

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property, and Authority to Enter into a Heritage Easement Agreement - 109 and 125 George Street

Date: May 25, 2021
To: Toronto Preservation Board
Toronto East York Community Council
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: Toronto Centre, Ward 13

SUMMARY

This report recommends that City Council state its intention to designate the listed heritage properties at 109 and 125 George Street under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations proposed for the heritage properties in connection with a proposed development of the subject property and grant authority to enter into a Heritage Easement Agreement for the subject properties.

Located on the east side of George Street between Richmond and Adelaide streets within the original ten-block plan of the Old Town of York, the properties at 109 and 125 George Street contain two early-20th century mixed-use, industrial and office buildings which are also representative examples of the warehouse / factory typology identified in the City's King-Parliament Historic Context Statement.

Constructed in three stages between 1915 and 1950, the two-and-three-storey, brick-clad complex at 109 George Street (with entrance address at 117) was originally owned by German-Jewish philanthropist and entrepreneur, Leo Frankel, and his brothers, for nearly half a century. The 1926 Frankel building fronting directly onto George Street was designed by the prominent architectural firm, Chapman & Oxley, and more recently has been the home of the offices of world-renowned, Toronto-based architectural firm, Moriyama & Teshima Architects.

The property anchoring the southeast corner of George and Richmond streets at 125 George Street contains another early-20th century industrial building. Designed by Toronto architects Molesworth, West & Secord in 1927, the four-storey structure is a rare surviving example in the city of the exposed, pre-cast concrete frame with brick infill panels.

The two properties at 109 and 125 George Street contribute architecturally as well as typologically to the eclectic mix of late-19th and early-20th century industrial, commercial and residential properties which characterize the historic King-Parliament streetscape.

The subject properties at 109 and 125 George Street were identified in the City's King-Parliament Secondary Plan Review approved by Council in 2019 and were listed on the City's Heritage Register as part of the council-adopted King-Parliament Heritage Properties multiple listing (December 2020).

The development application proposes a 39-storey, 126 metre tall (not including mechanical penthouse), mixed-use building that incorporates a significant portion of the heritage building at 125 George Street as part of the base building. The new building will abut the side wall of the heritage building at 109 George Street with a slight cantilever over the building. The whole building at 109 George Street will be retained with modifications to support its continued use as an office. The impacts of the proposed development are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 109 George Street (with entrance address at 117) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 109 George Street (Reasons for Designation) attached as Attachment 4 to the report (May 25, 2021) from the Senior Manager, Heritage Planning.
2. City Council state its intention to designate the property at 125 George Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 125 George Street (Reasons for Designation) attached as Attachment 5 to the report (May 25, 2021) from the Senior Manager, Heritage Planning.
3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.

6. City Council approve the alterations to the heritage properties at 109 and 125 George Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 39-storey, 126 metre tall (not including mechanical penthouse), mixed-use building incorporating the heritage buildings on the lands known municipally in the year 2021 as 109-117, 119 and 125 George Street, and 231 Richmond Street East with such alterations substantially in accordance with plans and drawings dated April 23, 2021, prepared by Sweeny & Co Architects Inc., and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 28, 2020 and revised April 26, 2021, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations have been enacted by the City Council and have come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 109 and 125 George Street in accordance with the plans and drawings dated April 23, 2021, prepared by Sweeny & Co Architects Inc., and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared ERA Architects Inc., dated February 28, 2020 and revised April 26, 2021, and in accordance with the Conservation Plan required in Recommendation 5.b.2 to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 109 and 125 George Street prepared by ERA Architects Inc., dated February 28, 2020 and revised April 26, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

3. Enter into and register on the properties at 109 and 125 George Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Senior Manager, Heritage Planning with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations and securing such matters generally as set forth in these Recommendations.

c. That prior to Site Plan approval for the proposed Zoning By-law Amendment by City Council for the properties located at 109 and 125 George Street the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 5.b.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide a detailed Landscape Plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning.
5. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
6. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 109 and 125 George Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 5.b.2 including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager,

Heritage Planning to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing heritage properties, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 5.d.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

7. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of 109 and 125 George Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 109 and 125 George Street.

FINANCIAL IMPACT

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

DECISION HISTORY

On December 16, 2020, City Council adopted a report recommending inclusion of 257 properties with cultural heritage value, including 109 and 125 George Street, on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.21>

At its October 29, 2019 meeting, City Council endorsed the draft King-Parliament Secondary Plan for consultation. The properties at 109 and 125 George Street, were identified as having cultural heritage value through the Cultural Heritage Resource Assessment conducted as part of the King-Parliament Secondary Plan Review.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE9.32>

BACKGROUND

Area Context

The properties at 109 and 125 George Street are located within the King-Parliament neighbourhood in Old Toronto and west of Corktown. The properties were identified as having cultural heritage value through the Cultural Heritage Resource Assessment conducted as part of the King-Parliament Secondary Plan Review in 2019.

The property at 125 George Street anchors the southeast corner of George Street and Richmond Street East, while 109-117 George is located directly to the south, on the east side of George Street. The area forms part of the original ten-block town plan for the Old Town of York and is characterized by a combination of historic building types and uses related to Toronto's early land development history and its continued evolution with new residential developments. The area is directly north of the St Lawrence Neighbourhood Historic Conservation District (currently under appeal).

Adjacent Heritage Property

The project site is adjacent to the property at 190 Richmond Street East, which is listed on the City's Heritage Register and located diagonally across the intersection. Like the subject properties, 190 Richmond Street East was identified as having cultural heritage value through the Cultural Heritage Resource Assessment conducted as part of the King-Parliament Secondary Plan Review. The property contains a building with a large, double-story volume and broad gable roof behind two later shed dormers. The building was originally used as a stable.

Development Proposal

Project History

An Official Plan and Zoning By-law Amendment application was submitted on February 28, 2020. The application has since been revised to reduce the heritage impact of the proposal, to increase the tower setbacks, and to minimize the number and scale of alterations proposed to both 109 and 125 George Street.

Current Development Proposal

The development application proposes a 39-storey, 126 metre tall (not including mechanical penthouse), mixed-use building containing retail, office and residential uses.

The existing heritage buildings at 109 and 125 George Street will be conserved, with 109 George Street to be retained in its entirety and 125 George Street to be partially retained and incorporated into the new development. The existing one-storey building at 231 Richmond Street East has no cultural heritage value and is proposed to be demolished

Along the Richmond Street East elevation of the development, there will be loading bays and a ramp for vehicular access to underground parking and servicing spaces. The first floor will accommodate residential and office lobbies and a retail space within the partially retained heritage building at 125 George Street. Floors one to three will contain office space and some indoor and outdoor amenity spaces will be located on the fourth floor, including a rooftop terrace on top of 125 George Street that is set back to minimize its visibility. Floors five and up will contain residential uses.

The north and west elevations of the heritage building at 125 George Street will be retained in situ with the returns on the south and east elevations to be partially reconstructed. Modifications will be made to the retained facades to provide barrier-free access and to facilitate the adaptive reuse of the building. The floor levels will be realigned to match the floor levels of the new building and several window openings will be modified to improve their relationship to the new floor levels.

The existing heritage building at 109 George Street is proposed to be retained in its entirety and it will continue to function as a standalone office building. Alterations are proposed to the south side wall of the building to provide access to the proposed publicly accessible private space to the south. The application also proposes window replacement, a new rooftop amenity space, elevator and stair overruns, skylights, and rooftop mechanical equipment.

Heritage Planning Framework

Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement 2020 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage

resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

HERITAGE PROPERTIES

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 109 and 125 George Street have cultural heritage value, for design-physical, historic-associative and contextual values.

The Statements of Significance comprise the Reasons for Designation for the two properties at 109 and 125 George Street (Attachments 4 and 5).

109 George Street: Frankel Building

The property at 109 George Street (with entrance address at 117 George Street) 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 criteria of design and physical, historical and associative, and contextual values.



Description

Located on the east side of George Street south of Richmond Street East, the property at 109 George Street contains a complex of three interconnected industrial/office structures built between 1915 and 1950. The property was identified for its cultural heritage value through the King-Parliament Secondary Plan Review (2019) and listed on the City's Heritage Register in December 2020.

Statement of Cultural Heritage Value

The property at 109 George Street (with entrance address at 117) has cultural heritage value as a representative early 20th-century example of the warehouse / factory typology, which is evident in the design of the two-three storey, mixed-use industrial and office complex where the original red brick warehouse structure (1915) is setback on the lot and attached to the rear of the 1926 building fronting onto George Street and containing the original primary entrance at the south end of the west elevation. Typical of late-19th and early-20th century warehouse / factory type buildings identified in the King-Parliament area, Classical detailing here includes brick cladding, the principal (west) street-facing elevation embellished with stone trim and classical-style surround on the primary entrance, first-floor stone cornice, and diamond and lozenge detailing at the second and third storeys.

The property is also valued for its association with Frankel Brothers Ltd, a successful scrap metal processing company established and owned by German-Jewish

philanthropist and entrepreneur Leo Frankel along with his brothers, Maurice and Sigmund. Initially used as a storage yard for the company, the family commissioned the 1915 rear portion of the current complex plus the 1926 portion fronting onto George Street, both of which the successful company rented out to various industrial and commercial tenants over the course of their 45-year ownership at the site.

The property at 109/117 George Street has historic and associative value for its role within the growth and land development of the old Town of York plan. The ten original city blocks are currently understood as part of the King-Parliament area, which includes some of Toronto's oldest neighbourhoods and commercial and industrial areas.

The complex is valued for its association with the prominent local architectural firm of Chapman & Oxley, who constructed the three-storey red brick structure fronting George Street in 1926. Aside from numerous other industrial commissions completed in the downtown core at the time, the Chapman & Oxley firm is also distinguished for its defining architectural contributions to the Canadian National Exhibition including the Pure Food Building (1921-22), the Ontario Government Building (1926), The Prince's Gate (1927) and the Electrical and Engineering Building (1928-1929). Since 2011, the property is also valued for its association with current tenant, Moriyama & Teshima Architects, a Toronto-based Canadian architecture firm established in 1970 with a world-wide reputation for excellence in design and responsible for minor adaptive re-use enhancements to the openings on the primary (west) elevation at George Street including the horizontal brise-soleil at the ground-storey.

