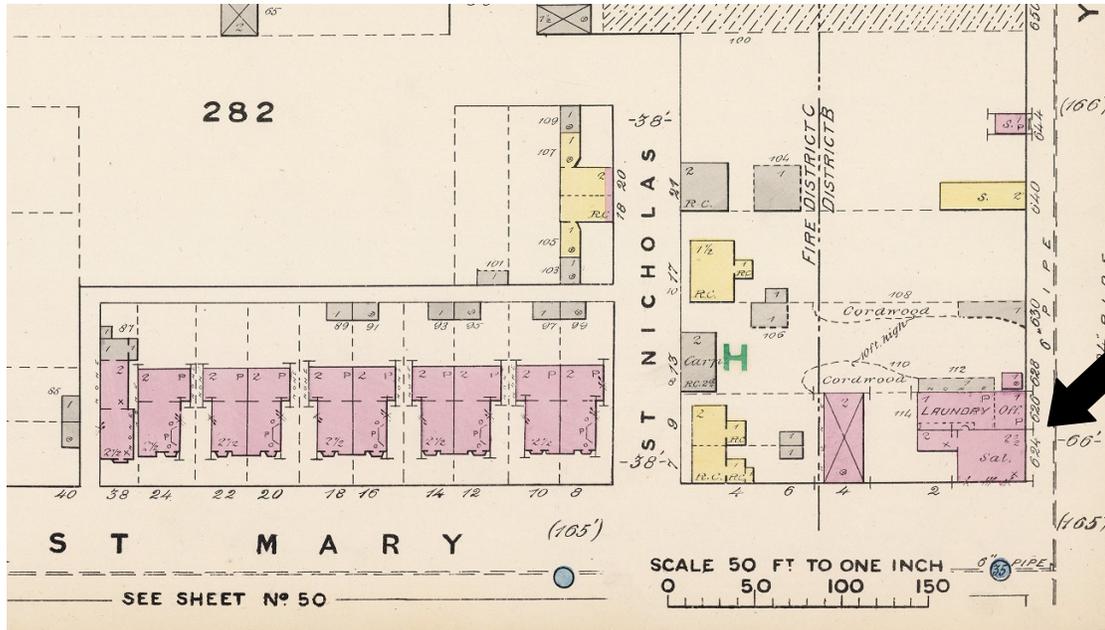
2. City of Toronto and Liberties (detail), J G Chewett, 1834 showing Lots 9 and 10 joined and subdivided on an east-west axis which is College Street.



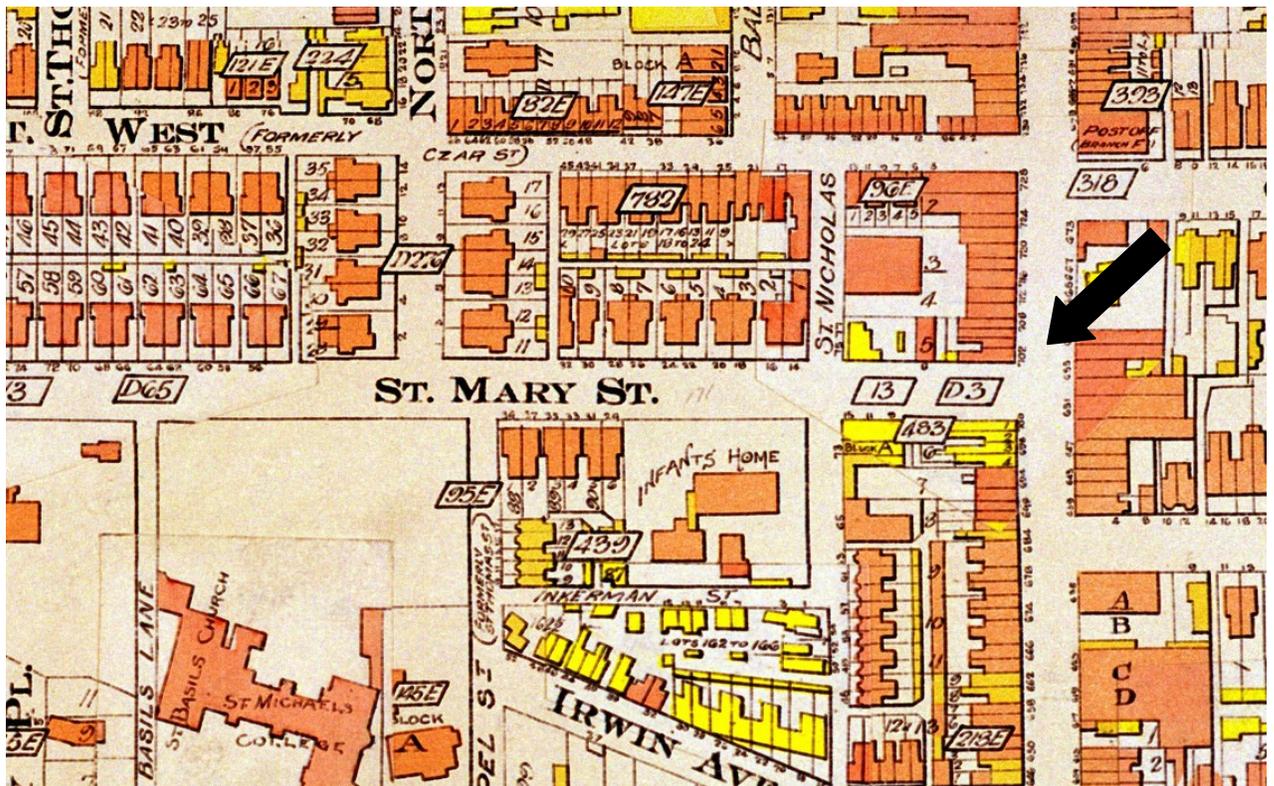
3. Topographical Map of the City and Liberties of Toronto (detail), Cane, 1842: showing Yonge and College meeting with diagonal routes to Elmsley Villa just to the north and Clover Hill and Barnstable Villa beyond.



