

REVISED STATEMENT OF SIGNIFICANCE: 158 PEARL STREET
(REASONS FOR INCLUSION)

The property at 158 Pearl Street (including the address at 154 Pearl Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on the Heritage Register.

Description

The property at 158 Pearl Street is located on the north side of the street, east of Duncan Street, and contains a three-storey factory building that was constructed in 1903 according to the designs of the Toronto architectural firm of Gregg and Gregg. The original occupant, White Swan Mills, producers of flour, cereals and spices, remained in this location for 25 years, followed by the stationery department of the Canadian Bank of Commerce (forerunner to today's Canadian Imperial Bank of Commerce, or CIBC) for over 30 years. The building was altered in the 1980s with changes to the principal (south) elevation and the addition of the complementary northeast wing.

Statement of Cultural Heritage Value

The property at 158 Pearl Street has design value as a well-crafted example of an early 20th century factory in the King-Spadina neighbourhood, which was designed with features of Edwardian Classicism, the most popular style for all building types during this era. The design of the White Swan Mills Building is distinguished by its symmetry and the classical embellishments that are identified with the style, and particularly by the semi-arched pediments that mark either end of the principal (south) elevation.

Historically, the property at 158 Pearl Street relates to its direct associations with Upper Canada College, which established its first permanent campus on King Street West in 1829. After relocating to Deer Park in 1891, the former college buildings were repurposed for industrial uses until the lands were redeveloped. Archival evidence indicates that part of the wall from a former master's house is retained in the north elevation of the northeast wing, making it a rare surviving feature associated with the original Upper Canada College, along with the neighbouring boarding house at 20 Duncan Street.

The White Swan Mills Building is also valued for its contributions to the development and evolution of the King-Spadina neighbourhood in the early 20th century when the area changed from an institutional enclave adjoined by residential subdivisions to Toronto's new manufacturing district after the Great Fire of 1904. The White Swan Mills Building was one of the first buildings completed on the former Upper Canada College lands following the redevelopment of the campus for industrial uses.

The historical value of the property at 158 Pearl Street is also through its connection with the Toronto architectural firm of Gregg and Gregg, which designed the White Swan Mills Building prior to the dissolution of the partnership. While W. R. (William Rufus) Gregg and his younger brother, A. R. (Alfred Holden) Gregg led successful architectural practices alone and with other

architects, during the period from 1893 to 1904 when they worked together the pair is credited with several factories in the King-Spadina neighbourhood, including the Eclipse Whitewear Building at King Street West and John Street, the Canada Printing Ink Company Building at 15 Duncan Street on the northeast corner of Pearl Street, and the subject building, all of which date to 1903.

Contextually, the value of the property at 158 Pearl Street is through its support for the historical character of the King-Spadina neighbourhood where it is part of an important collection of former factories and warehouses that changed the area from its origins as an institutional and residential district to Toronto's manufacturing centre after the Great Fire of 1904. The White Swan Mills Building is historically and visually linked to its setting where, with the adjoining Canada Print Ink Company Building (1903) at 15 Duncan Street and the Southam Press Building (1908) at 19 Duncan Street, it is part of the surviving trio of early 20th century industrial buildings that anchor the northeast corner of Duncan and Pearl streets, south of Adelaide Street West.

Heritage Attributes

The heritage attributes of the White Swan Mills Building on the property at 158 Pearl Street are:

- The placement, setback and orientation of the building on the north side of Pearl Street, east of Duncan Street
- The scale, form and massing of the three-storey building above the raised base with window openings
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The roofline, which is anchored at the east and west ends of the principal (south) elevation by segmental-arched pediments
- The organization of the principal (south) elevation into seven bays by brick pilasters that extend to a stone band course
- Between the pilasters on the principal (south) elevation, the pairs of flat-headed window openings with stone lintels and sills
- The principal (south) entrance, which is placed in the first (ground) floor in the westernmost bay in a round-arched surround (the entrance was relocated from the centre bay)
- The east side elevation, which is viewed from Pearl Street and continues the cladding, fenestration and detailing from the principal (south) elevation
- The northeast addition (154 Pearl Street), which was completed in the early 1980s to complement the original building and retains part of a surviving wall from the original Upper Canada College campus

This Revised Statement of Significance (May 20, 2016) is intended to replace the original Statement of Significance (January 19, 2016).