Contextually, the property has cultural heritage value as it maintains and supports the historic character of the King-Parliament area. Situated on the east side of George Street south of Richmond Street East, it is an important contributor as it maintains the early 20th century character with its two-three storey scale, industrial use and period details. Its substantial footprint and warehouse / factory typology typify the late-19th to early-20th century built form evolution and character of the area.

Constructed in three stages (1915 with 1926 and 1950 additions), the property at 109-117 George Street is visually and historically linked to its surroundings as a representative example of an industrial warehouse building, with form, massing and stylistic details characteristic of the early twentieth century. The property is physically, functionally, visually and historically linked to the historic, industrial character of the King-Parliament area along with other surviving low-scale, warehouse / factory type buildings of the period that weren't subsequently lost to industrial decline and urban renewal in the second half of the 20th century.

Heritage Attributes

Design or Physical Value

- The three-storey scale, rectangular-form and massing of the 1915 and 1926 portions of the complex
- The materials, with the red brick cladding, and the brick, stone and metal detailing
- The flat roofline of the 1915 and 1926 buildings
- On all four elevations of the original 1915 structure, the vertical raised brick articulation on the north and south elevations expressing a giant colonnade of pilasters between the bays of window openings
- On the 1926 building fronting George Street, the principal (west) elevation with its off-set main entrance at the south end with its stone surround and cornice surmounting the ground-storey openings with their horizontal brise-soleil
- The diamond and lozenge-shaped detailing at the second and third storey levels on the principal (west) elevation

Contextual Value

Attributes that contribute to the value of the property at 109 George Street (with entrance address at 117) as being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the original 1915 building on the east side of George Street south of Richmond Street East
- The placement, setback and orientation of the 1926 addition, which fronts George Street and serves as the main entrance to the complex, with the 1915 structure attached at the rear (east) end

N.B. the two-storey, 1950 addition at the southeastern-most portion of the complex is not considered to have any cultural heritage value

125 George Street

The property at 125 George Street 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 criteria of design and physical, historical and associative, and contextual values.



Description

Located at the southeast corner of George Street and Richmond Street East, the property at 125 George Street contains a four-storey industrial building identified for its cultural heritage value through the King-Parliament Secondary Plan Review (2019) and listed on the City's Heritage Register in December 2020.

Statement of Cultural Heritage Value

The property located at 125 George Street has cultural heritage value as an early 20th-century example of the warehouse / factory typology, which is evident in the design of the four-storey industrial building with two principal elevations abutting the southeast corner of George and Richmond streets, where the main entrance is located on the George Street (west) elevation, and the loading bay with its original steel awning is located on the north elevation fronting onto Richmond Street East. Built in 1927, this post-and-beam industrial building is a rare surviving, early example in the city that is constructed with an exposed, pre-cast concrete frame set on a raised foundation and containing brick infill. The grid-like form of the frame produces a relentless repetition and dimensional uniformity of red brick infill spandrels across all four elevations, and containing window openings with original steel arrowhead mullions and frames. Typical of late-19th and early-20th century warehouse / factory type buildings, lingering Classical detailing is evident in the elegant main entrance at the south end of the west elevation, with its pre-cast Georgian-style surround including decorative scroll brackets supporting a projecting header and all surmounted by a fan-shaped transom light.

The property at 125 George Street has historic and associative value for its role within the growth and land development of the old Town of York plan. The ten original city

blocks are currently understood as part of the King-Parliament area, which includes some of Toronto's oldest neighbourhoods and commercial and industrial areas. The property is also valued for its association with the local architectural firm of Molesworth, West and Secord. George Nepean Molesworth has been described as a talented and prolific designer in Toronto in a leading architectural firm that prospered in obtaining commissions for commercial, institutional and ecclesiastical projects in the post-WWI period.

Contextually, the property has cultural heritage value as it maintains and supports the historic character of the King-Parliament area. Situated at the southeast corner of George Street and Richmond Street East, it is an important contributor as it maintains the late 19th-early 20th century character with its four-storey scale, industrial use and period details. Its prominent corner location, substantial footprint and its warehouse / factory typology typify the late-19th to early-20th century built form evolution and character of the area.

Constructed in 1927, the property at 125 George Street is visually and historically linked to its surroundings as a representative example of an industrial warehouse building, with form, massing and stylistic details characteristic of the early twentieth century. The property is physically, functionally, visually and historically linked to the historic, industrial character of the King-Parliament area along with other surviving low-scale, warehouse / factory type buildings of the period that weren't subsequently lost to industrial decline and urban renewal in the second half of the 20th century.

Heritage Attributes

Attributes that contribute to the value of the property at 125 George Street being a rare and early surviving example of a downtown industrial building constructed with an exposed, pre-cast concrete grid frame:

Design or Physical Value

- The four-storey scale, rectangular-form and massing of the building
- The materials, with the exposed concrete frame construction on a raised foundation, the red brick infill cladding, and the stone and metal detailing
- The flat roofline with red brick-clad parapet above the concrete frame
- On all of the elevations except the south, the placement of the window openings in their respective gridded bays with their steel industrial fenestration containing arrowhead mullions
- On the west elevation fronting George Street, the off-set main entrance at the south end with its Neo-Classical surround, decorative scroll brackets supporting a deep header and surmounted by a fan-shaped transom light
- On the north elevation fronting Richmond Street East, the loading bay with its steel canopy and corrugated roof

Contextual Value

Attributes that contribute to the value of the property at 125 George Street as being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the building anchoring the southeast corner of George Street and Richmond Street East

SUMMARY HISTORY AND EVALUATION

A Location Map, Maps and Photographs and a complete Research and Evaluation report are contained in Attachments 1, 2 and 3, respectively.

Description

109 GEORGE STREET: FRANKEL BUILDING	
ADDRESS	109 George Street
WARD	Toronto-Centre, Ward 13
LEGAL DESCRIPTION	Plan Town of York Pt Lot 6
NEIGHBOURHOOD/COMMUNITY	King-Parliament
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1915: original building 1926: 3-storey addition 1950: 2-storey addition
ORIGINAL OWNER	Frankel Brothers (Maurice Frankel, Sigmund Frankel and Leo Frankel)
ORIGINAL USE	Warehouse/Factory
CURRENT USE*	Warehouse & Offices * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	1915: unknown 1926: 3-storey addition by Chapman & Oxley (Architects) 1950: 2-storey addition by William S. Hall (Engineer)
DESIGN/CONSTRUCTION/MATERIALS	See section 2
ARCHITECTURAL STYLE	See section 2

109 GEORGE STREET: FRANKEL BUILDING	
ADDITIONS/ALTERATIONS	See section 2
CRITERIA	Design, associative, and contextual
HERITAGE STATUS	Listed on the Heritage Register (December 16, 2020) Identified as having cultural heritage value in the King-Parliament Secondary Plan Review (2019)
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	May 2021

125 GEORGE STREET	
ADDRESS	125 George Street
WARD	Toronto-Centre, Ward 13
LEGAL DESCRIPTION	Plan Town of York Pt Lot 6 S/S Duchess St RP 66R15845 Parts 1 & 2
NEIGHBOURHOOD/COMMUNITY	King-Parliament
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1927
ORIGINAL OWNER	Nicholson & Brock Ltd
ORIGINAL USE	Warehouse/Factory
CURRENT USE*	Warehouse & Offices * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Architect: Molesworth, West & Secord
DESIGN/CONSTRUCTION/MATERIALS	See section 2
ARCHITECTURAL STYLE	See section 2
ADDITIONS/ALTERATIONS	See section 2
CRITERIA	Design, associative, and contextual

125 GEORGE STREET	
HERITAGE STATUS	Listed on the Heritage Register (December 16, 2020) Identified as having cultural heritage value in the King-Parliament Secondary Plan Review (2019)
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	May 2021

Historical Timeline

Key Date	Historical Event
1902 Apr	Land Registry records indicate that German-Jewish entrepreneur, Leo Frankel, is granted part of Lot 6 by the Trustee of the Roman Catholic Separate School Board in the amount of \$2000, which would later become the site of the current structures at 109-117 George Street. At the time, the Frankels used the east half of the property as storage yards.
1914 May	Land Registry Records indicate the "Frankel Brothers" as the owners of the subject property
1915	The original three-storey structure at 109-117 George Street is constructed at the rear (east end) of the Frankel Brothers' property.
1923	The 1924 Goad's Atlas indicates the 1915 building at 109-117 George Street for the first time
1926	A second three-storey structure is constructed at 109-117, fronting directly onto George Street and attached to the original (1915) building at the rear. This portion of the complex called The Frankel Building was designed by the prominent architectural firm of Chapman & Oxley.
1927	The four-storey industrial building at 125 George Street is constructed at the southeast corner of George and Richmond Street East, to the designs of the local architectural firm, Molesworth, West & Secord for Nicholson & Brock Ltd, a bird seed manufacturing company.
1933	Leo Frankel dies in this year and wills his grand home at 504 Jarvis Street (a former Gooderham residence) to the Big Brothers Association.

Key Date	Historical Event
1946-1947	City Directories indicate that at this time the Frankel Building becomes Griffiths Laboratories Ltd.
1949	This is the last year that Nicholson & Brock Ltd are listed in the City Directories, being subsequently replaced by Sultana Ltd food products
1950	A two-storey brick addition at the south end of the 109-117 George Street complex is constructed to the designs of engineer, William S. Hall for Griffiths Laboratories Ltd.
2011 Dec	The celebrated Toronto-based architectural firm, Moriyama & Teshima Architects, become the tenants at 117 George Street
2019	The two properties at 109-117 and 125 George Street are identified as having cultural heritage value in the King-Parliament Secondary Plan Review final report adopted by City Council.
2020 Dec	The two properties at 109-117 and 125 George Street are listed on the City's Heritage Register as part of the Council-adopted King-Parliament Heritage Properties batch listing.

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

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 Heritage Register. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or √ if it is applicable, with explanatory text below. A complete research and evaluation report is contained in Attachment 3.

109 George Street: Frankel Building

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

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

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

125 George Street

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

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

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

COMMENTS

Conservation Strategy

The proposed conservation strategy involves the conservation and rehabilitation of the existing heritage buildings at 109 and 125 George Street.

