

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**DOMINION PUBLIC BUILDING  
1 FRONT STREET WEST, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

November 2015

## 1. DESCRIPTION



above: archival post card showing the Dominion Public Building following the completion in 1935 of the west pavilion (right) <https://chuckmantorontonostalgia.wordpress.com/>;  
 cover: Dominion Public Building on southwest corner of Yonge and Front Streets  
 (Heritage Preservation Services, 2015)

<b>1 Front Street West: Dominion Public Building</b>	
ADDRESS	1 Front Street West (southwest corner of Yonge Street)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 5A, Part Lots 38-42
NEIGHBOURHOOD/COMMUNITY	Yonge and Front
HISTORICAL NAME	Dominion Public Building
CONSTRUCTION DATE	1929-31, centre and east pavilions
ORIGINAL OWNER	Government of Canada
ORIGINAL USE	Customs House (federal government building)
CURRENT USE*	Public (federal government building) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	T. W. Fuller, Chief Architect, Department of Public Works
DESIGN/CONSTRUCTION/MATERIALS	Concrete structure, stone cladding, & stone & metal trim
ARCHITECTURAL STYLE	Beaux-Arts Classicism
ADDITIONS/ALTERATIONS	1934-35, west pavilion
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2015

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 1 Front Street West 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

<b>Key Date</b>	<b>Historical Event</b>
1818	Phillpott's Plan of York labels the water lot at the southwest corner of Yonge and Front Streets as "Customs House Reserve"
1840	Following its subdivision under Plan 5A, the subject property is numbered Lot 38 with part reserved for a Customs House
1845	A Customs House is constructed on the southwest corner of Yonge and Front
1858	The 1845 Customs House is illustrated on Boulton's Atlas
1873	A new Customs House is built on the same site
1880	The 1873 Customs House is shown on the first Goad's Atlas for Toronto
1904	When the Great Fire of 1904 destroys most of the buildings along Front Street West, the Customs House (1873) escapes the inferno
1911	The City of Toronto's Civic Improvement Committee presents a plan for the area north of Front Street that outlines a new Customs House at Yonge and Front
1913	"Contract Record" magazine announces a new Customs House on an expanded site, with the land and building costing two million dollars
1919	The 1873 Customs House is demolished
1929 Mar	Tenders are called for the new Dominion Public Building (Toronto Customs House), with the first contracts awarded in July
1930 Jan	Contracts are announced for the excavation of the site
1930 Apr	Building permit drawings are submitted showing the entire complex, but indicate that only the centre and east pavilions will be constructed under the current contract
1934 Oct	"Contract Record" announces plans for the west pavilion costing \$750,000
1934 Dec	Tenders are called for the west pavilion
1973	The property is listed on the City of Toronto Inventory of Heritage Properties
1983	The Government of Canada's Federal Heritage Buildings Review Office (FHBRO) designates the Dominion Public Building as a "Classified Federal Heritage Building"
2006	The property at 1 Front Street West is designated under Part V of the Ontario Heritage Act as part of the Union Station Heritage Conservation District <sup>1</sup>
2015	Public Works and Government Services Canada (PWGSC) declares the Dominion Public Building surplus to the federal inventory

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## ii. HISTORICAL BACKGROUND

### Front Street West and Yonge Street Neighbourhood

The Dominion Public Building at 1 Front Street West occupies the southwest corner of Yonge Street and Front Street West where it extends across the south side of Front to Bay Street. This area was first subdivided after Toronto was founded as the Town of York in the late 18th century (Image 3). Its strategic location on the north shore of Lake Ontario offered a protected harbour with access for shipping. In the area between the Don and Humber Rivers, a ten-block townsite was flanked by large tracts of land reserved for residential, government and military uses (north, east and west, respectively). In 1796, Yonge Street was surveyed as the route to the northern hinterland, but King Street East remained the main commercial street in the early years of the community. Front Street (originally Palace Street) extended along the "broken front" created by the Lake Ontario shoreline where commercial warehouses adjoined the first wharves. With the rapid growth of the population, the town expanded westward along King and across Yonge Street as "New Town".

The harbour was integral to the community's economic vitality after York was incorporated as the City of Toronto in 1834. Along the shoreline, "water lots" extended (on paper) to a survey line representing the future southward expansion of the waterfront through landfill (Image 4). This process was expedited in the 1850s when the first steam railway companies established rail corridors along The Esplanade south of Front Street. The historical maps and atlases found in Section 6 of this report illustrate the development of the waterfront in the 19th and early 20th centuries, with the growth of the industrial sector on Front Street west of Yonge, the series of "Union Stations" commissioned and shared by the railway companies, and the Customs Houses built and replaced at Front and Yonge.

The Great Fire of 1904 destroyed or damaged beyond repair most of the factories and warehouses in Toronto's manufacturing sector along Front Street West. This devastation led to the redesign of the area under the direction of Toronto's Civic Improvement Committee. In 1911, this municipal advisory committee engaged architect John Lyle to create a plan inspired by the international City Beautiful Movement with grand boulevards lined by monumental buildings, including a relocated Union (Image 15). At the same time, the Toronto Harbour Commissioners Act (1911) provided for the management of the waterfront and, in 1912 produced an ambitious plan for the southward expansion of and improvements to the area (Image 16). These separate designs for the waterfront and Front Street West took into account the presence of the Customs House, with a new and enlarged edifice outlined on Lyle's plan (Image 15).

These civic-driven initiatives were postponed by World War I, after which the third Union Station was constructed and its official opening delayed until the late 1920s when

the viaducts carrying the railway tracks were completed.<sup>2</sup> The new Customs House known as the Dominion Public Building followed in the 1930s (Images 24-27). After the Second World War, construction began on the Yonge Subway with Union Station as the south terminus and the tunnel running beneath Front Street north of the Dominion Public Building.<sup>3</sup> With trucking surpassing rail transport as the dominant mode of shipping, the opening in the 1950s of the elevated Gardiner Expressway was intended to improve vehicular access to both the downtown core of Toronto and its waterfront.

Front Street West remained a dynamic part of Toronto in the late 20<sup>th</sup> century with the southward expansion of the Financial District and the Royal Bank Plaza and Brookfield Place (formerly BCE Place) anchoring the intersections where Front met Bay and Yonge Streets. In 2006, City Council designated the Union Station Heritage Conservation District under Part V, Section 29 of the Ontario Heritage Act and included in the boundaries the section of Front Street West with the Dominion Public Building.

### Dominion Public Building (Toronto Customs House)

The Dominion Public Building was commissioned as the third Customs House in this location at Front and Yonge Streets.<sup>4</sup> The facility was required by the federal government for the inspection and storage of goods for import to and export from Canada via the Port of Toronto, as well as the administration of the program and the collection of duties.<sup>5</sup> In 1840 when the Crown issued patents for the water lots adjoining the harbour, the prominent parcel at the southwest corner of Front and Yonge Streets was "reserve(d) for Customs House" according to the plan of subdivision (Image 5). On this site, a Customs House was built in 1845 and replaced by a larger and more elaborate edifice 30 years later (Images 9 and 13-14).<sup>6</sup> As depicted on archival maps and atlases, both were stand-alone office buildings, with separate facilities for inspection and storage. While the 1873 Customs House was a rare survivor of the Great Fire of 1904, the latter disaster provided an opportunity to acquire the adjoining land for a massive complex incorporating the administrative, inspection and storage functions under one roof. The plans submitted in 1929 for building permits depict the entire building, but the onset of the Great Depression that year resulted in the construction of the centre and east pavilions only by 1931 (Images 24-26). Although the worldwide financial calamity continued until the outbreak of the Second World War in 1939, the Canadian government proceeded with the construction of the west pavilion in 1934 and completed it the next year (Image 27-

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<sup>2</sup> After World War 1, a revised scheme to redesign Front Street showed the site of Dominion Public Building, plans for which were underway (Image 19)

<sup>3</sup> In 1963, the subway was extended from Union north beneath University Avenue, which was part of the early 20th century redesign of the area according to the principles of the City Beautiful Movement

<sup>4</sup> The 1845 building (purportedly the fifth Customs House built in Toronto since its founding as the Town of York) replaced the previous Customs House located at Front Street East and Scott Street

<sup>5</sup> This was the largest source of federal government revenue until World War I when income tax was introduced

<sup>6</sup> The 1845 building was one of the first commissions in Toronto by Irish-born designer Kivas Tully, who was afterward noted as the architect for the provincial government

28). The Dominion Public Building served as Toronto's Customs House until the late 20<sup>th</sup> century, after which it was adapted for other federal government departments.

