



**STAFF REPORT
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the
Ontario Heritage Act – 774 Yonge Street**

| | |
|--------------------------|--|
| Date: | March 10, 2015 |
| To: | Toronto Preservation Board |
| From: | Director, Urban Design, City Planning |
| Wards: | Toronto Centre-Rosedale – Ward 27 |
| Reference Number: | P:\2015\Cluster B\PLN\HPS\TPB\TPB15034 |

SUMMARY

This report recommends that City Council state its intention to designate the properties at 774 Yonge Street (including the addresses of 774½ and 776 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act. Located on the west side of Yonge Street, south of Bloor Street West, the site contains the William Luke Buildings (1884), a pair of commercial buildings that are included on the City of Toronto Heritage Register (formerly known as the Heritage Inventory).

On January 21, 2015, the owner of the properties at 774 Yonge Street submitted a Demolition Application, #2015 107080, to the City Building Department.

As the properties at 774 Yonge Street are included on the City's Heritage Register, the owner is required under the Ontario Heritage Act to give the City 60 days notice of an intention to demolish with an application, "Notice of Intention to Demolish a Listed Building or Structure under The Ontario Heritage Act." This 60 day period is used by Heritage Preservation Services to evaluate a property to determine if it should be designated under Part IV, Section 29 of the Ontario Heritage Act.

The owner has yet to submit and complete an application, "Notice of Intention to Demolish" to commence the 60 days waiting period. To prevent demolition and protect the cultural heritage values and attributes of the properties, City Council must state its intention to designate the properties 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 properties at 774 Yonge Street (including the addresses of 774½ and 776 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 774 Yonge Street (Reasons for Designation) attached as Attachment No. 3 to the report (March 10, 2015) from the Director, Urban Design, City Planning Division.
2. If there are no objections to the designation in accordance with 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 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

The properties at 774 Yonge Street (including the addresses of 774½ and 776 Yonge Street) were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on March 15, 1974.

Historic Yonge Street was nominated for study as a heritage conservation district by the Bay Cloverhill Community Association and the Church Wellesley Neighbourhood Association, through the City's nomination process outlined in "Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference" (January 2012).

At its meeting on October 2, 3 and 4, 2012, City Council authorized Historic Yonge Street for a Heritage Conservation District Study.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

ISSUE BACKGROUND

City Planning is currently assessing the cultural heritage value of Yonge Street between College Street and Davenport Road as part of undertaking a heritage conservation district (HCD) study to meet the requirements of the Ontario Heritage Act.

The owners applied to demolish the properties at 774 Yonge Street on January 21, 2015, but the application has been held because the properties are included on the City of Toronto's Heritage Register. The owner has been advised that he is required to give the City 60 days notice of his intention to demolish by completing the "Notice of Intention to Demolish a Listed Building or Structure under The Ontario Heritage Act." Heritage Preservation Services uses this 60 day period to evaluate a property to determine if it should be designated under Part IV, Section 29 of the Ontario Heritage Act.

The owner has yet to submit and complete an application, "Notice of Intention to Demolish" to commence the 60 days waiting period. To prevent demolition and ensure the protection of the heritage values and attributes, City Council must state its intention to designate the properties at 774 Yonge Street as individual properties under Part IV, Section 29 of the Ontario Heritage Act.

COMMENTS

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

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the properties at 774 Yonge Street (including the addresses of 774½ and 776 Yonge Street) meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Located on the west side of Yonge Street near Bloor Street West, the William Luke Buildings (1884) have design, associate and contextual values as excellent and well-crafted commercial buildings in the Italianate style that reflect the late 19th century development of Yonge Street and its character as Toronto's "main street" where they are historically, visually and physically linked to their surroundings.

