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Series 1143, Item 4280
19 and 21 Dundas Square : Heritage Impact Statement. - April
14, 2008

19 & 21 DUNDAS SQUARE
HERITAGE IMPACT STATEMENT
APRIL 14, 2008



Source: CIBC Archives (1930)

1 9 & 2 1 D U N D A S S Q U A R E

PREPARED FOR:

HNR Properties Ltd.
21 Dundas Square, Suite 201
Toronto, Ontario, M5B 1B7

PREPARED BY:

E.R.A. Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
05-085-02 - M.M. & M.S.



City Planning Division
City of Toronto

MAY 06 2008

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1.0 EXECUTIVE SUMMARY

The purpose of this Heritage Impact Statement (HIS) is to provide information on the heritage resources that may be affected by the proposed redevelopment of 252 & 258 Victoria Street and the rehabilitation of 19 and 21 Dundas Square. This HIS is being submitted as part of the zoning by-law amendment and should be read in respect to drawings provided by Diamond and Schmitt Architects and Page and Steele Architects, dated January 25, 2008.

19 and 21 Dundas Square and 258 Victoria Street are listed on the City of Toronto's Inventory of Heritage Buildings and are located adjacent to Dundas Square.

The Hermant Building at 19 Dundas Square was designed by Bond and Smith Architects in 1913 and is an early surviving example of terra cotta cladding in Toronto. When the 10-storey building was completed it was the tallest building in the city and a significant landmark. The building originally housed the headquarters of Imperial Optical which at one time controlled over 80 percent of the optical industry in Canada.

The Hermant Building at 21 Dundas Square was designed by Benjamin Brown in 1929. Benjamin Brown is historically significant as the first practicing Jewish architect in Toronto. The 15-storey art deco inspired building is a significant landmark at Dundas Square.

We support the proposed application to replace the existing buildings at 252 and 258 Victoria Street with a new 35-storey office/residential. The redevelopment will result in significant public benefit to 19 and 21 Dundas Square, assist in the continued development of Dundas Square and provide significant interpretation opportunities into the architectural and social development of Toronto.

This report is intended as the first of a three stage process which identifies, clarifies and implements a conservation strategy for the preservation of the property's heritage attributes. The first report presents a detailed site background and conservation strategy. The second report will be submitted at the Site Plan application phase and provide a developed conservation strategy based on the outcomes of the building assessment. The final report will be submitted at the Building Permit application phase and provide a detailed heritage conservation plan prior to the start of construction.

The proposed conservation strategy includes the following:

- Preserve the buildings at 19 and 21 Dundas Square;
- Restore the fenestration of 19 Dundas Square;
- Repair the terra cotta cladding of 19 Dundas Square;

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- Restore the original entry and lobby to 21 Dundas Square;
 - Replace existing ground floor signage at 19 and 21 Dundas Square with a contextually appropriate signage;
 - Provide a new building lighting scheme; and
 - Develop an interpretive plaque in cooperation with Heritage Toronto's Plaques and Markers Program which provides information on the development and historical significance of the Hermant Buildings.



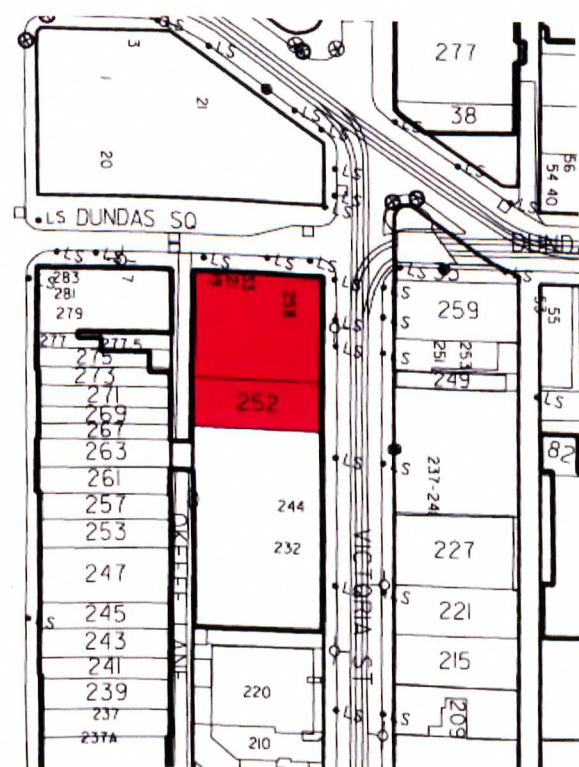
2.0 INTRODUCTION

HNR Properties Ltd has retained Diamond & Schmitt Architects, Page & Steele Architects and Planners to design 252 and 258 Victoria Street. ERA Architects Inc. has been retained as the Heritage Consultant.

ERA Architects Inc. has prepared this Heritage Impact Statement with respect to: the *Toronto Development Guide: Terms of Reference* (see appendices); the *Province of Ontario's 2005 Provincial Policy Statement* for the regulation of development and use of land; the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*, *The Ontario Heritage Tool Kit* and *Part IV of the Ontario Heritage Act*.

2.1 PROPERTY LOCATION AND GENERAL DESCRIPTION

The proposed development parcel is located at the southwest corner of Dundas Square and Victoria Street and is directly adjacent to Dundas Square (Map 1). The parcel includes the following properties: 252 Victoria Street, 258 Victoria Street, 19 Dundas Square and 21 Dundas Square.



Map 1

Source: City of Toronto Municipal Map Series (2007)

2.2 PRESENT OWNER CONTACT

HNR Properties Limited
Dr. Nazar Sultan
21 Dundas Square
Toronto, Ontario M5B 1B7
T: 416.368.6678

2.4 ADJACENT HERITAGE PROPERTIES

In reference to the Province of Ontario's 2005 Provincial Policy Statement, this document addresses Section 2.6 on Cultural Heritage and Archaeology, specifically item 2.6.3:

"Development and site alteration may be permitted on adjacent lands to protected heritage property 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."

There is one designated heritage property located immediately to the south of the proposed development site, and a second designated heritage property is not adjacent to the proposed development site, but separated by O'Keefe Lane to the west. The properties include:

1. 244 Victoria Street
Pantages Theatre (1920),
Architect: Thomas W. Lamb
By-Law: 510-88
Adopted by City Council: June 13, 1988
2. 279-283 Yonge Street
Child's Restaurant and Offices (1918)
Architect: J.S. Westervelt
By-Law: 952-01
Adopted by City Council: October 12, 1990

The proposed development site is also located within the Downtown Yonge Community Improvement Plan (By-law 456-1999) which designates certain land in the Downtown Yonge Street Area for improvement by providing incentive programs including a Commercial Facade Improvement Grant and Loan Program.

3.0 STATEMENT OF SIGNIFICANCE

The Toronto Historical Board's Property Information Sheet for the property provides the following information for 19 and 21 Dundas Square and 258 Victoria Street:

The Hermant Building, designed by architects Bond and Smith and constructed in 1913, is one of Toronto's tallest surviving office buildings faced with white terra cotta, a cladding rarely found in Toronto. The building, with the east tower and Hermant Annex (built in 1930 according to the design of Benjamin Brown) is a landmark in the central downtown area.

The Toronto Historical Board correctly identifies the 1913 Hermant Building by Bond and Smith architects, however the Hermant Annex was completed in 1920 by Brown and McConnell and the Hermant Building (east tower) was completed in 1929 by Benjamin Brown.

3.1 PROPERTY DESCRIPTION

The proposed development parcel contains three buildings which are included within the single heritage listing, and one building which is not. The three buildings include:

1. The Hermant Building (1913)
19 Dundas Square
Architect: Bond and Smith
2. The Hermant Annex (1920)
258 Victoria Street
Architect: Brown and McConnell
3. The Hermant Building (East Tower) (1929)
21 Dundas Square
Architect: Benjamin Brown

The fourth property at 252 Victoria Street, is a two-storey commercial building. It was constructed in 1917 as a garage for A.R. Morton and Company and is not included in the City of Toronto's Inventory of Heritage Properties.

3.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The evolving series of buildings relating to the Hermant family contain, architectural, historic, associative and contextual value. The buildings were developed by the entrepreneur Percy Hermant to house the office, manufacturing and warehouse facilities for his company Imperial Optical. Percy, a Russian-Jewish immigrant founded the company in 1900 and grew it into the largest optical business in Canada, in the process becoming an important philanthropist in Toronto. His company also had a significant role in the professionalization of opticians in Canada.

The Hermant Building located at 19 Dundas Square (originally 15 Wilton Avenue) was constructed in 1913 and designed by the Toronto architecture firm of Bond and Smith. Wilton Street was renamed Dundas Square after Dundas Street was straightened in the early 1920s. The building employs a number of innovative technologies including: early reinforced concrete, terra cotta cladding and a glazed wall system, which provided a highly transparent northern elevation. The ground floor originally contained two shops and a lobby, with an open floor plan on the upper floors. At the time of its construction the 10-storey building was the tallest in Toronto and a significant landmark in the City.

The 15-storey Hermant Building (East Tower) at 21 Dundas Square was constructed in 1929 and designed by Benjamin Brown. Brown is culturally significant as the first practicing Jewish architect in Toronto.

The principal buildings associated with the Hermant's are 19 and 21 Dundas Square and have significant contextual value in maintaining and defining the southern edge of Dundas Square. 19 Dundas Square is significant in context with the neighbouring Child's Restaurant at 279-283 Yonge Street, which displays similar terra cotta cladding. The prominent location of 21 Dundas Square at the southwest corner of Dundas Square and Victoria Street contributes to its landmark status.

3.3 DESCRIPTION OF HERITAGE ATTRIBUTES

The following key heritage attributes embody the heritage value of the site:

- 19 and 21 Dundas Square are landmarks within the immediate area and define the southern edge of Dundas Square;
- Innovative application of terra cotta cladding in 19 Dundas Square;
- Early use of reinforced concrete construction in 19 Dundas Square;
- Innovative glazed wall assembly originally used in 19 Dundas Square;
- Art deco inspired cast stone paneling at the top of 21 Dundas Square; and
- Art deco inspired elements of the lobby currently concealed at 21 Dundas Square.

4.0 RESEARCH AND ANALYSIS

4.1 CONTEXT

The Hermant complex of buildings are contextually significant in relation to the growth and development of the Imperial Optical Company, the maturation of Toronto's Jewish community and the development of Toronto into a manufacturing and corporate office centre.

In 1897, at the age of 14 Percy Hermant (figure 1) fled from Russia to avoid the political turmoil overtaking his native country. After his arrival in Saint John's, he initially sold eyeglasses by bicycle between Boston and Halifax. Later he studied Opticianry at the Klein School of Optics in Boston. After graduating in 1900 he founded Imperial Optical in Saint John New Brunswick and within five years had branches in Hamilton, London and Toronto. Driven by the growth of the business and a need to reduce travel distance, Imperial Optical relocated to Toronto in 1906.



Figure 1: Percy Hermant

Source: Who's Who in Canadian Jewery (1967)

Percy approached the architectural firm of Bond and Smith to design a building at 15 Wilton Avenue (19 Dundas Square) to house its expanding manufacturing, warehousing, and office programme. Bond and Smith may have been chosen as they had previous experience designing technically complex buildings in Toronto including the Consumer's Gas Purifying House (1898-99) at 45 Parliament Street and the Royal Bank at 696 Danforth Avenue. Bond and Smith achieved the requirements of Imperial Optical's programme by employing an innovative system of reinforced concrete to accommodate the weight of manufacturing equipment. At the time of its completion in 1913, the 10-storey Hermant Building was the tallest building in Toronto and a significant landmark in the city.

In 1914, the First World War forced a halt to the import of German lenses. In response, Percy bought a lens plant in Rochester, dismantled the machinery and reassembled it in

Toronto. After the war Imperial Optical was positioned to compete in overseas markets with German and US firms. In order to accommodate his growing business Percy hired the firm of Brown and McConnell to design an Annex at 258 Victoria Street in 1920. The partnership between Benjamin Brown and Robert McConnell began around 1913 and ended soon after the completion of the Annex.