### T. W. Fuller, Chief Architect, Federal Department of Public Works

The Dominion Public Building was designed under the direction of the Chief Architect of the federal government's Department of Public Works during the World War I era and completed in two phases in the 1930s.<sup>7</sup> Following Confederation, the position of Chief Architect was created to oversee the design and construction of public buildings across the country. The funding and portfolio of the Chief Architect's department often changed during the late 19th and early 20th centuries depending on the national economy and the demand for services, which were bolstered by the settlement of western Canada. However, under the supervision of the Chief Architect, a small group of specialized architects continued to produce most of the plans, including standardized designs for distinct building types, with some work contracted out to private architects and firms.<sup>8</sup>

Thomas William Fuller (1865-1951) served as Chief Architect from 1927 to 1936 (Image 20). He spent his professional career working for the Public Works Department, including most of the period from 1881 to 1896 when his father, English-trained practitioner Thomas Fuller (1823-98) served as Chief Architect. The in-house instruction T. W. Fuller received as he rose from a draftsman to a designer was augmented by three years spent in the Yukon Territory designing and supervising the construction of federal buildings. For the Department of Public Works, T. W. Fuller's projects included the combined Inland Revenue, Customs and Post Offices in the Ontario communities of Brampton, Goderich and Orillia. T. W. Fuller became architect-in-charge of military buildings for the department during World War I and, following the conflict he assumed the position of Assistant Chief Architect. After his promotion as Chief Architect, T. W. Fuller oversaw the department during a period of sustained activity and growth" that coincided with the completion of his best known project, the Dominion Public Building in Toronto.<sup>9</sup>

### iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 1 Front Street West are found on the cover and in Section 6 of this report. The Dominion Public Building was designed according to the principles of Beaux-Arts Classicism, the most popular style for public architecture in Canada during the opening decades of the 20th century. While the public buildings designed by the federal government at the end of the 19th century embraced the Second Empire and more picturesque styles identified with the Victorian era, by the early 1900s "a new architecture of classicism, inspired by the École des Beaux-Arts in Paris and the

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<sup>7</sup> The position was sometimes referred to as "Dominion Architect" and headed the Chief Architect's Branch of the Department of Public Works as described by both Archibald and Wright

<sup>8</sup> For example, during the 1870s architect R. C. Windeyer produced the designs for the second Customs House at 1 Front Street West

<sup>9</sup> Wright, 171. Fuller's name appears on the architectural drawings, some of which are reproduced in Section 6 below

Edwardian Baroque style in Britain, introduced new patterns of design that would define government building until the 1950s."<sup>10</sup>

The Dominion Public Building displays the hallmarks of Beaux-Arts Classicism, inside and out. On the exterior, the building boasts the monumental scale, the application of decorative detailing drawn from classical antiquity, and the symmetrical organization with the central pavilion flanked by wings that terminate in pavilions at the east and west ends. The hierarchy of spaces, from the grandeur of the public elevation on Front Street to the utilitarian warehouse section at the rear of the building, is repeated on the interior where the principal entrance in the centre pavilion is linked to those marking the east and west pavilions by corridors along the north end of the first (ground) floor. The east corridor and east entry lead to the east vestibule, lobby and Long Room, which displays elaborate classical detailing exemplifying the Beaux Arts. Another tenant of Beaux-Arts styling was the placement of buildings "at the intersections of principal streets or at the end of great vista...to give drama to the urban scene", and the Dominion Public Building adheres to this with its setting at Yonge and Front Streets.<sup>11</sup>

The exterior and interior features of the Dominion Public Building are illustrated on the architectural drawings attached as Images 21-23.<sup>12</sup> The structure has an irregularly-shaped plan that addresses the curve of Front Street West and the angle created by the intersection of Front and Yonge Streets (Image 30). It rises five stories on Front Street to the flat roofline from a raised base with window openings. The height of the base is increased at the south end in relation to the change in grade on the site (Image 31). The concrete structure is clad and trimmed with Queenston limestone that is channelled in the extended first (ground) floor and smoothly dressed in the upper stories, with stone and metal applied for the detailing.

The extended principal (north) elevation is symmetrically organized with the centre pavilion between east and west wings that terminate in end pavilions (Image 33). The north wall is divided horizontally by cornices above the second and attic stories. With the unusual shape of the structure, the east pavilion is truncated where Front and Yonge Streets meet, while the northwest corner of the west pavilion is rounded at Bay Street. The centre pavilion is highlighted with a five-storey portico on freestanding Ionic columns with classical detailing that includes stone lion's heads. At the attic level, the entablature incorporates a name band labelled "Dominion Public Building" with the date the building was completed. At the base of the portico, the main entrance has two-pairs of bronze and glass doors with oversized transoms and metal detailing, including sculpted beavers (an emblem of the federal government). The end pavilions (east and west) repeat the detailing introduced on the centre pavilion, with single paired entrances. The fenestration on the centre pavilion, connecting wings and end pavilions consists of two-storey round-arched window openings beneath flat-headed window openings, with the latter organized into trios and pairs by pilasters with Ionic capitals. The fenestration

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<sup>10</sup> Wright, 73

<sup>11</sup> Maitland, 111

<sup>12</sup> Additional images are part of the collection at City of Toronto Archives, Fonds 200, Series 410

continues on the five-bay west elevation facing Bay Street and on the extended nine-bay Yonge Street elevation where the centre part of the wall is recessed. The rear (south) elevation on The Esplanade is simplified, apart from the east and west ends where the detailing from the pavilions wraps around the corners (Image 33). The centre of the south wall rises to six stories, and flat-headed window openings are arranged symmetrically above the loading dock and entries in the first (ground) floor (Image 33).

On the interior, the main lobby inside the centre pavilions, the first-floor corridors in the east and west wings that connect the main lobby to the secondary lobbies in the east and west pavilions, and the two-storey Long Room in the east pavilion are identified as heritage attributes (Images 32 and 35-37).<sup>13</sup> The east vestibule and lobby display marble floors, dado and door and window surrounds, with an "enquiry" window outside the trance to the Long Room. The lobby and Long Room are separated by a wall where the window openings contain bronze mullions and the paired doors are surmounted by a triangular pediment inscribed "Long Room." With its marble finishes, the interior of the Long Room is highlighted by the pilasters that rise two stories to the plastered and coffered ceiling, the two rows of columns with Corinthian capitals, the second-storey gallery at the north end with the brass balustrade, and the overall classical detailing. The marble counters and brass wickets in the Long Room recall the historical use of the space for the Customs House.

#### iv. CONTEXT

The location of the property at 1 Front Street West and its surroundings are shown on the maps attached as Images 1 and 2 in Section 6 of this report. The Dominion Public Building anchors the southwest corner of Yonge and Front Streets and occupies the entire city block outlined by the latter streets along with Bay Street and The Esplanade. Directly west, Union Station complements it in scale, materials and vintage. On the north, the Dominion Public Building faces Brookfield Place (originally BCE Place) where the former Bank of Montreal Branch (now the Hockey Hall of Fame) marks the northwest corner of Yonge and Front. The latter buildings, as well as the Royal York Hotel on Front Street West opposite Union Station are listed on the City of Toronto's Heritage Register (formerly the Inventory of Heritage Properties), and they stand as integral components with the Dominion Public Building in the Union Station Heritage Conservation District.

### 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's Heritage Register. The evaluation table is marked "N/A" if the

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<sup>13</sup> The first (ground)-floor lobbies and corridors were modified during renovations in the 1980s and 1990s



criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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

**Rare and Highly Crafted Example of a Style and Type** - From a design standpoint, the Dominion Public Building is valued as a rare and exceptional example in Canada of Beaux-Arts Classicism, the international style popularized for monumental public architecture in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The Dominion Public Building has the hallmarks of the style with its imposing scale, the symmetrical organization of the facades, the hierarchy of spaces from grand to utilitarian, the decorative detailing inspired by classical precedents, and its placement in a highly visible and prominent setting. As a rare and early surviving example of a public building in Toronto constructed by the federal government in the early 20th century, the Dominion Public Building was among the first applications of Beaux Arts Classicism to a federal design. The Dominion Public Building stands as an important physical reminder of the imposing public spaces created by the federal government, combining the monumentality and grandeur of the Front Street portion of the building (including the interior Long Room) with the practicality and accessibility of the warehouse component to the rear. Designed in two phases, over time the Dominion Public Building changed from a Customs House to a multi-use federal building, and the interior alterations dating to the 1980s and 1990s are part of the evolution of the building.