The Statement of Significance (Attachment No. 3) comprises the Reasons for Designation, which is 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 the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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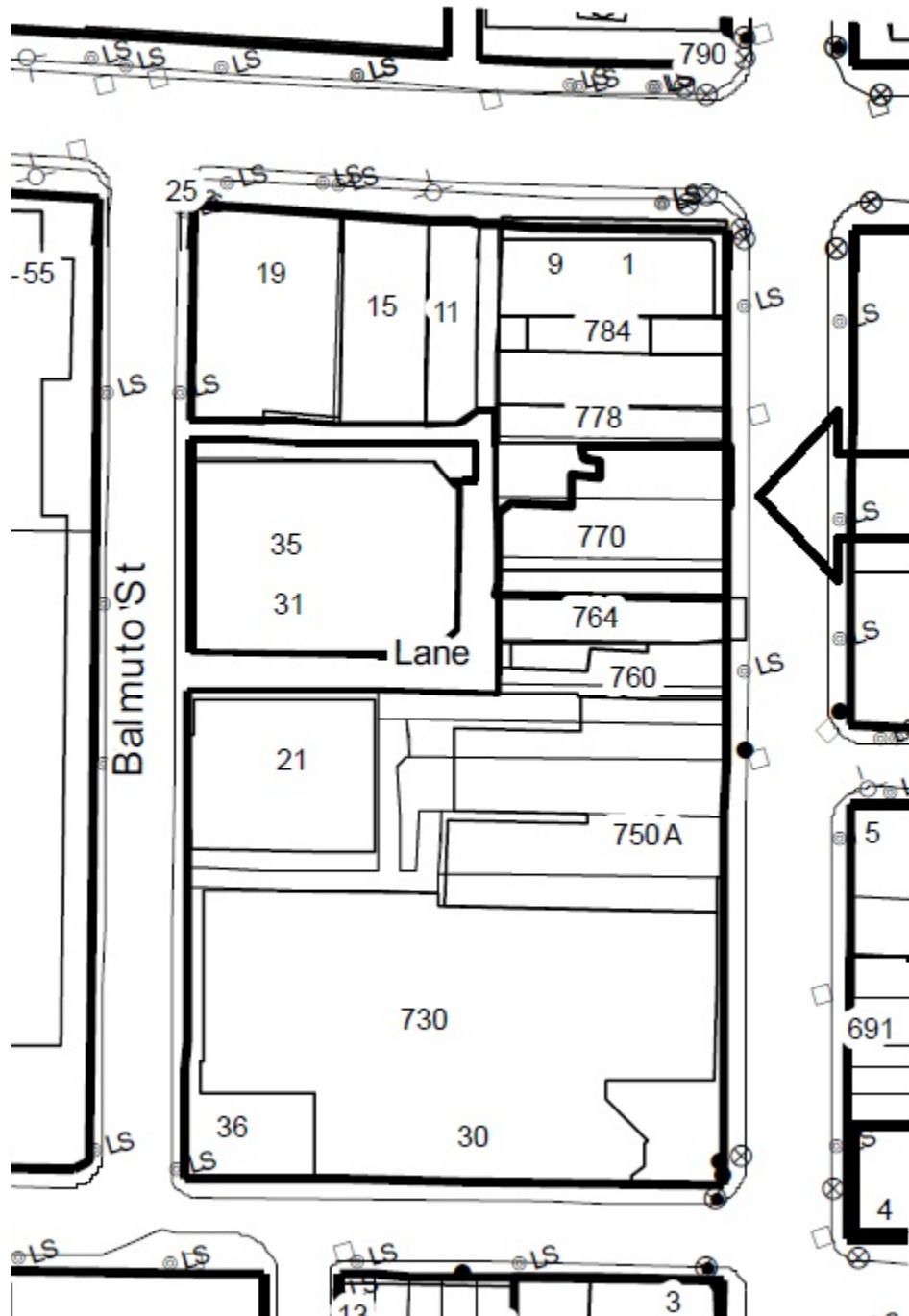
ATTACHMENTS

Attachment No. 1 – Location Map

Attachment No. 2 – Photograph

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

Attachment No. 4 – Heritage Property Research and Evaluation Report



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

The **arrow** marks the site.



William Luke Buildings (1884)

STATEMENT OF SIGNIFICANCE: 774 YONGE STREET ATTACHMENT NO. 3
(REASONS FOR DESIGNATION)

The properties at 774 Yonge Street (including the addresses at 774½ and 776 Yonge Street) are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual value.

Description

Located on the west side of Yonge Street in the first block south of Bloor Street West, the William Luke Buildings (1883) are a pair of three-storey commercial buildings. The properties at 774 Yonge Street (including the addresses at 774½ and 776 Yonge Street) were included on the City of Toronto's Heritage Register (formerly known as the Inventory of Heritage Properties) in 1974.

Statement of Cultural Heritage Value

The William Luke Buildings have cultural heritage value for their design as excellent and highly crafted representative examples of late 19th century commercial buildings with features of the Italianate style, which was popularized in the late Victorian era and identified by its ornate detailing with exaggerated classical features. The William Luke Buildings are set apart from others in this block and along Yonge Street by the exuberant detailing in the upper stories, particularly the elaborate window trim and the corbelled brickwork beneath the metal cornice with its classical motifs.

The associative value of the properties at 774 Yonge Street is derived from their role in the historical development of Yonge Street as the street evolved in the late 19th century. The William Luke Buildings were part of the second generation of commercial structures that featured narrow frontages, tall facades, and distinctive architectural detailing, especially in the upper stories to draw attention to their height and prominence in the street. Dating to the era when Toronto's first department stores opened further south near the intersection of Queen Street and changed the role of Yonge Street in Toronto, the William Luke Buildings contributed to the revitalization of Yonge as it emerged as the city's predominant "main street" in the late 1800s.

Contextually, the William Luke Buildings are valued for their contribution to the character of Yonge Street, south of Bloor Street West, which is typified by the surviving buildings, both individual and in groups that date to the late 19th century when Yonge Street became Toronto's main commercial corridor. The William Luke Buildings are an integral part of the blocks along Yonge that include the Oddfellows' Hall (1892) at 450 Yonge, the Bank of Montreal Building (1887) at 496 Yonge, the Scottish Ontario and Manitoba Land Company Stores at 664-680 Yonge, and the intact group of commercial buildings adjoining the Yonge and Wellesley intersection, all of which are included on the City's Heritage Register.