Heritage Planning staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by ERA Architects Inc., dated February 28, 2020 and revised April 26, 2021 for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada. The Heritage Impact Assessment report and other application documents are available via the City of Toronto Application Information Centre link to this application:

<http://app.toronto.ca/AIC/index.do?folderRsn=ZtCLbN8g8jwqKES8ngz6yw%3D%3D>

The current development proposal is for a 39-storey, 126 metre tall (not including mechanical penthouse), mixed-use tower that incorporates a portion of the building at 125 George Street into the new base building and conserves the whole building at 109 George Street, which will not be internally connected to the new building at this time. The north and west walls of 125 George Street will be retained and the returns on the south and east elevations will be partially reconstructed. A full conservation scope will be applied to both buildings with the details to be provided in a Conservation Plan.

Project Design and Scale, Form, and Massing

The proposed tower has been designed to give prominence to both heritage buildings through setbacks, stepbacks, and horizontal and vertical articulation. 125 George Street will retain its prominent corner location and the new base building will be set back 3.2 metres from the heritage building along Richmond Street East and along George Street the main entrance to the new building will be set back three metres from both heritage buildings. These setbacks will reveal the returns of the south and east elevations of 125 George Street, which will be partially reconstructed, maintaining the building's three-dimensional integrity.

The heritage building at 109 George Street is being retained in its entirety as a whole building that will not be integrated into the new building; however, the buildings may be connected internally in the future. A privately owned public space is proposed to be located to the south of 109 George Street, allowing for long views toward the heritage building and making it a feature of this new green space.

The design of the development has been carefully considered to complement the heritage buildings and to appear subordinate to them. The base building approximately matches the height of the heritage building at 125 George Street and is slightly taller than the lower building at 109 George Street. The tower above 125 George Street has a setback of 6.9 metres from the north elevation and 6.3 metres from the west elevation. There is no massing located directly on top of 109 George Street, but there is a slight cantilever, which has a minor impact.

The materials of the base building in particular as well as the tower above reference the materials of both heritage buildings. The stone cladding complements the historic stone details while letting the darker brown and red brick of the heritage buildings stand out. The colour of the spandrel panels and the materiality of the base building along Richmond Street East will complement the materials of the heritage buildings. The solid-void-ratio of the new construction is less than that of the heritage buildings, resulting in a more contemporary design, but large expanses of glazing are avoided through the use of solid cladding material and heavy mullions. The heavy mullions are a contemporary reinterpretation of the mullion pattern of the historic warehouse windows at 125 George Street. The materials and detailed design of the base building and tower will be further refined through the Site Plan Control process.

Alterations to 125 George Street

Alterations are proposed to the retained portions of 125 George Street to facilitate its adaptive reuse. A new commercial retail unit will be located behind the retained façades at the ground floor. The existing entrance will be conserved with a step to be removed to provide barrier-free access. A new entrance at the northern end of the west façade will be created to provide a primary entrance for the new commercial retail unit. This entrance will be glazed so that it reads as a contemporary alteration but it will have mullions to ensure that it is compatible with the historic architecture. Two glazed shopfront windows will be added to the western portion of the north elevation to provide visibility into the new retail unit. These windows will also have mullions and a solid base to make them more compatible. Another new entrance will be added to the north elevation of the heritage building beneath the existing canopy, which will be salvaged and reinstated.

In addition to the ground floor alterations, several upper-storey windows will be modified to correspond with the realigned floor levels. Windows will be modified on the second floor, maintained on the third floor and modified on the fourth floor. All of the openings within the eastern bay of the north elevation will be retained at all floor levels.

At the roof level, the original parapet will be reinstated and a new glass guardrail will be added for the rooftop amenity space. The guardrail will be screened by the reinstated parapet to minimize its visibility from the public realm.

Alterations to 109 George Street

The application includes a number alterations to the existing heritage building at 109 George Street to improve its functionality and its relationship to the new privately owned public space to the south. All of the historic window openings will be conserved but the windows will be replaced. The other proposed alterations are at the roof level and the south side façade.

Alterations are proposed at the roof level to provide outdoor amenity space and increased access. The new rooftop amenity space will have a guardrail that is set back from the parapet and new elevator and stair overruns will be introduced to increase access to the roof. The overruns have been designed and sculpted to reduce their bulk and make them appear contemporary and unimposing. Skylights and new rooftop mechanical equipment will also be introduced and have been designed to have minimal heritage impact.

Alterations are proposed to the ground floor and the rear of the south side elevation of the heritage building, fronting the green space. These alterations are concentrated toward the rear of the property and are designed to be contemporary and to contrast with the historic architecture. Angular sculptural forms are proposed with dark cladding and strong mullions. This approach is successful because the small scale of the contemporary insertions allows for juxtaposition without overpowering the heritage building.

Adjacent Heritage Resources

The proposal conserves the cultural heritage value of the adjacent listed heritage property diagonally across the intersection at 190 Richmond Street East, containing a former stables building. The partial retention of the onsite heritage building at 125 George Street ensures that the historic character of the Richmond Street East and George Street intersection is maintained.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including: any recommended restoration work; a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final site plan approval for the proposed development, the applicant should be required to submit a Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Lighting Plan

The lighting plan should provide details of how the buildings at 109 and 125 Richmond Street will be lit so that their unique heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the properties at 109 and 125 George Street, including the appropriate type, scale, location and number of signs.

Designation and Heritage Easement Agreement

Staff is recommending that the heritage properties at 109 and 125 George Street be designated under Part IV, Section 29 of the Ontario Heritage Act. Staff is also recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage properties at 109 and 125 George Street.

CONCLUSION

Heritage Planning staff have completed the attached Property Research and Evaluation Report and determined that the two listed properties at 109 George Street (with entrance address at 117 George) and 125 George Street are consistent with Ontario Regulation 9/06 and meet the criteria for designation. Both properties meet the criteria for designation under all three categories of design/physical, association and context. As such, the properties are significant built heritage resources.

The Statement of Significance (Attachment 4) for 109 George Street and Statement of Significance (Attachment) for 125 George Street comprise the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Heritage Planning staff has reviewed the proposed development for the heritage properties at 109 and 125 George Street and is satisfied the proposal meets the intent

of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Overall, staff support the proposed conservation strategy and conclude that it meets the intent of Policy 3.1.5.27 as the cultural heritage value of the properties will be conserved.

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ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Maps and Photographs
Attachment 3 - Research and Evaluation Report
Attachment 4 - Statement of Significance (Reasons for Designation) – 109 George Street
Attachment 5 - Statement of Significance (Reasons for Designation) – 125 George Street
Attachment 6 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

109 and 125 George Street



Location Map, showing the properties at 109 and 125 George Street, indicated by the arrow. The property boundaries are approximate. (Property Data Map, City of Toronto)

109 George Street and 125 George Street



Figure 1: Archival photograph looking west on Duchess Street (now Richmond Street East), showing the mixture of building types with dwellings in the foreground and the current building at 125 George Street at left. (City of Toronto Archives)



Figures 2 and 3: Goad's Atlas Maps for 1903 and 1924, respectively. The 1903 map shows a mixture of earlier wood frame and brick buildings on the site as well as the vacant area indicated by the arrow which was owned and used by Leo Frankel as a storage yard for his scrap metal business; by 1924, the corner lot at George and Duchess streets is cleared and 125 George will be built in its place by 1927; the 1915 Frankel Building is shown in red, in its setback location. (Ng)

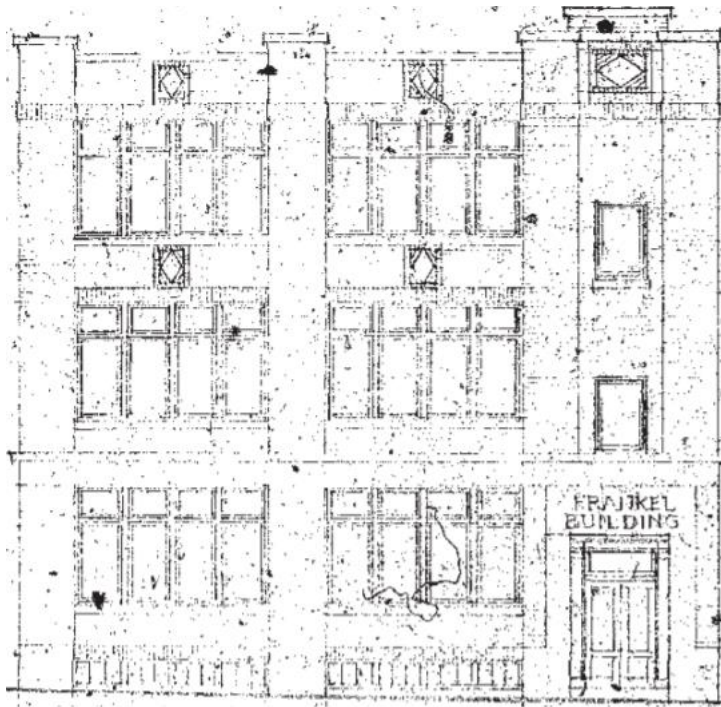


Figure 4: 1926 archival architectural drawing of the three-storey addition to the original Frankel Building, designed by Chapman & Oxley. (Building Records)

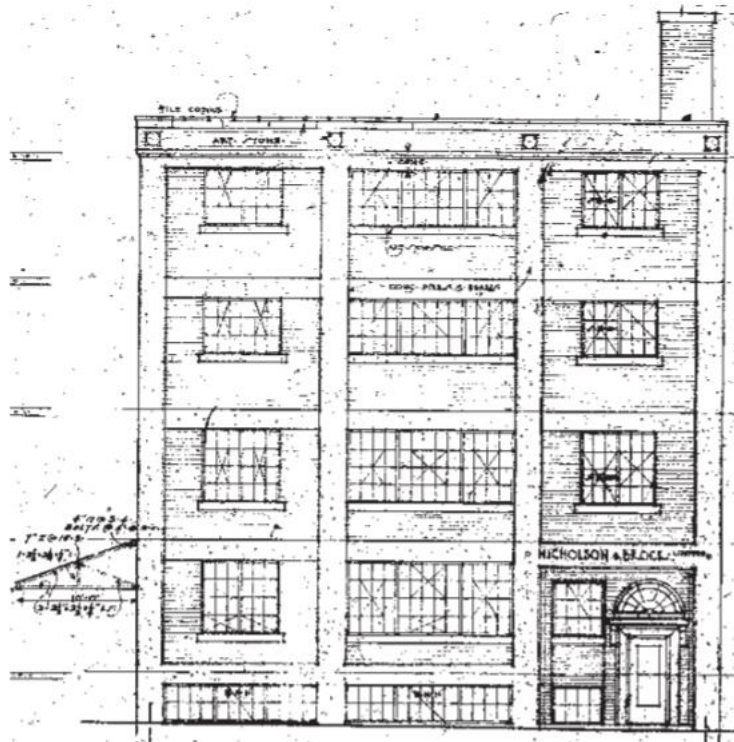


Figure 5: 1927 architectural drawing of the building at 125 George Street by Molesworth, West & Secord for Nicholson and Brock bird seed company.