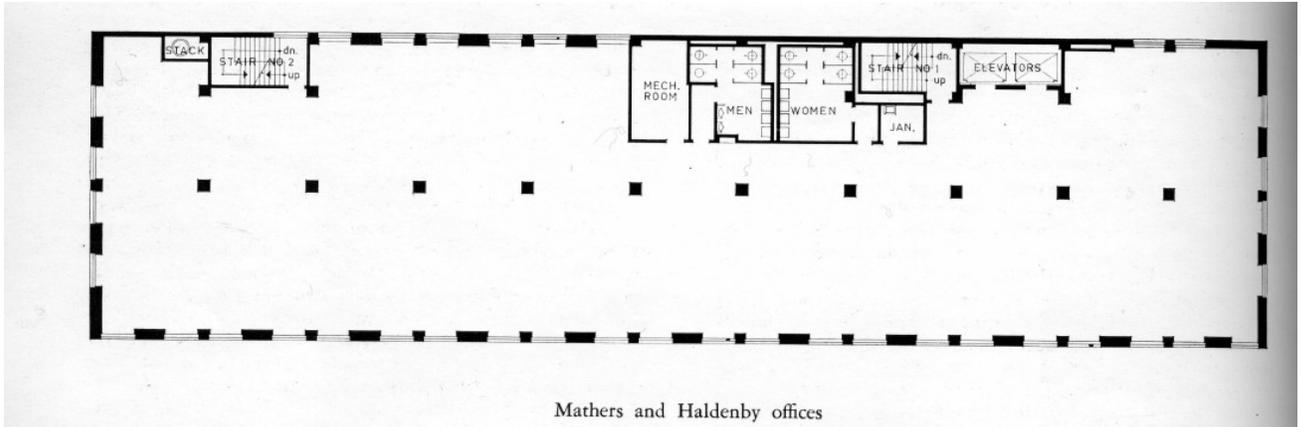
4. Plan of the City of Toronto, Browne, 1862: showing the subject property with an arrow at the corner of Yonge Street and St Mary Street. St Basil's church has replaced Clover Hill and Knox College replaced Elmsley Villa.