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

**Institution** - The Dominion Public Building has cultural heritage value for its historic role as the federal government's Toronto Customs House for the administration, taxation, inspection and storage of imported and exported goods. Conceived by the federal government as a Customs House only, the Dominion Public Building was completed as the third and largest Customs House in the city, as well as the first to incorporate the public offices and the examining warehouse in the same building. The construction of the Dominion Public Building during the Great Depression of the 1930s was a reflection of the significance of Toronto to the nation's economic status and recovery.

**Architect** - The associative value of the Dominion Public Building is also through its connection to T. W. Fuller, who served from 1927 to 1936 as the Chief Architect of the Federal Department of Public Works, which was responsible for the in-house design of nearly all public architecture in Canada in the late 19th and early 20th centuries. During the Great Depression, the Chief Architect oversaw monumental projects in the country's major centres, including Toronto where the Dominion Public Building remains Fuller's best known work.

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

**Character** - With the neighbouring Union Station (which was officially opened in 1927), the Dominion Public Building establishes the character of the area along Front Street, west of Yonge Street. Following the Great Fire of 1904 that destroyed most of the existing buildings in this area, Toronto's Civic Improvement Committee commissioned a plan (1911) by architect John M. Lyle that was based on the principles of the City Beautiful Movement and that envisioned Front Street as a grand boulevard with expansive tracts reserved for monumental architecture that included a new Union Station and Customs House (the Dominion Public Building). According to the federal government, "The Dominion Public Building and Union Station together form probably the most imposing Beaux Arts streetscape in Canada."<sup>14</sup>

**Surroundings** - Contextually, the Dominion Public Building is historically, visually, physically and functionally linked to its important setting on the south side of Front Street where it anchors the southwest corner of Yonge Street (Toronto's "main street") and extends across the entire city block to Bay Street. As the third Customs House on the site, the Dominion Public Building occupies what was historically among the most sought-after locations in Toronto with its proximity to the city's financial district directly north, Union Station as its neighbour on the west, and the railway corridor and harbour to the south. The Dominion Public Building, with its office and warehouse components aligned to access Front, Yonge and Bay Streets, forms an important precinct.

**Landmark** - As a monumental federal government building in a prominent location beside and complementing Union Station, the Dominion Public Building is a local landmark in Toronto.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1 Front Street West has cultural heritage value. The Dominion Public Building is valued for its historic role in the economy of the city and country as the place where the federal government administered, inspected, stored and taxed imported and

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<sup>14</sup> Heritage Character Statement, Dominion Public Building, 1 Front Street West, Toronto, 1988.05.09

exported goods in Toronto, as well as its association with T. W. Fuller, the Chief Architect of the federal government's Public Works Department who was responsible for its construction as a monumental public building during the Great Depression. The Dominion Public Building is regarded as an exceptional example of Beaux-Arts Classicism in Canada, including the interior Long Room that remains a tangible link to the original use of the complex. It is a rare example of a building constructed by the federal government in Toronto during the early 20th century and, while it was the third Customs House on this site, it was the first to include the public offices and (at the rear) the warehouse facility in a single structure. Contextually, the Dominion Public Building strongly contributes to the character of the area on Front Street, west of Yonge Street, which was redesigned after the Great Fire of 1904 according to the ideals of the City Beautiful Movement as a grand boulevard adjoined by impressive architecture. Anchoring the corner of Yonge and Front Streets where it stands as a local landmark, the Dominion Public Building is historically, visually, physically and functionally connected to its setting on Toronto's "main street" with its direct links to the city's harbour, railway corridor and financial district.

## 5. SOURCES

### Archival Sources

Abstract Index of Deeds, Plan 5A, Lots 38-42  
 Archival Images, Archives and Library Canada, City of Toronto Archives, Toronto Public Library, and University of Toronto Map and Data Library (individual citations in Section 6)  
 Archival Maps and Atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html> (individual citations in Section 6)  
 Goad's Atlases, 1880-1923  
 Plans, Superstructure for Custom's (sic) House, April 1930, City of Toronto Archives, Fonds 200, Series 410, File 455  
 Plans, Custom's (sic) House Addition, February 1935, City of Toronto Archives, Fonds 200, Series 410, File 819  
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<http://dictionaryofarchitectsincanada.org/node/1287>

"Thomas William Fuller", entry in Biographical Dictionary of Architect in Canada, 1800-1950, <http://www.dictionaryofarchitectsincanada.org/node/1928>

"Toronto Customs House Records,"  
<http://wherethestorytakesme.ca/toronto-Customss-house/>

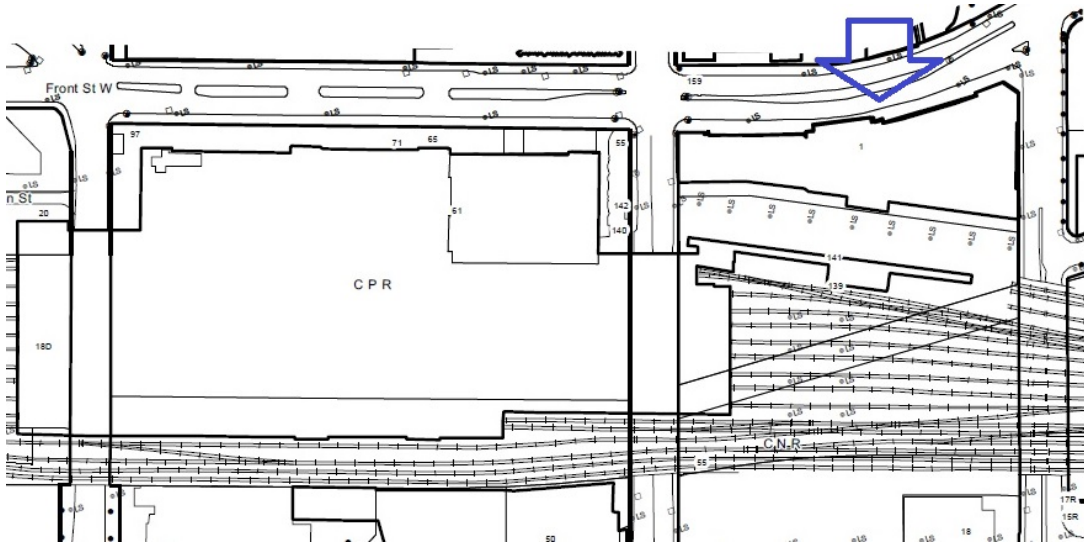
The Toronto Harbour Commissioners, Toronto Harbour: the passing years, 1985

"Toronto's new Customs House," Contract Record, October 10, 1928

Wickson, Ted, Reflections of Toronto Harbour, 2002

Wright, Janet, Crown Assets, 1997

6. **IMAGES** – current maps are followed by historical maps, atlases and other archival and current images in chronological order. The **arrows** mark the location of the property at 1 Front Street West. All maps are oriented with north at the top.



1. City of Toronto Property Data Map: showing the location of the property at 1 Front Street West on the southwest corner of Yonge Street with Union Station to the west (left).