Figures 6 and 7: (left) 1920 Archival photo of Leo Frankel; (right) archival photo of 504 Jarvis Street where Frankel resided before his death in 1933. (Ontario Jewish Archives)



Figure 8: Current contextual photo looking northeast of the properties at (from left to right) 125 and 109-117 George Street. (Heritage Planning, 2021)

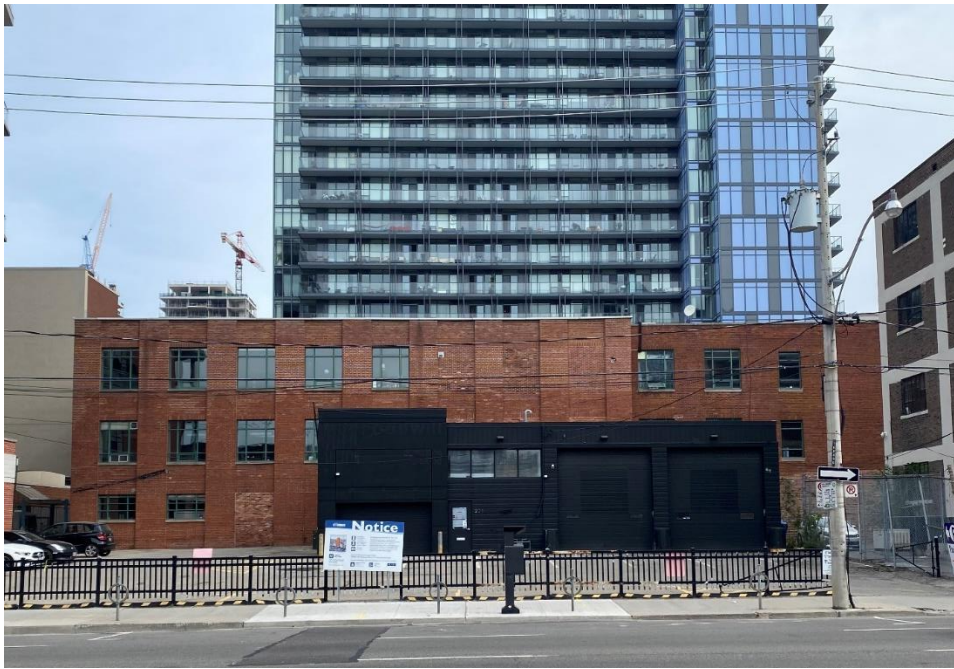


Figure 9: Current photo looking south and showing the north elevation of the 1915 Frankel Building. (Heritage Planning, 2021)



Figure 10: Current photo looking north and showing the later entrance and steel canopy by Moriyama & Teshima Architects added to the Frankel Building where the 1915 and 1925 buildings connect. The firm also installed the horizontal brise-soleil over the first-floor windows on the principal (west) elevation. (Heritage Planning, 2021)



Figure 11: Current photo looking east and showing the 1950 one-storey addition to the Frankel Building complex. (Heritage Planning, 2021)



Figure 12: Current photo looking east and showing the principal (west) elevation of the 1926 Frankel Building fronting George Street. (Heritage Planning, 2021)



Figures 13 and 14: Current photos showing the original 1926 entrance to the Frankel Building (right) and the recent additional entrance added to the north end of the same elevation in the early 2010s by Moriyama & Teshima Architects (left). The firm also installed the horizontal brise-soleil over the first-floor windows on the principal (west) elevation. (Heritage Planning, 2021)



Figure 15: Current contextual photo looking northeast and showing both subject properties as well as the stucco overcladding on the south elevation at 109-117 George Street. (Heritage Planning, 2021)



Figure 16: Current photo looking southeast and showing the palimpsest on the brick at 109-117 George Street that was likely left behind by a demolished one-storey radiator repair building from the early-20th century. (Heritage Planning, 2021)



Figure 17: Current photo looking south and showing the north elevations of both 125 George Street and the 1915 Frankel Building. (Heritage Planning, 2021)



Figure 18: Current photo looking south and showing the north elevation of 125 George Street with its original loading bay and steel awning. (Heritage Planning, 2021)



Figure 19: Current photo looking southeast and showing the two primary elevations (north and west) of the building at 125 George Street where it anchors the southeast corner of George and Richmond Street East. (Heritage Planning, 2021)



Figure 20: Current photo looking east and showing the west elevation of the property at 125 George Street, including the main entrance at the south end. (Heritage Planning, 2021)



Figures 21 and 22: Current photos of 125 George Street showing the Georgian style main entrance constructed of precast concrete (left) and the steel framed and mullioned industrial windows found on all elevations except the blind south wall. (Heritage Planning, 2021)

1. BACKGROUND

This research and evaluation report describes the history, architecture and context of the two properties at 109 George Street (with entrance address at 117 George) and 125 George Street and applies the evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical and associative, design and physical, and contextual to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of this criteria is found in Section 5 (Evaluation Checklist). The conclusions of the research and evaluation are found in the "Conclusion" section. The archival and contemporary sources for the research are found Section 6.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

2. SUMMARY HISTORY

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

Pre-Town of York

The land within the boundaries of the City of Toronto, and the King-Parliament area within it, has been inhabited by Indigenous peoples for millennia. Small groups of Indigenous peoples once moved across this land, hunting and gathering the food they needed according to the seasons. Approximately 1,500 years ago, maize (corn) was introduced to what is now Southern Ontario. As it became an important food source, it shaped the way of life of those who farmed it. Small mobile groups gathered into larger villages, surrounded by fields of corn, beans and squash. Creeks, rivers, and marshes were vital sources of fresh water and nourishment, and areas around rivers were important sites for camps. The Don River watershed, which includes a significant part of the King-Parliament area, was also a part of trail networks that linked Lake Ontario to Lake Huron to the north, and to communities to the east and west. The mouth of the Don River, which acts as the eastern King-Parliament area boundary, may have been a particularly important place for Indigenous peoples in the Toronto area. The sand spit which has been transformed into the Toronto Islands was traditionally known as a place of healing, and was easily reached from the mouth of the Don River. The former marsh at the mouth of the Don River was also a rich hunting ground.¹ In the 1780s, as the

¹ For stories about Indigenous history on the Lower Don River, see First Story Toronto, and in particular the "Indigenous Knowledge and Storytelling along the Lower Don" tour.

British government prepared to settle this area, it signed treaties with Mississauga and Chippewa First Nations to obtain title to the land. Indigenous peoples continued to be present in the Town of York and surrounding area, and played a particularly vital role in the defense of the town in the Battle of York (1813). Toronto remains part of the traditional homelands of First Nations, and is home to many Indigenous peoples today.

Town of York and King-Parliament Neighbourhood

The properties at 109 and 125 George Street are located in the old Town of York within the current King-Parliament neighbourhood. Following the establishment of the Town of York by Lieutenant Governor John Graves Simcoe in 1793, a 10-block grid of land was laid out for the initial development of the town. George Street defined the western boundary of the Town of York at that time. In 1797, a survey extended the town boundaries north to Lot Street (now Queen Street East), and west to York Street. A number of lots were set aside for the development of a hospital, school, jail, church, and court house. Smaller lots were assigned to prominent settlers. The block containing the subject site was divided in six, with the corner of Duchess Street (now Richmond Street East) and George Street marked for J. Cowen.

Through the early 1800s, the development of York was still primarily concentrated to the south of the site. A number of pastures or courtyards were internal to the blocks. Taddle Creek ran northeast near the site, with one section of Duchess Street incorporating a bridge. By 1842, the block bound by George Street and Duchess Street was partially developed, though fields remained throughout the area. Notable buildings near the site included the Bank of Upper Canada and Toronto's fourth post office building on the northeast corner of Duke and George Streets.

The construction of railways through Toronto in the 1850s increased the pace of development of the area and extended the waterfront south. Development of the surrounding area progressed through the late 19th and early 20th centuries, and fields were replaced by infill buildings. By 1880, the nearby Taddle Creek was infilled. The area was host to a mix of building types and uses. Factories, breweries, schools, hotels, small dwellings, and sheds were aligned along the street grid and laneways. (Image 1) Over the course of the twentieth century, the area along Richmond Street became an area with industrial and warehouse uses within the city centre.

In the early 20th century, the continued growth of industry in the area resulted in the redevelopment of residential areas with factories and warehouses. After 1900, for example, the homes in the area of Britain Street were nearly all demolished. Only a few row houses along George Street survive today. Much of the Old Town, in fact, was slowly transformed by the consolidation of residential or commercial lots and redevelopment for industry. The resulting factories and warehouses, interspersed with a few surviving houses, continue to define the area west of Berkeley Street, and north of King Street.²

² Part of the King-Parliament Historic Context Statement included in the City's 2020 batch listing of 257 properties identified through the 2019 King-Parliament Secondary Plan Review Study. <https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-158687.pdf>

109 George Street: Frankel Building

One manufacturing enterprise that moved to the neighbourhood was Frankel Brothers Limited, a scrap metal business established in 1886 that opened a warehouse at 109 George Street in 1915. Prior to that, Leo Frankel had owned the property at 109-117 George Street since 1902 and used the rear (east) portion of the site as a storage yard for his business. The rear red brick portion of the 1915 building with its deep setback from George Street was used as a storage warehouse by a number of industrial tenants. By this point, Leo Frankel as well as his brothers Maurice and Sigmund co-owned the property. This building was later modified with two additions. (Images 2 - 3)

In 1926, the principal (west) portion of the building fronting 109-117 George Street was constructed to the designs of the Toronto-based architecture firm Chapman & Oxley. (Image 4) The Frankel Brothers retained ownership of the building, and leased it to a number of industrial and office tenants. A number of alterations have been made to the building in the past thirty years, including the recladding of the south elevation, addition of a triangular metal canopy and adaptive reuse enhancements at the at the first floor level on the principal (west) elevation between 2011 and 2013, following the arrival of Moriyama & Teshima Architects as tenants at 117 George Street. The latter modifications include the addition of a second entrance at the north end of the west elevation and horizontal brise-soleil over the window openings.