In 1929 Benjamin Brown was approached to design the centerpiece of the Hermant building complex at 21 Dundas Square. Brown established his own practice after 1920 and is commonly recognized as Toronto's first practicing Jewish architect. The Protestant atmosphere of Toronto in the early 20th century made it difficult for Jewish professionals to attract clientele. Thus many of Brown's early work was for Jewish clients including Percy Hermant. Brown's work for Percy continued beyond the main Hermant complex and included a factory and warehouse for Imperial Optical which was constructed in 1937 at 365 Dundas Street (figure 2). The building is currently not included in the City of Toronto's Inventory of Heritage Properties.

The economic conditions of the 1920s provided the opportunity for the Hermant's to construct a much larger building than required for their needs, allowing parts of the building to be rented for office space. The new building eliminated the existing lobby and elevator of 19 Dundas Square and combined the circulation with the new building at 21 Dundas Square. Together, the north elevations of 19 and 21 Dundas Street constitute the principle public façades relating to Imperial Optical.



Figure 2: 365 Dundas Street
Source: E.R.A. Architects (2008)

After the death of Percy Hermant in 1958 his son Sydney (figure 3) took over operations of the company. The firm diversified its optical portfolio to include safety and surgery equipment and was associated with numerous separate businesses. Sydney was also the single largest shareholder of the Imperial Bank of Commerce, a branch of which was

located at the base of 21 Dundas Square from 1930 to 1994. Imperial Optical was one of the five top optical companies in the world and at one point controlled more than 80 percent of the opticianry business in Canada¹. However, by 1992 Imperial Optical went into receivership and Sydney died in December of the same year.



Figure 3: Sydney Hermant
Source: Toronto Star (1938)

4.2 HISTORICAL OCCUPANCY

The evolution of the proposed development site reflects the changing local needs of the area and the general intensification of the downtown core. In 1835 Crookshank Street was laid out as part of the larger Plan 22-A (created from park lots 7 and 8) which encompassed lands east of Yonge Street to George Street. By 1857 Crookshank was renamed Wilton Avenue.

From at least 1858 to 1909, the site of the Hermant Building (1913) at 19 Dundas Square was occupied by a 2 1/2 storey rough cast stuccoed building. The use of the building is unclear as it may have been either a residential duplex or a small hotel.

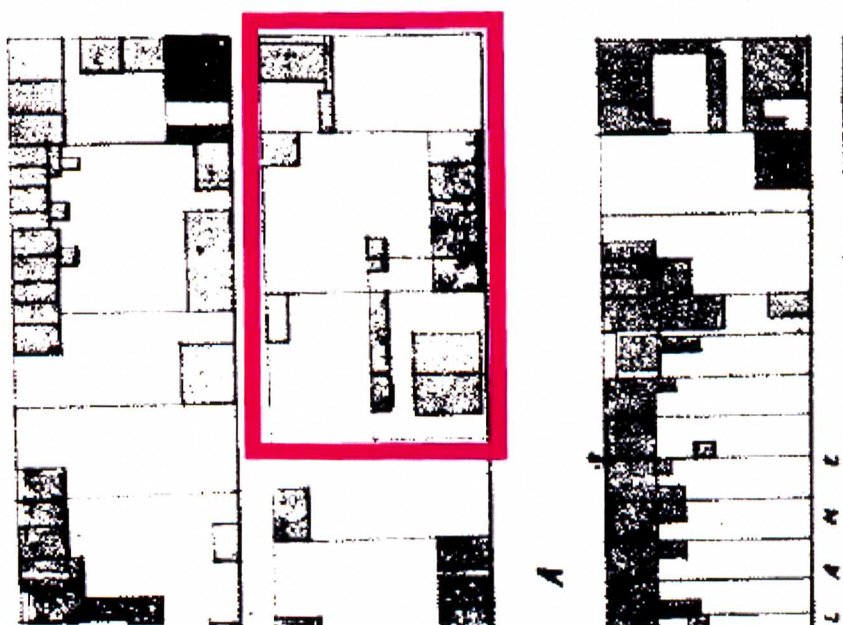
The 1858 Boulton map (Map 2) identifies 21 Dundas Square as undeveloped, however by 1880 (Map 3) the site was occupied by a coal and wood yard. By 1917 (Map 4) a 5-storey building had replaced the yard and is identified as E.B. Shuttleworth Chemical Company and Musson Book Publishing Company. The site was redeveloped in 1929 to accommodate the construction of the Hermant Building (east tower).

The location of the Hermant Annex at 258 Victoria Street is identified in the 1858 Boulton map as containing three 2-storey rough cast stuccoed homes at 254, 256, and 258 Victoria Street. By 1917, 254 Victoria Street was occupied by a grocer, 256 remained a home, and 258 Victoria Street contained a small garage at the rear. The Hermant Annex replaced the three buildings by 1920.

¹ Obituary, Eye wear tycoon dominated industry The Globe and Mail, Tuesday December 29, 1992

The 1858 Boulton map identifies the current site of 252 Victoria Street as being occupied by two attached homes. No changes occurred on the site until the development of A.R. Morton and Company garage, which is identified as Fallon's Garage and Livery on the 1917 map.

The choice of location for the Hermant Building occurred 'accidentally' according to Sydney Hermant. Apparently Percy found the location at 15 Wilton Avenue "by accident because it was near to his home"². Sydney Hermant has also suggested that the Hermant's were able to purchase property in downtown Toronto at a time when it cost far less³. The recession of 1913 - 1915 may have assisted them in purchasing

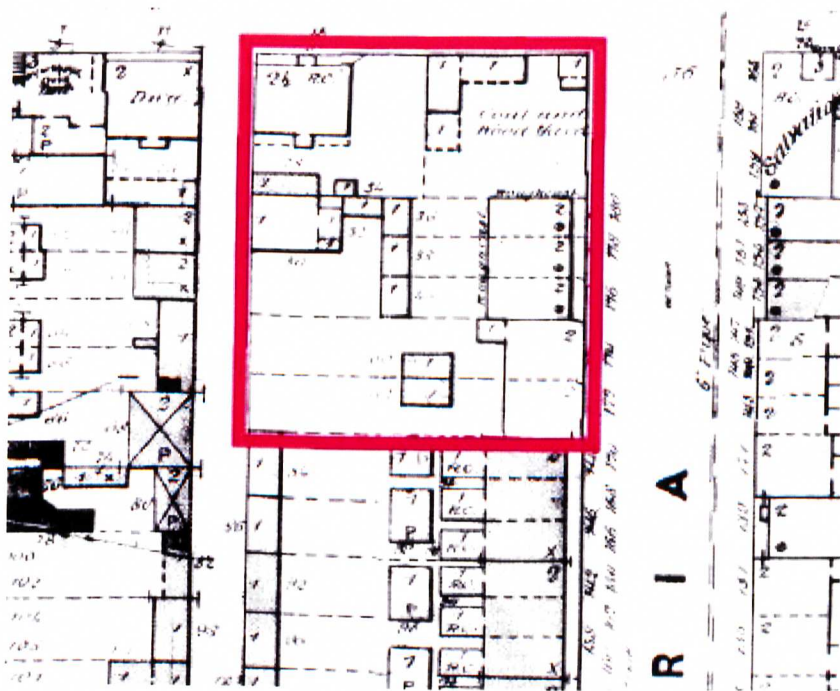


Map 2
Source: Boulton Map (1858)

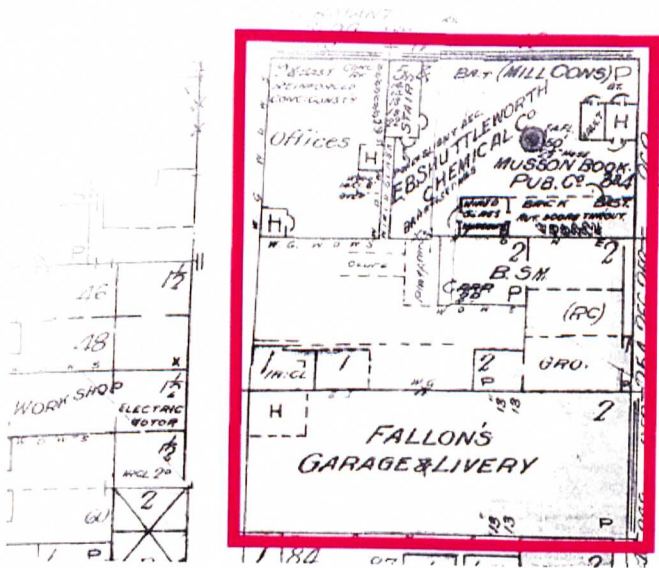
the Shuttleworth building and the row of homes on Victoria Street under a single ownership. The nature of Imperial Optical's business meant that they did not require proximity to a bulk transportation system. In addition the location to both the Yonge Street and Dundas Street streetcars allowed employees to easily access the site from elsewhere in the city.

2 Goldenberg, Susan The manufacturers that stayed put, The Globe and Mail, Friday February 9, 1973.

3 Ibid.



Map 3
Source: Goads Atlas Map (1880)



Map 4
Source: Fire Insurance Map (1917)

4.3 ARCHITECTURAL DESCRIPTION

The following building descriptions are intended to provide additional information to the existing Heritage Preservation Services descriptions.

Hermant Building (1913)

Architect: Bond and Smith

17 Dundas Square (15 Wilton Avenue)

The Hermant Building (1913) (figure 4) by Bond and Smith is strongly influenced by the advancements in building technologies occurring during the early 20th century including the development of innovative glazed wall systems, application of fireproof terra cotta cladding, refinement of the elevator and particularly the 'Chicago-style' buildings emerging from New York and Chicago by Daniel Burnham. Both Bond and Smith were likely exposed to these developments while working and living in New York City around the turn of the century.

The 10-storey building is an early example of reinforced concrete construction in Toronto, and an early example of terra cotta cladding in Toronto. Other remaining examples of terra cotta cladding in Toronto include: the Royal Bank Building (1913) at Yonge Street and King Street and the Methodist Book & Publishing Company (1913) at Queen Street and John Street. Light coloured terra cotta grew in popularity after the World's Columbian Exposition and Fair of 1893 in Chicago which introduced the concept of the 'White City' which was based on classical geometry and a clear departure from the dark industrial city of the 19th century. However, due to the impact of the freeze/thaw conditions of Toronto's northern climate, many early examples of terra cotta construction no longer remain.

Bond and Smith's knowledge of the Chicago-style and the White City are apparent in the Hermant Building with the employment of innovative construction methods and application of classically styled fireproof terra cotta cladding. The firm employed an early reinforced concrete building frame and glazed wall system which provided large single-pane operable windows for building occupants. The glazing system has since been replaced with smaller, multi-paned windows (figure 5). The primary elevation was completed in white terra cotta facing Dundas Square, which provided both fireproofing and gave the building a clean modern appearance.

An article regarding the building was published soon after its completion in Construction Magazine (Appendix I).

