

Supplementary Report - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 140 Merton Street

Date: February 16, 2017

To: Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: 22 – St. Paul's

SUMMARY

This supplementary report recommends that City Council adopt a revised Statement of Significance (Reasons for Designation) and a revised Heritage Property Research and Evaluation Report for the property at 140 Merton Street due to new archival information and to clarify language in the Reasons for Designation.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council adopt the revised Reasons for Designation as described in the Revised Statement of Significance (Reasons for Designation): 140 Merton Street, (revised February 14, 2017) Attachment 1 to the supplementary report (February 16, 2017) from the Chief Planner and Executive Director, City Planning Division.

2. City Council adopt the revised Heritage Property Research and Evaluation Report for the property at 140 Merton Street attached as Attachment 2 to the supplementary report (February 16, 2017) from the Chief Planner and Executive Director, City Planning Division.

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ATTACHMENTS

Attachment No. 1 – Revised Statement of Significance (Reasons for Designation)
Attachment No. 2 – Revised Heritage Property Research and Evaluation Report

REVISED STATEMENT OF SIGNIFICANCE:
140 MERTON STREET
(REASONS FOR DESIGNATION)

ATTACHMENT NO. 1

The property at 140 Merton Street, the War Amputations of Canada (War Amps) building, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 140 Merton Street is located on the north side of Merton Street between Yonge Street and Pailton Crescent and contains the former War Amps building which has been owned by the City of Toronto since 1994 and occupied by SPRINT Senior Care since 1998. The two-storey building was constructed in 1959-60 for the War Amps as their "Dominion headquarters" and key-tag manufacturing services facility. The building is clad in limestone, polished black granite and buff brick and is distinguished by the limestone-clad, cenotaph-like pier rising above the roof-line at the south-west corner of the building. Originally the War Amps emblem was mounted at the top cenotaph-like pier, however, it was removed in 1992 and is on display at their offices in Scarborough.

The building and setting has undergone a variety of changes since 1973. The original parking area in front of the building was removed and replaced with planting including mature trees and a single storey, buff brick-clad addition was constructed at the rear of the adjacent property to the east to provide storage facilities. In 1985, two small additions were made at the rear of the building and the building was flanked parking spaces on the south and west sides. Since 1995, a ramp constructed along the south elevation has enabled universal access.

The heritage value of the property is embodied in the original, 1959-60, front section of the building complex which is set-back from the street with a long walkway to the main entrance and an open space.

Statement of Cultural Heritage Value

The former War Amps building has design value as a rare example of a headquarters-manufacturing building designed to integrate a cenotaph-like element in the Modern Classicism style. Favoured by public institutions and conservative corporations, Modern Classicism was applied to this building designed for the employment of Canadian war amputees manufacturing their key tags and for their national headquarters.

The design value is evident in the high degree of artistic merit seen in the combination of minimal and linear classical details, traditional materials such as limestone cladding, modern materials and elements such as polished black granite, curtain walling and the cast metal handrails which exhibit the combined influence of Streamlined Art Deco and 1950s automobile styling. Further, the tall, single, limestone-clad fluted pier at the west end of the principal (south) elevation of the building has a quality evocative of a cenotaph, appropriate

in honouring the sacrifice made by the war amputees in service to their country. The building with its highly visible cenotaph-like stone pier, originally displaying the War Amps emblem, is set back and viewed across the open space in front of the building and on approach from Yonge Street.

The property has associative value with the War Amps organization, founded in 1918 by veteran amputee and army padre Lieutenant Colonel Sidney Lambert, O. B. E. (1886-1971), who remained the president of War Amps until his death and was a persistent advocate for veterans. To honour him, the former Christie Street Military hospital was re-named Lambert Lodge. The War Amps received its charter in 1920 as an organization of "amputees helping amputees" with both practical assistance and counselling. Their now nation-wide, key tag service was initiated in 1946 as a means for veterans to achieve independence through employment. The War Amps has expanded their services to include adults and children who have lost their limbs from causes other than war.

The property is also valued for its association with the Toronto architect Charles B. Dolphin (1888-1969), known for many fine landmark buildings in the city including the Postal Delivery Building (1939-1941).

Contextually, the War Amps building is valued as it contributes to maintaining the mid-century character and low-rise scale of the buildings fronting onto the north side of Merton Street between Yonge Street and Pailton Crescent. The building is historically linked to its surroundings as it was part of post-war transformation and re-development of the street following the completion of the Yonge Street subway line.

Heritage Attributes

The heritage attributes of the property at 140 Merton Street are:

EXTERIOR:

- The setback, placement and orientation of the building, mid-block on the north side of Merton Street between Yonge Street and Pailton Crescent
- The setting of the building with open space in front of the south (principal) elevation
- The scale, form and massing of the original two-storey building.
(This does not include the 1973 one-storey addition on the adjacent property or the 1985 additions at the second level above the original one-storey building sections)
- The materials, comprising limestone, black granite, buff brick and metal
- The elements on the principal (south) elevation including the main entrance located at the west side, with a bevelled, polished black granite door frame and base with the limestone cladding, the adjacent limestone fluted pier which rises above the parapet, and the curtain wall windows with their blue spandrel panels and surrounding limestone frame and the buff brick cladding at the eastern edge and parapet.
- On the side (west) elevation, the limestone-clad pier with a masonry pattern of large blocks and an incised frame surrounding the curtain wall double-storey window opening with metal frames and blue spandrel panel

- On the side (west) elevation to the north of the pier, the first ground floor window opening and its pattern of glazing with a central vertical mullion and narrowing opening sections at the top and bottom of the window set into the buff brick-clad wall
- On the side (east) elevation the portion of black granite base, the buff brick-clad elevation
- On the side (east) elevation, at the ground floor level, the two, wide window openings divided into seven sections with three low opening sections, in a pattern corresponding to the principal (south) elevation with cast stone sills
- On the side (east) elevation, at the upper level, the three windows, joined by a cast stone sill, with the first window divided in two equal sections and the next two windows, towards the rear of the property, divided into three equal sections of the same dimensions as the first window
- The projecting metal parapet cornice on the west, south and east elevations

Revised February 14, 2017

REVISED HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



THE WAR AMPUTATIONS OF CANADA
140 MERTON STREET, TORONTO

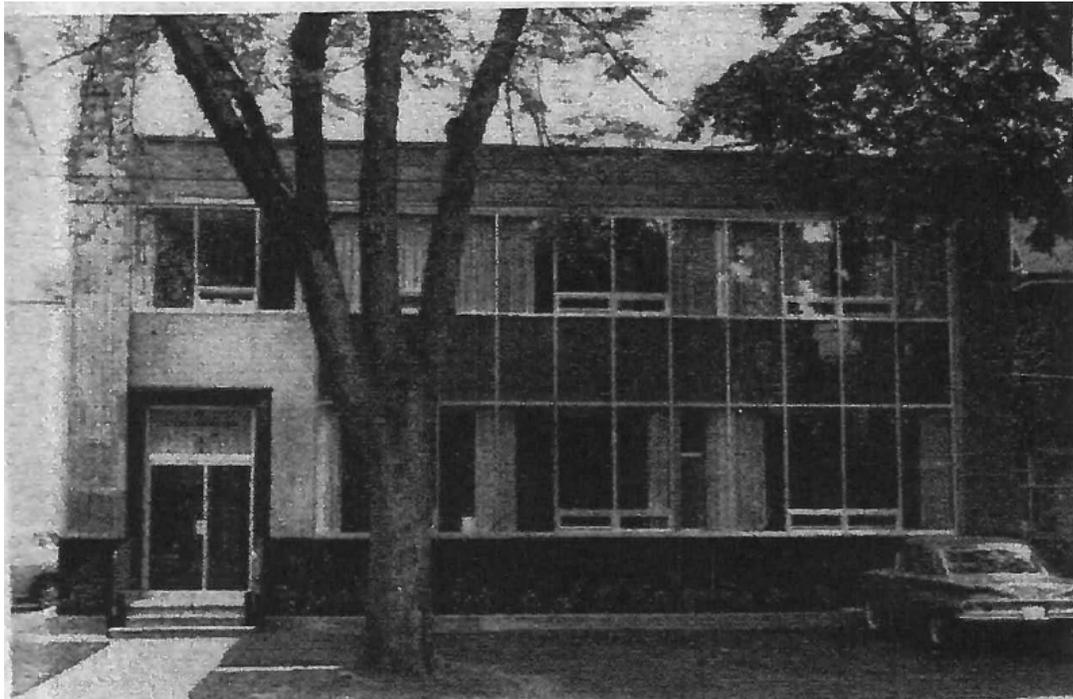
Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2017

Supplementary Report - Intention to Designate and HEA – 140 Merton Street

1. DESCRIPTION



Above: 140 Merton Street, principal south elevation with original planting, tree and parking for veterans (*The Fragment*, September 1960, p.5)

Cover: 140 Merton Street, south west corner of the principal elevation (HPS, 2016)