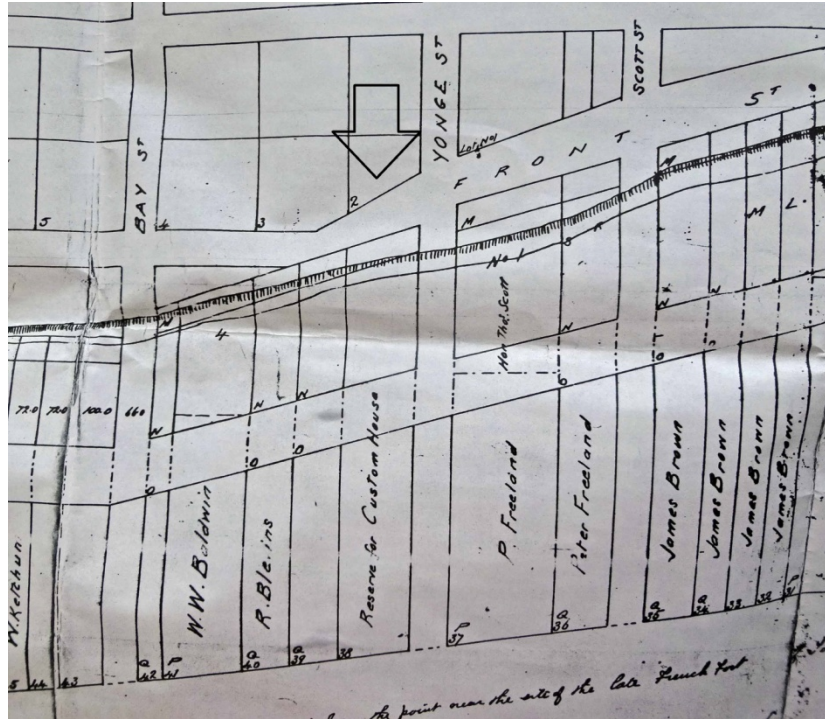
2. Bird's Eye Map: showing the Dominion Public Building and the surrounding context.



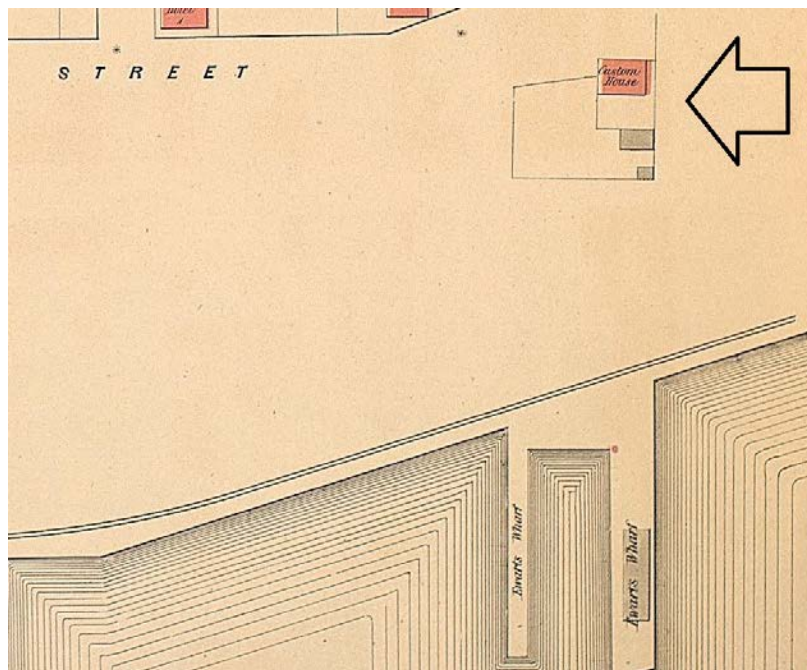
3. Jones, Plan of Survey, 1791: made prior to the founding of the Town of York and showing the lots surveyed along the 'broken front' of the Lake Ontario shoreline before later plans of subdivision were introduced.



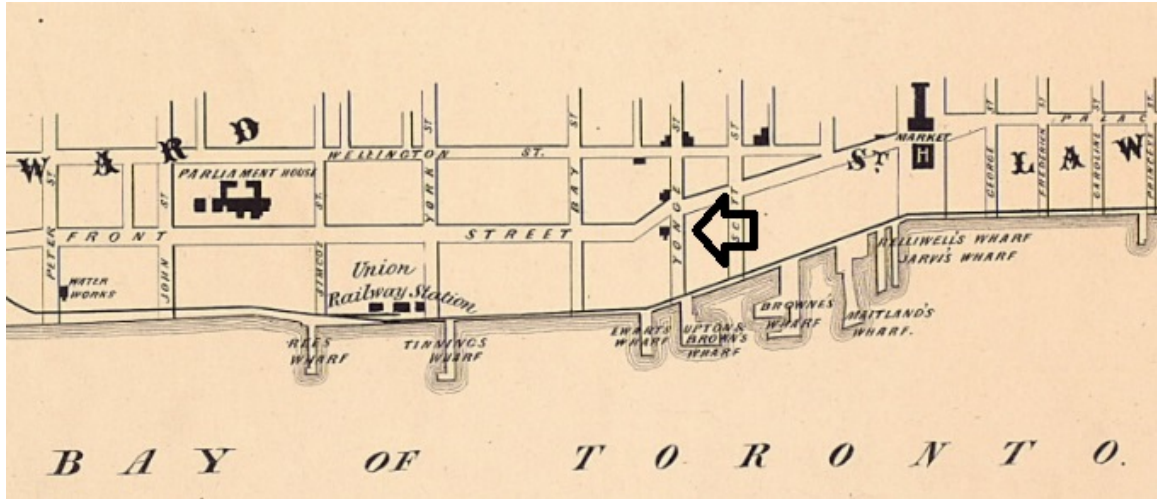
4. Phillipotts, Plan of York, 1818: showing the "water lots" long the broken front where the southwest corner of Yonge and Front Streets is labelled "Customs House Reserve" (the part south of The Esplanade was conveyed to John Ewart).



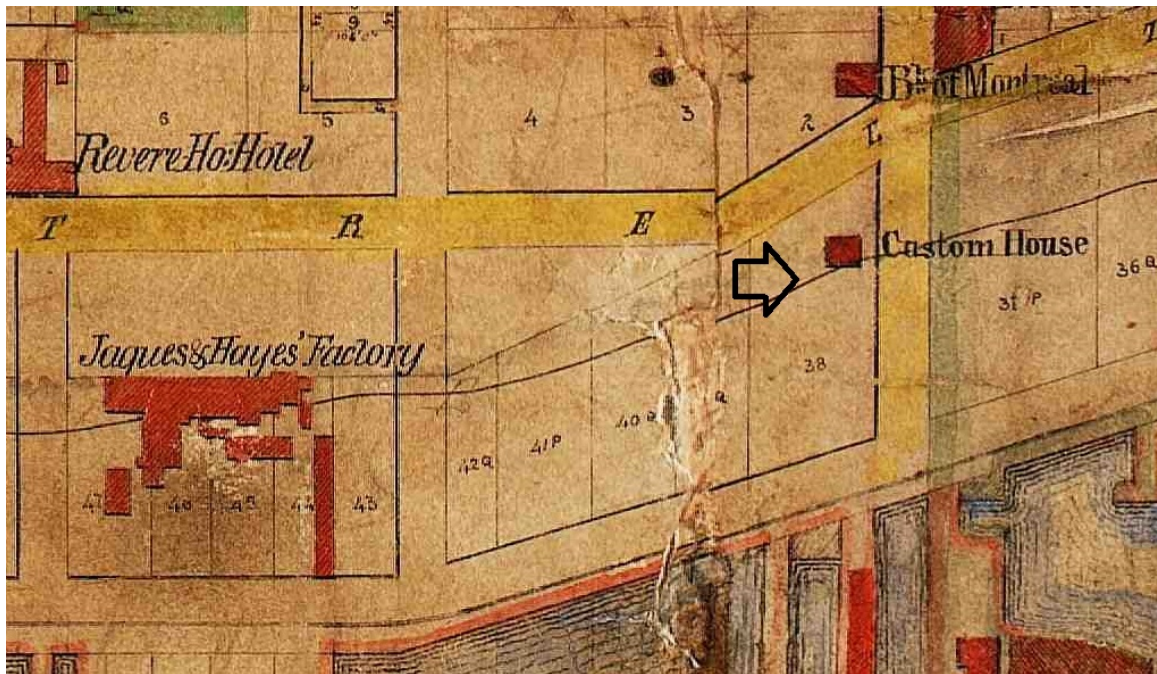
5. Plan 5A, c. 1840: showing part of the plan of subdivision with the portion of Lot 38 between Front Street and The Esplanade reserved for the Customs House.