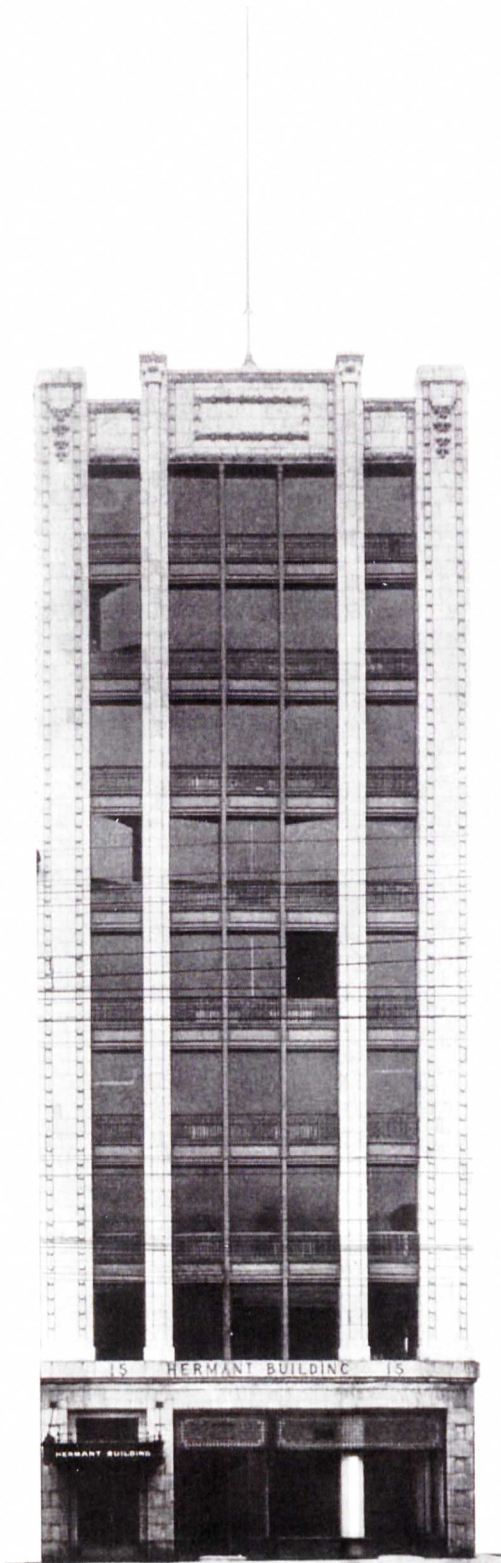


Figure 4
Source: Construction Magazine (1913)

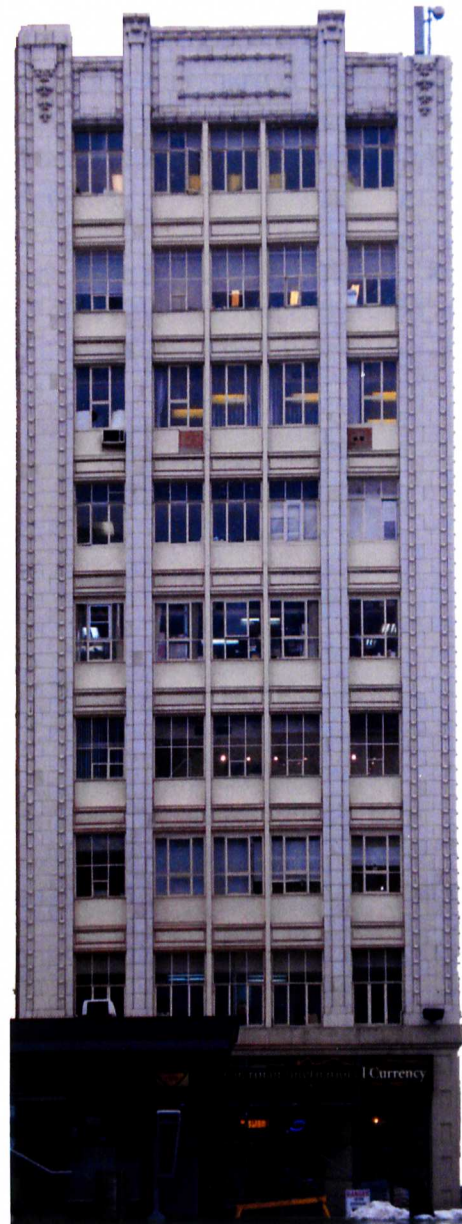


Figure 5
Source: E.R.A. Architects Inc. (2008)

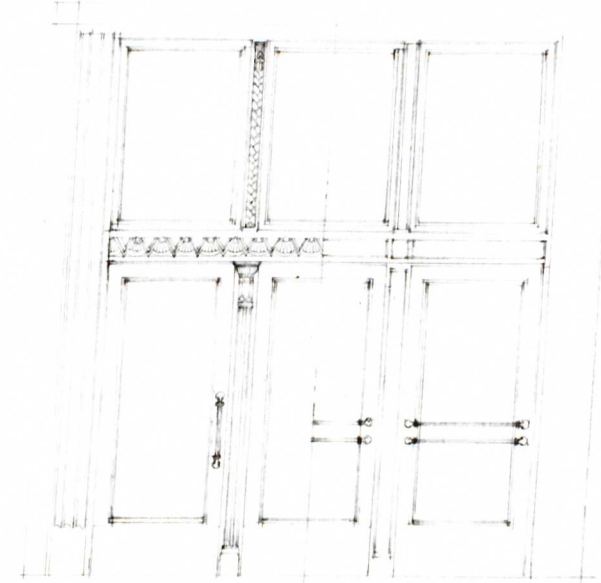
The Hermant Building (East Tower) (1929)
Architect: Benjamin Brown
21 Dundas Square

The 15-storey building east tower (figure 6) was completed in cream coloured brick with art deco relief panels located between the structural piers at the 13th and 14th storey's. The 15th floor penthouse was setback from the east and north façades and contained a mix of office and mechanical rooms. The ground floor originally contained a branch of the Imperial Bank of Commerce and an intricate bronze entranceway (figure 7) which led to the lobby. See Appendix III for a selection of design development drawings for the lobby and entrance way. The bronze entrance has since been removed. The lobby originally contained a patterned tiled floor with expressive art deco crown mouldings with a stepped ceiling (figure 8). The flooring has since been replaced with terrazzo and the cornice and ceiling has been concealed by a drop ceiling.

Benjamin Brown originally studied art at the Ontario School of Art and Design. His artisan education is apparent in the large number of detail sketches he completed as part of the design development for 21 Dundas Square, in particular the design of the lobby cornice and bronze entrance way.



Figure 6
Source: E.R.A. Architects (2008)



EXTERIOR AND INTERIOR
TYPICAL ELEVATION OF LOBBY AND
VESTIBULE DOORS

Figure 7
Source: Canadian Jewish Archive



Figure 8
Source: E.R.A. Architects (2008)

Morton and Company Garage (1917)
Architect: Unknown
252 Victoria Street

The A.R. Morton and Company Garage at 252 Victoria Street (figure 9) was designed as a modest commercial building which integrated an automotive garage and parts store on the ground floor with warehouse floor above. A large garage at the rear of the building could be accessed from both the front and rear of the building. The Victoria Street elevation was symmetrically proportioned with four structural piers. A central door provided access to the garage with display windows on either side. Two doors at the north and south side of the Victoria Street elevation provided access to the second floor warehouse and main floor office. The second floor warehouse contained fenestration and the front elevation and was completed with a galvanized steel cornice at the top of both the first and second floor. No architect of record could be identified for 252 Victoria Street.

Since construction, the building has undergone a series of unsympathetic renovations which have stripped the building of all its original detail (figure 10).

While 252 Victoria Street is of some interest it does not contain sufficient associative heritage value to meet the criteria for determining cultural heritage recognition as defined by Ontario Regulation 9/06.

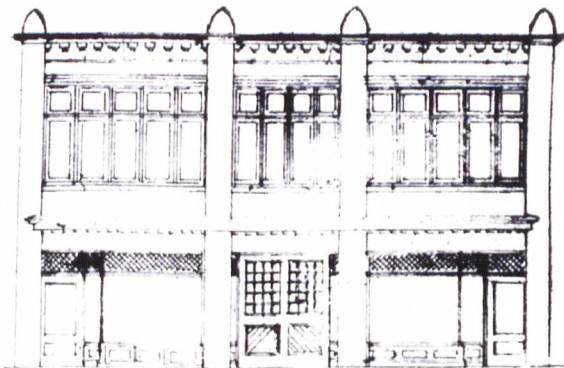


Figure 9
Source: City of Toronto Building Records Dept.



Figure 10
Source: E.R.A. Architects (2008)

The Hermant Annex (1920)
Architect: Brown and McConnell
258 Victoria Street

The Hermant Annex (figure 11) accommodated the expanding warehouse requirements of Imperial Optical. The brown brick building is typical of warehouses built during this period in Toronto. The principal facade on Victoria Street contains simple geometric brick detailing at the first floor and sixth floor, which was capped by a cornice. The Victoria Street elevation also contained plate glass windows on the first floor with double hung sash window from the second to sixth floors. The south and west elevations originally utilized operable multi-pane single-glazed windows, many of which have since been replaced.

All of the original windows on the Victoria Street elevation have been removed and replaced with multi-paned windows. Additionally, the cornice detailing has been removed and the first floor brickwork has been painted (figure 12).

While 258 Victoria Street is of some interest it does not contain sufficient associative heritage value to meet the criteria for determining cultural heritage recognition as defined by Ontario Regulation 9/06.

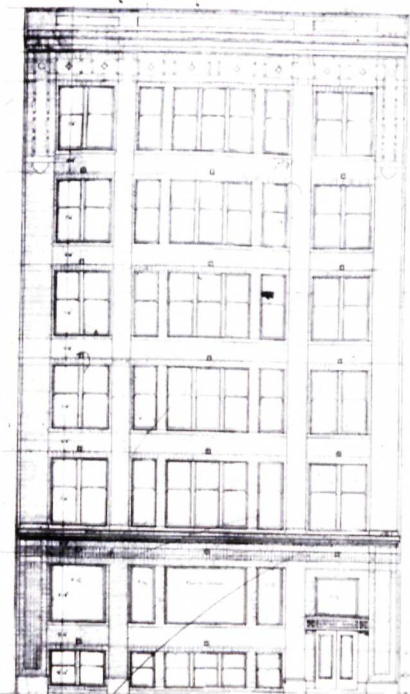


Figure 11
Source: City of Toronto Building Records Dept.



Figure 12
Source: E.R.A Architects (2008)

5.0 ASSESSMENT OF EXISTING EXTERIOR CONDITION

A preliminary assessment of existing conditions has been undertaken in cooperation with HNR Properties and heritage contractor Mr. Phil Sopher from Wall-Tech Restoration. Wall-tech has undertaken repairs to 19 and 21 Dundas Square over the last ten years. Based on comments from Mr. Sopher and from our own visual inspection:

19 Dundas Square

- Building appears to be stable with no signs of settlement;
- Windows on the north elevation were repaired and painted in 2003;
- Repair of terra cotta cladding is required; and
- Mechanical penthouse requires extensive repair.

21 Dundas Square

- Building appears to be stable with no signs of settlement;
- All windows were repaired and painted in 2003;
- Rust jacking of window heads on western return wall requires repair;
- Upper portion of northwestern return wall requires extensive repair;
- Mechanical penthouse requires extensive repair; and
- Stonework at street level requires cleaning and repair.

All comments are preliminary and are conditional on further investigation.

A developed building assessment and conservation strategy will be submitted at the Site Plan application phase. A final report will be submitted at the Building Permit application phase and provide a detailed heritage conservation plan prior to the start of construction.

6.0 CONSERVATION APPROACH

In order to protect the heritage resources of 19 and 21 Dundas Square the following conservation approach has been prepared to specifically address the heritage attributes outlined in the *Statement of Significance*.

6.1 PROPOSED SITE DEVELOPMENT

HNR Properties is proposing to construct a 40-storey mixed-use office/residential building behind 19 and 21 Dundas Square within the footprint currently occupied by 252 and 258 Victoria Street. The existing buildings at 252 and 258 Victoria Street will be removed as part of the redevelopment process. The office space of 21 Dundas Square will also be interconnected with the new building, providing an enhanced building floor plate for larger commercial uses.

For a full description of the project, refer to the Site Plan Submission by Diamond and Schmitt Architects and Page and Steele Architects dated January 25, 2008.

6.2 CONSERVATION STRATEGY OBJECTIVES

The Conservation Strategy Objectives are intended to ensure the preservation of the property's cultural heritage significance:

19 Dundas Square

- Preserve the building massing;
- Restore the north elevation windows, metal grilles and terra cotta cladding; and
- Replace existing ground floor signage with a contextually appropriate design.

21 Dundas Square

- Preserve the building massing;
- Restore the original entry sequence to 21 Dundas Square; and
- Replace existing ground floor signage with a contextually appropriate design.

Additionally, an interpretive plaque will be provided which will provide information on the development and historical significance of the Hermant Buildings.

6.2 IMPACT OF THE PROPOSED CONSERVATION STRATEGY

The proposed redevelopment and its impact on the heritage attributes at 19 and 21 Dundas Square as presented in the drawings by Diamond and Schmitt Architects and Page and Steele dated January 25, 2008, are as follows:

19 Dundas Square

Preserve the building massing:

- Remove redundant mechanical equipment from roof top; and
- Restore original mast at the top of 19 Dundas Square.

Restore the north elevation windows, metal grilles and terra cotta cladding:

- Replace all north elevation windows with new windows based on the 1913 design;
- Restore metal railing at base of all north elevation windows;
- Replace missing parapet at top right portion of north elevation;
- Repair and restore damaged terra cotta panels; and
- Provide new building lighting scheme.