The contextual value of the William Luke Buildings also relates to their historical, visual and physical links to their surroundings on Yonge Street where, with their height, colourful brickwork and richly embellished detailing of the upper stories, they stand out in the streetscape.

Heritage Attributes

The heritage attributes of the William Luke Buildings on the properties at 774 Yonge Street (including the addresses at 774½ and 776 Yonge Street) are:

- The placement, setback and orientation of the buildings on the west side of Yonge Street, south of Bloor Street West where the principal (east) elevations face Yonge Street
- The scale, form and massing of the pair of three-storey buildings, including the first-floor storefronts, with the long rectangular plan under the flat roof with a chimney (south)
- The materials, with the red brick cladding, the brick and stone detailing on the piers and for the window trim, and the metal cornice
- On the principal (east) elevations above the first storey of each building, the brick piers with corbelled brickwork and classical detailing
- On the east elevation of each building, the pairs of flat-headed window openings in the second storey, which have stone lintels and keystones and are separated by decorative stonework
- Separating the second- and third-storey openings on both buildings, the spandrel panels with corbelled brickwork and, on the building at 776 Yonge, the lozenge motifs
- In the third storey of each building, the pairs of round-arched window openings with the stone sills and, on the window heads, the brick mouldings and ogee arches that are connected by string courses with brackets
- The elaborate metal cornice with brackets and agraffes that extends across both buildings above the cornice line with the corbelled brickwork and brackets

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**WILLIAM LUKE BUILDINGS
774 YONGE STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2015

1. DESCRIPTION



Above: west elevations of the William Luke Buildings; cover: view of the properties at 774 Yonge Street on the west side of the street, south of Bloor Street West (Heritage Preservation Services, 2015)

| 774 Yonge Street: William Luke Buildings | |
|---|---|
| ADDRESS | 774 Yonge Street (west side, south of Bloor Street West), including the properties with addresses at 774½ and 776 Yonge |
| WARD | Ward 27 (Toronto Centre-Rosedale) |
| LEGAL DESCRIPTION | Park Lot 9 (part) |
| NEIGHBOURHOOD/COMMUNITY | Yonge Street |
| HISTORICAL NAME | William Luke Buildings |
| CONSTRUCTION DATE | 1884 |
| ORIGINAL OWNER | William Luke |
| ORIGINAL USE | Commercial (pair of three-storey commercial buildings) |
| CURRENT USE* | Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | None found ¹ |
| DESIGN/CONSTRUCTION | Brick cladding, with brick, stone and wood detailing |
| ARCHITECTURAL STYLE | See Section 3 |
| ADDITIONS/ALTERATIONS | See Section 3 |
| CRITERIA | Design/Physical, Historical/Associative & Contextual |
| HERITAGE STATUS | Cultural Heritage Evaluation <i>or</i> Listed on City of Toronto Inventory of Heritage Properties |
| RECORDER | Heritage Preservation Services: Kathryn Anderson |
| REPORT DATE | March 2015 |

¹ Building permits are missing for this period and no reference to the buildings was found in the Globe's tender calls

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 774 Yonge Street (including 774½ and 776 Yonge), and applies evaluation criteria to determine whether they merit inclusion on the City of Toronto’s Heritage Register and 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 patented to James McCauley |
| 1799 | In a land exchange, McCauley conveys the north half of Park Lot 9 to John Elmsley |
| 1838 | Elmsley sells land in Park Lot 9 to Sarah Bostwick, whose heirs relinquish the parcel to the Merchants Bank after failing to pay the mortgage |
| 1878 | The Merchants Bank sells the land to the Toronto Home Building Society (forerunner to the Land Security Company) |
| 1880 | The vacant land on Yonge Street, south of Bloor is illustrated on the first Goad's atlas for the city |
| 1882 Nov | The Land Security Company conveys land with a 33-foot frontage on Yonge Street, south of Bloor Street to Edwin Snider for \$2550 |
| 1882 Nov | At the same time, William Luke pays \$2550 for an identically-sized parcel, north of and adjoining Snider's land (Luke's allotment is the site of the buildings at present-day 774 Yonge) |
| 1883 Sept | When the assessment roll is compiled in 1883 for 1884 taxes, Snider and Luke are recorded with “vacant lots” on Yonge Street |
| 1884 Sept | The assessment roll indicates that Snider and Luke own adjoining “unfinished buildings” |
| 1884 | Luke and Snider's buildings are not illustrated on Goad's Atlas for 1884 |
| 1885 Sept | When the assessment roll is compiled in 1885 for 1886 taxes, Snider’s pair of buildings is occupied by a music store and a shoemaker, with a watch maker and men’s clothier in Luke’s units |
| 1886 Aug | Luke sells his Yonge Street properties, which are acquired (after two changes in ownership) by Stephen Jones in 1887 for a drastically reduced price |
| 1888 Dec | Snider conveys his properties on Yonge Street to George Kerr |
| 1889 June | George Kerr buys the Yonge Street properties formerly owned by William Luke, uniting the group under one owner |
| 1890 | The update to Goad's Atlas is the first showing the buildings in place |
| 1910 & 1912 | The group of four stores, including the subject properties at present-day 774 Yonge are illustrated in archival photographs (Images 9-10) |
| 1911 | The City issues a building permit to alter the storefronts on the four-part row |
| 1938 | The adjacent buildings at 770-72 are replaced by a single-storey commercial building commissioned by Murray's Lunch Limited |
| 1947 & 1958 | Alterations are made to the storefronts of 774 Yonge following fires ² |
| 1974 | The properties at 774 (776) Yonge are included on the City's Heritage |