140 Merton Street: The War Amputations of Canada building	
ADDRESS	140 Merton Street
WARD	Ward 22 (St. Paul's)
LEGAL DESCRIPTION	PLAN M5 LOT 28 PT LOT 26
NEIGHBOURHOOD/COMMUNITY	Davisville
HISTORICAL NAME	War Amputations of Canada
CONSTRUCTION DATE	1959-60
ORIGINAL OWNER	War Amputations of Canada
ORIGINAL USE	Key tag manufacturing facility and offices
CURRENT USE*	Community outreach
ARCHITECT/BUILDER/DESIGNER	Charles B. Dolphin
DESIGN/CONSTRUCTION/MATERIALS	Limestone, granite, brick, and curtain wall cladding
ARCHITECTURAL STYLE	Modern Classicism
ADDITIONS/ALTERATIONS	1973 and 1985
CRITERIA	Design/associative/contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	January 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 140 Merton Street, and applies the evaluation criteria which determine that 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
1845	John Davis purchases part of Lot 18 in the Third Concession of York Township and the Davisville neighbourhood is born
1885-90	Joseph Stanley Davis subdivides the southern half of Lot 18 with Plan M5 which includes the creation of Merton and Balliol Streets
1889	The Belt Line is constructed running along the southern edge of the Merton Street properties encouraging the location of industry on the south side of the street
1889-90	Davisville and Eglinton merge to become the Village of North Toronto, and then, in 1890, the Town of North Toronto
1918	The Amputations Association of the Great War, later known as the War Amputations of Canada, (War Amps) is founded
1946	The War Amps introduce their key tag service
1959	The War Amps purchase the properties at 136-148 Merton Street. The property is known as 140 Merton Street
1959	Building Permit 55163 is granted for a new two-storey facility for the War Amputations of Canada with drawings submitted by the architect Charles B. Dolphin
1973	Building Permit 037983 is granted for a single-storey warehouse addition on the adjacent Lot 28 to the east of the existing building
1985	Building Permit 225905 is granted for second storey additions on the single storey parts of the original 1959-60 building
1992	The War Amps relocate their key tag manufacturing facility to Maybrook Drive, Scarborough but retain ownership until 1994
1994	The City of Toronto acquired the property at 140 Merton Street
1995	Building Permit 370361 is issued to the City to alter the building for equipment maintenance and office use by the Department of the Environment and Public Works and to construct a barrier free ramp on the front (south elevation)
1998	SPRINT (Senior Peoples' Resources in North Toronto Incorporated) becomes a tenant occupying the second floor
2014	Transportation Services, City of Toronto move out of the main floor of the building

ii. HISTORICAL BACKGROUND

Davisville Neighbourhood

The property at 140 Merton Street is located in the Davisville neighbourhood, centred on the intersection of Yonge Street and Davisville Avenue. (Image 1) Originally known as Davis Corners, the neighbourhood originated with the arrival in the City of Toronto of an immigrant English school teacher, John Davis (1813-1899) in 1840. Davis was "a very active man with a strong social conscience."¹ Trained as a school teacher, he worked as bookkeeper and then in 1845 purchased a portion of Lot 18, Third Concession, on the east side of Yonge Street. He became a potter and took over John Walmsley's pottery business renaming it the Davis Pottery.² By 1851, Davis had established the Davisville Methodist Church, he became the Post Master for the local post office and in 1860 donated land for York County School Section 7 serving as a trustee for 25 years. (Image 2) One of Davis's sons, Joseph Stanley, became the mayor of North Toronto also serving as a councillor. Davis's grandson, J. J. Davis opened a grocery store at the north-east corner of Yonge Street and Davisville Avenue, where it currently survives as a Starbucks. (Image 3)

In 1889 Davisville and Eglinton were incorporated as the Village of North Toronto which became a town in 1890. North Toronto extended as far south as the border of the Mount Pleasant Cemetery. Joseph Stanley Davis owned the south half of Lot 18, which extended along the cemetery border between Yonge Street and Mount Pleasant Avenue. By 1890, he had subdivided it under Plan M creating two streets leading east from Yonge Street and named Balliol and Merton, apparently after the Oxford Colleges.³ (Image 4)

The introduction of the Belt Line Railway, which the Grand Trunk/CN railway also used, meant that Merton Street was an ideal location for businesses. The Davisville Pottery relocated to 377 Merton Street. Other businesses including Milnes Coal, and the Dominion Coal and Wood Company were also located on Merton Street on the south side, near the railway line, while the north side was developed with housing. (Images 5-6)

With the completion of the Toronto Transit Commission Yonge Street Subway line in 1954, a series of low-rise, two-three storey commercial and apartment buildings were constructed on Merton Street and from the 1970s onwards mid-rise office and residential buildings were added. (Images 7-9)

140 Merton Street

In 1959, the War Amputations of Canada (War Amps) purchased Lot 26 on the north side of Merton Avenue. The lot was occupied by a sequence of houses at 136-148 Merton Street previously owned by Shaw Laboratories and rented to a variety of tenants.⁴ (Image 10) A two-storey facility intended to be a place of employment for war veteran amputees to manufacture and distribute key tags, as well as the national headquarters for the War Amps

1 Ritchie, p.74.

2 It would be known as the Davisville Pottery by the 1880s.

3 Ritchie, p. 71.

4 Assessment rolls 1958 for 1959 and 1959 for 1960, Ward 9 Div. 1, CTA.

association, was designed by the well-known Toronto architect, Charles B. Dolphin and constructed between 1959 and 1960.⁵ (Images 11-13) An article in the Toronto Daily Star on March 18, 1960 describes the new facility for the key tag productions, as well as the service of returning lost keys to Canadians.⁶ The building was also noted as including the "Dominion headquarters" for the War Amps with ample space in contrast to their previous crowded location on Bay Street.

In 1973, a single-storey warehouse extension was built at the rear of Lot 28 to the east. In 1985, two extensions at the second storey level were constructed over the first floor sections at the rear north-west and north-east corners of the original building.

The War Amps relocated to a new premises on Maybrook Drive in Scarborough in 1992. In 1994, the property at 140 Merton Street was acquired by the City of Toronto for equipment maintenance and office use by the Department of the Environment and Public Works. In 1995, a building permit was granted to the City for alterations to the property including a barrier free ramp on the front (south) elevation.⁷ In 1998, the City rented the second floor to the local community service group SPRINT (Senior Peoples' Resources in North Toronto Incorporated). By 2014, Transportation Services was occupying the ground floor and at the end of this year, they vacated the property. SPRINT continues to occupy the second floor.

The War Amputations of Canada

War Amps was founded by army padre Lieutenant Colonel Sidney Lambert, S.M., O.B.E. (1886-1971). (Image 14) Lt. Col. Lambert was born in England, immigrating to southern Alberta in 1904. An itinerant preacher, he enlisted for service with the Calgary Regiment in World War One. When stationed in Ypres in Northern Belgium, he was injured during the conflict resulting in the amputation of one of his legs. While recovering at the College Street Veteran's Hospital in 1918, he saw the need for a national organization of "amputees helping amputees" to assist "all men and women who have lost a limb or limbs whilst giving their service to Canada, the British Empire and the Allies in the Great War."⁸ He believed that with "courage and determination, amputees could succeed in life."⁹ From 1919 he was the Hospital Chaplain at the Christie Street Military Hospital. When the Christie St. hospital closed in 1948 it was renamed Lambert Lodge in his honour. Lt. Col. Lambert transferred to the new Sunnybrook Hospital in 1948 where he served as chaplain until he retired in 1952. An advocate for veterans, he appeared before numerous parliamentary committees. Lt. Col. Lambert served as the President of the War Amps for over 50 years until his death in 1971 during which time he oversaw the construction of the new headquarters on Merton Street. In 1968 he was awarded the Medal of Service in the Order of Canada in recognition of his contribution to veterans' welfare.

5 Assessment rolls 1960 for 1961, Ward 9 Div. 1, CTA and Building Permit 55163, 5 June 1959.

6 Toronto Daily Star, March 18, 1960, p.9.

7 Building Permit 370361, 20 February 1995.

8 <http://www.waramps.ca/about-us/history/>

9 *The Fragment*, Spring, 1996, p. 7.