Replace existing ground floor signage with contextually appropriate design:

- Replace existing ground floor signage with a contextually appropriate design; and
- Replace existing ground floor storefront with composite design based on 1913 and 1935 precedents.

21 Dundas Square

Preserve the building massing:

- Remove redundant mechanical equipment from roof top;
- Dismantle penthouse addition including roof top signage;
- Repair brickwork on penthouse;
- Repair western return wall, replace existing window frames, repair and seal any source of water penetration;
- Remove cellular equipment from building façade; and
- Provide new building lighting scheme.

Restore the original entry sequence to 21 Dundas Square:

- Restore the lobby entranceway based on drawings by Benjamin Brown and archival photographs; and
- Restore the lobby based on drawings and remaining concealed material by Benjamin Brown.

Replace existing ground floor signage with a contextually appropriate design:

- Replace existing ground floor signage; and
- Clean and repair ground floor storefront stonework and windows.

8.0 CONCLUSION

The story of the Hermant's and Imperial Optical reflects the growth of both the City of Toronto as a corporate centre and the integration of the new immigrant communities within the city engendering the buildings with significant architectural and historical importance.

We support the proposed application to replace the existing buildings at 252 and 258 Victoria Street with a new 35-storey office/residential. The redevelopment will result in significant public benefit to 19 and 21 Dundas Square, assist in the continued development of Dundas Square and provide significant interpretation opportunities into the architectural and social development of Toronto.

As the proposed redevelopment moves forward, E.R.A. Architects will provide two additional reports. The next report will be submitted at the Site Plan application phase and provide a developed conservation strategy based on the outcomes of the building assessment. The final report will be submitted at the Building Permit application phase and provide a detailed heritage conservation plan prior to the start of construction.



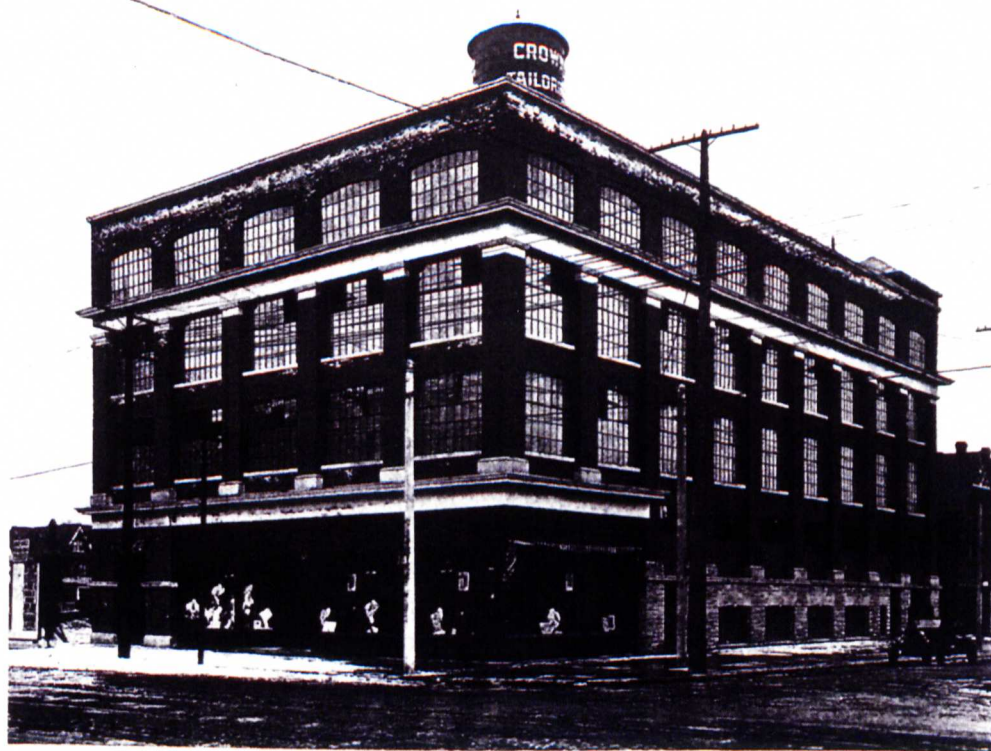
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Heritage Impact Statement (Conservation Strategy)

APPENDIX I

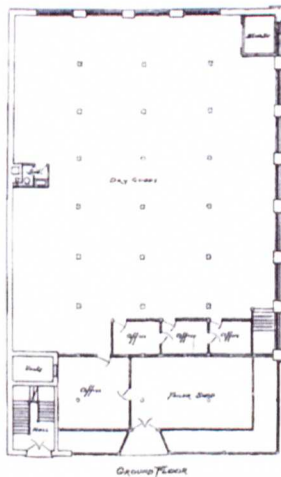
Construction Magazine, October 1913





to carry a load of 150 pounds. The windows are of steel frame; the walls plastered and painted white. Cost of building, \$50,000.

Hermant Building.—Built for the Imperial Optical Company, it represents one of Toronto's latest and most up-to-date office structures. It is of the skeleton type, constructed entirely with reinforced concrete and finished in a light shade of semi-matt glaze terra cotta above the first story, which is faced with stone. The terra cotta is secured to the piers by a system of plates and anchors supporting the weight at each floor. Vertical rods run the entire height of the building, to which the concrete is anchored in every case by heavy galvanized iron anchors. In order to secure a maximum amount of light, steel mullions and spandrels are placed between the concrete columns in the front facade. The floors and stairs are of concrete finished with terrazzo; the sash entirely of steel. Passenger and freight elevators have been installed, as well as a



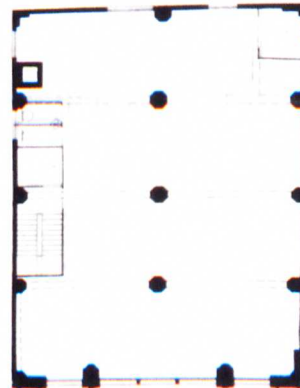
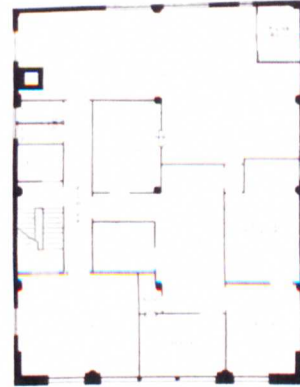
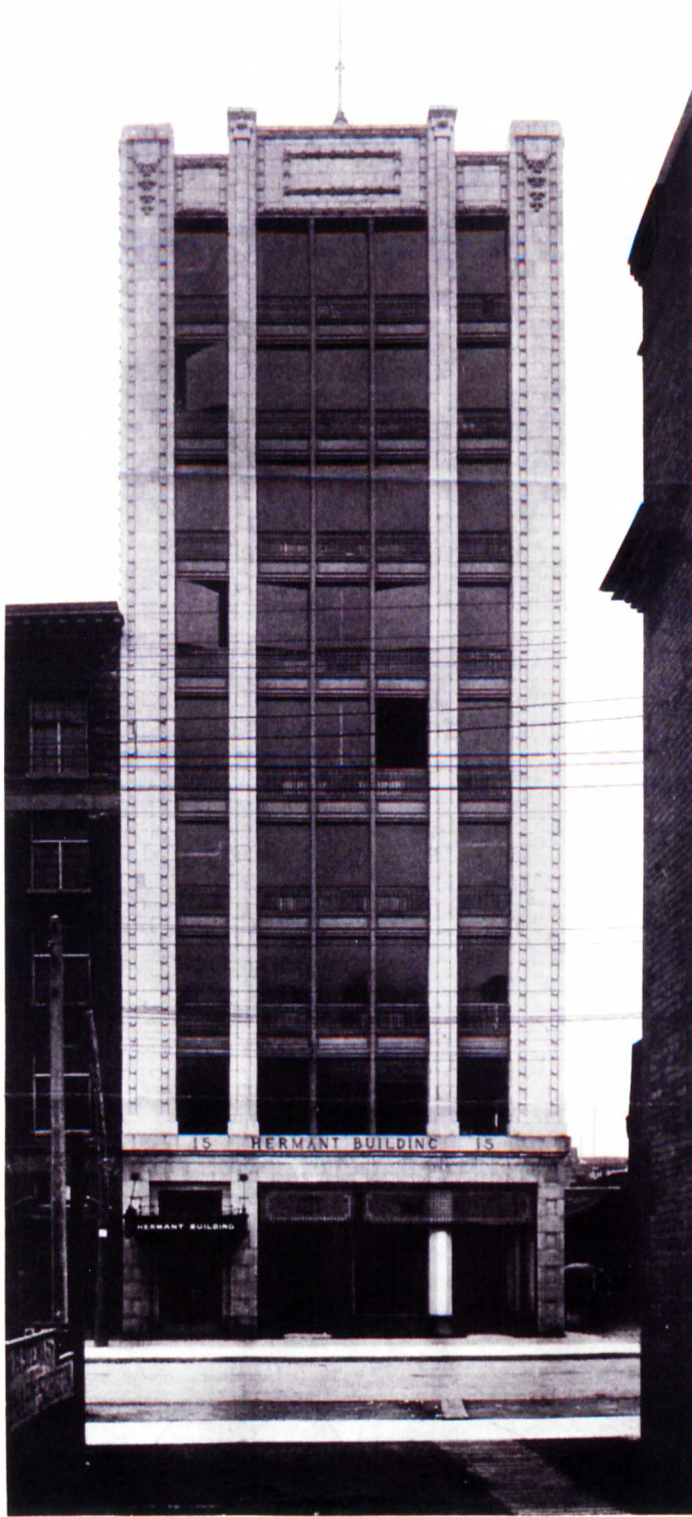
CROWN TAILORING CO. BUILDING.
C. F. WAGNER, ARCHITECT.

system of steam heating. The cost of the building was \$85,000.

Chapman & Walker Building.—The design is in maroon tapestry brick and artificial stone. Built of mill construction, hardwood floors, metal frame and wire glass above ground and first floor, which has plate glass. Buff pressed brick is used for the walls of the ground floor. Cost of building, 14 cents per cubic foot.

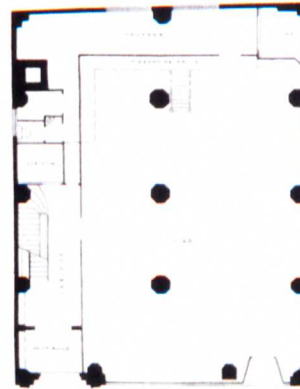
Cooper Cap Company.—The building is of mill construction, with exterior of red pressed brick, artificial stone trimmings, and gravel roof. Upon the interior the offices are of quarter-cut oak, all other floors being of maple. Vaults are supplied on all floors; freight and passenger elevators; sub-basement for heating plant under driveway at end of building; vacuum and low pressure heating systems. Cost, \$70,000.

Buildings of a similar character from other cities will be illustrated during the coming months as a stimulus to better work.



HERMANT BUILDING,
TORONTO.