² According to the City of Toronto's Building Records, other applications were made to alter the storefront in the 1950s

| | |
|------|---|
| | Inventory (now known as the Heritage Register) |
| 2002 | The restoration of the exterior brickwork including the removal of the paint (Images 15-16) |

ii. HISTORICAL BACKGROUND

The properties at 774 Yonge Street (including 774½ and 776 Yonge) are located on the west side of the street, south of Bloor Street on part of Park Lot 9. They contain a pair of three-storey commercial buildings that were built in 1883 as the north half of a four-part row previously numbered at 770-776 Yonge Street.

Yonge Street

Following the founding of the Town of York (Toronto) in 1793, the land north of the town site between present-day Queen and Bloor Streets was parcelled into 100-acre “park lots” that were distributed to associates of the provincial government as the location of country estates. Yonge Street, the military road surveyed in 1796, formed the east boundary of Park Lot 9, which was granted to James McCauley, a British army surgeon in 1797 (Image 2). Following a land exchange, the north part of the lot was transferred to Chief Justice John Elmsley, who began subdividing parts of the parcel as early as 1819. However, with sections of Yonge Street remaining impassible south of Bloor Street, few buildings were completed prior to the mid 1800s (Images 3 and 4).

The development of Yonge Street, south of Bloor Street was expedited in the decade between 1880 and 1890, as shown on the Goad's Atlases attached as Images 5-6. This coincided with the rapid growth of Toronto in the late Victorian era as an industrial metropolis, where "the city drew increasing concentrations of factory labour and service workers.." and its population more than tripled.³ To accommodate this increase, Toronto extended its boundaries, with the Village of Yorkville near Yonge and Bloor Streets becoming the first independent municipality to be annexed by the City in 1883. The opening of the first department stores near the Yonge and Queen Street intersection resulted in the rebranding of Yonge Street as Toronto's "main street", which was filled in north to Bloor Street by the end of the century. The majority of the buildings comprised two and three-storey commercial blocks, including the William Luke Buildings at present-day 774 Yonge Street.

774 Yonge Street

The subject properties on Yonge Street, south of Bloor Street was purchased in 1838 by Sarah Bostwick, whose family retained the property for 40 years. This site stood vacant in 1858 when Boulton's Atlas illustrated the area (Image 4). Bostwick's heirs lost the properties to the Merchants Bank, which conveyed the land to the Toronto Home

³ Careless, 109

Building Society in 1878. Under its new name, the Land Security Company sold adjoining parcels to Edwin Snider and William Luke in 1882.⁴

By September 1883, a row of four three-storey brick commercial buildings was in place and fully tenanted on Snider and Luke's properties, with the northernmost pair belonging to Luke (the subject properties at present-day 774 Yonge Street). Luke sold his properties in 1886, followed by Snider two years later. George Kerr, the owner of substantial holdings along Yonge Street, acquired the four-part row of commercial buildings in 1888 and 1889. For more than a century, the buildings were occupied by a variety of commercial uses at grade, with offices and apartments above, including the Bloor Chambers as a long-term tenant for nearly 50 years. Archival photographs show Snider and Luke's buildings prior to and after World War I (Images 9-11). The southernmost pair associated with Snider was removed in the late 1930s and replaced by a single-storey commercial block (Images 8 and 12). In 1974, the William Luke Buildings at 774 Yonge Street were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 774 Yonge Street are found on the cover and in Section 2 and 6 of this report. The William Luke Buildings are designed with features of Italianate architecture, which was one of the most popular styles of the late Victorian era and primarily applied to residential and commercial buildings. The Italianate was not "a revival of a past architectural style, period or type", but rather drew elements from Renaissance and Baroque architecture. For commercial buildings, the focus was on external ornamentation "to stylize and exaggerate selected features, often repeating the motif several times across the building" especially "around doors and windows and along cornices and parapets."⁵

The William Luke Buildings consist of a pair of three storey commercial buildings with extended rectangular plans under a flat roof with a chimney at the south end. The structures are clad with red brick and trimmed with brick, stone and metal. Above the first (ground) floor storefronts (which have been altered over time), the buildings are divided vertically by brick piers with stone detailing. In the second storey, each building has a pair of flat-headed window openings with continuous stone lintels with keystones and, between the openings, corbelled detailing. Spandrel panels between second and third-floor window openings contain corbelled brickwork, with lozenge shapes on the northernmost building at 776 Yonge. Above, the round-arched window openings in the third floor of both buildings have transoms, stone sills, and hood moulds, with the latter linked by string courses and featuring distinctive ogee arches. The cornice with corbels