War Amps was originally chartered in 1920 as "The Amputations Association of the Great War" and was subsequently known as War Amputations of Canada. Originally envisioned as a "fraternal society that would be able to provide direction for its members while also seeing to their needs. Counselling, self-help and practical assistance are common threads that have been retained in the modern-day organization."¹⁰

The now nation-wide, key tag service was initiated in 1946 as a means for veterans to achieve independence through employment at a fair wage and also provide a service to Canadians. The original premises for the key tag service on Bay Street was not suitable and by the late 1950s it was decided that a purpose-built facility that would include the national headquarters was required. The properties on Merton Street were chosen for their central location with the advantage of being near to the new Toronto Transit Commission subway system. Allan Piper, the General Manager of the key tag service, was credited with the functional design and layout of the building to accommodate the headquarters, clerical, key tag manufacturing and mailing as well as a secure zone with a safe for money handling and accounting prior to its being given to the architect, Charles Dolphin, for detail architectural design and drawing.¹¹ (Image 15)

In 1960, with the completion of the new building on Merton Street, the goal was to manufacture and mail out 7,500,000 key tags nationwide.¹² (Image 16) This service expanded in 1972 to include the production of address labels. In 1953, the War Amps introduced their Civilian Liaison program to include adults who have lost their limbs from causes other than war. This was expanded to include children in 1963 with the Sidney Junior program, ("intended to carry on the name of the greatest Amp of them all"¹³) now known as the CHAMP program. (Image 17)

Architect: Charles B. Dolphin

Charles Brammal Dolphin (1888-1969) studied and travelled before serving for four years in World War I achieving rank as Captain, C. E. F. (Canadian Expeditionary Force) and becoming a casualty in the battle at St. Eloi, Belgium. In 1920, he went into partnership with H. S. Dowswell whom he had met while working for the architects Ross and Macdonald. Dowswell was in charge of their Montreal office. It is not known how long the partnership lasted but by the mid-1920s newspaper reports indicate Dolphin as a sole practitioner on Toronto projects.¹⁴ From the 1920s, with his unusual design for the Crescent Road Apartments, 1926, on Yonge Street, Dolphin revealed his talent for unique interpretations of the classical style, extending its language into the innovative styles of the time, including the Art Deco and the Modern, adapted to new building types. He designed other apartment buildings, hospitals, and commercial buildings throughout the 1930s - 1950s. One of his most remarkable achievements is the Toronto's former main Postal Delivery Building, 1939-41, located on Bay Street, which is now integrated with the Air

10 Ibid.

11 *The Fragment*, June 1960, p 7 and Verbatim Proceedings, Oct. 5-7, 1960.

12 *Toronto Daily Star*, op. cit.

13 *The Fragment*, Spring 1996, p. 10.

14 *Toronto Daily Star*, 21 August 1926, p 4.

Canada Centre. The War Amputations of Canada building is one of the last projects of Dolphin's career.

iii. ARCHITECTURAL DESCRIPTION

The building at 140 Merton Street is a two-storey, flat-roofed block designed to accommodate the key tag manufacturing facilities of war amputees and associated offices, lunchroom and washrooms on the ground floor and the War Amp association's "Dominion headquarters" offices and board room on the second floor. (Images 18-20) To this end, the building was designed as a notched L-shaped building with the narrow end facing the street and the broad base of the 'L' at the back of the site. The second floor at the back of the site was narrower than its ground floor, set in on both the east and west sides. This created a shallow office space increasing proximity to daylight and ventilation. (Image 21)

While the planning of the building was well resolved in terms of the various functions and occupants, the external design of the building had a monumental element indicating the honour due, and the importance of, the services given by the war amputees to Canada in during wars which continued in peacetime. Throughout his career Charles Dolphin employed the Classical style, reinterpreting it with new building typologies and extending it formally in composition and details to integrate the innovative styles of the time. Designing this building for the War Amps in 1959, Dolphin combined Modern Classicism,¹⁵ with its reductive linear classical details and Modernist sensibility, with the International Style and a contemporary quality that owes its origins to the Art Deco style. These design qualities were contained within the front portion of the building, which contained reception, office and boardroom spaces while the rear elevations were more functionally designed and simply clad in buff brick. (Image 22)

The principal elevation of the building facing south on the Merton Street features an International Style curtain-wall system framed in aluminium and featuring blue spandrel panels that speaks of a Late Modernism associated with the mid-century buildings of major North American corporations.¹⁶ The choice of limestone cladding on a polished black granite base refers to the continued use of traditional materials favoured in government and institutional buildings and also utilized in Dolphin's design for the Postal Delivery Building of 1939-1941. The highly polished, reflective and smooth surface of the black granite is also indicative of a mid-twentieth sensibility rooted in the Art Deco style and continued in the industrial-design styling especially evident in 1950s automobiles. This same sensibility is present in the entry stairs with its flat, metal handrail, likely of cast aluminum or a metal alloy, its slender cross-section and curving form set into the black granite balustrade of the main entry stairs. (Images 23-24)

The limestone cladding features large blocks with flush joints emphasizing a flat smooth surface quality associated with Modern Classicism. The limestone wraps around the main

¹⁵ Kalman, p 757 ff.

¹⁶ Compare for instance with Lever House, New York, Skidmore Owings and Merrill, 1950-52

entrance which has a traditional, bevelled polished black granite portal framing modern glass doors with aluminum frames.

One of the most interesting elements is the limestone-clad pier adjacent to the main entrance, at the south-west corner of the building which rises above the flat roof. With its fluted south face and the pattern of large blocks around a central window opening on the west elevation, it has a monumental quality recalling not only civic buildings, but also war memorials and cenotaphs built to honour those who had given their lives in service to their country. At this building, those who had lost their limbs and continued to work in service to their country are honoured. As David Saunders, the Chief Operating Officer, commented the design of the building recalled cenotaphs like those at Vimy.¹⁷ Attached to this stone pier, at the top above the fluting, was the logo of the War Amps. (Image 25) The logo features the double A's of the original "Amputations Association of the Great War" superimposed on a Union Jack. Towards the end of World War II, the association was re-named the War Amputations of Canada and a new logo was created with a triangle featuring the new name.¹⁸

The L-shaped building was set back from the street against the east and north boundaries of the property creating an 'L' of open space around the south and west elevations, focusing on the cenotaph element of the building's design. As the 1959 site plan indicates, an area of grass was designed along the sidewalk and the path leading to the main entrance. (Image 26) Another strip of grass was planted on the east boundary and planters extended along the south elevation. Parking for war amps was provided along the south and west elevations. (Image 27) The design also permitted access for deliveries to the manufacturing section at the rear of the building.

When the building was extended on the property to the east in 1973, additional parking was provided on that property. The area in front of the building was planted with grass and a short box hedge. The original tree seen in the 1960 photograph had been removed and was replaced by a new one in the same location. (Image 11, as above) After the City acquired the property in 1994, a ramp to provide universal access was built across the south elevation, removing the original planters.

While the front portion of the building, as viewed especially on arrival along Merton Street from Yonge Street, shows a high level of consideration in terms of design concept, materials, details and style, as is appropriate for the section that was the public face of the War Amps "Dominion headquarters", the rest of the building's design, where manufacturing occurred, was treated in a much simpler and more functional manner. (Images 28-29) This section of the building was given a plainer treatment with buff brick cladding reflecting the manufacturing purposes.

The fenestration responded to interior functions, larger windows on the east side where the offices were located and smaller ones on the west where the washroom were. The windows

¹⁷ David Saunders, in conversation, 1 February, 2017.

¹⁸ Description of the logo taken from a plaque in the entrance to the new Scarborough War Amps Headquarters at 1 Maybrook Drive.

were steel "Crittall" types, widely used especially in the 1930s-1950s. (Images 30-32) They came in standard vertical modules which could be combined in different numbers according to the internal requirements, and with options regarding opening sections for ventilation. When the building was extended in 1973, the fenestration of the lower office windows on the east side was replaced with a new system matching the new building which maintained the narrow vertical sections of the original fenestration.

The staircase in the entry lobby retains some of the original detailing from the 1950s including the green terrazzo with the black risers (which correspond to the exterior granite steps with the polished black granite base to the balustrade), as well as the unusual wall with its wood trim and handrail that is also similar to the exterior handrail. (Image 33)

iv. CONTEXT

140 Merton Street is situated on the north side of the street, between Yonge Street and Pailton Crescent in the Davisville neighbourhood. The character of this section of Merton Street represents the growth and change that has occurred along the street since World War II as noted above. (Images 34-36) The street is primarily characterized by a mix of residential and commercial buildings which vary from low to mid-rise and reflect in their style and form and typologies each of the six decades that has passed. 140 Merton Street represents the earliest phase of the mid-century development of the street in terms of both scale and style.

More importantly, with its design and the cenotaph-like pier on the west side of its south elevation, it is a historic monument in the community, commemorating not only Amputees and their service to Canada during war times, but their determination, following the loss of their limbs, to support each other in making a new life, to extend that support to others who lost limbs through causes other than war and to again be of service to their country in peace time.

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

The former War Amps building has design value as a rare example of a headquarters-manufacturing building designed to integrate a cenotaph-like element in the Modern Classicism style. Favoured by public institutions and conservative corporations, Modern Classicism was applied to this building designed for the employment of Canadian war amputees manufacturing their innovative key tags and as accommodation for their national headquarters.