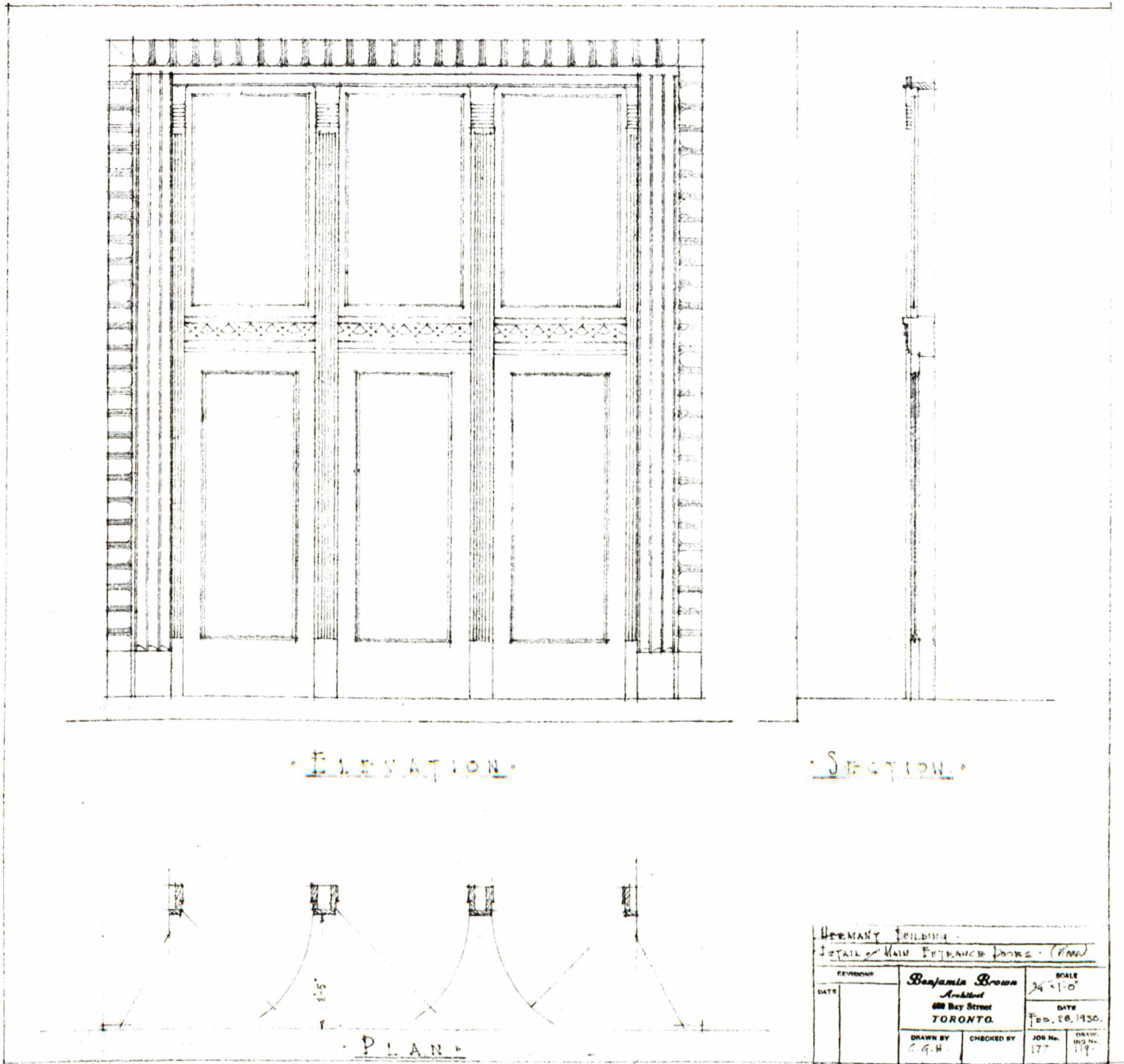
BOND & SMITH,
ARCHITECTS.



APPENDIX II

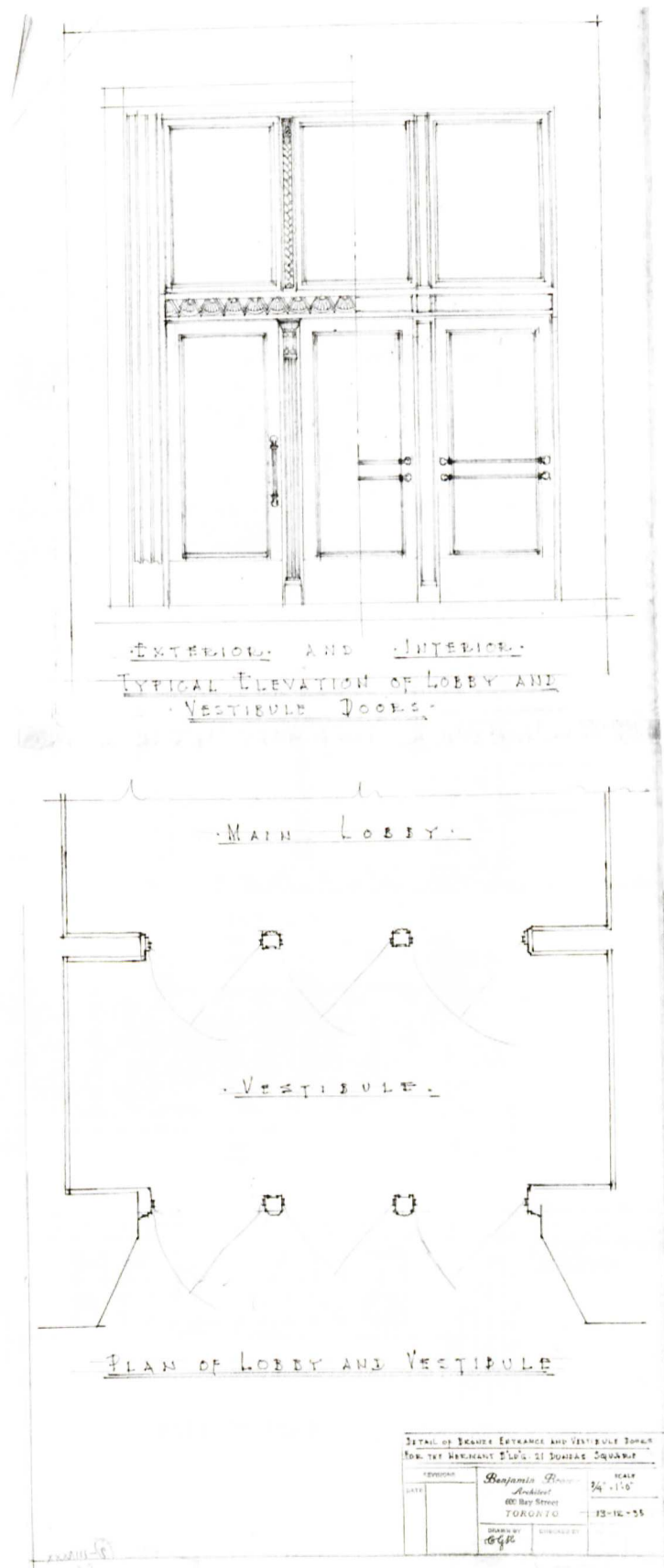
21 Dundas Square Lobby and Entrance Design Development Drawings



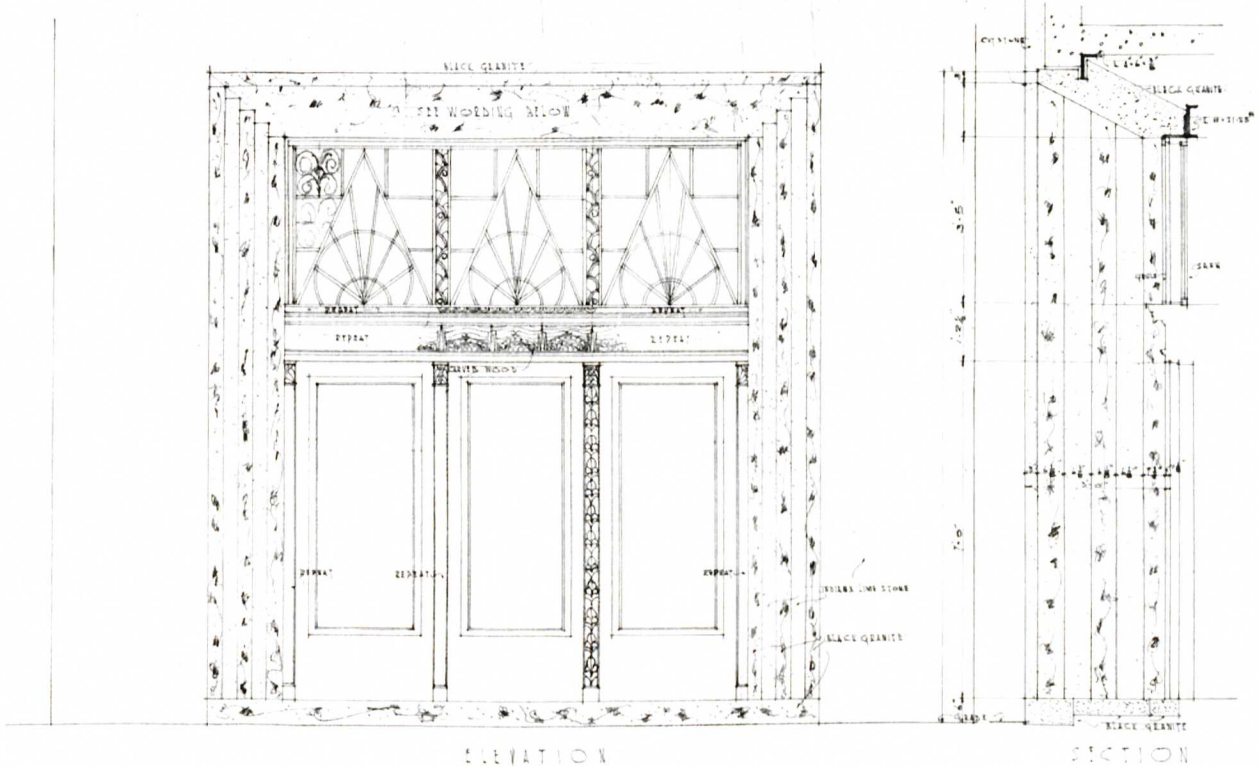


HEERMANT BUILDING			
DETAIL OF MAIN ENTRANCE DOORS (Plan)			
DESIGNED BY	Benjamin Brown <i>Architect</i> 609 Bay Street TORONTO.	SCALE	3/4" = 1'-0"
DATE		DATE	Feb. 28, 1930.
DRAWN BY	C. G. H.	CHECKED BY	JOB No. 177
			DRAWING No. 119

Drawing 1: Detail of Main Entrance Door
 February 28, 1930
 Source: Canadian Jewish Archives

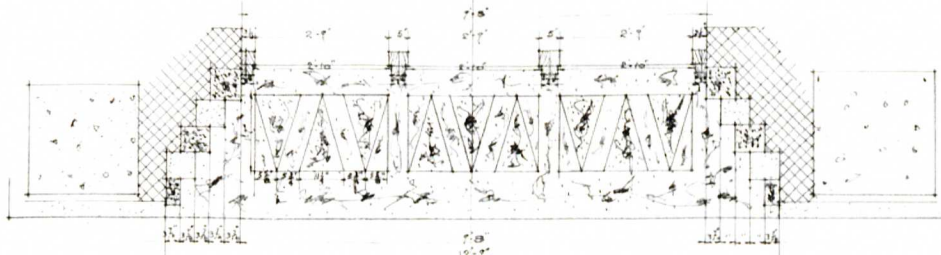


Drawing 2: Detail of Bronze Entrance and Vestibule Door
 December 12, 1935
 Source: Canadian Jewish Archives



ELEVATION

SECTION



Obsolete.