⁴ Little is known about Snider and Luke, although Luke resided at 14 (now 16) Lowther Avenue in the East Annex neighbourhood (now a Heritage Conservation District) at the time of the construction of the properties at 774 Yonge (Snider, who lived in Deer Park when the Yonge Street properties were developed, is also linked to the property at 269 Gerrard Street East near Parliament, which now forms part of the Toronto Public Library branch and is included on the City's Heritage Register)

⁵ Blumenson, 58

and brackets that extends across the top edge of the wall is surmounted by an elaborate metal cornice with agraftes and, at either end, brackets.

iv. CONTEXT

The location of the properties at 774 Yonge Street (including 774½ and 776 Yonge) is shown on the map attached as Image 1. The William Luke Buildings are found on the west side of Yonge Street in the first block south of Bloor Street West where they are flanked by single-storey structures. To the north, the Thomas Rowland Building (1913) at 780 Yonge Street, as well as the commercial blocks further south at 750 Yonge complement the subject buildings in their setback and three-storey scale. On the opposite (east) side of Yonge Street, many of the low-rise commercial buildings south of the Bloor Street intersection were removed to facilitate the construction of the residential condominium at 1 Bloor Street East.

The properties at 774 Yonge Street are located in the Historic Yonge Street Heritage Conservation District Study Area, which extends from College Street to Davenport Road.⁶

3. EVALUATION CHECKLIST

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

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

Representative Example of a Style and Type with a High Degree of Craftsmanship –

The William Luke Buildings have cultural heritage value for their design as excellent and highly crafted representative examples of late 19th century commercial buildings with features of the Italianate style, which was popularized in the late Victorian era and identified by its ornate detailing with exaggerated classical features. The William Luke Buildings are set apart from others in this block and along Yonge Street by the exuberant detailing in the upper stories, particularly the elaborate window trim and the corbelled brickwork beneath the metal cornice with its classical motifs.

⁶ <http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-76310.pdf>

| 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 | X |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | N/A |

Community - The associative value of the properties at 774 Yonge Street is derived from their role in the historical development of Yonge Street as the street evolved in the late 19th century. The William Luke Buildings were part of the second generation of commercial structures that featured narrow frontages, tall facades, and distinctive architectural detailing, especially in the upper stories to draw attention to their height and prominence in the street. Dating to the era when Toronto's first department stores opened further south near the intersection of Queen Street and changed the role of Yonge Street in Toronto, the William Luke Buildings contributed to the revitalization of Yonge as it emerged as the city's predominant "main street" in the late 1800s.

| 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 - Contextually, the William Luke Buildings are valued for their contribution to the character of Yonge Street, south of Bloor Street West, which is typified by the surviving buildings, both individual and in groups that date to the late 19th century when Yonge Street became Toronto's main commercial corridor. The William Luke Buildings are an integral part of the blocks along Yonge that include the Oddfellows' Hall (1892) at 450 Yonge, the Bank of Montreal Building (1887) at 496 Yonge, the Scottish Ontario and Manitoba Land Company Stores at 664-680 Yonge, and the intact group of commercial buildings adjoining the Yonge and Wellesley intersection, all of which are included on the City's Heritage Register.

Surroundings – The contextual value of the William Luke Buildings also relates to their historical, visual and physical links to their surroundings on Yonge Street where, with their height, colourful brickwork and richly embellished detailing of the upper stories, they stand out in the streetscape.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 774 Yonge Street (including addresses at 774½ and 776 Yonge) and containing the William Luke Buildings (1884) have design and contextual values. as excellent and well-crafted commercial buildings in the Italianate style that reflect the late

19th century development of Yonge Street and its character as Toronto's "main street" where they are historically, visually, physically linked to their surroundings.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Park Lot 9

Archival Photographs, City of Toronto Archives, Toronto Historical Board, and Toronto Public Library (individual citations in Section 6)

Assessment Rolls, City of Toronto, St John's Ward, 1880-92 and Ward 3, Division 6, 1893 ff.

Boulton, Atlas of Toronto, 1858

Browne, Map of York Township, 1851

City of Toronto Building Records, Toronto and East York,

City of Toronto Directories, 1880 ff.