In 1950, a more utilitarian two-storey addition was constructed at the southeast corner of the 1915 structure to the designs of engineer William S. Hall for Griffith Laboratories.

Original Owners: Frankel Brothers

Leo Frankel was a prominent German-Jewish philanthropist and entrepreneur who immigrated to Toronto by way of Pittsburgh in 1881. Frankel worked at the Dominion Iron and Metal Company, located at the corner of York and Wellington Streets. He would later become Secretary of the company. In 1886, he and his brothers Sigmund and Maurice established Frankel Brothers Limited, a scrap metal processing company. The company was successful, and moved to George Street between Duke and Duchess Streets where it operated for 20 years before moving to Eastern Avenue at the Don Roadway in 1913. Frankel later became the president of the National Electric Heating Company. As a philanthropist, he was active in the Toronto and York Patriotic Fund during the First World War. He was later a prominent member of the Federation of Jewish Philanthropies. He served as the President of the Holy Blossom Synagogue for 20 years. Frankel lived at 504 Jarvis Street, the former Gooderham residence, which he willed to the Big Brothers Association after his death.³ (Images 6 and 7)

Architects

Chapman and Oxley was a Toronto-based engineering and architecture firm founded by Alfred H. Chapman and James Morrow Oxley in 1919. Chapman and Oxley collaborated until 1949. The firm is known for a number of their designs, including Knox College and the Toronto Harbour Commission building, the Toronto Star office at 80 King Street West, and the Canadian National Exhibition grounds. Alfred Chapman was

³ ERA, 20; Globe and Mail (August 11, 1933).

born in Toronto and educated at Harbord Collegiate Institute before apprenticing under architect Beaumont Jarvis and working for the architecture firm Burke and Horwood. Chapman later studied at the École des Beaux Arts in Paris. James Morrow Oxley was born in Halifax, Nova Scotia and educated at the University of Toronto as a structural engineer. He was made a Fellow of the Royal Architectural Institute of Canada in 1950 and an Honorary Member of the Ontario Association of Architects in 1956.

While they didn't design any of the buildings at 109-117 George Street, Moriyama & Teshima Architects have added thoughtful exterior additions to the 1926 Frankel Building since they moved their offices to this location in December 2011. The esteemed architectural firm has a world-wide reputation for excellence in design. They have designed and won awards for a wide variety of public buildings, as well as innovative urban and rural land use plans in Ontario and elsewhere. These include libraries, watershed plans, parklands, civic centres and squares, university campuses, recreational facilities, schools and corporate learning centres, commercial complexes and museums. The firm has also designed significant Ontario government buildings, such as: the Ontario Science Centre (Don Mills) and Science North (Sudbury); the Goh Onn Bell at Ontario Place; Ministry of Natural Resources headquarters (Peterborough); and Niagara Parks Commission landscape planning. Moriyama and Teshima were also responsible for the new Canadian Embassy in Tokyo, as well as projects across Canada and in Saudi Arabia, Miami Beach, New Orleans, Chicago and Buffalo.⁴

125 George Street

The four-storey industrial building at 125 George Street was constructed in 1927 to the designs of Toronto-based architecture firm Molesworth, West & Secord for Nicholson & Brock, a bird seed manufacturing company. The company moved from this location by 1950, and a number of commercial tenants have since occupied the building. The parapet of the roof was modified and the original tile coping and artificial stone details removed. The south elevation has been modified to include openings and mechanical equipment. Two openings on the north elevation have been modified.

Architects

Molesworth, West, and Secord was a Toronto-based architecture firm founded by George Nepean Molesworth, Gordon M. West, and H.F. Secord. Molesworth has been described as "a talented and prolific designer in Toronto, ON".⁵ The firm operated from 1918-1936 and, while they completed commissions for offices, institutions, and commercial buildings, they were particularly known for their design work on private residences for Toronto's most prominent businessmen. Their best known work is Glendon Hall, a mansion completed in 1924 for Edward R. Wood, which is now part of the Glendon College campus owned by York University.

4 Archives of Ontario

http://ao.minisisinc.com/scripts/mwimain.dll/144/ARCH_AUTHORITY/AUTH_DESC_DET_REP/SISN%207654?SESSIONSEARCH

5 BDAC entry on George Nepean Molesworth.

3. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the properties which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

109 George Street: Frankel Building

The oldest section of this warehouse / factory type complex is located at the northeast end of the property at 109-117 George Street and rises three storeys. This 1915 building is clad in red brick and organized vertically into eight identical bays on its north and south elevations and three bays on the east and west elevations. This vertical organization is expressed as giant pilasters of red brick rising in front of recessed brick spandrels. Several of the uniformly-arranged window openings in the bays have been infilled, including those on the north side where the structure at 231 Richmond Street was attached in 1975.

The original principal (west) elevation was extended to George Street with the addition of the 1926 building designed by Chapman & Oxley. This similarly-red brick, three-storey building is also organized into three bays on its principal (west) elevation fronting onto George Street. The two northern bays on this elevation feature fenestration on all three floors while the southern bay contains the original main entrance with its limestone surround and first floor cornice spanning the full west elevation. Additional stone detailing includes the diamond and lozenge-shaped elements in the spandrels above the second storey windows and directly below the roofline at the third storey. The south elevation has been overclad with stucco and the first floor brickwork on part of the north elevation has been altered, likely the resulting palimpsest of a one-storey radiator repair shop that was attached to this part of the Frankel Building for a time in the early-20th century. On the first floor of the principal (west) elevation, 21st-century modifications include the addition of a second entrance at the north end and horizontal brise-soleil on the window openings that sensitively adapt the façade for more commercial rather than industrial use.

A two-storey addition built for Griffiths Laboratories Ltd in 1950 and attached to the southeast portion of the original 1915 building completes the complex. This single bay building was further integrated, visually, to the 1915 building with the late 20th-century addition of a metal canopy/awning and entryway spanning the two structures. (Images 8-16)

125 George Street

The corner property at 125 George Street contains a four-storey industrial building on a raised foundation built in 1927. (Image 5) The post-and-beam structure is expressed on the outside of the building using an exposed concrete frame with red brick infill panels. Surviving buildings employing this construction method are rare in the city, with one of the only other known examples being the property at the northeast corner of Dupont and Ossington (888 Dupont Street) built in 1921-22.

The building on George Street is organized vertically into four bays on the west and east elevations and three bays on its north and south elevations. All elevations except

for the south contain regularly-arranged openings containing steel framed and mullioned industrial windows. The north elevation fronting Richmond Street East contains a loading bay with original steel canopy at the first-floor level. The main entrance located at the south end of the west elevation fronting George Street combines old and new with a Classically-inspired, Georgian style doorway surround complete with scrolled brackets supporting a deep header and fan-shaped transom light but designed in pre-cast concrete instead of stone. Other precast concrete details on the building include the window sills. (Images 17-22)

4. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

Located on the east side of George Street between Richmond Street East and Adelaide Street, the two properties at 109-117 and 125 George Street are also situated within the historic ten-block site of the Old Town of York. Adjacent to these buildings on the northwest corner of George and Richmond streets is the heritage property at 190 Richmond Street East, a stables building dating to 1880 and identified through the 2019 King-Parliament Secondary Plan Review. The building was listed on the City's Heritage Register in December 2020. On the east side of George Street, north of Richmond Street East stands an 1870 terrace at 133-143 George that was identified through the King-Parliament study and listed in 2020. To the south of the subject properties at the northeast corner of George and Adelaide streets is the former Bank of Upper Canada (1825-27), with additions and alterations for the De La Salle Institute and the Fourth Post office), which was designated under Part IV, Section 29 of the Ontario Heritage Act as part of the City's inaugural list of heritage properties in 1973.

The block containing the properties at 109-117 and 125 George Street is also adjacent to the St. Lawrence Neighbourhood Historic Conservation District, which is currently under appeal and not in effect at the time of writing this report.

5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria

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 Heritage Register.

109 George Street: Frankel Building

Design or Physical Value

i. rare, unique, representative or early example of a style, type, expression material or construction method

The property at 109 George Street (with entrance address at 117) has cultural heritage value as a representative early 20th-century example of the warehouse / factory typology, which is evident in the design of the two-three storey, mixed-use industrial and office complex where the original red brick warehouse structure (1915) is setback on the lot and attached to the rear of the 1926 building fronting onto George Street and containing the original primary entrance at the south end of the west elevation. Typical of late-19th and early-20th century warehouse / factory type buildings identified in the King-Parliament area, Classical detailing here includes brick cladding, the principal (west) street-facing elevation embellished with stone trim and classical-style surround on the primary entrance, first-floor stone cornice, and diamond and lozenge detailing at the second and third storeys.

Historical and Associative Value

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

The property is also valued for its association with Frankel Brothers Ltd, a successful scrap metal processing company established and owned by German-Jewish philanthropist and entrepreneur Leo Frankel along with his brothers, Maurice and Sigmund. Initially used as a storage yard for the company, the family commissioned the 1915 rear portion of the current complex plus the 1926 portion fronting onto George Street, both of which the successful company rented out to various industrial and commercial tenants over the course of their 45-year ownership at the site.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 109/117 George Street has historic and associative value for its role within the growth and land development of the old Town of York plan. The ten original city blocks are currently understood as part of the King-Parliament area, which includes some of Toronto's oldest neighbourhoods and commercial and industrial areas.

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

The complex is valued for its association with the prominent local architectural firm of Chapman & Oxley, who constructed the three-storey red brick structure fronting George Street in 1926. Aside from numerous other industrial commissions completed in the downtown core at the time, the Chapman & Oxley firm is also distinguished for its defining architectural contributions to the Canadian National Exhibition including the Pure Food Building (1921-22), the Ontario Government Building (1926), The Prince's Gate (1927) and the Electrical and Engineering Building (1928-1929).

Since 2011, the property is also valued for its association with current tenant, Moriyama & Teshima Architects, a Toronto-based Canadian architecture firm established in 1970 with a world-wide reputation for excellence in design and responsible for minor adaptive re-use enhancements to the openings on the primary (west) elevation at George Street including the horizontal brise-soleil at the ground-storey.