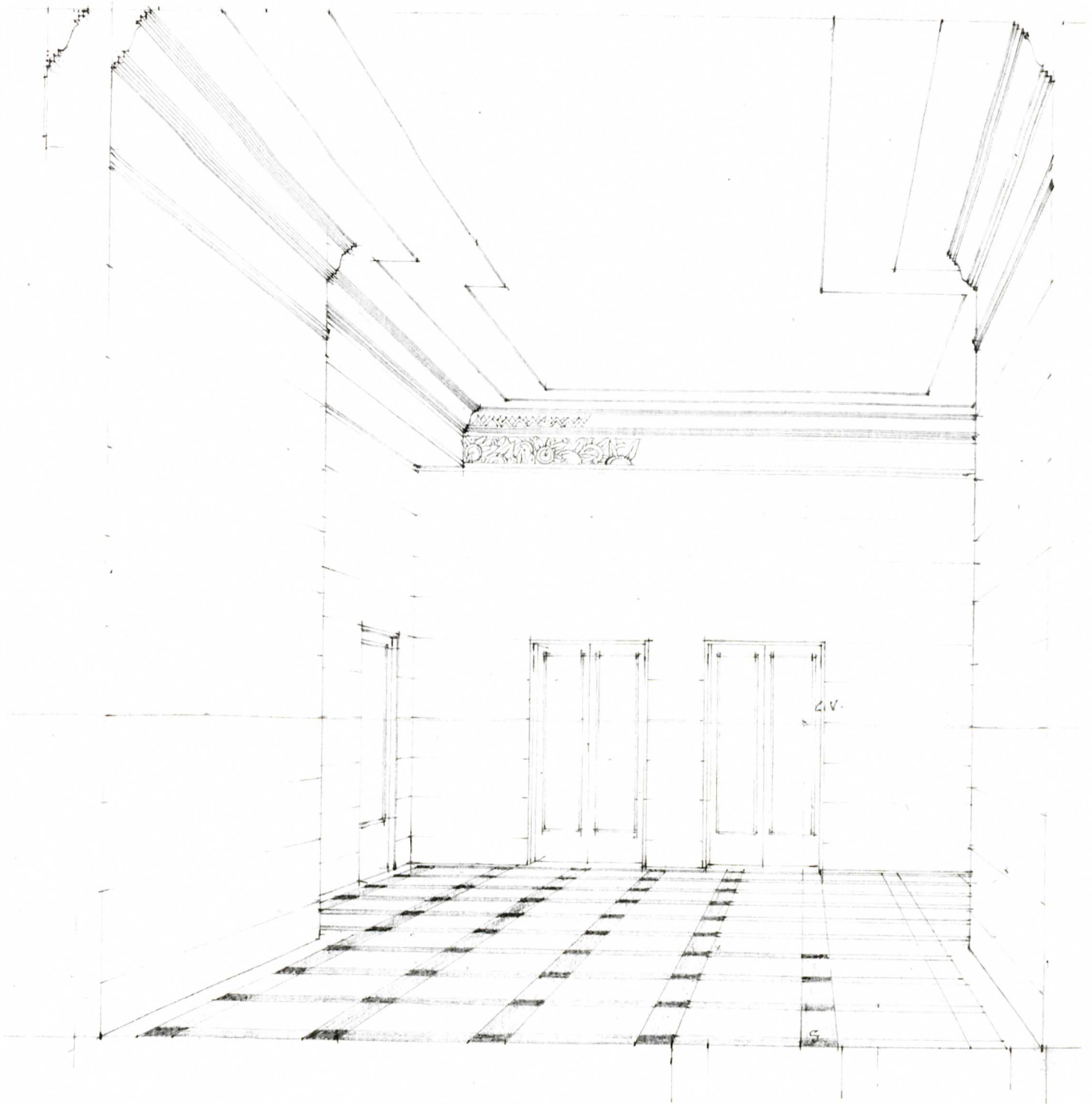


PLAN OF HEAD

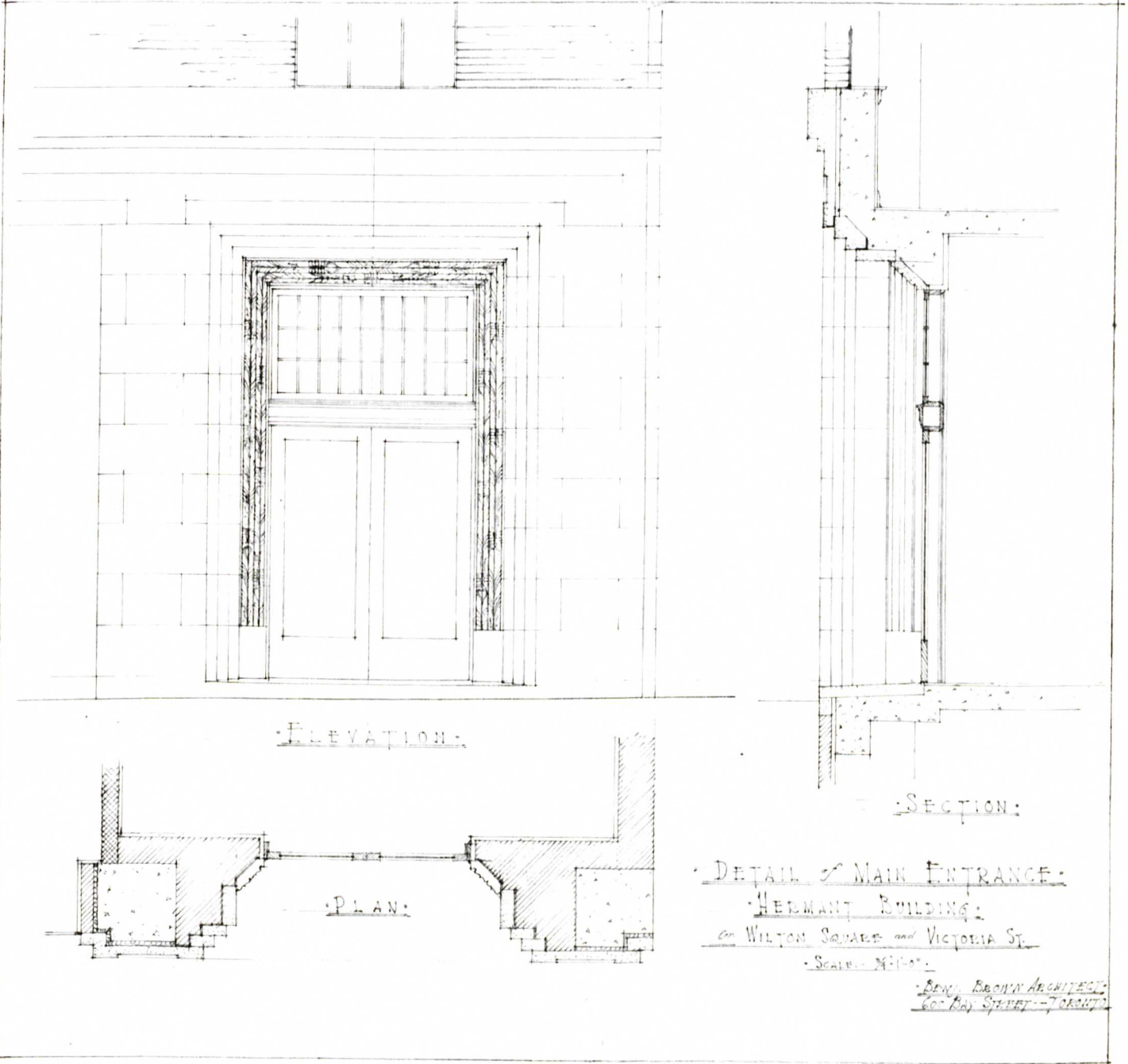
HERMANT BUILDING
 3/4" DETAIL OF MAIN ENTRANCE DOOR
 B. BROWN ARCHT. EST.

NOTE: ALL DIMENSIONS MUST BE CHECKED ON THE WORK BY THE CONTRACTOR.

Drawing 3: 3/4" Detail of Main Entrance Door
 Undated
 Source: Canadian Jewish Archives

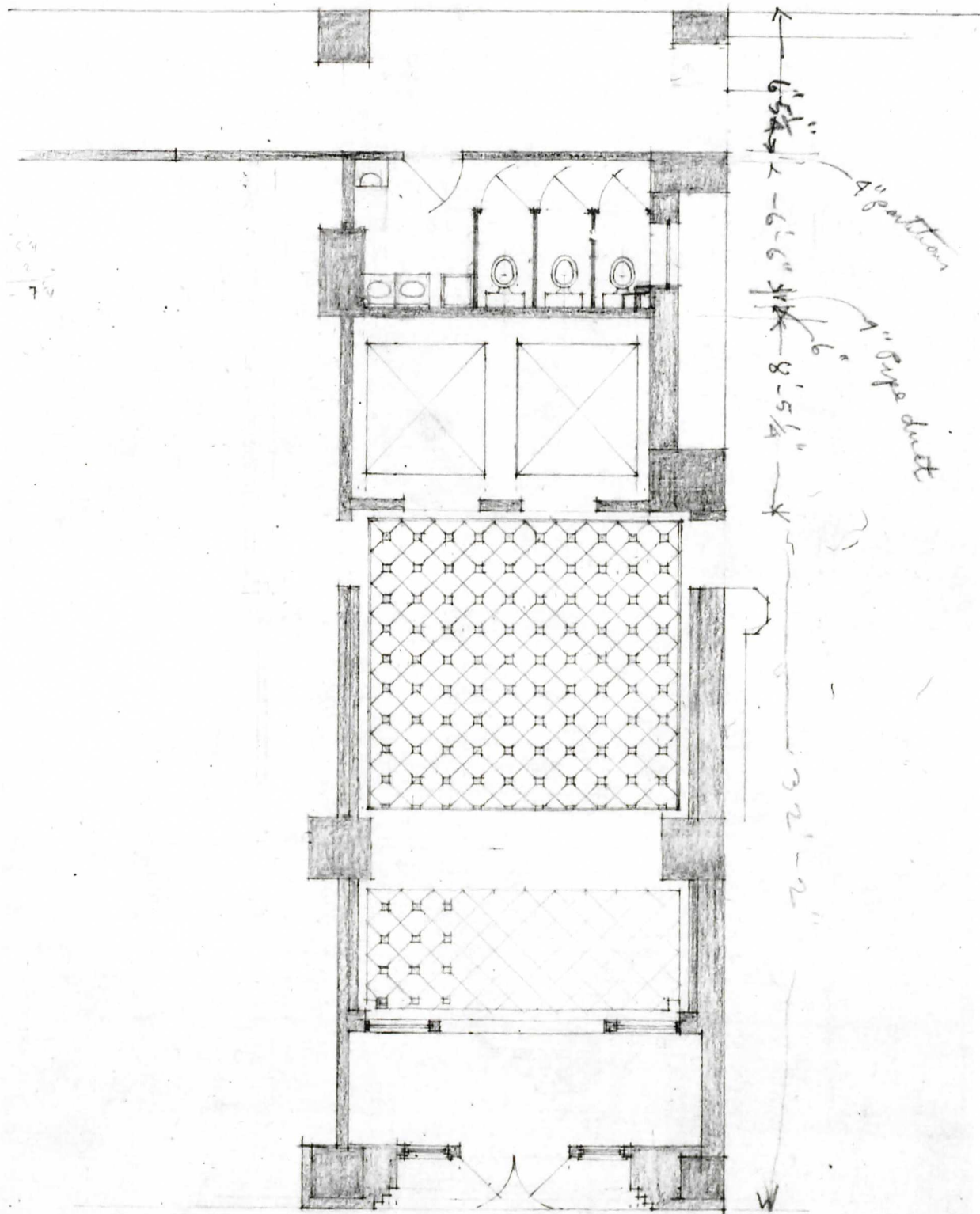


Drawing 4: Untitled: Perspective of Lobby
Undated
Source: Canadian Jewish Archives



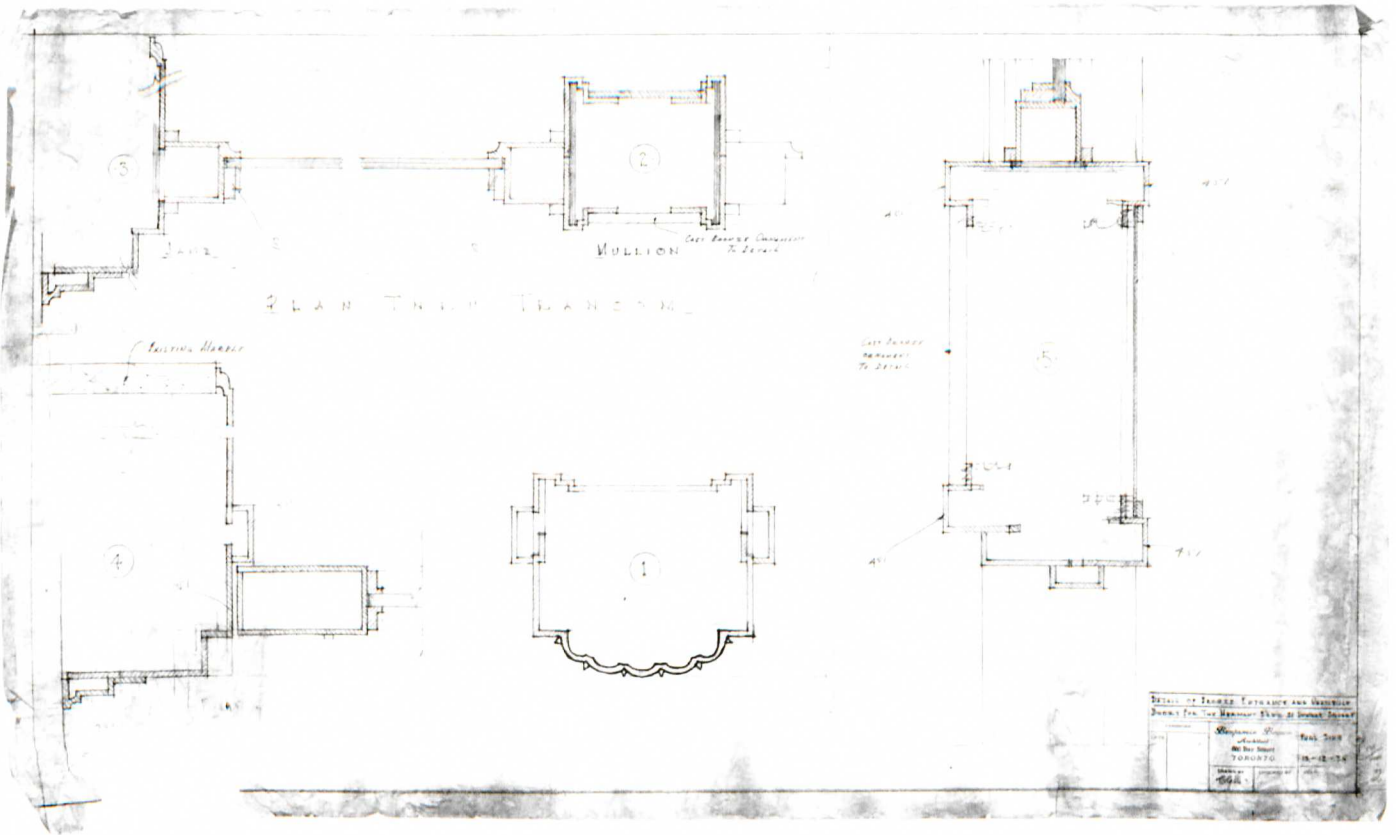
· DETAIL OF MAIN ENTRANCE:
 · HERMANT BUILDING:
 · ON WILTON SQUARE and VICTORIA ST.
 · Scale: 1/4" = 1'-0"
 · BEN. BROWN ARCHITECTS:
 · 60-ROY STREET - TORONTO