Goad's Atlases, 1884-1923

Underwriters' Survey Bureau, 1954

Secondary Sources

Blumenson, John, Ontario Architecture, 1990

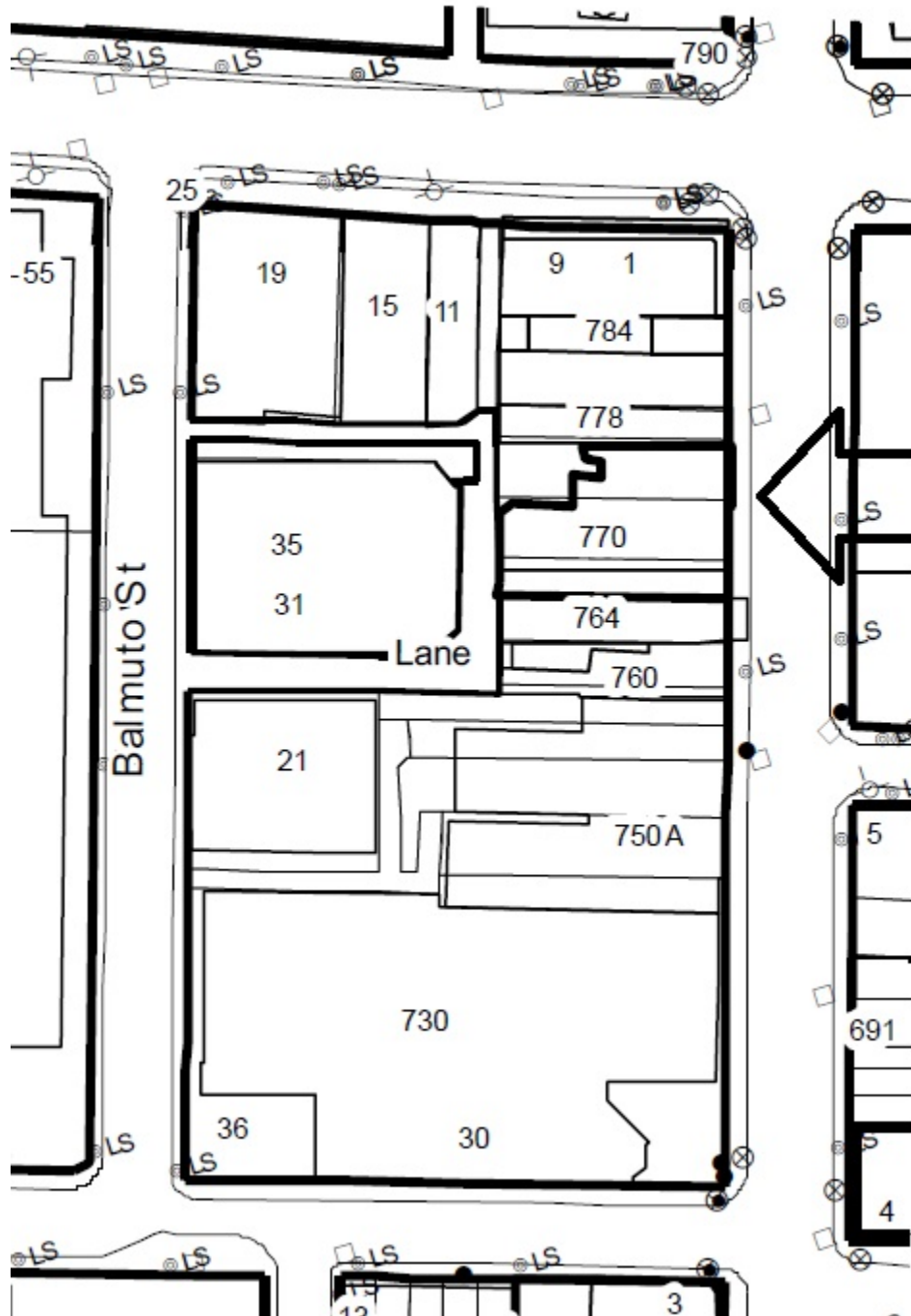
Careless, J. M. S., Toronto to 1918, 1984

Lumsden, Liz, The Estates of Old Toronto, 1997

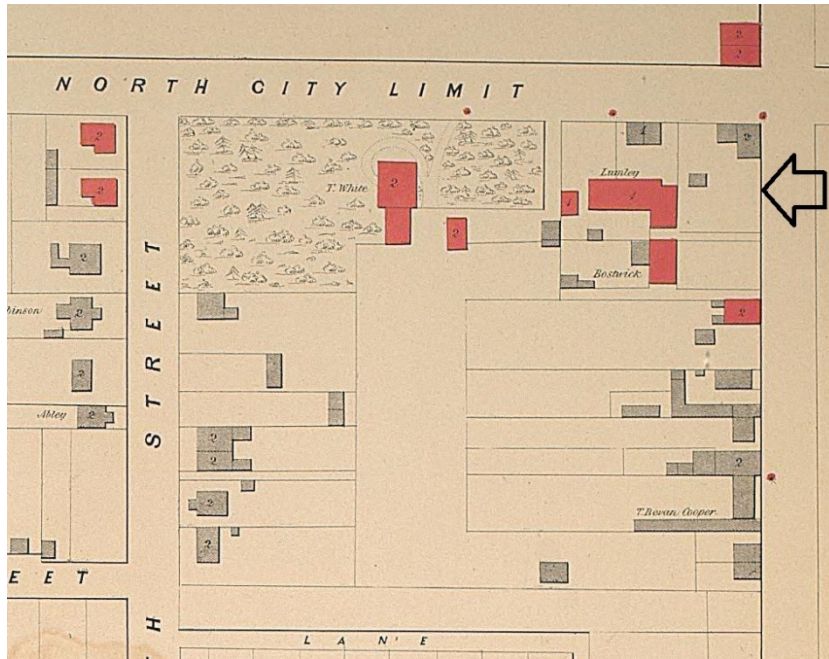
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