5. Goad's Atlas, 1880: D3, Lot 4 showing the properties then known as 624 and 626 Yonge Street and 7 and 9 St Nicholas Street. Toronto



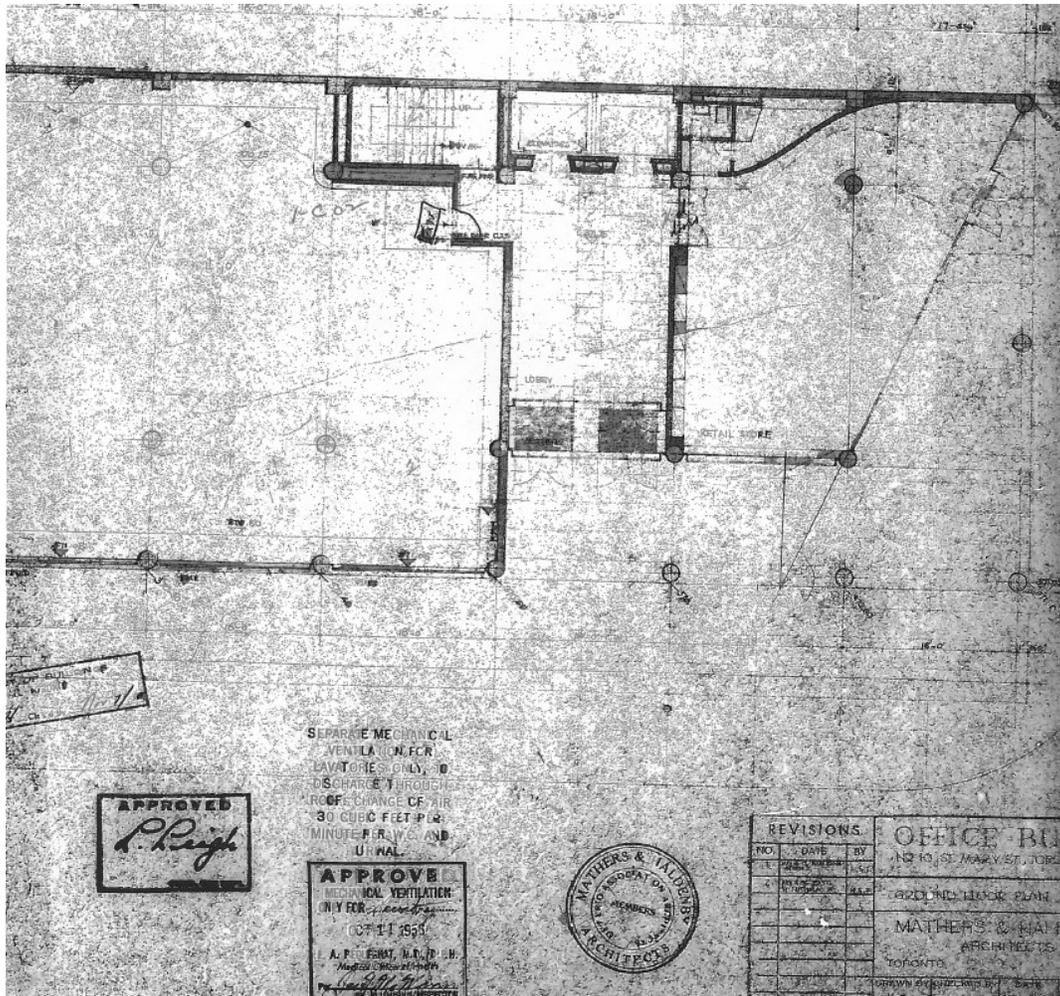
6. Goad's Atlas, 1913: the original buildings have been replaced with 4 narrow brick buildings facing Yonge, numbering 702 to 706 and with new construction at the corner of St. Nicholas and St. Mary streets.



7. RAIC Journal, July 1959, p 244: showing the plan of the seventh floor of 10 St. Mary Street for Mathers and Haldenby offices.



8. Exterior Walls: showing the exposed structural frame with infill panels of glass and buff brick at the upper levels and structural columns at grade.



9. Detail of Ground Floor Plan: showing the columns, the set back of the glazed façade under the over-hanging building and the curved wall of the interior of the shop. (Toronto Building Records, 36294)