6. Boulton, Atlas of the City of Toronto, 1858: on the first fire insurance atlas for Toronto, the "Customs House" is depicted as a brick building on the southwest corner of Yonge and Front Streets with separate wood-clad utilitarian structures to the rear.

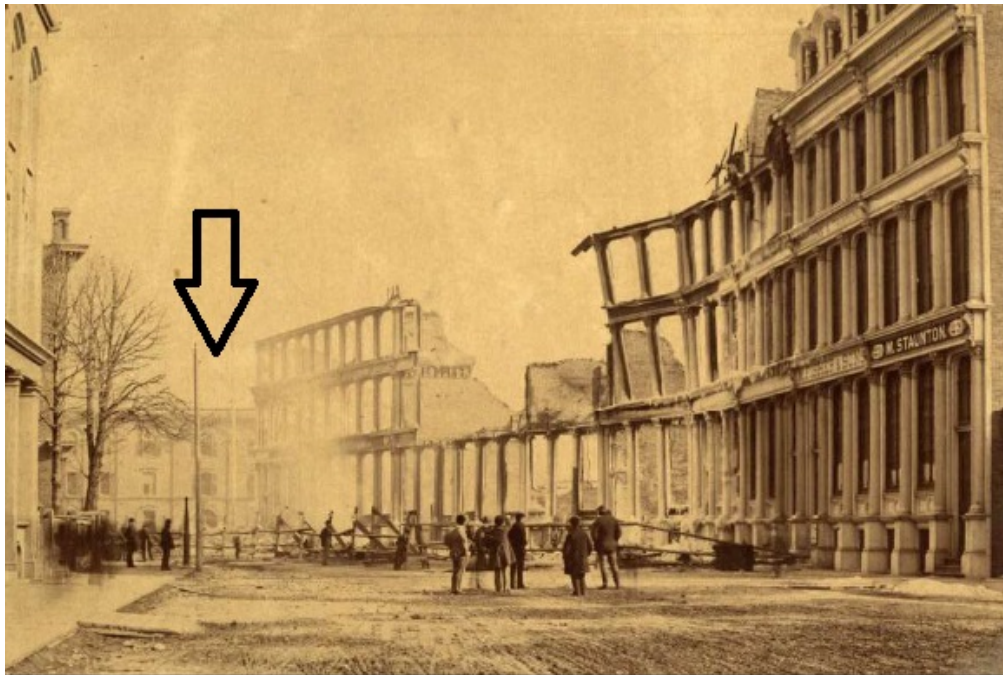
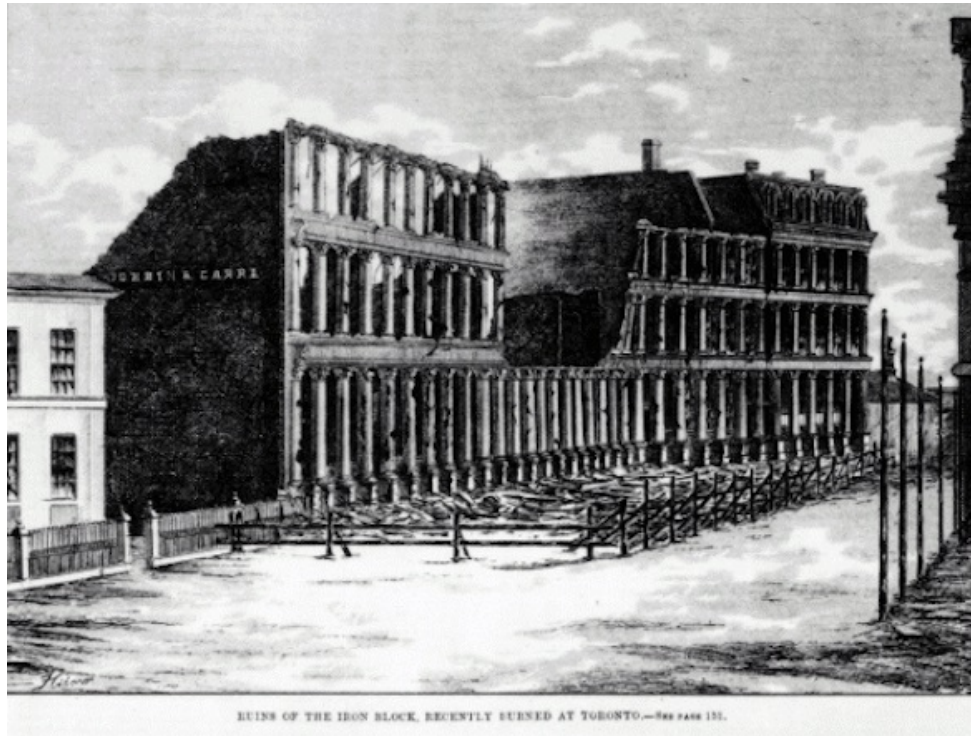


7. Water Lots, Toronto, 1860: showing the location of the 1845 Customs House on this site on the southwest corner of Yonge and Front opposite the Bank of Montreal's main Toronto branch (Toronto Public Library, Item 90).

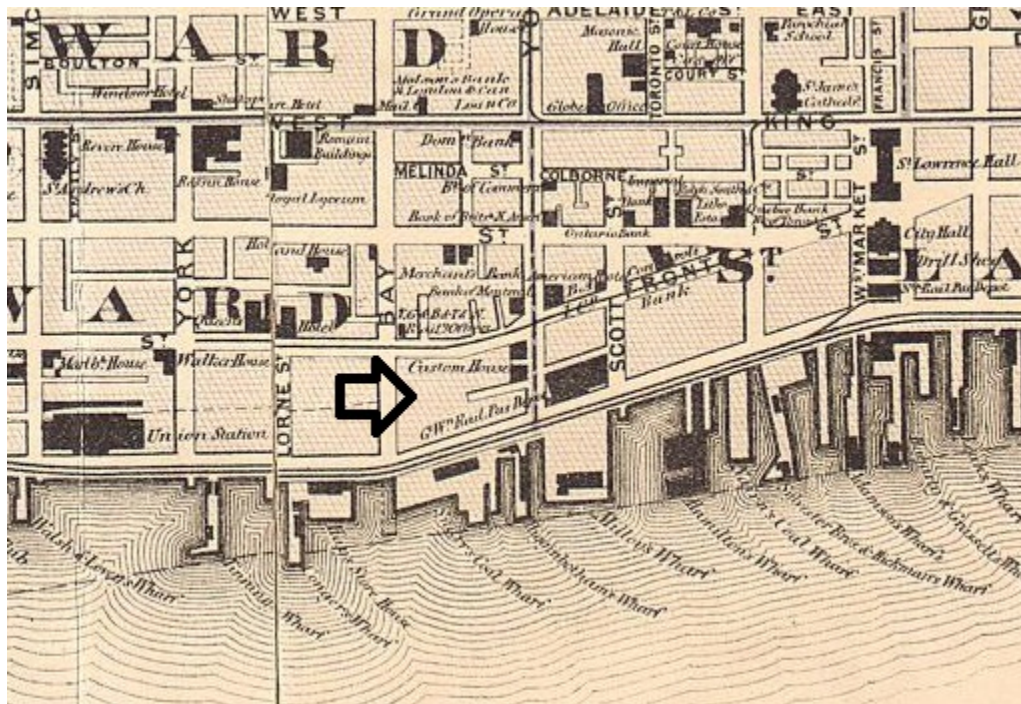


8. Browne, Plan of the City of Toronto, 1862: the map shows the configuration and numbers of the lots and the development to date on Front Street West.