Photographs, <http://www.tobuilt.ca/>

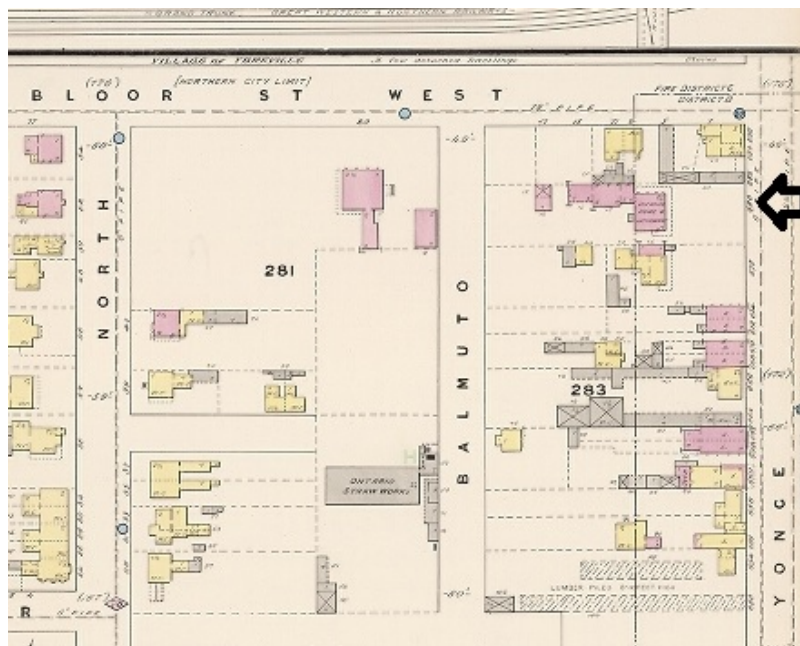
6. IMAGES - historical maps and atlases are followed by other archival images. The **arrows** mark the location of 774 Yonge Street



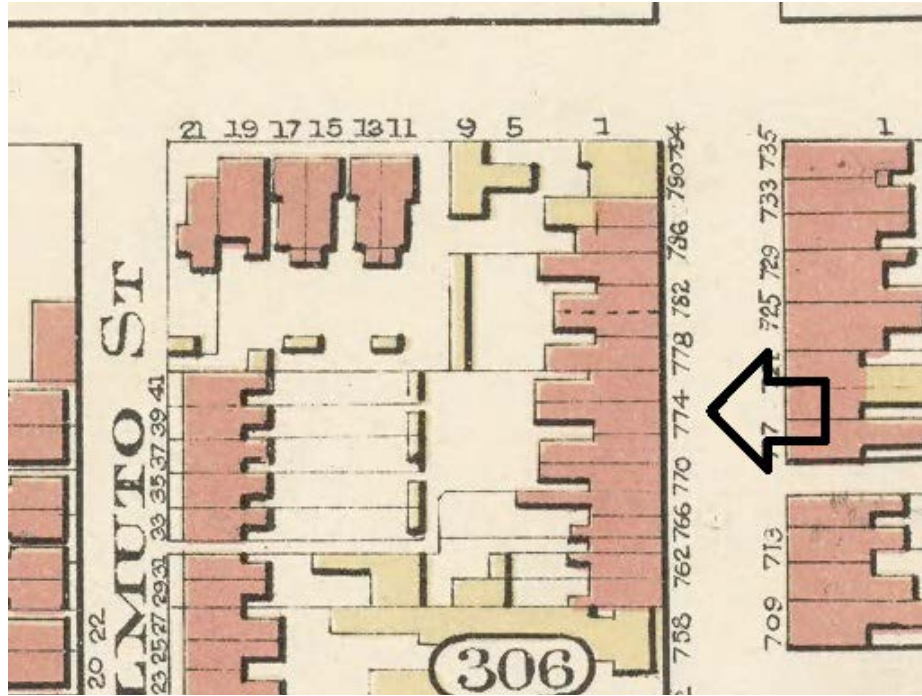
1. City of Toronto Property Data Map: showing the location of the properties at 774 (and 774 1/2-776) Yonge Street on the west side of the street, south of Bloor Street West