Drawing 5: Detail of Main Entrance
 Undated
 Source: Canadian Jewish Archives

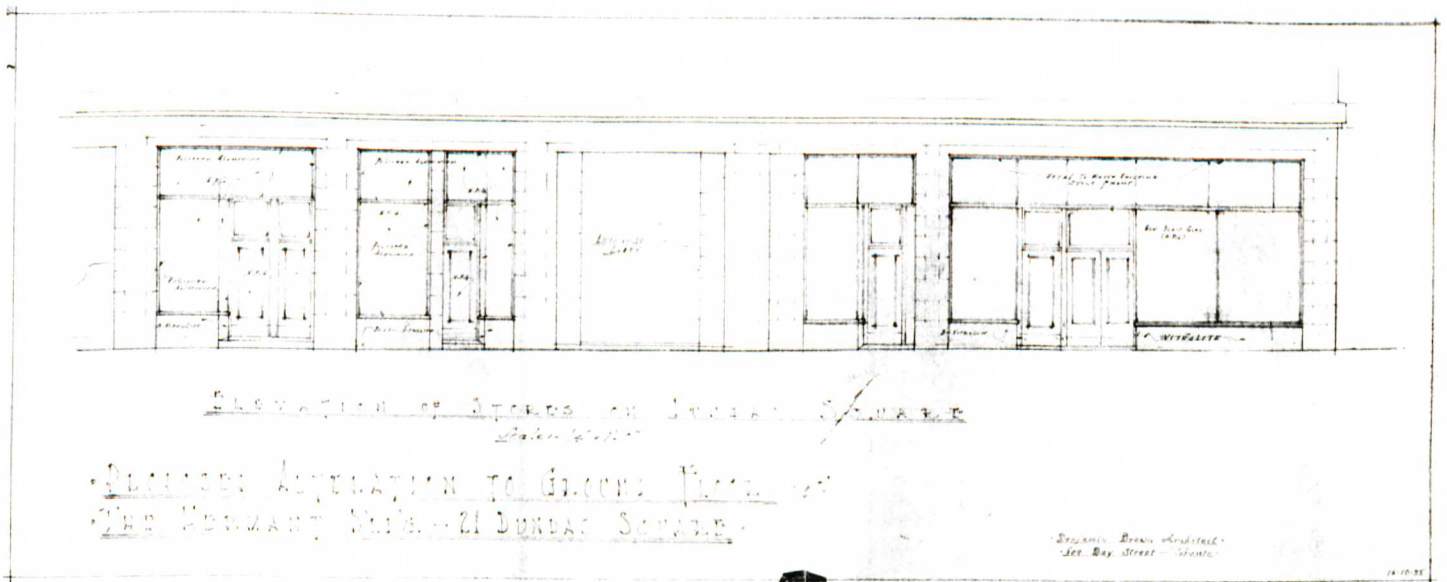


• GROUND FLOOR PLAN •

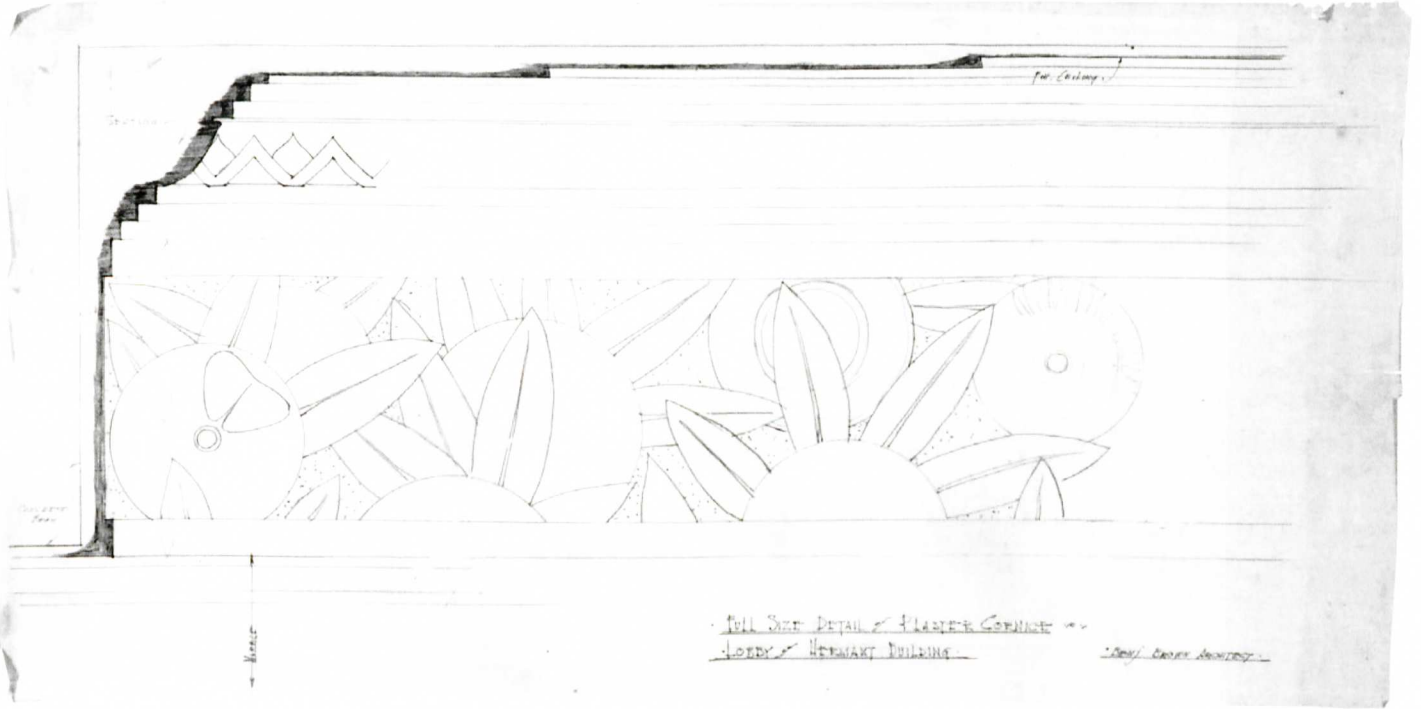
Drawing 6: Ground Floor Plan
 Undated
 Source: Canadian Jewish Archives



Drawing 7: Detail of Bronze Entrance Doors and Vestibule Doors for the Hermant Building
 December 13, 1936
 Source: Canadian Jewish Archives



Drawing 8: Elevations of Stores on Dundas Square
 October 16, 1935
 Source: Canadian Jewish Archives



Drawing 9: Full Size Detail of Plaster Cornice for Lobby of Hermant Building
Undated
Source: Canadian Jewish Archives

Canada. Following McGill's death in 1834, his nephew, Peter McCutcheon, inherited his holdings under the condition that he change his surname to McGill.

In 1835, John McGill's will was registered on title to Plan 22-A (created from park lots 7 and 8) in the Land Registry Office. Peter McCutcheon McGill began granting lots, beginning with those on present-day Church and Gerrard Streets.

2.2 CHILD'S RESTAURANT AND OFFICES

When McGill's subdivision was surveyed, Crookshank Street (that includes present-day Dundas Square) was laid out east from Yonge to George Streets. By 1857, the thoroughfare was renamed Wilton Avenue. The street acquired its current name and configuration in the early 1920s after Dundas Street was straightened and extended across the core of the city. The property at 279 Yonge, comprised of Lot 14 at the corner of Yonge and Crookshank Streets, was originally built on in the 1840s. The site was redeveloped in 1879 when Charlotte Morphy financed the construction of the Wilton Buildings at 279-285 Yonge Street. At the end of World War I, a restaurant, fruit store and milliner occupied the premises.

When Child's Company, owners of a restaurant chain founded in New York City, contemplated a branch in this location, the original plans called for alterations to the Wilton Buildings. However, specifications for the site indicate that a new building was erected, after the owners received approval to "take down and remove the entire building now on the site with the exception of a portion of the old party wall at the south side of the property". Also, "old brick will be used for all new work except for facing of exposed walls" and "the body of the front will be matte finish glazed terra cotta in pure white, and some members and ornaments will be carried out in a different finish to emphasize the ornament" (Specifications, File #15244, December 1917, page 7).

Child's Restaurant and Offices were built in two phases, with the third storey added after the lower floors were completed. The restaurant and associated offices were housed on the first floor. William Karrys ran a billiards and bowling hall above. The restaurant was the second opened by Child's in Toronto, joining one at 158 Yonge Street.

In 1978, the Hard Rock Café opened in the building, providing a venue for rock 'n' roll music. The Toronto branch was the first in North America. Child's Restaurant and Offices was listed on the City of Toronto Inventory of Heritage Properties in 1990.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

3.1 ARCHITECTURAL STYLE

Child's Restaurant and Offices reflects the scale and detailing associated with post-1900 Beaux-Arts Classicism. Architects trained at the Ecole des Beaux-Arts in Paris introduced Classical methods and forms to North America with the exhibition buildings at the Chicago Exposition of 1893. In Toronto, the scale, Classical forms and grandeur of the Beaux-Arts was adapted for the city's first skyscrapers, among them the Dominion Bank Building on the southwest corner of Yonge and King Streets. The latter building is clad in the white "architectural terra cotta" introduced in the late 19th

century. The product was purportedly first used on the Reliance Building in Chicago in 1895 and afterward embraced for its fireproofing capabilities (Terra Cotta, 51). According to the Contract Record in 1915, “none of this material (architectural terra cotta) is produced in Canada, but it is now used extensively in all of our cities. It is generally made with a fire-clay or a buff burning semi-refractory clay, the finished ware being coated with a glaze or enamel, either white or tinted in colour”.

3.2 ARCHITECT/BUILDER/CRAFTSMAN

J. C. Westervelt was a New York City architect who designed restaurants for the Child’s Restaurant chain in North America. When the Child’s Restaurant and Offices at 279 Yonge Street was under construction, his offices were located at 36 West 34th Street in New York City.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

Rising three stories under a flat roof, Child’s Restaurant and Offices is constructed of steel and yellow brick and clad with white-glazed terra cotta on the north and west facades. The west wall extends three bays on Yonge Street, and the north wall runs seven bays on Dundas Square. On both walls, the ground floor has been altered with a number of entrances and shopfront windows. On the north façade, the terra cotta piers that divide the first-floor openings and the panelled frieze above are still visible. On the north and west walls, fluted piers with terra cotta cladding and festoons organize the second-storey window openings. The original tripartite windows with four-part flat-headed transoms have been replaced. A frieze with a running pattern of rosettes and a cornice extends above the second-storey openings. The third-floor window openings are slightly reduced in height, separated by incised piers and surmounted by a cornice. The terra cotta cladding and detailing extends around the east corner of the building where the east wall faces O’Keefe Lane. The south wall abuts the adjoining building at 277 Yonge Street.