Contextual Value

i. important in defining, maintaining or supporting the character of an area

Contextually, the property has cultural heritage value as it maintains and supports the historic character of the King-Parliament area. Situated on the east side of George Street south of Richmond Street East, it is an important contributor as it maintains the early 20th century character with its two-three storey scale, industrial use and period details. Its substantial footprint and warehouse / factory typology typify the late-19th to early-20th century built form evolution and character of the area.

ii. physically, functionally, visually or historically linked to its surroundings

Constructed in three stages (1915 with 1926 and 1950 additions), the property at 109-117 George Street is visually and historically linked to its surroundings as a representative example of an industrial warehouse building, with form, massing and stylistic details characteristic of the early twentieth century. The property is physically, functionally, visually and historically linked to the historic, industrial character of the King-Parliament area along with other surviving low-scale, warehouse / factory type buildings of the period that weren't subsequently lost to industrial decline and urban renewal in the second half of the 20th century.

125 George Street

Design or Physical Value

i. rare, unique, representative or early example of a style, type, expression material or construction method

The property located at 125 George Street has cultural heritage value as an early 20th-century example of the warehouse / factory typology, which is evident in the design of the four-storey industrial building with two principal elevations abutting the southeast corner of George and Richmond streets, where the main entrance is located on the George Street (west) elevation, and the loading bay with its original steel awning is located on the north elevation fronting onto Richmond Street East.

Built in 1927, this post-and-beam industrial building is a rare surviving, early example in the city that is constructed with an exposed, pre-cast concrete frame set on a raised foundation and containing brick infill. The grid-like form of the frame produces a relentless repetition and dimensional uniformity of red brick infill spandrels across all four elevations, and containing window openings with original steel arrowhead mullions and frames. Typical of late-19th and early-20th century warehouse / factory type buildings, lingering Classical detailing is evident in the elegant main entrance at the south end of the west elevation, with its pre-cast Georgian-style surround including decorative scroll brackets supporting a projecting header and all surmounted by a fan-shaped transom light.

Historical and Associative Value

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 125 George Street has historic and associative value for its role within the growth and land development of the old Town of York plan. The ten original city blocks are currently understood as part of the King-Parliament area, which includes some of Toronto's oldest neighbourhoods and commercial and industrial areas.

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

The property is also valued for its association with the local architectural firm of Molesworth, West and Secord. George Nepean Molesworth has been described as a talented and prolific designer in Toronto in a leading architectural firm that prospered in obtaining commissions for commercial, institutional and ecclesiastical projects in the post-WWI period.

Contextual Value

i. important in defining, maintaining or supporting the character of an area

Contextually, the property has cultural heritage value as it maintains and supports the historic character of the King-Parliament area. Situated at the southeast corner of George Street and Richmond Street East, it is an important contributor as it maintains the late 19th-early 20th century character with its four-storey scale, industrial use and period details. Its prominent corner location, substantial footprint and its warehouse / factory typology typify the late-19th to early-20th century built form evolution and character of the area.

ii. physically, functionally, visually or historically linked to its surroundings

Constructed in 1927, the property at 125 George Street is visually and historically linked to its surroundings as a representative example of an industrial warehouse building, with form, massing and stylistic details characteristic of the early twentieth century. The property is physically, functionally, visually and historically linked to the historic, industrial character of the King-Parliament area along with other surviving low-scale, warehouse / factory type buildings of the period that weren't subsequently lost to industrial decline and urban renewal in the second half of the 20th century.

6. LIST OF RESEARCH SOURCES

Archival Sources

Abstract Indices of Deeds, Town of York Plan, Lots 4 to 6, north of Duke Street (Adelaide Street), south of Duchess Street (Richmond Street East) Street East)

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109 GEORGE STREET: FRANKEL BUILDING**(REASONS FOR DESIGNATION)**

The property at 109 George Street 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

Located on the east side of George Street south of Richmond Street East, the property at 109 George Street contains a complex of three interconnected industrial/office structures built between 1915 and 1950. The property was identified for its cultural heritage value through the King-Parliament Secondary Plan Review (2019) and listed on the City's Heritage Register in December 2020.

Statement of Cultural Heritage Value

The property at 109 George Street (with entrance address at 117) has cultural heritage value as a representative early 20th-century example of the warehouse / factory typology, which is evident in the design of the two-three storey, mixed-use industrial and office complex where the original red brick warehouse structure (1915) is setback on the lot and attached to the rear of the 1926 building fronting onto George Street and containing the original primary entrance at the south end of the west elevation. Typical of late-19th and early-20th century warehouse / factory type buildings identified in the King-Parliament area, Classical detailing here includes brick cladding, the principal (west) street-facing elevation embellished with stone trim and classical-style surround on the primary entrance, first-floor stone cornice, and diamond and lozenge detailing at the second and third storeys.

The property is also valued for its association with Frankel Brothers Ltd, a successful scrap metal processing company established owned by German-Jewish philanthropist and entrepreneur Leo Frankel along with his brothers, Maurice and Sigmund. Initially used as a storage yard for the company, the family commissioned the 1915 rear portion of the current complex plus the 1926 portion fronting onto George Street, both of which the successful company rented out to various industrial and commercial tenants over the course of their 45-year ownership at the site.

The property at 109 George Street has historic and associative value for its role within the growth and land development of the old Town of York plan. The ten original city blocks are currently understood as part of the King-Parliament area, which includes some of Toronto's oldest neighbourhoods and commercial and industrial areas.

The complex is valued for its association with the prominent local architectural firm of Chapman & Oxley, who constructed the three-storey red brick structure fronting George Street in 1926. Aside from numerous other industrial commissions completed in the downtown core at the time, the Chapman & Oxley firm is also distinguished for its

defining architectural contributions to the Canadian National Exhibition including the Pure Food Building (1921-22), the Ontario Government Building (1926), The Prince's Gate (1927) and the Electrical and Engineering Building (1928-1929). Since 2011, the property is also valued for its association with current tenant, Moriyama & Teshima Architects, a Toronto-based Canadian architecture firm established in 1970 with a world-wide reputation for excellence in design and responsible for minor enhancements to the openings on the primary (west) elevation at George Street including the horizontal brise-soleil at the ground-storey.

Contextually, the property has cultural heritage value as it maintains and supports the historic character of the King-Parliament area. Situated on the east side of George Street south of Richmond Street East, it is an important contributor as it maintains the early 20th century character with its two-three storey scale, industrial use and period details. Its substantial footprint and warehouse / factory typology typify the late-19th to early-20th century built form evolution and character of the area.

Constructed in three stages (1915 with 1926 and 1950 additions), the property at 109-117 George Street is visually and historically linked to its surroundings as a representative example of an industrial warehouse building, with form, massing and stylistic details characteristic of the early twentieth century. The property is physically, functionally, visually and historically linked to the historic, industrial character of the King-Parliament area along with other surviving low-scale, warehouse / factory type buildings of the period that weren't subsequently lost to industrial decline and urban renewal in the second half of the 20th century.

Heritage Attributes

Design or Physical Value

- The three-storey scale, rectangular-form and massing of the 1915 and 1926 portions of the complex
- The materials, with the red brick cladding, and the brick, stone and metal detailing
- The flat roofline of the 1915 and 1926 buildings
- On all four elevations of the original 1915 structure, the vertical raised brick articulation on the north and south elevations expressing a giant colonnade of pilasters between the bays of window openings
- On the 1926 building fronting George Street, the principal (west) elevation with its off-set main entrance at the south end with its stone surround and cornice surmounting the ground-storey openings with their horizontal brise-soleil
- The diamond and lozenge-shaped detailing at the second and third storey levels on the principal (west) elevation

Contextual Value

Attributes that contribute to the value of the property at 109 George Street (with entrance address at 117) as being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the original 1915 building on the east side of George Street south of Richmond Street East
- The placement, setback and orientation of the 1926 addition, which fronts George Street and serves as the main entrance to the complex, with the 1915 structure attached at the rear (east) end

N.B. the two-storey, 1950 addition at the southeastern-most portion of the complex is not a heritage attribute.

125 GEORGE STREET**(REASONS FOR DESIGNATION)**

The property at 125 George Street 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

Located at the southeast corner of George Street and Richmond Street East, the property at 125 George Street contains a four-storey industrial building identified for its cultural heritage value through the King-Parliament Secondary Plan Review (2019) and listed on the City's Heritage Register in December 2020.

Statement of Cultural Heritage Value

The property located at 125 George Street has cultural heritage value as an early 20th-century example of the warehouse / factory typology, which is evident in the design of the four-storey industrial building with two principal elevations abutting the southeast corner of George and Richmond streets, where the main entrance is located on the George Street (west) elevation, and the loading bay with its original steel awning is located on the north elevation fronting onto Richmond Street East. Built in 1927, this post-and-beam industrial building is a rare surviving, early example in the city that is constructed with an exposed, pre-cast concrete frame set on a raised foundation and containing brick infill. The grid-like form of the frame produces a relentless repetition and dimensional uniformity of red brick infill spandrels across all four elevations, and containing window openings with original steel arrowhead mullions and frames. Typical of late-19th and early-20th century warehouse / factory type buildings, lingering Classical detailing is evident in the elegant main entrance at the south end of the west elevation, with its pre-cast Georgian-style surround including decorative scroll brackets supporting a projecting header and all surmounted by a fan-shaped transom light.

The property at 125 George Street has historic and associative value for its role within the growth and land development of the old Town of York plan. The ten original city blocks are currently understood as part of the King-Parliament area, which includes some of Toronto's oldest neighbourhoods and commercial and industrial areas.

The property is also valued for its association with the local architectural firm of Molesworth, West and Secord. George Nepean Molesworth has been described as a talented and prolific designer in Toronto in a leading architectural firm that prospered in obtaining commissions for commercial, institutional and ecclesiastical projects in the post-WWI period.

Contextually, the property has cultural heritage value as it maintains and supports the historic character of the King-Parliament area. Situated at the southeast corner of

George Street and Richmond Street East, it is an important contributor as it maintains the late 19th-early 20th century character with its four-storey scale, industrial use and period details. Its prominent corner location, substantial footprint and its warehouse / factory typology typify the late-19th to early-20th century built form evolution and character of the area.