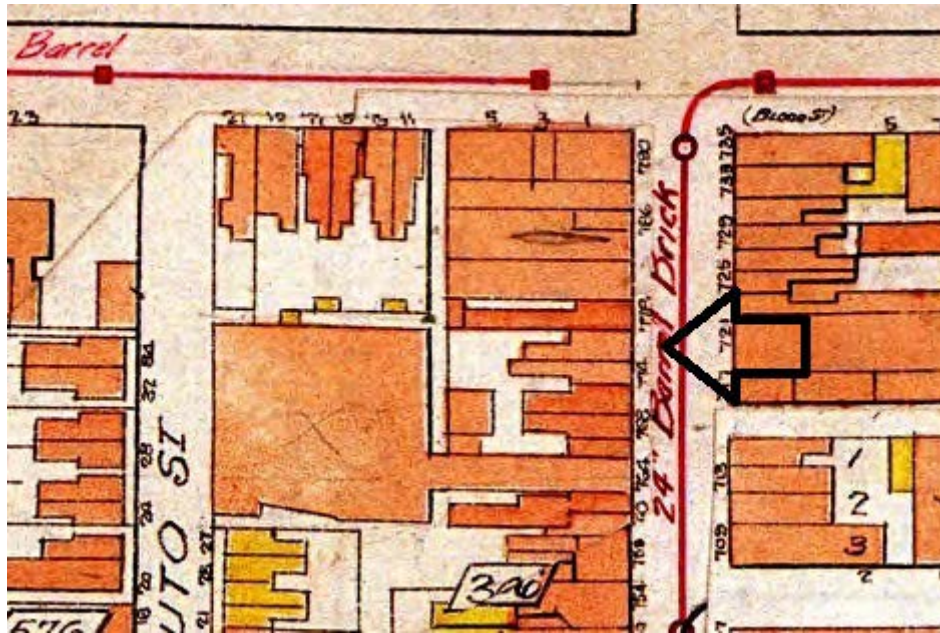
4. Boulton's Atlas, 1858: showing the subject properties vacant at this time



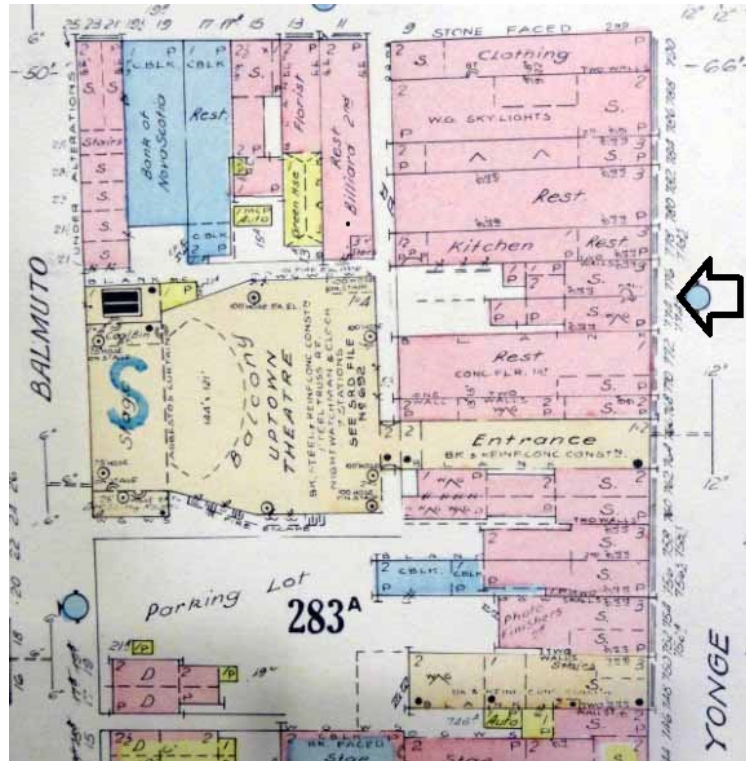
5. Goad's Atlas, 1880: the first Goad's Atlas for Toronto shows the vacant parcel of land that was later developed for 774 Yonge Street



6. Goad's Atlas, 1890: showing the subject buildings in place



7. Goad's Atlas, 1910 revised to 1923: showing the further development of the block to date



8. Underwriters' Survey Bureau Atlas, 1954: showing the status of the properties at 774 Yonge Street where the adjoining buildings at 770 (772) Yonge were replaced in the late 1930s



9. Archival Photograph, Yonge Street, south of Bloor Street, 1910: showing the subject properties when they were the north pair of a four-part commercial row (Toronto Public Library, Item 144)



10. Archival Photograph, Yonge Street south of Bloor Street, 1912: showing the subject properties as the northerly pair in a four-part row (City of Toronto Archives, Fonds 1231, Item 1691)



11. Archival Photograph, Yonge Street south of Bloor Street West, 1929: showing the subject properties south of the intersection (City of Toronto Archives, Series 71, Item 6759)



12. Aerial Photograph, Yonge Street south of Bloor Street, 1947: showing the subject properties where the neighbouring buildings to the south (formerly 770-772 Yonge) have been replaced (City of Toronto Archives)



13. Archival Photograph, Yonge Street south of Bloor Street, 1970s: showing the subject properties that consist of the northerly two buildings in the original four-part row (City of Toronto Archives, Fonds 1526, Item 11)



14. Archival Photograph, Yonge Street south of Bloor Street, 1991: showing the subject properties prior to the restoration of the brickwork (Toronto Historical Board)



15. Archival Photographs, 774 Yonge Street, undated: showing the pair of buildings prior to the removal of the paint (Heritage Preservation Services)



16. Current Photographs, 774 Yonge Street, 2015: showing the east elevations and north side wall of the William Luke Buildings (above) and their context on the west side of Bloor Street, south of Yonge Street ((below) (Heritage Preservation Services)