3.4 ARCHITECTURAL SIGNIFICANCE

Child’s Restaurant and Offices is architecturally important for its terra cotta cladding and Classical detailing. The building is illustrated in the book, Terra Cotta: Artful Deceivers.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

Child’s Restaurant and Offices is located on the southeast corner of Yonge Street and Dundas Square. On Yonge Street, in the block south to Shuter Street, the John Bugg Stores (1868) at No. 75-77 Yonge, the Pantages Theatre (1919-1920) at No. 263 Yonge, Chapman Brothers Jewellers (pre-1910) at No. 261 Yonge, John William Drummond Stores (1868) at No. 253 Yonge, Art Metropole Building (1911) at No. 241 Yonge, and the Ryrie Building (1891) at No. 229 Yonge are included on the City of Toronto Inventory of Heritage Properties. The Hermant Building (1913) and Hermant Annex (1930) at 19 and 21 Dundas Square, are located directly east of the Child’s Restaurant and Offices and are recognized on the Inventory of Heritage Properties.

4.2 CONTEXTUAL SIGNIFICANCE

The property at 279 Yonge Street is contextually important. Child's Restaurant and Offices contributes through its built form to the historic appearance of Yonge Street as the location of low-scale commercial building rising two or three stories. The building anchors the north end of the block of commercial buildings between Shuter Street and Dundas Square. With its terra cotta cladding and detailing, Child's Restaurant and Stores is related to the neighbouring Hermant Building, a landmark on Dundas Square.

5.0 SUMMARY

Located at 279 Yonge Street, Child's Restaurant and Offices is architecturally important for its carefully detailed terra cotta cladding.

6.0 SOURCES

Arthur, Eric. Toronto: No Mean City. 3rd ed. Revised and edited by Stephen A. Otto. Toronto: University of Toronto, 1986.

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

"Canadian Building and Construction News: Business Buildings". Construction (February 1918), 72.

City of Toronto Building Records, Files #15244 (20 December 1917) and #15855 (5 April 1918)

City of Toronto Directories, 1834 ff.

Contract Record (February 1915) 7.

Goad's Fire Insurance Atlases, 1884 ff.

McHugh, Patricia. Toronto Architecture. A City Guide. 2nd ed. Toronto: McClelland and Stewart, 1989.

Toronto Region Architectural Conservancy. Terra Cotta. Artful Deceivers. Toronto: Architectural Conservancy of Ontario, 1990.

SCHEDULE "B"**LEGAL DESCRIPTION**

In the City of Toronto and Province of Ontario, being composed of parts of Lots 13 and 14 on the east side of Yonge Street according to Plan 22A registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) described as follows:

Commencing at the intersection of the southerly limit of Dundas Square (formerly Wilton Avenue) with the easterly limit of Yonge Street;

Thence South 16 degrees East along the easterly limit of Yonge Street, 18.43 metres more or less to the westerly production of the centre line of the partition wall between the building standing in November 1950 on the lands herein described and the building standing in November 1950 on the lands immediately adjacent to the south thereof (said centre line being also the limit between said Lots 13 and 14);

Thence easterly along the said production of the said centre line of partition wall, 11.04 metres to the eastern extremity of such partition wall, and to a point in such centre line where it is intersected by the easterly face of a wall running southerly forming part of the said building standing on the lands immediately adjacent to the south of the lands herein described;

Thence southerly along the said easterly face of wall running southerly a distance of 0.13 metres more or less to a point therein where it is intersected by the southerly face of a wall running easterly forming part of the said building standing on the lands herein described;

Thence easterly along the said southerly face of said wall running easterly forming part of the said building standing on the lands herein described a distance of 16.08 metres to a point where the said last mentioned wall makes a jog to the north;

Thence northerly along the said jog in the said last mentioned wall a distance of 0.32 metres more or less to the south face of the easterly continuation of the said last mentioned wall;

Thence easterly along the said south face of the continuation easterly of the said last mentioned wall and continuing easterly along the production thereof, 11.11 metres more or less to a point in the westerly limit of a lane 6.10 metres in width distant therein 0.10 metres measured northerly thereon from the south-easterly angle of said Lot 14;

Thence northerly along the said westerly limit of said lane, 18.40 metres more or less to the southerly limit of Dundas Square;

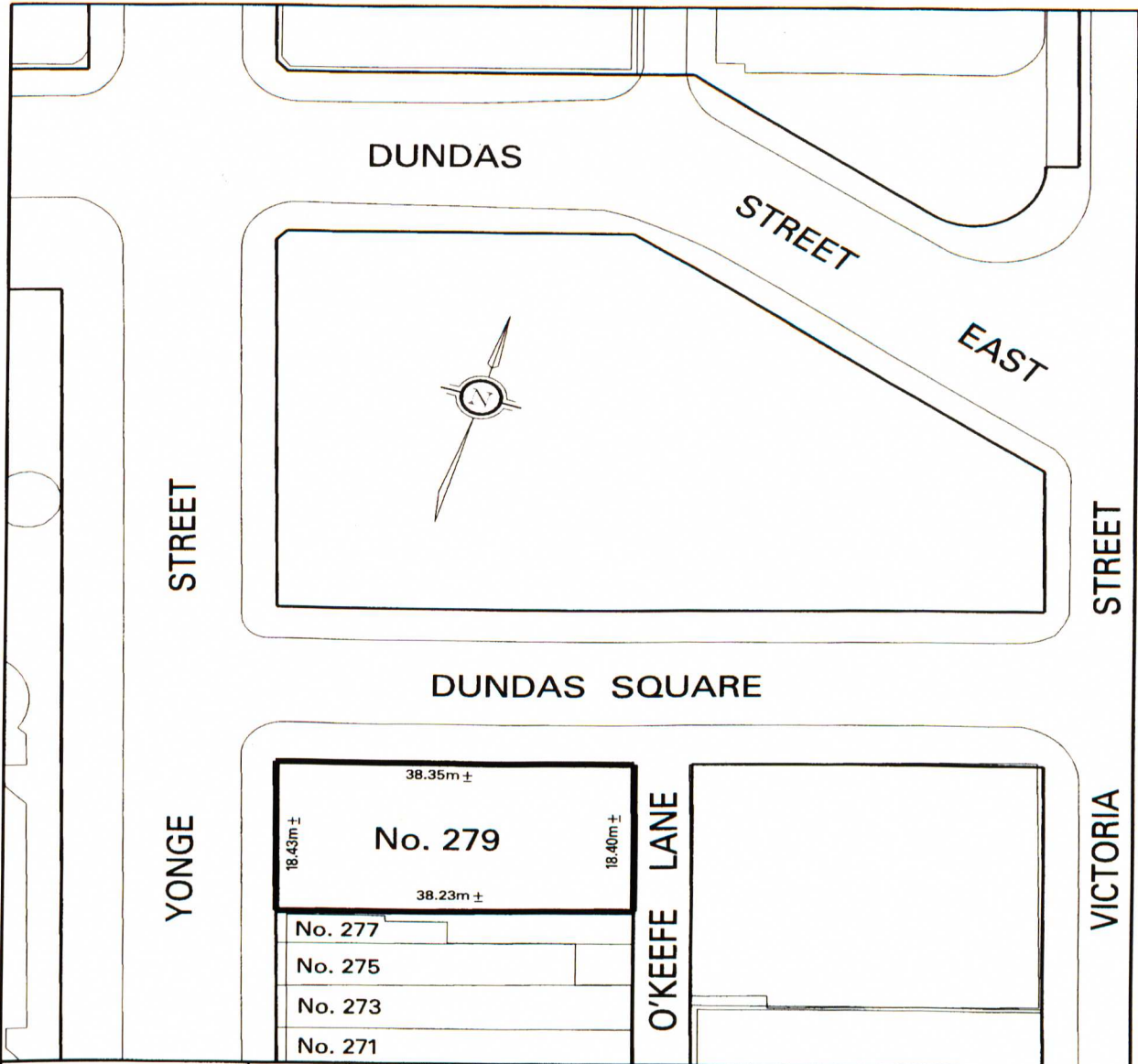
Thence westerly along the southerly limit of Dundas Square, 38.35 metres more or less to the point of commencement.

The easterly limit of Yonge Street and the southerly limit of Dundas Square as confirmed under the Boundaries Act by Plan BA1091 registered on October 3, 1977 as Instrument CT257509.

The said land being most recently described in Instrument CT750778.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2001-056 dated August 8, 2001, as set out in Schedule "C".

SCHEDULE "C"



Toronto

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 279 YONGE STREET
(CHILD'S RESTAURANT AND OFFICES),
LAND DESIGNATED AS BEING OF
ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST
(NOT TO SCALE)

WARD CENTRE-ROSEDALE
DATE: AUG. 8, 2001

SKETCH No. PS-2001-056

APPENDIX V

City of Toronto Development Guide: Terms of Reference
Heritage Impact Statement (Conservation Strategy)



**HERITAGE IMPACT STATEMENT (CONSERVATION STRATEGY)
TERMS OF REFERENCE**

Study	Heritage Impact Statement (Conservation Strategy)
Description	A document which synthesizes relevant information on the nature and significance of a heritage property and develops the policy framework in which it can be conserved. A Heritage Impact Statement (Conservation Strategy) is structured to create a foundation upon which decisions regarding appropriate conservation approaches can be made. It should identify the appropriate treatment for the conservation of a heritage property, based on conservation principles and provides a statement of cultural significance. The Heritage Impact Statement (Conservation Strategy) should identify practical options in sufficient detail to inform decisions and directions for the development of a conservation plan.
When Required	<p>A Heritage Impact Statement (Conservation Strategy) is required for the following application types if the property is on the City of Toronto's Inventory of Heritage Properties (which includes both listed and designated properties):</p> <ul style="list-style-type: none"> • Official Plan Amendment • Zoning By-law Amendment • Plans of Subdivision • Site Plan Control • Consent and/or Minor Variance applications <p>Heritage Preservation Services staff can be contacted at 416-392-1077 to provide this information.</p>
Rationale	<p>The Heritage Impact Statement (Conservation Strategy) should be a core element of any significant Planning application involving a resource on the City of Toronto's Inventory of Heritage Properties. The authority to request this arises from the Ontario Heritage Act, Section 2(d) of the Planning Act, City of Toronto By-Law 380-2001 and Section 3.1.5, Policies 1-13 of the City's Official Plan.</p> <p>Objective</p> <p>The objective of the strategy is to establish an overall approach to the conservation of a heritage property to guide decisions pertaining to proposed changes to the resource</p> <p>Format</p> <p>The strategy should be broad in scope but provide sufficient detail to inform decisions about the options relating to the conservation of the place.</p> <p>Principles</p> <p>The strategy must include appropriate conservation principles such as:</p> <ul style="list-style-type: none"> • The <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>, which draws heavily and is modeled on: <ul style="list-style-type: none"> • The United States Government landmark publication, <i>The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings</i> (1995); • Ontario Ministry of Culture's <i>Eight Guiding Principles in the Conservation of Historic Properties</i> (1997); • <i>Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation</i> (1988); and • The Public Works and Government Services of Canada's <i>Federal Heritage Buildings Review Office Code of Practice</i> (1996)

<p>Required Contents / Format</p>	<p>The Heritage Impact Statement (Conservation Strategy) which will form part of the <i>conservation plan</i>, must include the following basic information:</p> <ul style="list-style-type: none"> (a) Location plan of the subject property. (b) Property description, including any significant features of the buildings, lands or vistas. (c) Present owner contact. (d) Historical research (as appropriate). (e) Statement of significance of the property (historical, architectural, contextual, etc.). (f) Existing condition photographs, including all elevations, lands and context (as appropriate). (g) Assessment of existing condition. (h) Summary of previous alterations (particularly documented evidence). (i) Summary of conservation objectives for the property and the buildings. (j) Summary of issues. (k) Identification of intervention options. (l) Identification of additional studies required (i.e., a Bracing Plan for façade retention or a plan for building relocation). (m) Appendix, Conservation Principles.
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