Constructed in 1927, the property at 125 George Street is visually and historically linked to its surroundings as a representative example of an industrial warehouse building, with form, massing and stylistic details characteristic of the early twentieth century. The property is physically, functionally, visually and historically linked to the historic, industrial character of the King-Parliament area along with other surviving low-scale, warehouse / factory type buildings of the period that weren't subsequently lost to industrial decline and urban renewal in the second half of the 20th century.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 125 George Street being a rare and early surviving example of a downtown industrial building constructed with an exposed, pre-cast concrete grid frame:

- The four-storey scale, rectangular-form and massing of the building
- The materials, with the exposed concrete frame construction on a raised foundation, the red brick infill cladding, and the stone and metal detailing
- The flat roofline with red brick-clad parapet above the concrete frame
- On all of the elevations except the south, the placement of the window openings in their respective gridded bays with their steel industrial fenestration containing arrowhead mullions
- On the west elevation fronting George Street, the off-set main entrance at the south end with its Neo-Classical surround, decorative scroll brackets supporting a deep header and surmounted by a fan-shaped transom light
- On the north elevation fronting Richmond Street East, the loading bay with its steel canopy and corrugated roof

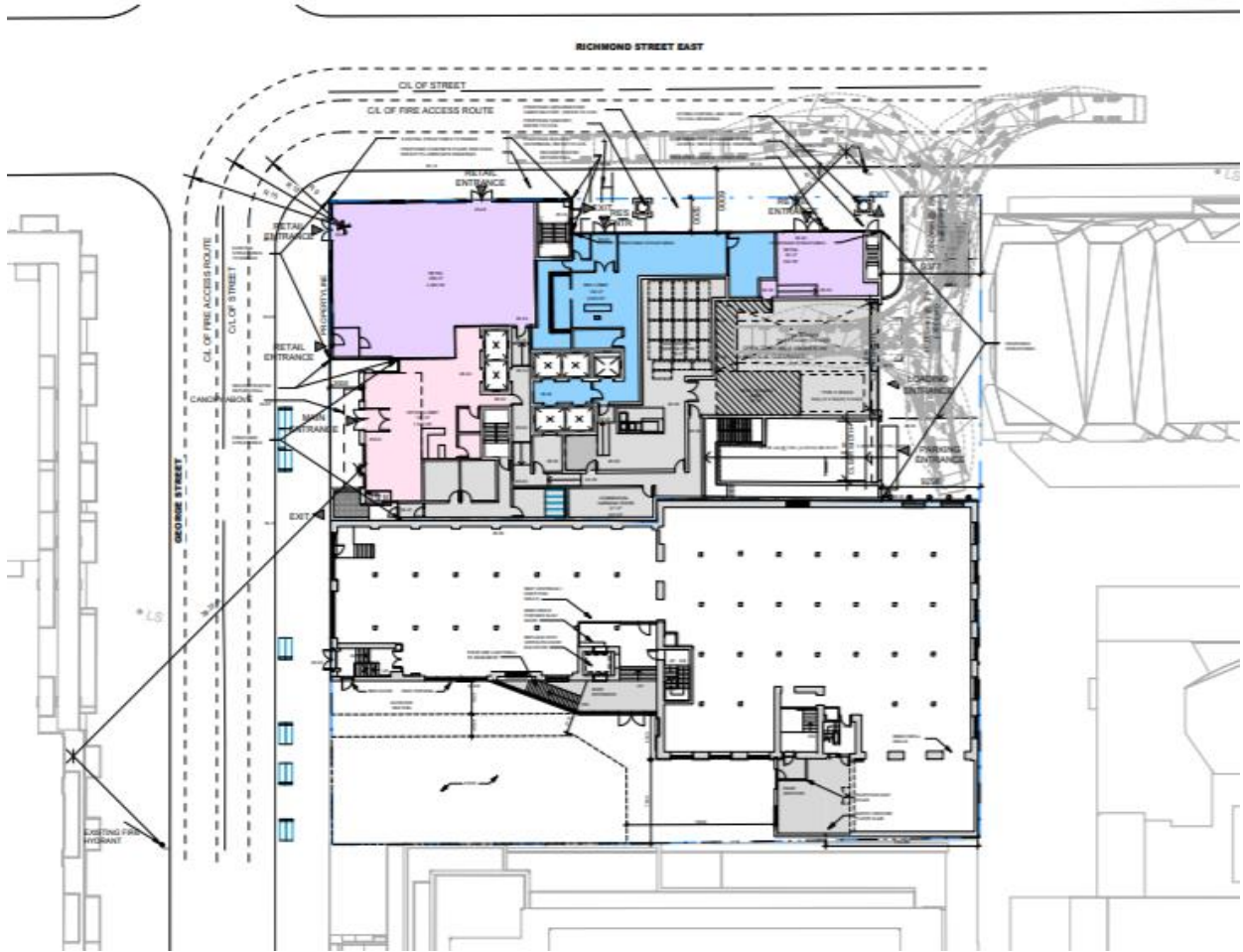
Contextual Value

Attributes that contribute to the value of the property at 125 George Street as being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the building anchoring the southeast corner of George Street and Richmond Street East