The design value is evident in the high degree of artistic merit seen in the combination of minimal and linear classical details, traditional materials such as limestone cladding, modern materials and elements such as polished black granite, curtain walling and the cast metal handrails which exhibit the combined influence of Streamlined Art Deco and 1950s automobile styling. Further, the tall, single, limestone-clad fluted pier at the west end of the principal (south) elevation of the building, has a quality evocative of a cenotaph, appropriate in honouring the sacrifice made by the war amputees in service to their country. Unlike other buildings constructed on Merton Street in the 1950s, the War Amps headquarters was intentionally set back from the street to accommodate a parking area for veterans in front of the building which has evolved into a landscaped front yard area after the 1973 addition.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
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	X

The property has associative value with the War Amps organization, founded in 1918 by veteran amputee and army padre Lieutenant Colonel Sidney Lambert, O. B. E. (1886-1971), who was president of the organization for over 50 until his death and was also an expert on veteran affairs. The former Christie Street Military hospital was re-named Lambert Lodge in his honour. The War Amps received its charter in 1920 as an organization of "amputees helping amputees" with both practical assistance and counselling. Their now nation-wide, key tag service was initiated in 1946 as a means for veterans to achieve independence through employment. The War Amps has expanded their services to include adults and children who have lost their limbs from causes other than war.

The property is also valued for its association with the Toronto architect Charles B. Dolphin (1888-1969), known for many fine landmark buildings in the city including the Postal Delivery Building (1939-1941).

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

Contextually, the War Amps building is valued as it contributes to maintaining the 1950s-1960s character and low-rise scale of the buildings fronting onto the north side of Merton Street between Yonge Street and Pailton Crescent. The building is historically linked to its surroundings as it was part of post-war transformation and re-development of the street following the completion of the Yonge Street subway line. Set back from the street with a planted area, its association with Veterans and War Amps is distinguished from other commercial uses through its landscaped setting and the view on approach from Yonge Street of the west and south elevations of the cenotaph-like stone pier originally containing the War Amps logo.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 140 Merton Street (the War Amputations of Canada building) has design, associative and contextual values.

The War Amputations of Canada building has design value as a rare example of a late Modern Classicism building designed to accommodate and honour war amputees in a facility for the production of key tags which also housed the offices of their national headquarters.

The property has value as it is associated with the War Amputations of Canada, which since 1918 has provided practical assistance and counselling to adult and child amputees who have lost limbs either through war or other causes. The production of key tags since 1946 was a key aspect of the success of the organization. Contextually, the two-storey building contributes to the 1950s-1960s low-rise scale and character of Merton Street in the Davisville neighbourhood.

5. SOURCES

Archival Sources

City of Toronto Assessment rolls Ward 9, Div. 1, Ward 10, Div. 1. (City of Toronto Archives [CTA])

City of Toronto Building Records, Building Permits, 55163 (1959), 037983 (1973), 225905 (1985), 370361 (1995)

City of Toronto Directories (CTA)

City of Toronto Planning Board Atlas, 1957-1960.

Goad Charles E. *Atlas of the City of Toronto and Suburbs*, 1884-1924. (CTA).

The War Amputations of Canada - archival sources including "Verbatim Report of the Proceedings of the War Amputations of Canada held at the Prince Edward Hotel, Windsor, Ontario, October 5, 6, 7, 1959

Secondary Sources

Construction, March 1920 p. 102.

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The Globe and Mail, April 12, 1943, p. 4 on the need to provide jobs for war veterans and war amputees after the war

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Toronto Daily Star, March 18, 1960, p. 9 - references key tags to mailed out from new Merton Street premises which includes their "Dominion headquarters."

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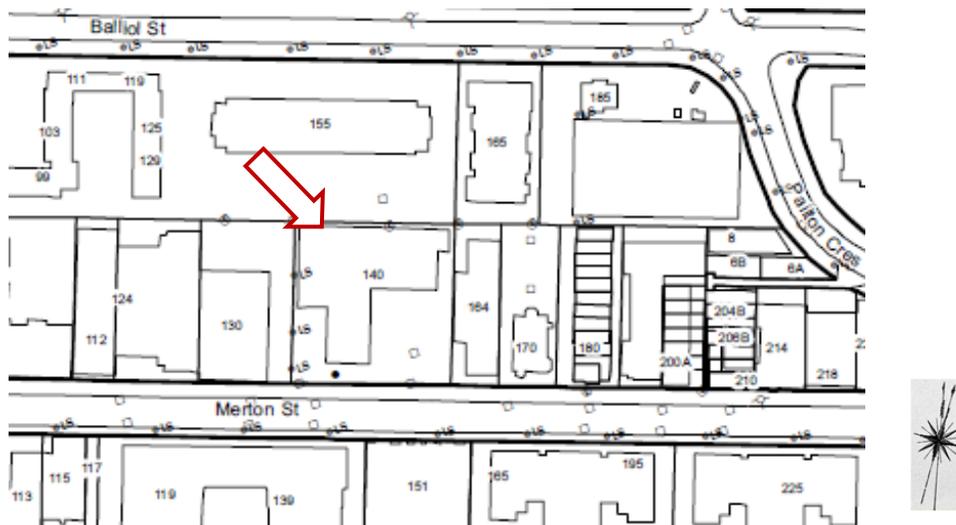
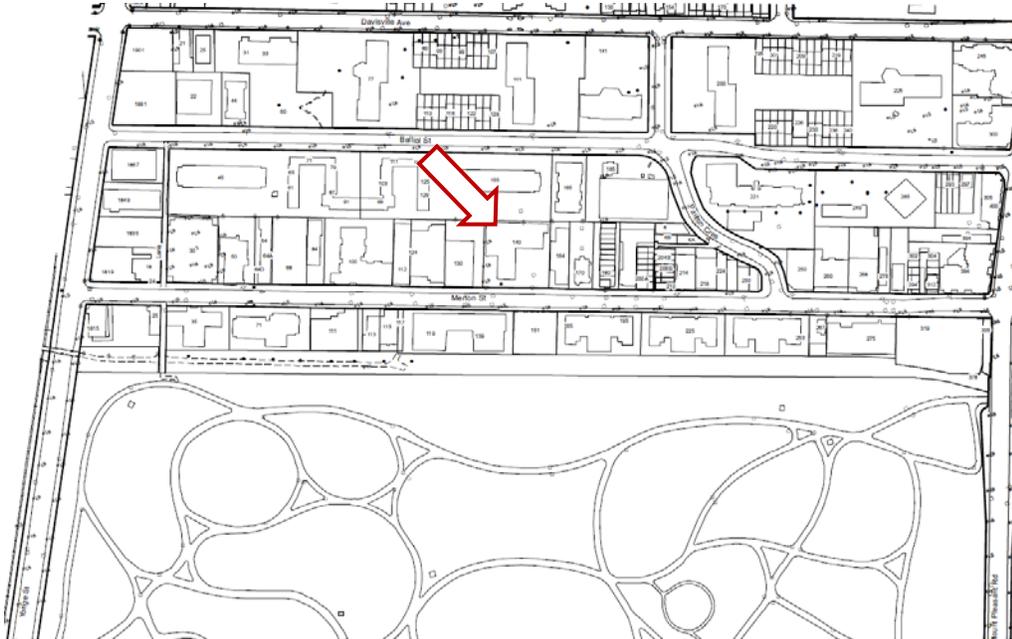
Toronto Daily Star - July 19, 1920, p. 7. 7 College St HQ opened for War Amps

Toronto Daily Star, 21 August, 1926, p. 4. Report on the proposed construction of the Yonge St. apartment building by architect C. B. Dolphin.

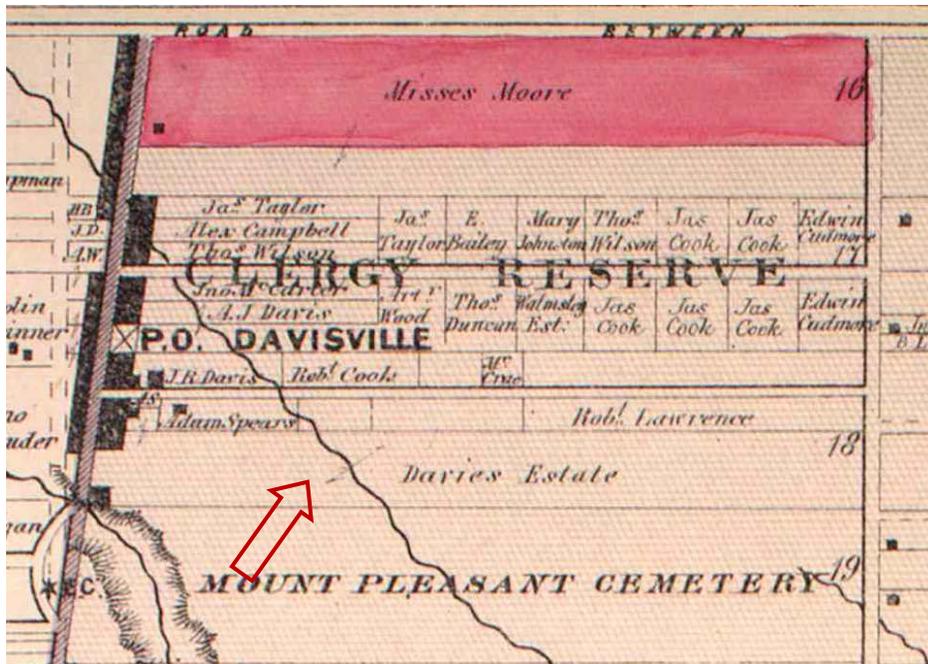
War Amputations of Canada website <http://www.waramps.ca/about-us/history/>