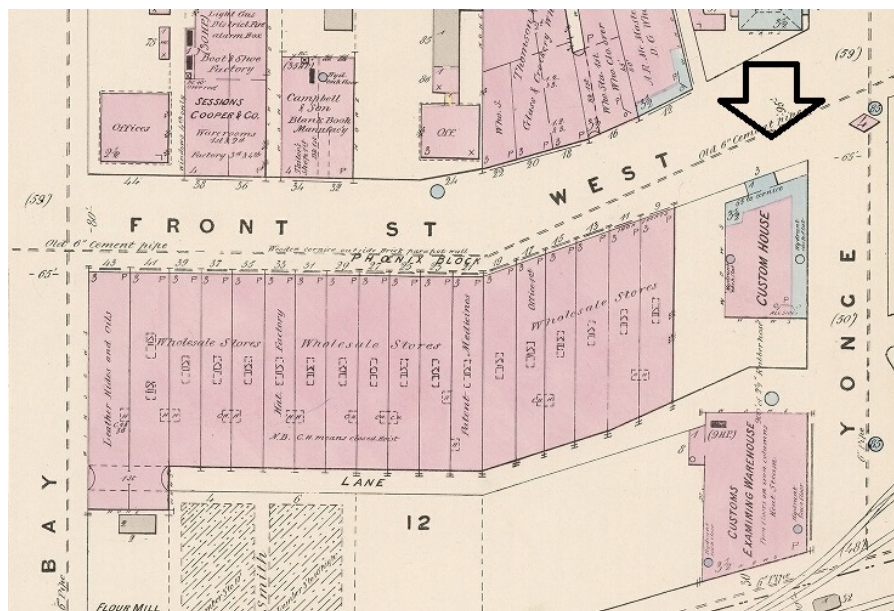




9. Front Street West, 1870s: showing the 1845 Customs House on the site (left in both images) after a fire damaged the adjoining Iron Block on Front Street West (above: illustration, Library and Archives Canada, Item 2500; below: photograph, Toronto Reference Library, Item 2293).



10. Miles, Illustrated Historical Atlas of the County of York and the City of Toronto, 1878: showing the replacement of the 1845 Customs House with the 1873 office building and the separate warehouse to the south.



11. Goad's Atlas, 1880: the first Goad's fire insurance atlas for Toronto shows the Customs House complex (1873) with the separate examining warehouse, and the neighbouring commercial warehouses on the south side of Front Street West.



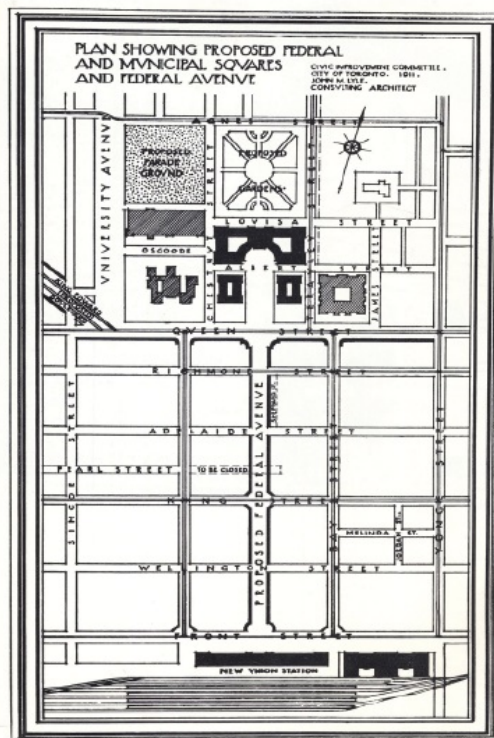
12. Historical Illustration, City of Toronto, 1886: the build-up of buildings and wharves to the west of the subject property and along the waterfront is shown in this illustration (Dendy, Lost Toronto, cover).



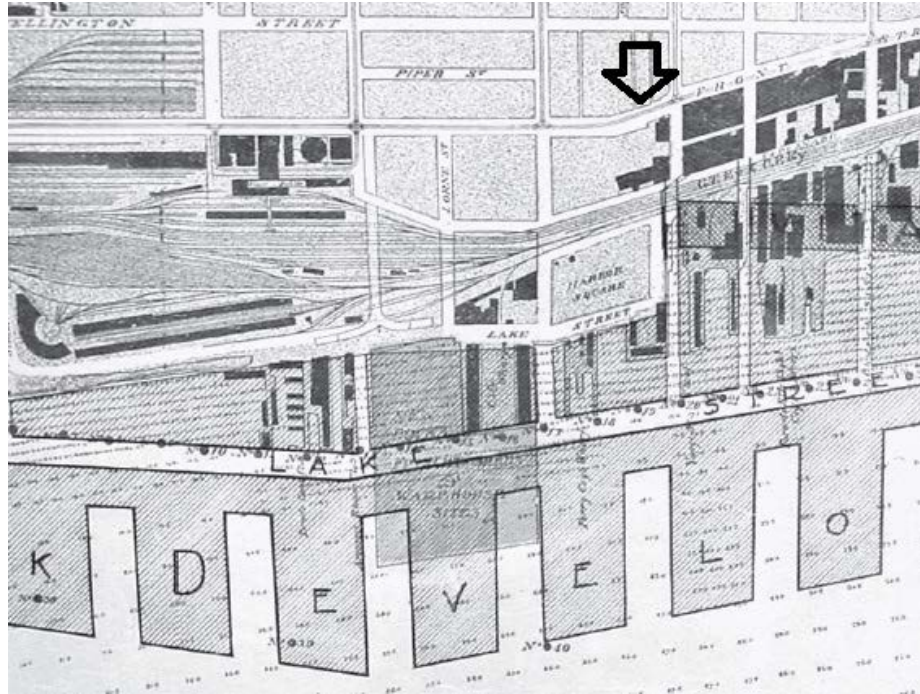
13. Archival Photograph, Great Fire, 1904: showing Front Street West where the 1873 Customs House (right) survived the major fire that destroyed Toronto's manufacturing centre (Toronto Public Library, Item 4404).



14. Archival Image, Customs House, 1910: showing the 1873 building prior to its demolition (Toronto Public Library, Item 3949).



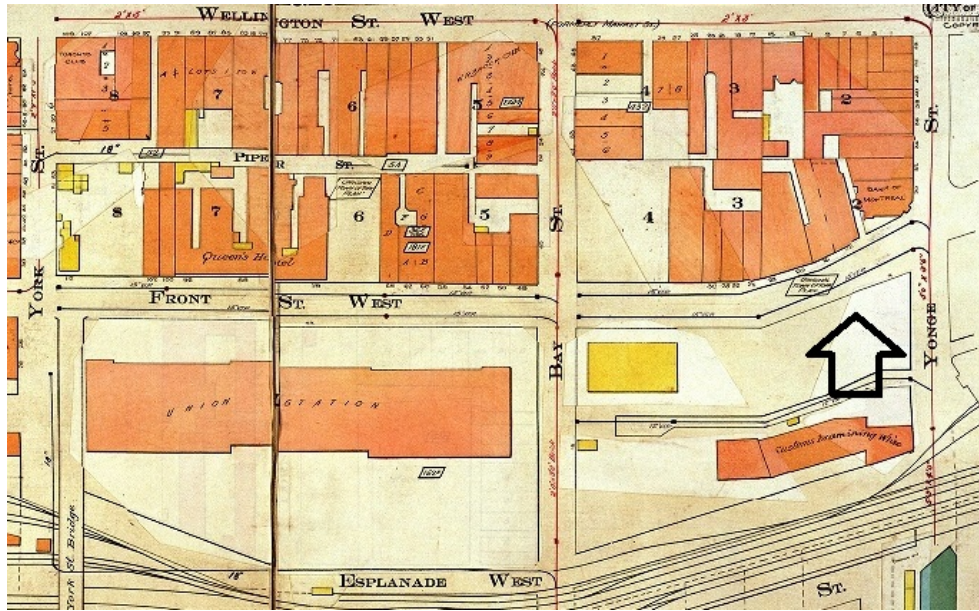
15. Plan, Federal Avenue, 1911: the plan commissioned by Toronto's Civic Improvement Committee to redesign the area devastated by the Great Fire of 1904 shows the future location of Union Station with the Customs House site on the lower right (Dendy, 186).



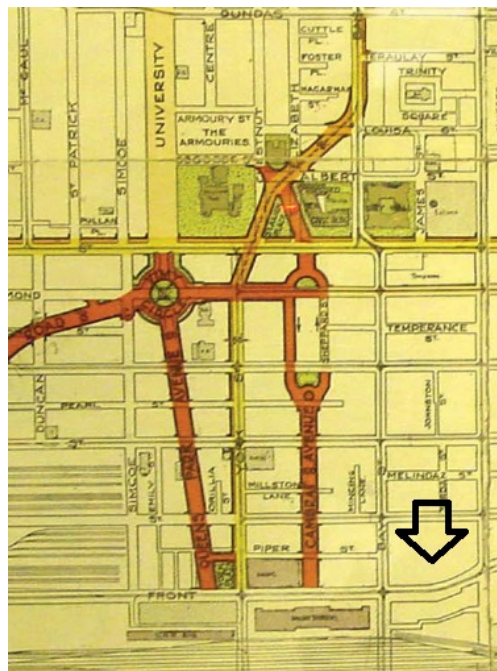
16. Plan of the Toronto Docks, 1912: the image shows the 1873 Customs House, the expanded warehouse facility to its rear (south), and the plan for the southward development of Toronto's waterfront under the direction of the Toronto Harbour Commissioners (Toronto Public Library, Item t1912-4msm).