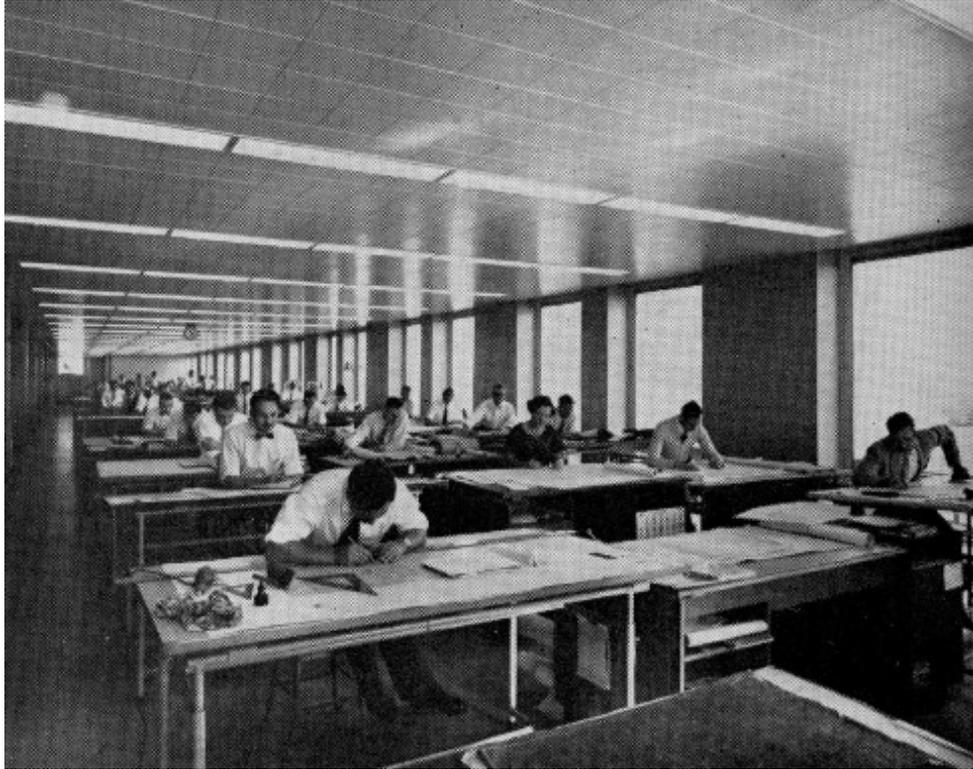
10. Corner of Yonge and St. Mary streets showing the set back of the glass façade to create an open volume at the base of the building. (Heritage Preservation Services 2014)



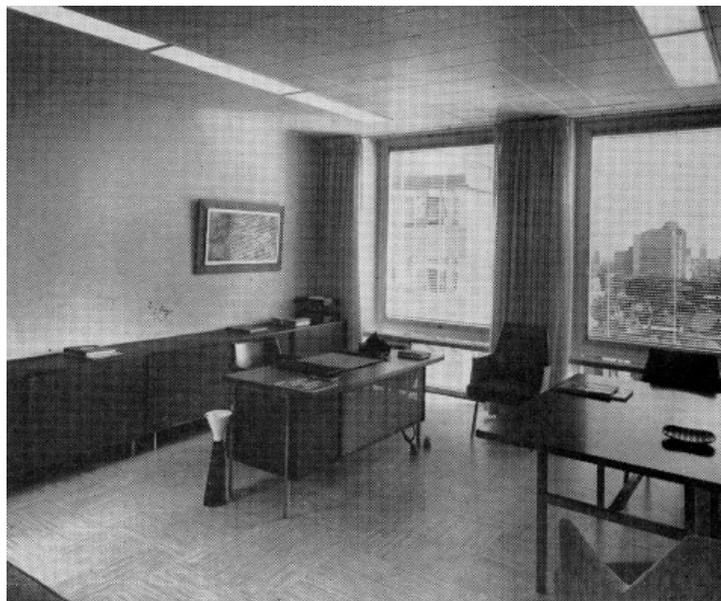
11. Entry to the Office Lobby: showing the mosaic clad columns and wall panel displaying the address Ten St. Mary Street. The grilled openings on either side of the mosaic wall provide a glimpse into the ground floor car parking area. (*RAIC Journal, July 1959, p 243*)