6. IMAGES:

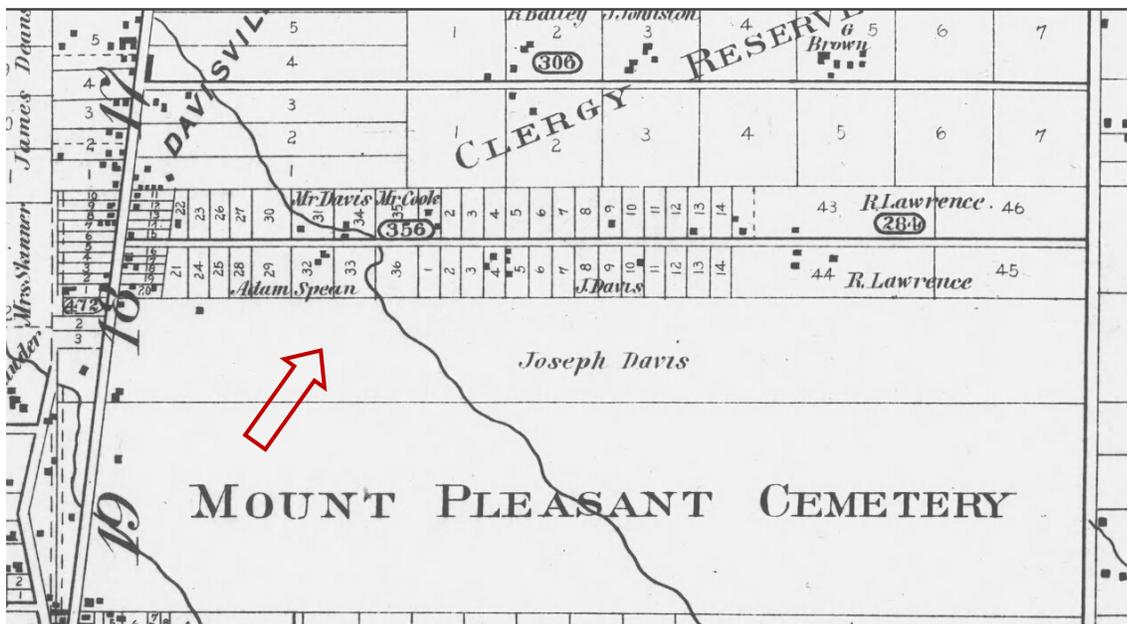
The arrows mark the location of the property at 140 Merton Avenue. Please note: all maps are oriented with north at the top, unless otherwise indicated



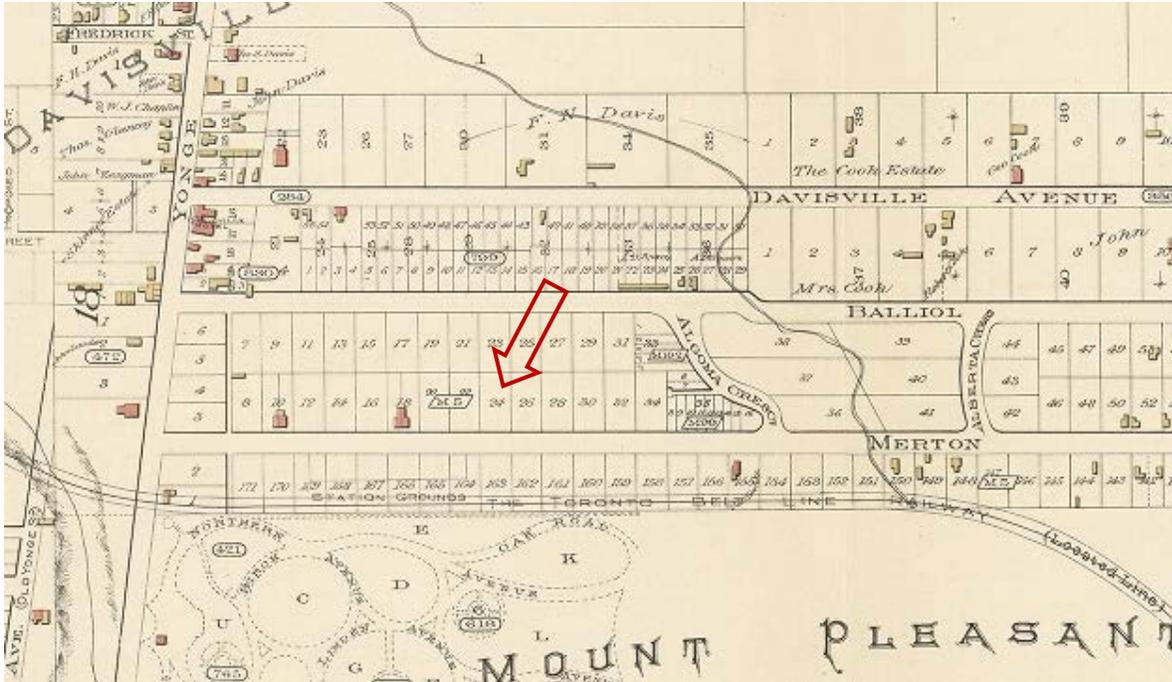
1. City of Toronto Property Data Maps - detail: the subject property at 140 Merton Street is marked on the north side of the street, east of Yonge Street and west of Mount Pleasant Road



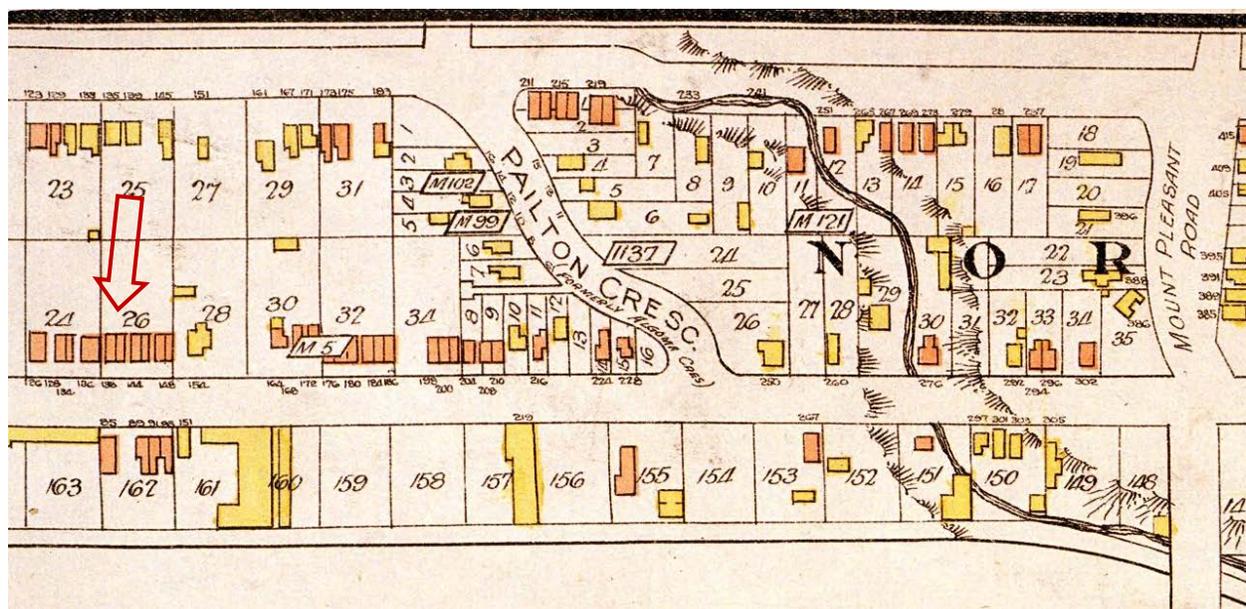
2. Miles & Co., *Illustrated Historical Atlas of the County of York*, (detail), 1878: showing Davisville, to the east of Yonge Street, with its post office, the school (next to 'J.R. Davis'), and the property marked A. J. Davis where the pottery was located. NB: the school fronts onto a road now known as Davisville Avenue. (Ng)



3. Goad's *Atlas*, 1884 (detail): showing the southern half of Lot 18 owned by Joseph (Stanley) Davis. (CTA)



4. Goad's Atlas, 1890 (detail): showing the 'M5' subdivision of the Joseph Stanley Davis property and the creation of Balliol and Merton Streets, the layout of Algoma Crescent (now known as Pailton Crescent) parallel to the course of Mud Creek to the east and the Toronto Beltline running along the edge of the properties on the south side of Merton Street north of Mount Pleasant Cemetery (CTA)



5. Goad's Atlas, 1924 showing the development on the north side of Merton Street which is primarily houses of mixed types and on the south side primarily industrial properties. (CTA)



6. Photograph of Merton Street, 1913: showing the industrial buildings on the south side of the street. (CTA, Series 372, ss 0058, Item 0240)