17. Archival Photograph, southwest corner of Yonge and Front Streets, 1923: showing the vacant site formerly occupied by the 1873 Customs House (demolished in 1910) with the extant Bank of Montreal to the north and the raised railway viaduct to the rear (south) that carried the tracks to Union Station (City of Toronto Archives, Fonds 1255, Item 5026).



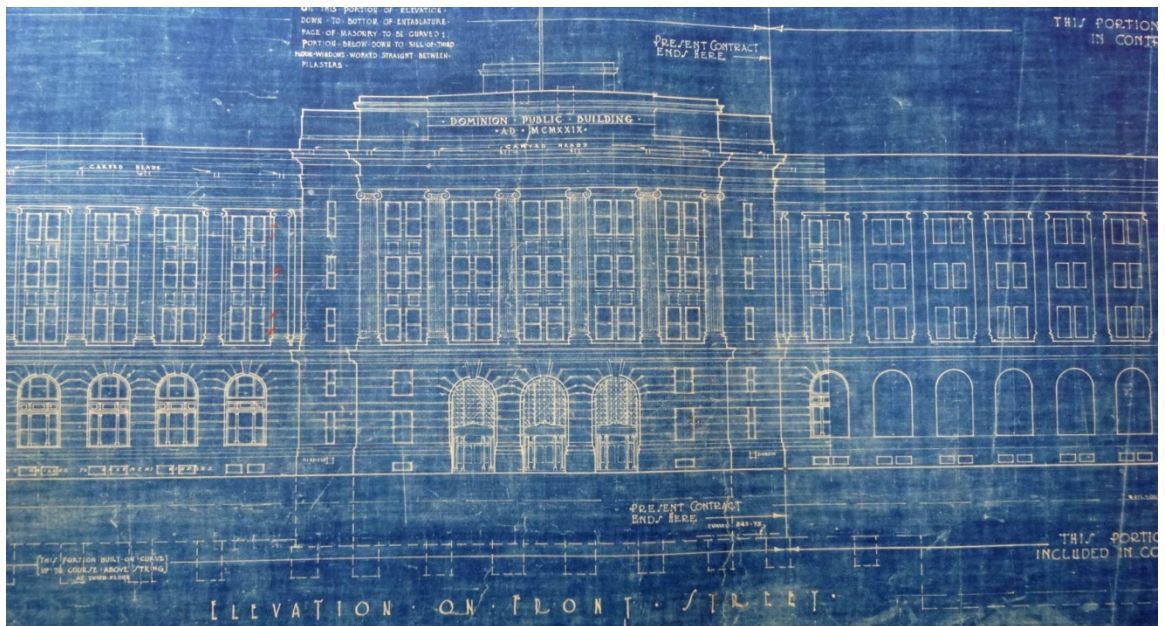
18. Goad's Atlas, 1910 revised to 1923, Volume 1: Goad's last update shows the future site of the Dominion Public Building and, directly west (left) the new Union Station that was completed in 1919 but not officially opened until 1927 when the railway viaducts carrying the tracks were in place.



19. Plan, Cambrai Avenue, 1929: the post-World War I design for the area adjoining Front and Bay Streets shows the outline of the future Dominion Public Building west of Union Station (where the structure now conforms to the curve of Front Street) (University of Toronto Map and Data Library, Item 1325355).



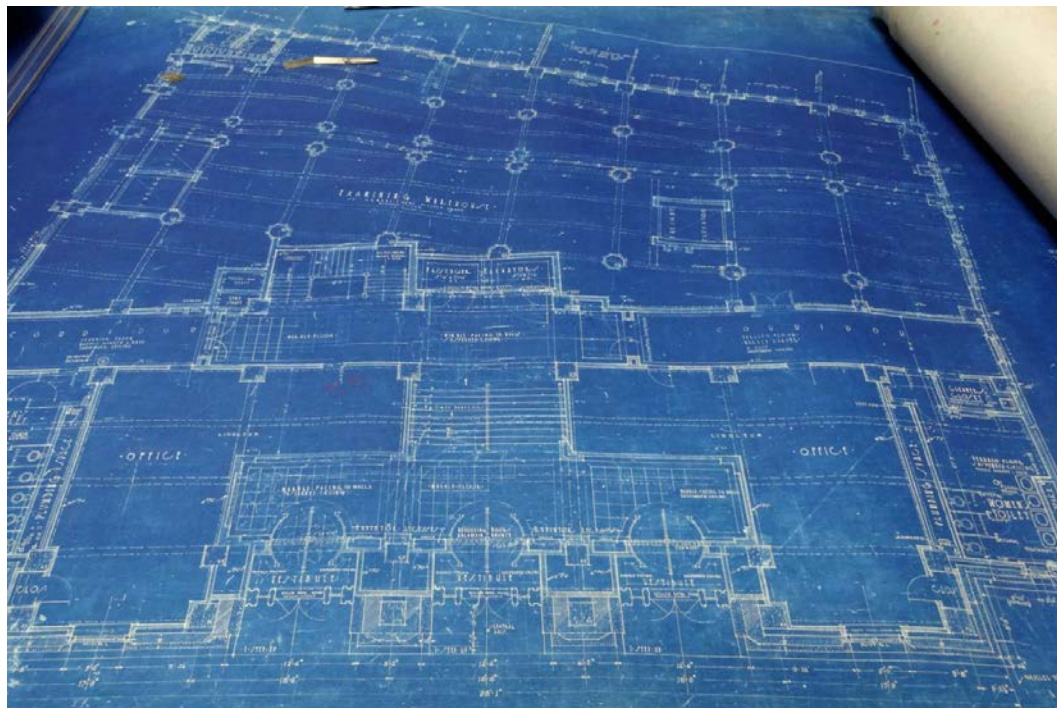
20. Archival Photograph, T. W. Fuller, undated: Fuller was the Chief Architect for the federal government's Department of Public Works in 1927-36, the era when the Dominion Public Building was designed and completed (Archibald, 21).



21. Architectural Drawing, Dominion Public Building, 1929: showing part of the Front Street West elevation, where the west wing (right) is marked “this section not included in contract” for the initial phase of construction (City of Toronto Archives, Fonds 200, File 455).



22. Architectural Drawings, Dominion Public Building, 1929: showing the truncated northeast corner at Yonge and Front (left) and the Bay Street elevation (right), with the latter wall marked “not in contract” for the first phase of construction (City of Toronto Archives, Fonds 200, File 455).



23. Architectural Drawing, Dominion Public Building, 1929: showing the plan for the first floor of the combined office building (below) and warehouse (above) (City of Toronto Archives, Fonds 200, File 455).





24. Archival Photograph, Dominion Public Building, 1930: showing the excavation for the centre and east pavilions, with the recently-opened Union Station to the west (City of Toronto Archives, Series 71, Item 7597).



25. Archival Photograph, Dominion Public Building, 1931: the construction of the centre and east pavilions was almost completed when the photograph was taken (City of Toronto Archives, Series 71, Item 8397).



26. Archival Photograph, Dominion Public Building, 1934: showing the completion of the first phase of construction with the centre and east pavilions in place (City of Toronto Archives, Series 71, Item 10254).