SELECTED DRAWINGS
109 AND 125 GEORGE STREET

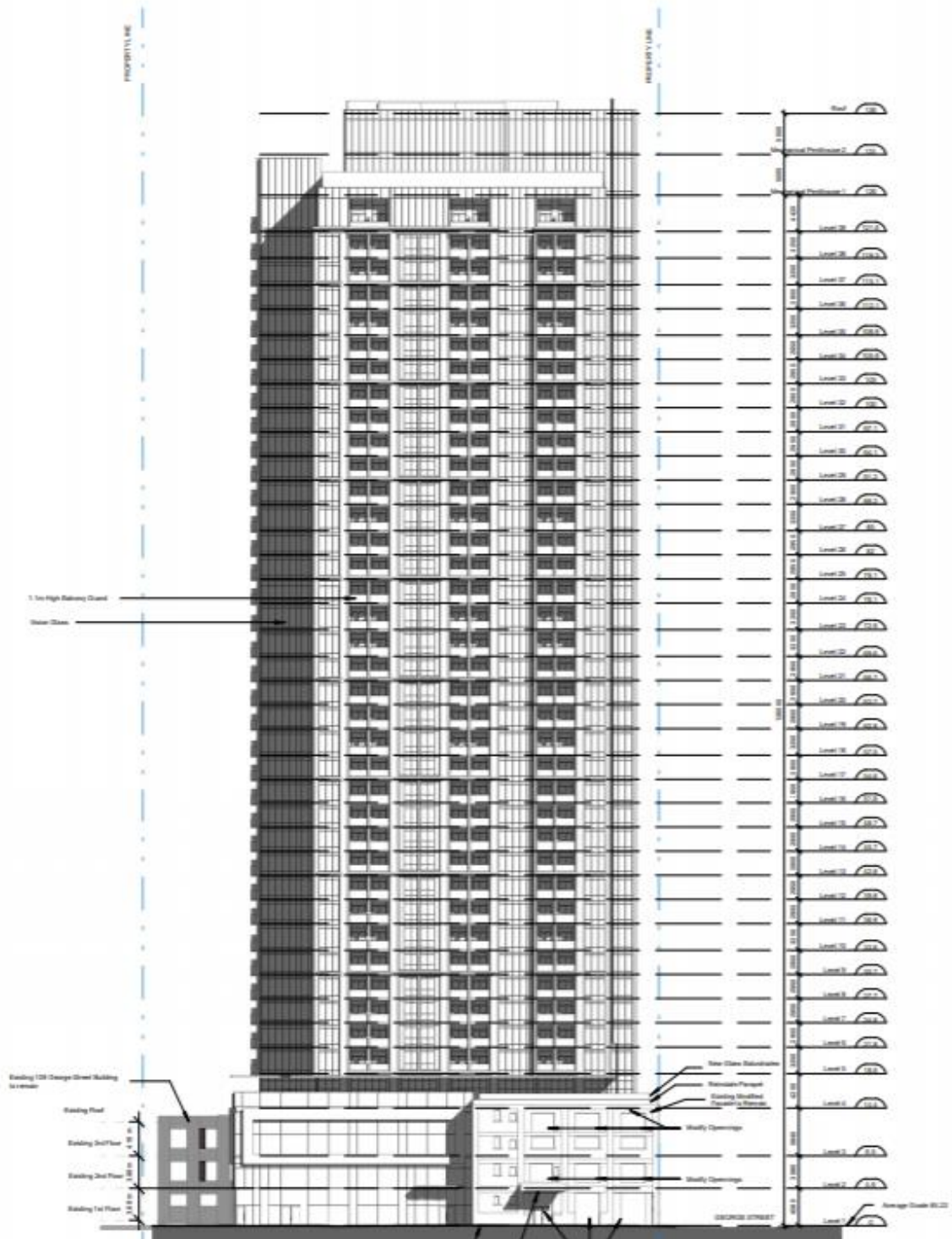
ATTACHMENT 6



Site Plan

SELECTED DRAWINGS

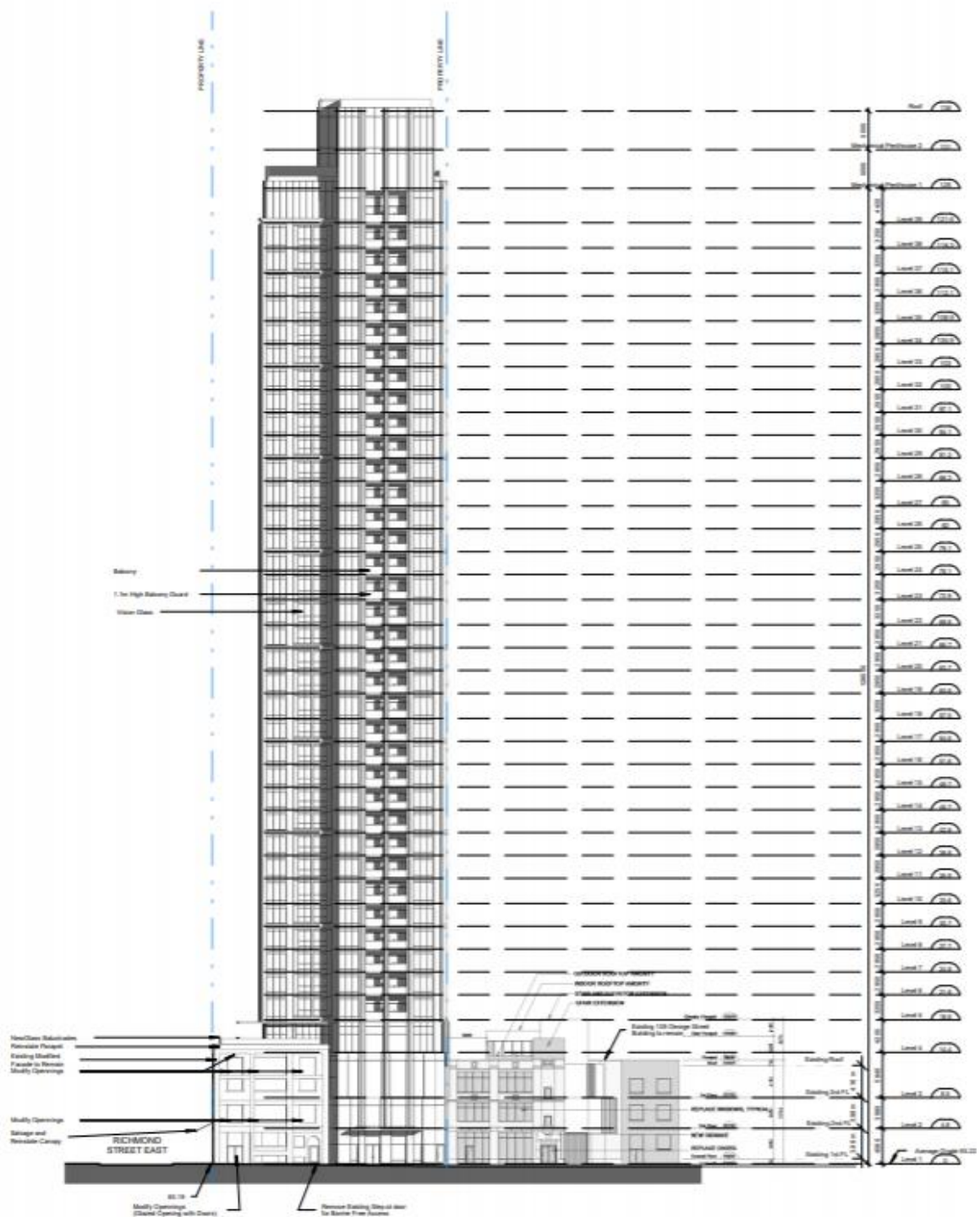
109 AND 125 GEORGE STREET



North Elevation

SELECTED DRAWINGS

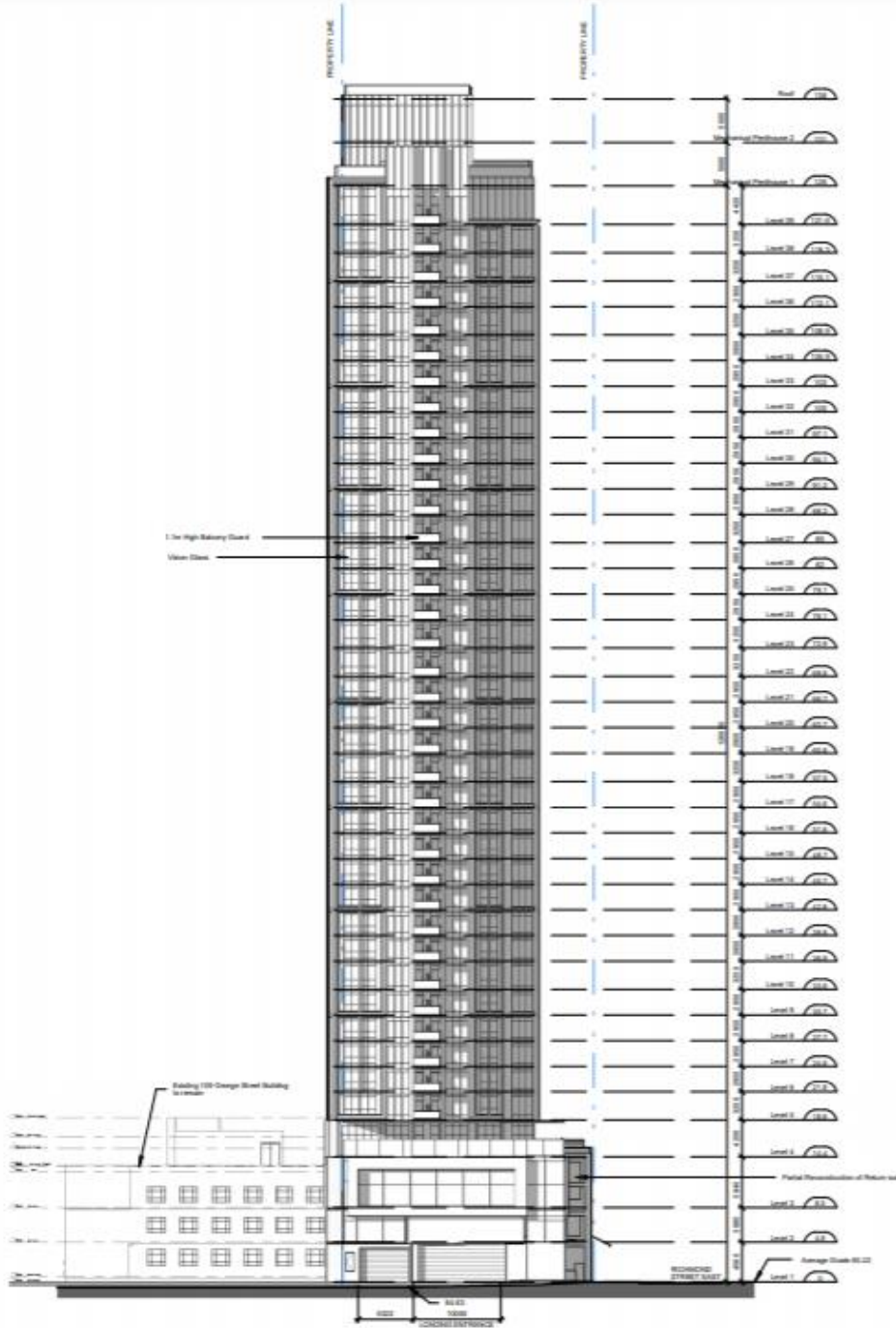
109 AND 125 GEORGE STREET



West Elevation

SELECTED DRAWINGS

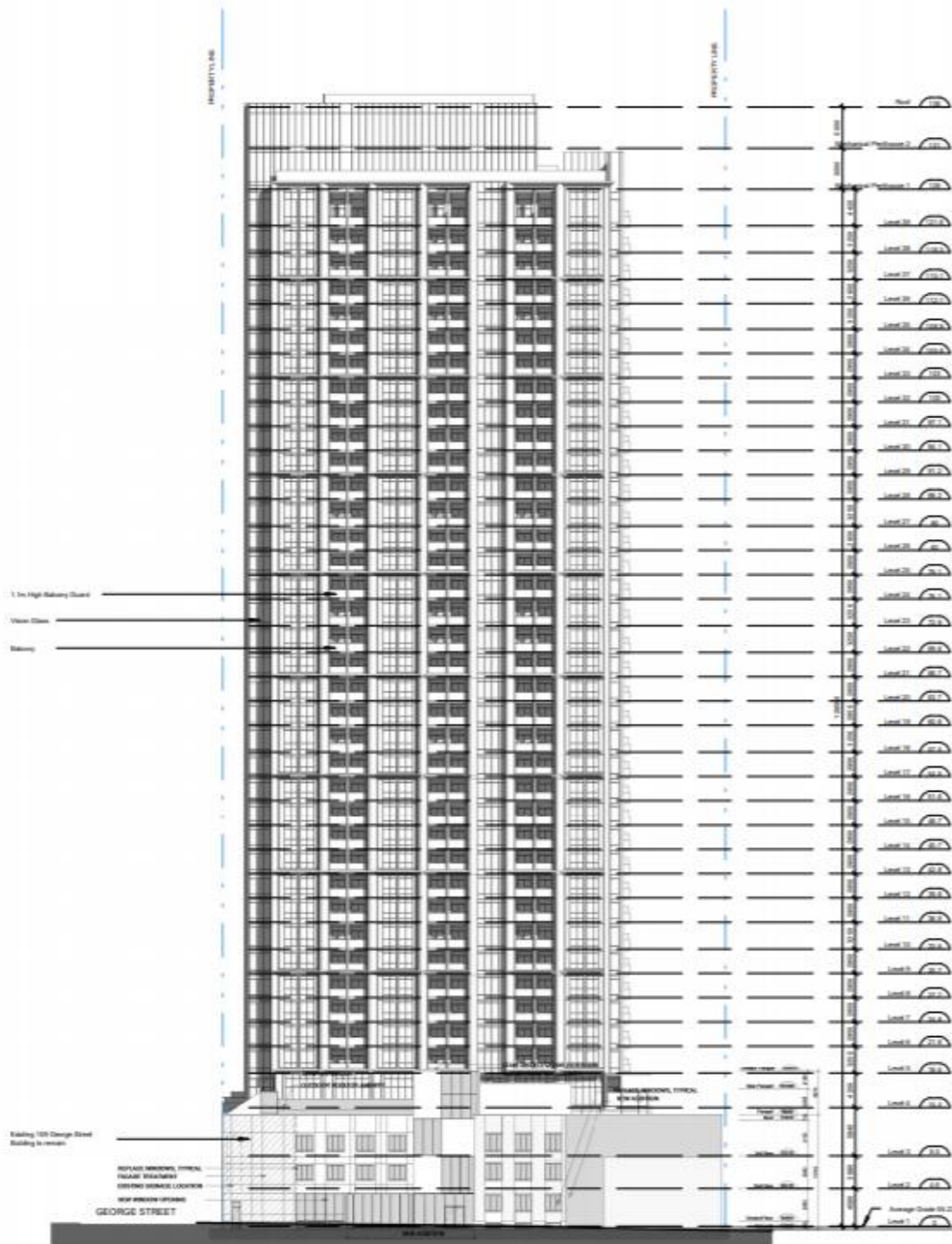
109 AND 125 GEORGE STREET



East Elevation

SELECTED DRAWINGS

109 AND 125 GEORGE STREET



South Elevation

SELECTED DRAWINGS
109 AND 125 GEORGE STREET



Rendering looking southeast