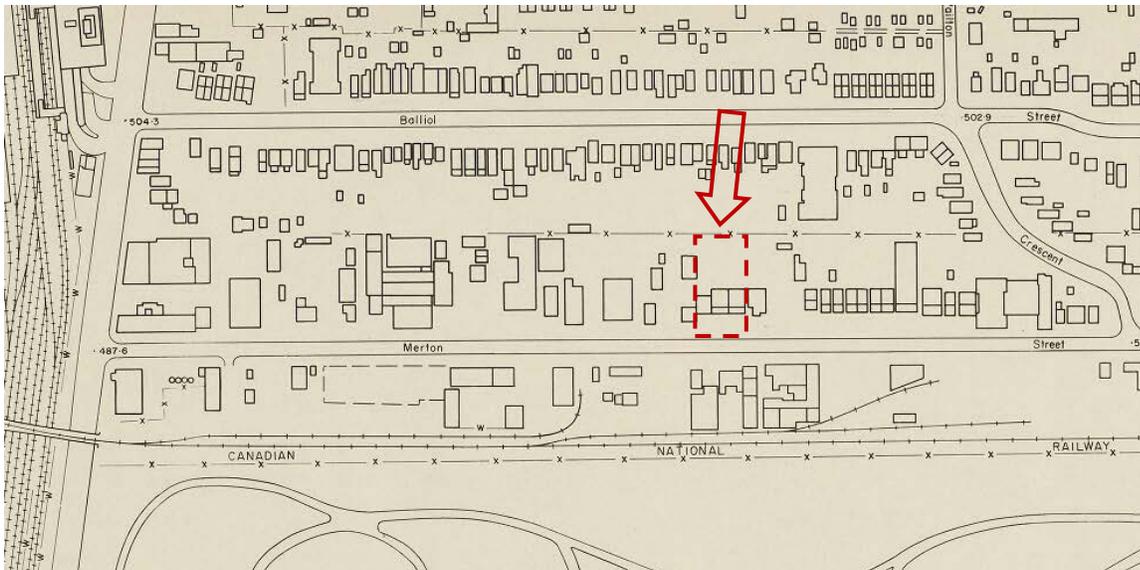
7. Merton Street, north side, east of 140 Merton Street: showing the 1950s-1960s low-rise buildings on Merton Street, west of Pailton Crescent (HPS, 2016)



8. Merton Street, north side, east of 140 Merton Street: showing low-rise buildings (HPS, 2016)



9. Merton Street, south side opposite 140 Merton Street: showing c.1980s mid-rise buildings responding to low-rise context (HPS, 2016)



10. *City of Toronto Planning Board Atlas, Sheet 29, Part D, based on aerial photography from April 1959 Drawing 1960, (detail): showing the primarily industrial and commercial development of Merton Street with remnants of residential properties and the CNR railway line with its sidings providing access to various properties. Note also the completed Yonge subway line at the west end of Merton Street and a portion of the Davisville subway station. The dashed rectangle indicates Lot 26 and the buildings on the property when it was acquired by the War Amps (CTA)*



11. 140 Merton Street: photograph taken between 1973 and 1985 showing the 1973 addition on the right at the rear of the property. On the left side of the photo, the 1985 second storey addition has not yet been added, nor the delivery access door removed. The parking in front of the building has been replaced by a landscaped open space (War Amps Archives, Scarborough)



12. 140 Merton Street: photograph showing the principal (south) elevation and the west side of the property. At the rear of the property, the 1985 infill addition at the second floor level can be detected with the different coloured brick (HPS, 2016)



13. 140 Merton Street: photograph showing the principal (south) elevation and the east side of the property. Note at the rear of the original building, the second-storey addition constructed in 1985 indicated by the different coloured brick, as well as the single-storey addition, at the rear of the parking lot completed in 1973. (HPS, 2016)



14. Lt. Col. S. E. Lambert, S.M, O.B.E (War Amps Archives, Scarborough)



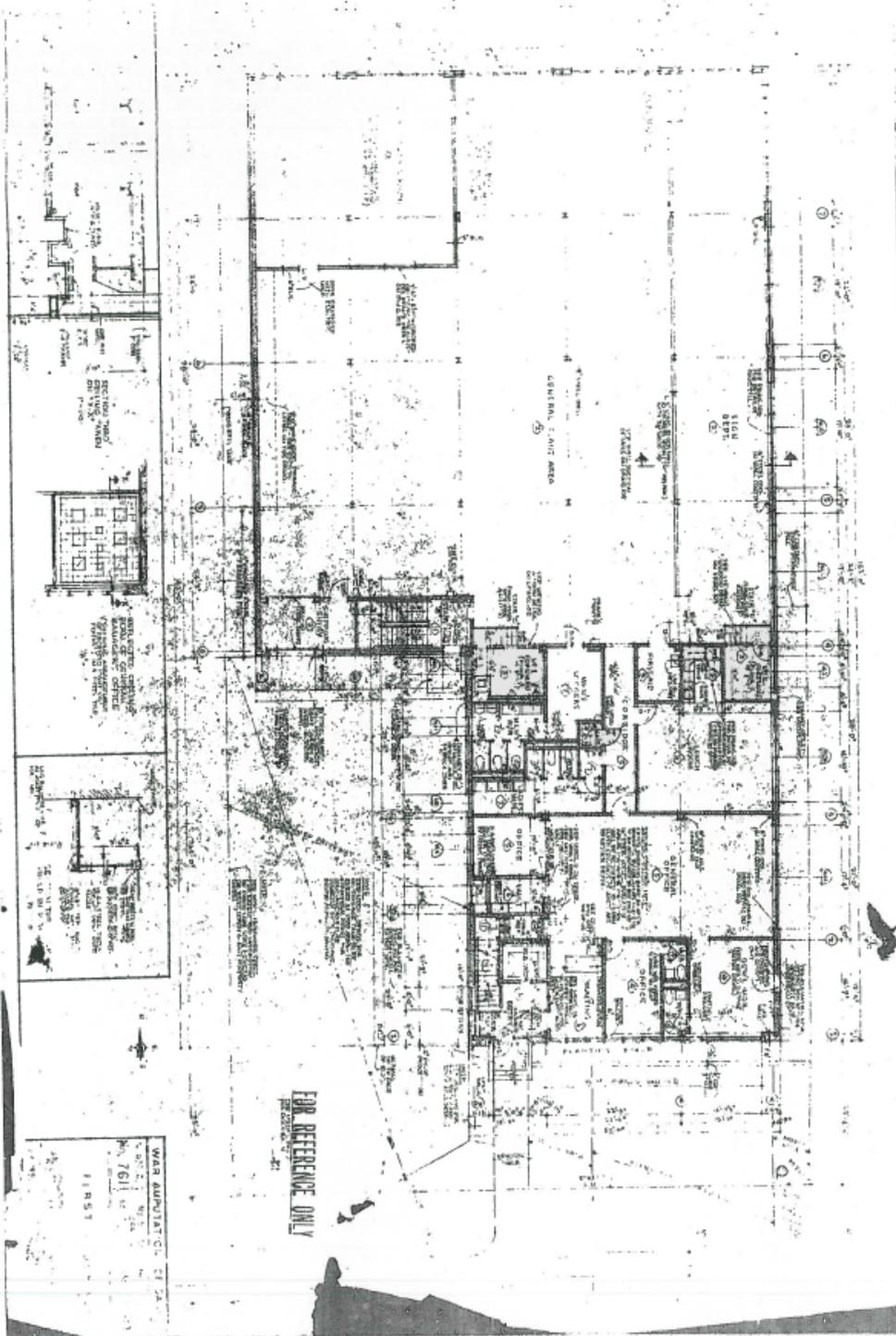
15. 1960 Photograph of the General Manager of the Key Tag Service, A. D. Piper
(*The Fragment*, September 1960, p. 5)