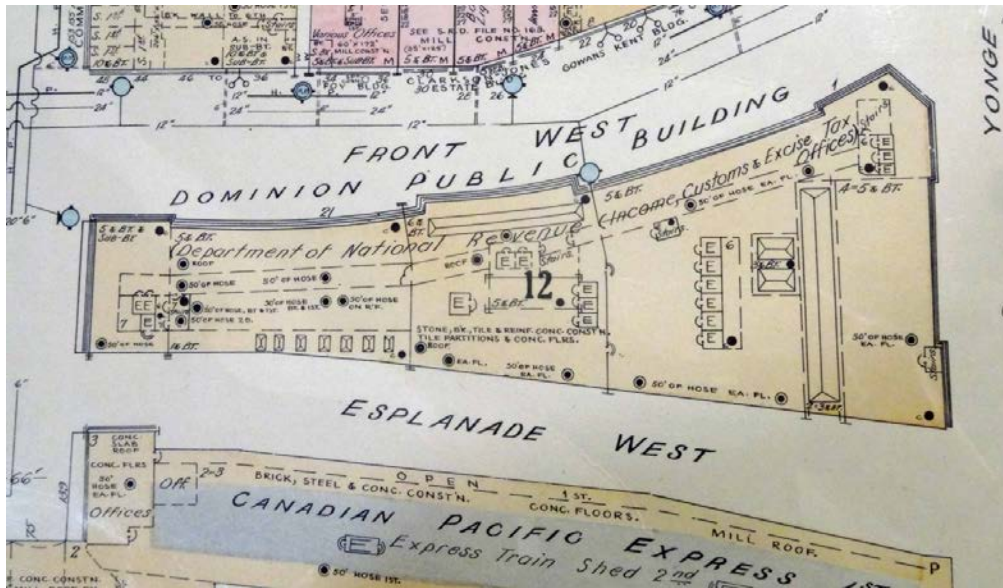
27. Archival Photograph, Dominion Public Building, 1935: showing the complementary west pavilion and the wing linking it to the centre pavilion (Library and Archives Canada, Item a068224-v8).



28. Archival Photograph, Front Street West, 1950: showing the Dominion Public Building (centre) during the construction of the Yonge Subway (City of Toronto Archives, Fonds 1128, File 27).



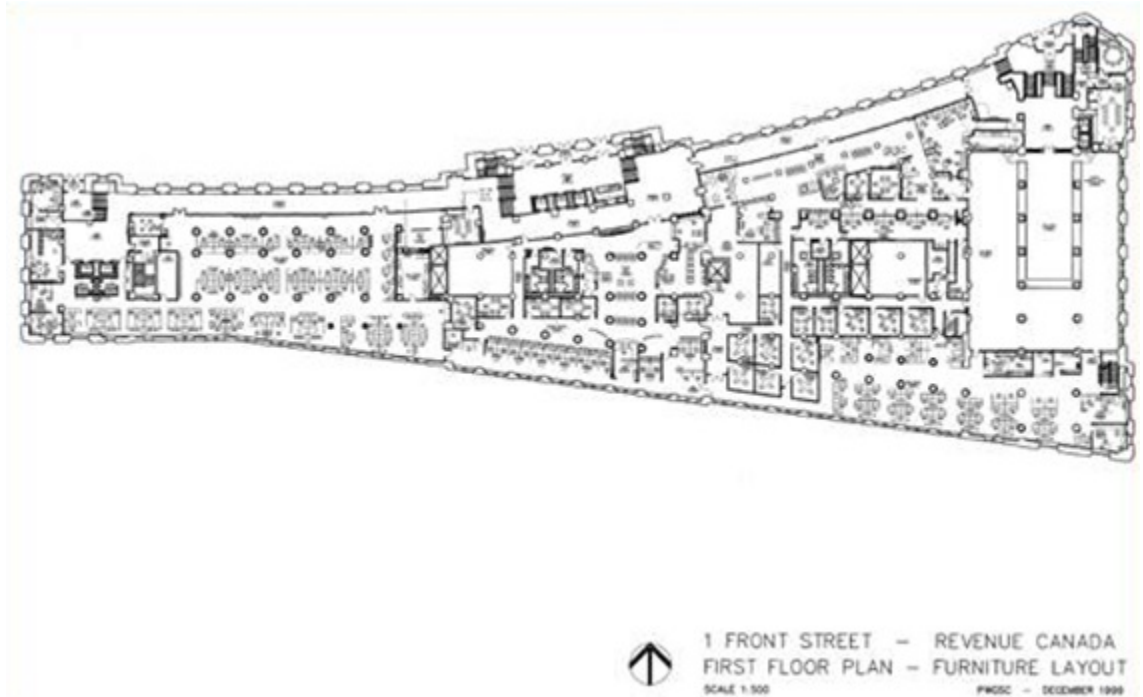
29. Archival Photograph, Toronto Waterfront, 1951: this view includes the rear (south) wall of the Dominion Public Building and shows its proximity to Toronto's waterfront (Toronto Public Library, Item e1-59b).



30. Underwriters' Survey Bureau Atlas, 1954: showing the irregularly-shaped plan of the Dominion Public Building that follows the alignment of the adjoining streets.



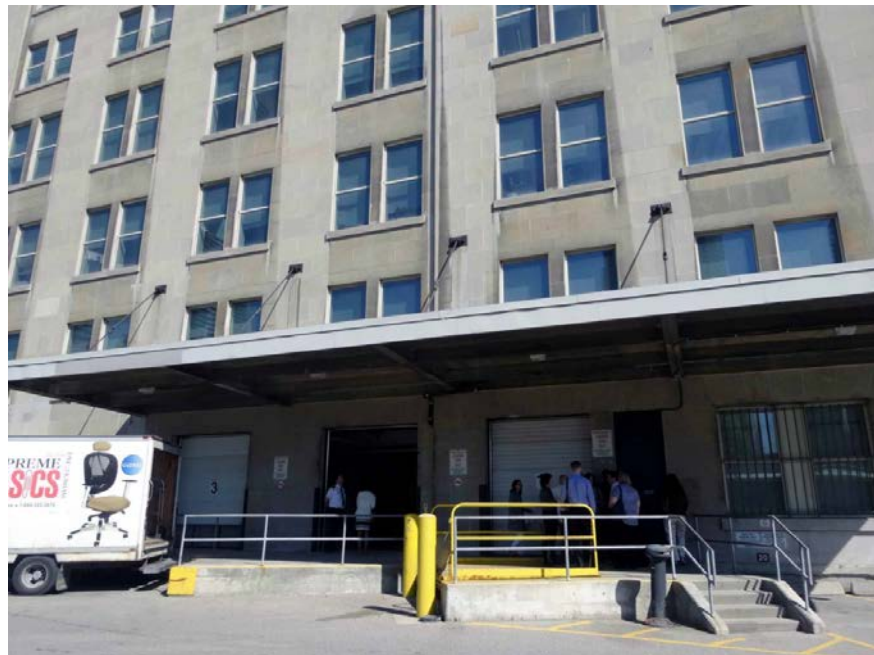
31. Archival Photograph, Dominion Public Building, 1973: showing the east elevation on Bay Street as the base steps down with the change in grade, and the rail corridor to the south (City of Toronto Archives, Fonds 2043, File 97).



32. Floor Plan, First (Ground) Floor, Dominion Public Building, 1990s: showing the first-floor interior with the circulation pattern where the main lobby in the centre pavilion and the vestibules and lobbies in the east (right) and west (left) pavilions are connected by corridors along the north end of the building (Public Works Canada).



33. Photograph, Dominion Public Building, 2006: composite view shows the breadth of the north elevation on Front Street as it extends from Yonge (left) to Bay (right) ([www. http://gregrob.ca/daily/index.php?1143608400](http://gregrob.ca/daily/index.php?1143608400)).



34. Current Photographs, Dominion Public Building, 2015: showing the west part of the rear (south) elevation (above) with the loading dock and rear entrances (below) (Heritage Preservation Services).



35. Interior Photographs, Dominion Public Building, 2015: showing the main lobby inside the north entrance to the centre pavilion (above) and the first-floor corridor linking the centre and east pavilions (below) (Heritage Preservation Services).



36. Interior Photographs, Dominion Public Building, 2015: showing the east pavilion with the entrance vestibule and lobby (above left), the "enquiry" window on the west side of the lobby (above right), and the entrance from the lobby to the Long Room (below) with the stone and brass finishes (Heritage Preservation Services).





37. Interior Photographs, Dominion Public Building, 2015: showing Long Room, with the balustrade at the north end (top left), the entrance from the east lobby (top right), the coffered and panelled ceiling (centre left), one of the brass wickets (centre right), and the interior with the classical pilasters, columns and detailing (below left and right) (Heritage Preservation Services).