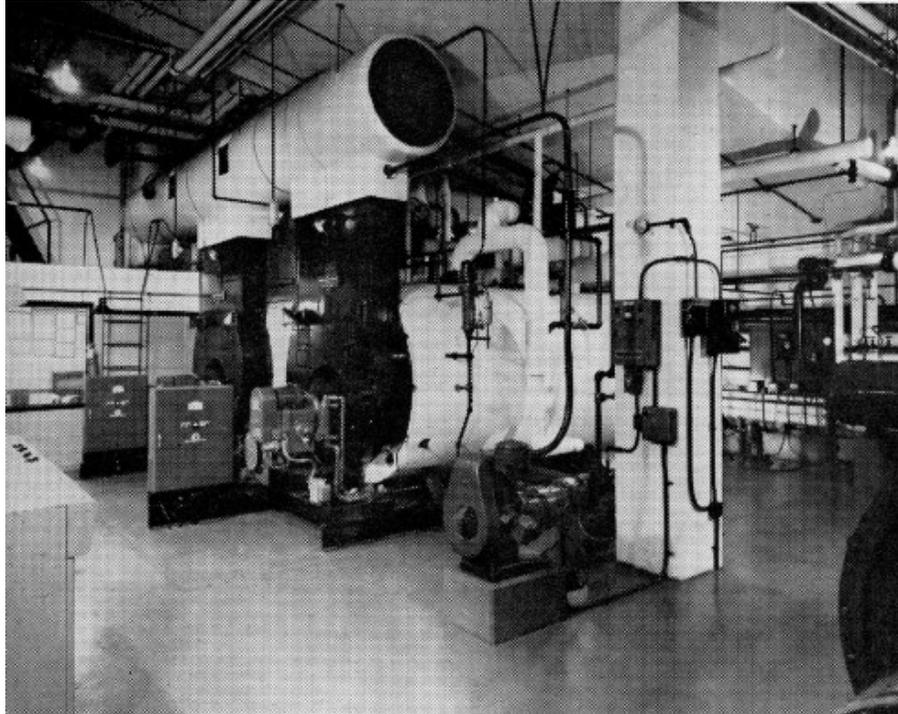
12. Current Entrance: showing the original glazing still intact and the original mosaic cladding of columns and wall has been removed. (*Heritage Preservation Services, 2014*)



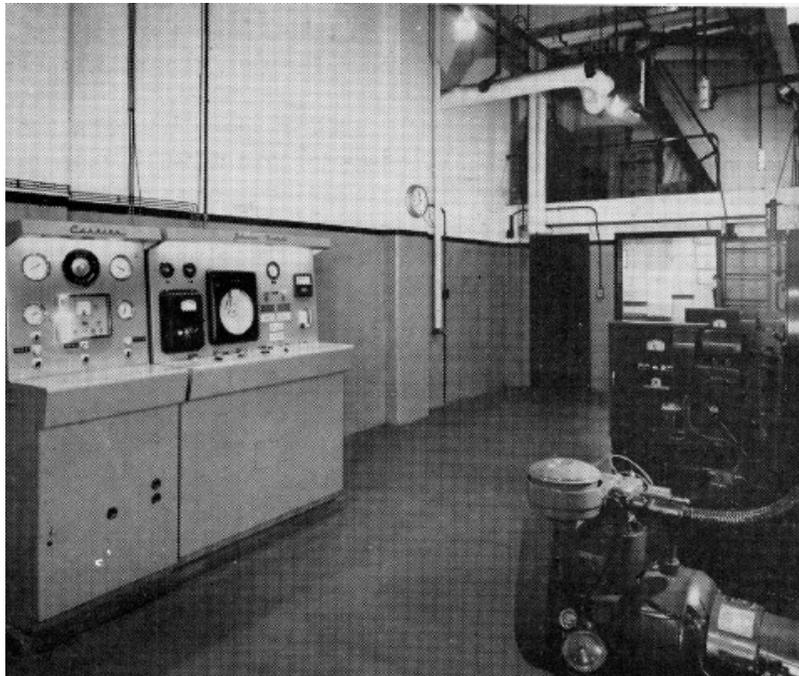
13. Mathers and Haldenby Drawing Office Interior: showing the uninterrupted open space, fluorescent lighting and acoustic ceiling. (*RAIC Journal*, July 1959, p 244)



14. Executive Office: showing the floor to ceiling windows (*RAIC Journal*, July 1959, p 244)



15. Heating Plant; featured in A. S. Mathers' article, the subject of extensive technical discussion of the detailed consideration of building systems design and advances in thermal control (*RAIC Journal, July 1959, p 245*)



16. Supervisory Panel; the photograph highlighted the importance of building systems design and monitoring as discussed in the article (*RAIC Journal, July 1959, p 245*)



17. Yonge Street Context; showing adjacent late 19th century shops with upper story accommodation and at the south west corner of Yonge and St. Mary 692-700 Yonge Street (*Heritage Preservation Services, 2014*)