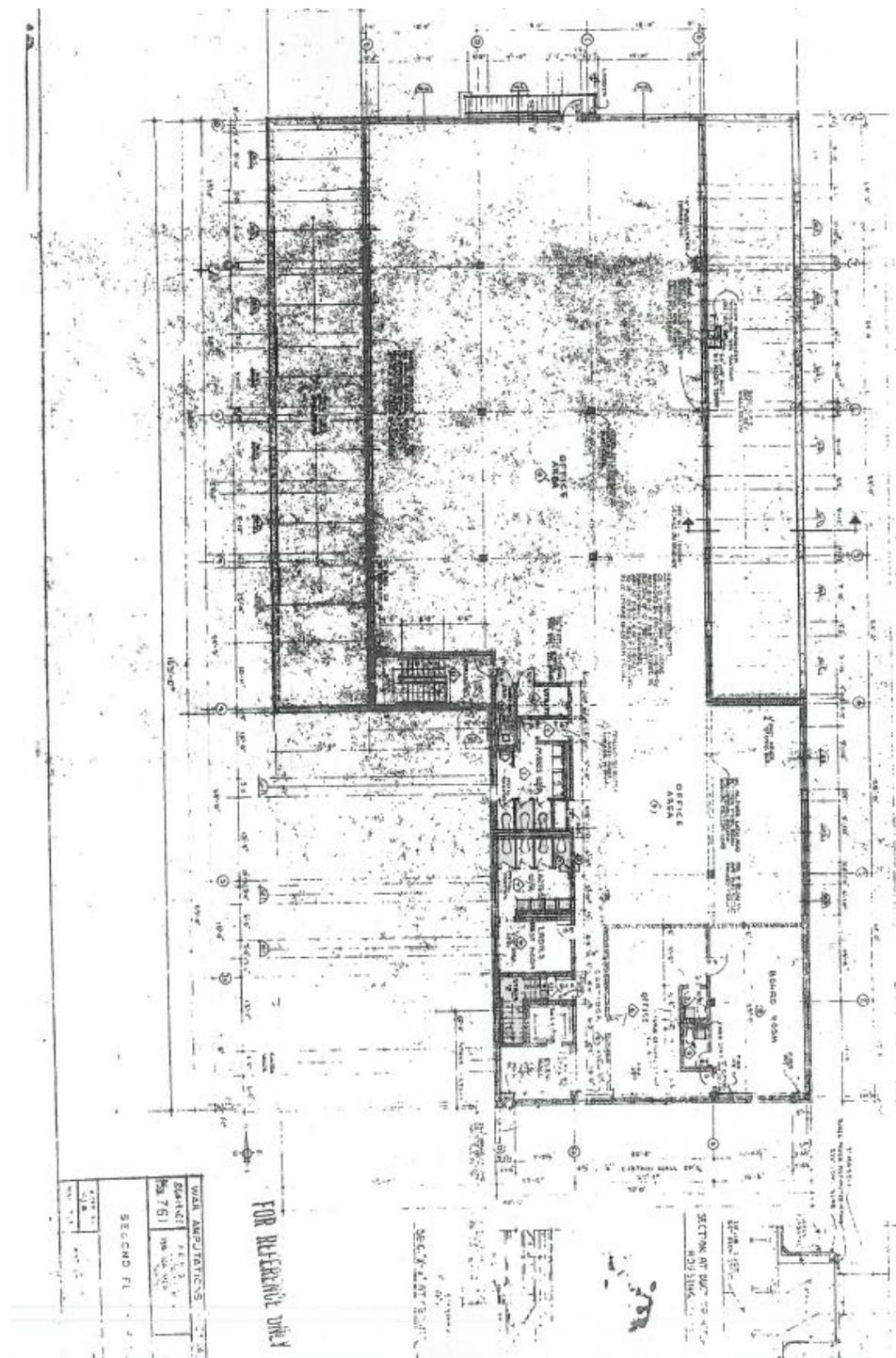
16. Key Tag Assembling, c 1973-1985 (War Amps Archives, Scarborough)



17. Children Amputees as CHAMP participants at the Fiesta Parade, Oshawa, August 1994 (*The Fragment*, Fall 1994, p. B32)



19. First Floor Plan, 140 Merton Street, Building Permit 55163, 1959. The L-shaped plan shows that the entrance lobby, stairs, elevator, general offices, lunchroom and washrooms were accommodated in the narrow building at the front of the site with the key tag manufacturing located in the wider foot of the 'L' at the rear of the site which featured a steel structure to enable the continuous open space. (City of Toronto, Building Records)



20. Second Floor Plan, 140 Merton Street, Building Permit 55163, 1959, showing: the accommodation for an office leading to the boardroom located at the front of the building with continuous open office area behind. As on the first floor the washrooms are located in the front of the building on the west side. Note that the rear of the building is set in on both the east and west sides. (City of Toronto, Building Records)



21. Interior on the east side of the second floor showing the original external wall (at the right) of the narrower upper floor prior to the extension (centre and left) in 1985. (HPS, 2017)



22. Principal (south) elevation and side (west) elevation (HPS, 2016)



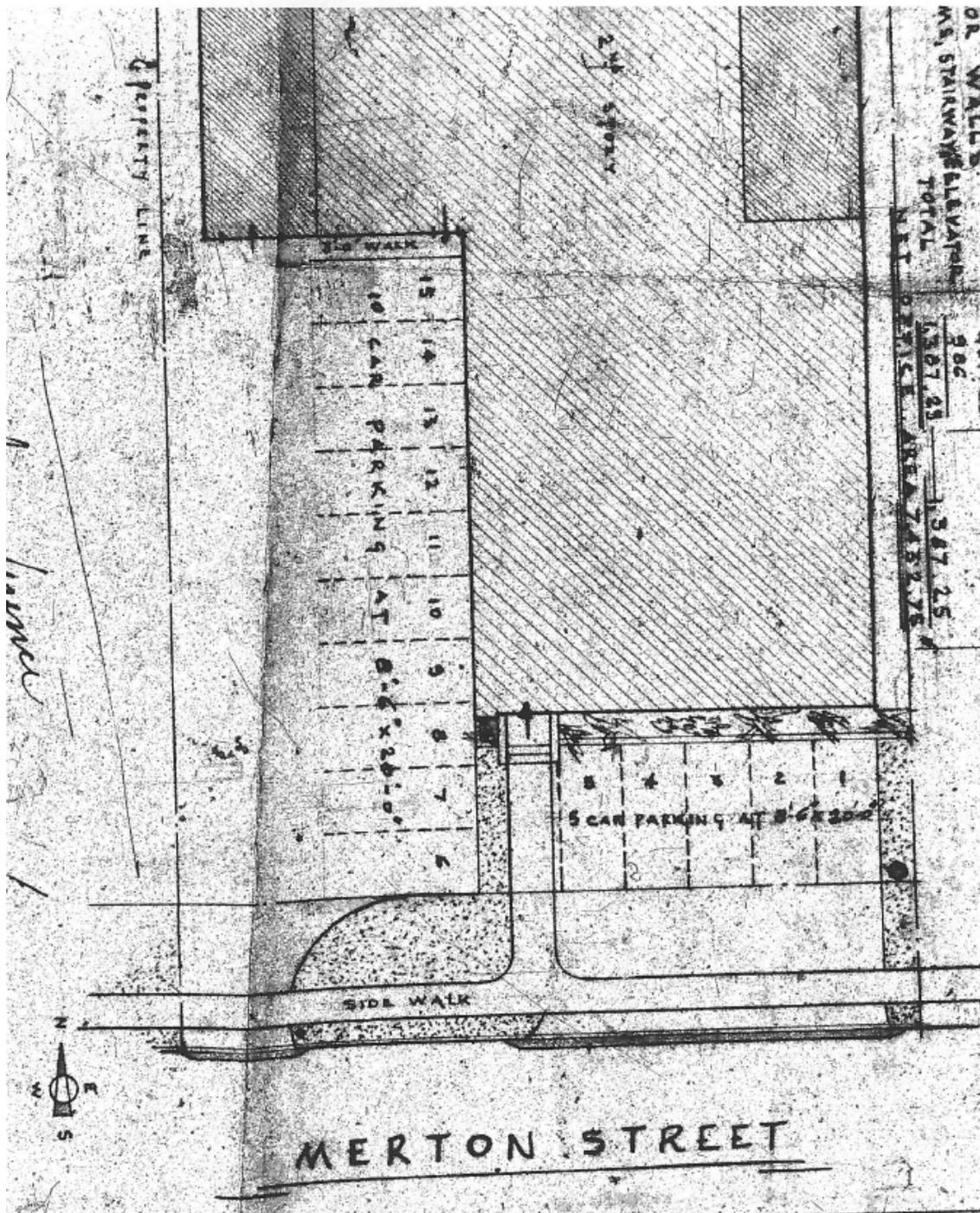
23. Entry at 140 Merton Street, viewed from the west: showing the granite steps flanked by polished black granite base for the balustrade and the door frame with later ramp handrails to the right in black hollow metal tubing and the curtain wall details with the opening sections (HPS, 2017)



24. Entry at 140 Merton Street, as seen from the east: showing the details of the entrance and the fluted pier with the later ramp and handrail to the right of the step (HPS, 2016)



25. War Amputations of Canada Logo: originally located on the pier at 140 Merton Avenue and relocated to the new Scarborough War Amps Headquarters in 1992. (HPS, 2017)



26. Site Plan Layout of Landscaping and Parking, Building Permit 55163, 1959: showing the walkway and steps to the main entrance, the planter along the south, front elevation, the area designed for grass and the allocation for 5 parking spaces along the south elevation and an additional ten spaces along the west elevation. Note the darker hatching on the rear part of the building indicating the inset second level (City of Toronto, Building Records)



27. 140 Merton Street: showing the sign indicating the parking space is reserved for War Amps adjacent to the main walkway at the front of the building. (HPS, 2017)



28. East elevation showing the office windows (left). The ground floor windows were likely replaced in 1973 as they match those of the warehouse extension (to the right). The pattern of mullions and lower opening sections corresponds to the front, south elevation, curtain wall. The windows at both levels, while maintaining the original pattern are new glazing systems (HPS, 2017)



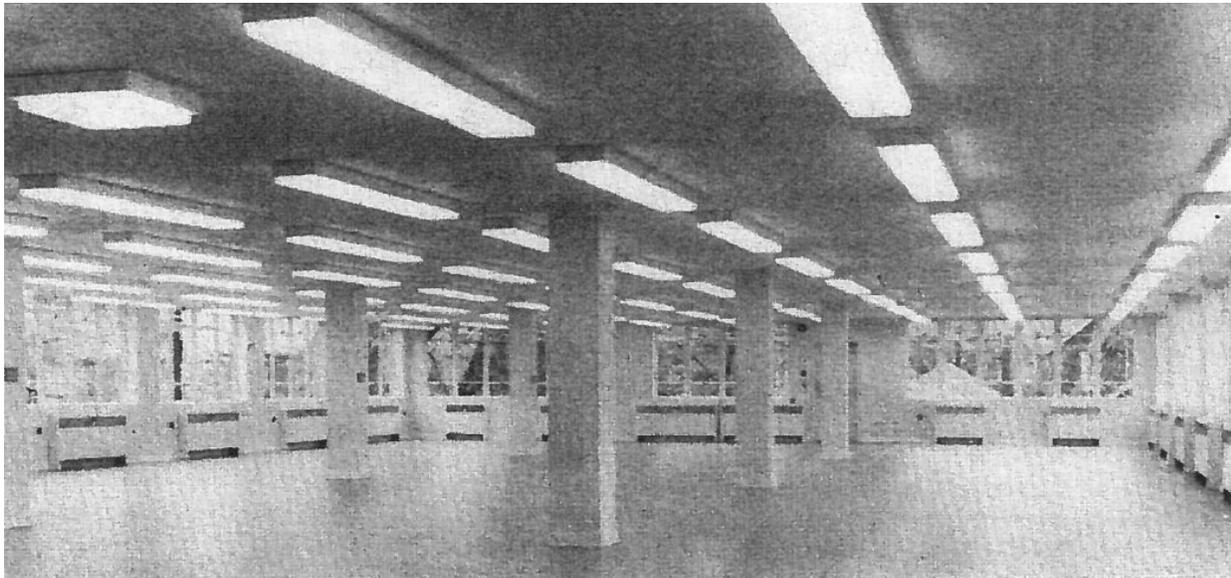
29. Side (west) and principal (south) elevations: showing the west elevation with its steel windows for a ground floor office and washrooms (smaller). The ground floor window, and that viewed in the upper corner represent typical glazing system of the east, west and north elevations with opening systems at the top and bottom of the window to provide a variety of options to enhance comfort and cross ventilation. (HPS, 2017)



30. Interior view of typical steel section windows in the west staircase (above) with brass openers (HPS, 2017)



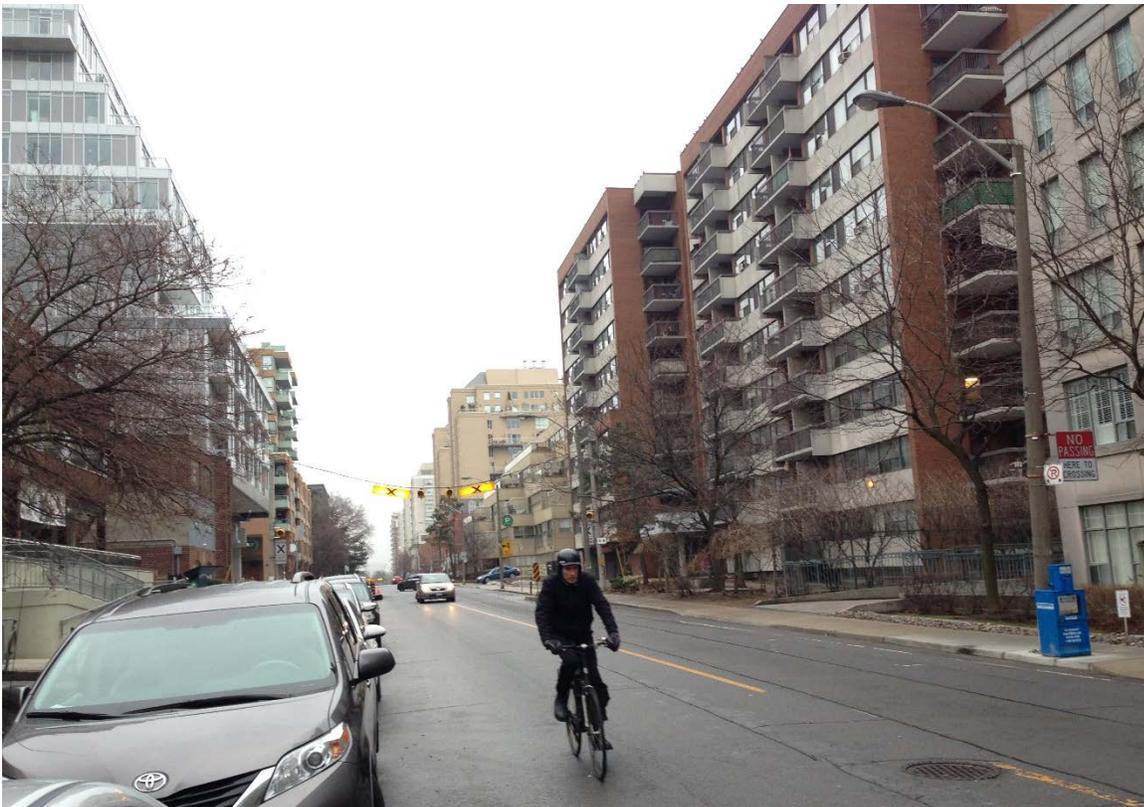
31. Interior view of typical steel section windows in the second floor north office (below) with brass openers (HPS, 2017)



32. Second floor office, looking north: showing the pattern of window glazing for large sections of windows. (The Fragment, 1960, p. 8)



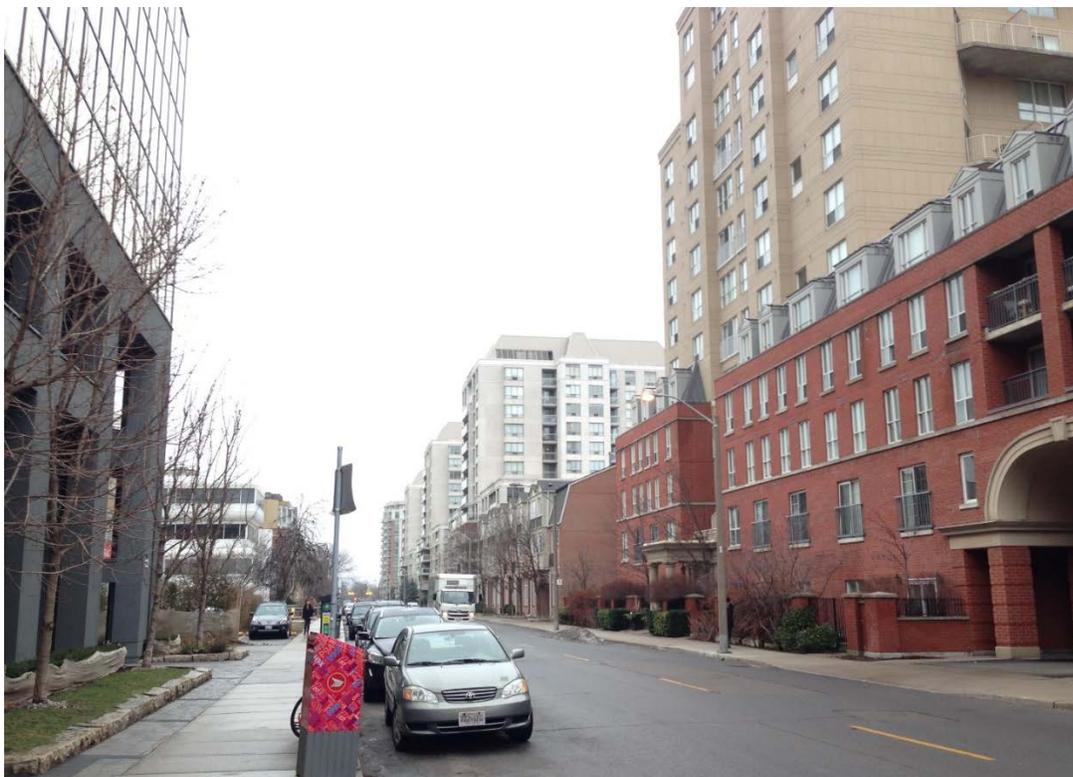
33. Entry Stairs in lobby adjacent to elevator showing: green terrazzo treads and balustrade trimmed in wood with a handrail similar to the exterior stairs (HPS, 2017)



34. Merton Street: showing the context of varying scales and typologies (HPS, 2017)



35. Merton Street: showing the context of varying scales and typologies (HPS, 2017)



36. Merton Street: showing the context of varying set-backs, scales and typologies with a mix of high and low-rise combinations built over 40-50 years (HPS, 2017)