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MAR 13 2014



City Clerk's Office

Ulli S. Watkiss  
City Clerk**Secretariat**  
Rosalind Dyers  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2**Tel:** 416-392-7033  
**Fax:** 416-397-0111  
**e-mail:** teycc@toronto.ca  
**Web:** www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
8 MARKET STREET AND 10-12 MARKET STREET  
NOTICE OF INTENTION TO DESIGNATE**

Front Street Equities Limited  
c/o Woodcliffe Corporation  
10 Price Street, Suite 200  
Toronto, Ontario  
M4W 1Z4

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

**8 Market Street and 10-12 Market Street**

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 8 Market Street (John Hallam Warehouse) and 10-12 Market Street (Armory Hotel) under Part IV, Section 29 of the Ontario Heritage Act.

**Reasons for Designation****8 Market Street****Description**

The property at 8 Market Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under all three categories of design, associative and contextual values. Located on the west side of Market Street between The Esplanade and Front Street East, the John Hallam Warehouse (1899-1900) is a six-storey commercial building that was listed on the City of Toronto Inventory of Heritage Properties in 1984.

**Statement of Cultural Heritage Value**

The property at 8 Market Street has cultural heritage value as a well-crafted representative example of a commercial warehouse with features of the Romanesque Revival style popular at the close of the 19th century when the John Hallam Warehouse was designed. With its application of the round-arched motif associated with Romanesque designs, the appearance of the warehouse complemented the South St. Lawrence Market on the opposite side of Market Street that was altered during the same period by Hallam's architect, A. R. Denison.

The John Hallam Warehouse is valued as an example of the work of Toronto architect A. R. Denison, a member of one of the city's prominent founding families who received this commission from politician John Hallam in 1899 and completed the project following his client's death. During his career as both a solo practitioner and in partnership, Denison demonstrated his dexterity with a wide variety of building types, with the Athenaeum Club (1891), the designated heritage property at 173 Church Street among his best-known projects. Denison's designs for 8 Market Street followed the extensive renovations he undertook at South St. Lawrence Market (1898, incorporating Toronto's Second City Hall) on the opposite side of the street.

The property at 8 Market Street also has contextual value for its historical, visual and physical relationship with its surroundings in the St. Lawrence Neighbourhood. When completed in 1900, the warehouse rose five stories (the attic level was a later addition) to tower over most of the other buildings in the locality and remains a significant visual presence on Market Street. With the adjacent Armory Hotel at 10-12 Market Street, the neighbouring Edward Leadlay Warehouse at 87 Front Street East (at the southwest corner of Market), and the landmark South St. Lawrence Market (incorporating Toronto's Second City Hall), opposite, the John Hallam Warehouse anchors the west side of Market Street and is an integral part of this historic precinct that developed because of its proximity to Toronto's original marketplace and the waterfront beyond.

### **Heritage Attributes**

The heritage attributes of the property at 8 Market Street are:

- The building historically known as the John Hallam Warehouse
- The placement, setback and orientation of the building on the west side of Market Street
- The scale, form and massing on the five-storey rectangular plan, extended by a later attic addition
- The materials, with red brick cladding and brick and stone detailing
- The roof that is stepped back at the attic storey (an addition) with dormer windows on the east slope
- The organization of the principal (east) façade above the first-floor storefront (which has been altered) by brick piers that are surmounted by arches over the fourth storey
- The fenestration on the east façade, where contrasting stone band courses extend across the tops of the flat-headed window openings that have stone sills

### **Reasons for Designation**

#### **10-12 Market Street**

##### **Description**

The properties at 10-12 Market Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage values, and meet the criteria for municipal designation prescribed by the Province of Ontario under all three categories of design, associative and contextual values. Located on the west side of Market Street between The Esplanade and Front



Street East, the Armory Hotel is a two-storey commercial building that was listed on the City of Toronto Inventory of Heritage Properties in 1984.

### **Statement of Cultural Heritage Value**

The Armory Hotel at 10-12 Market Street has cultural heritage value as a significant representative example of a late 19th century commercial building that stands out from its neighbours with its low scale and the elaborate decorative detailing inspired by Italianate design and applied to the fenestration in the upper storey.

The historical value of the properties at 10-12 Market Streets derives from their association with the Honourable William Cayley who commissioned the building after acquiring the coveted waterfront site in the mid 19th century. Linked by marriage to the prominent Boulton family, Cayley was a lawyer, financier and provincial politician, as well as a prominent Toronto land owner who replaced an earlier hostelry with the Armory Hotel, named for the St. Lawrence Armory that stood on the opposite side of Market Street. Cayley's family retained the Market Street properties for nearly a century.

Contextually, the properties at 10-12 Market Street are valued for their relationship to the St. Lawrence neighbourhood, where the Armory Hotel is historically, visually and physically related to its location on Market Street. The hotel, with the adjoining John Hallam Warehouse (1899-1900) at 8 Market Street and the Edward Leadlay Warehouse at 87 Front Street East (at the southwest corner of Market), anchors the west side of Market Street opposite the landmark South St. Lawrence Market (incorporating Toronto's Second City Hall) where it is an integral part of the historic precinct that developed because of its proximity to Toronto's original marketplace and the waterfront beyond.

### **Heritage Attributes**

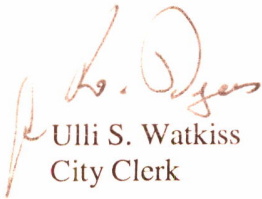
The heritage attributes of the properties at 10-12 Market Street are:

- The building historically known as the Armory Hotel
- The placement, setback and orientation of the building on the west side of Market Street
- The materials, with red brick cladding and brick and stone detailing
- The symmetrical organization of the two-storey principal (east) façade
- In the first storey (which has been altered), the opening originally designed for a carriageway in the north (right) bay
- The fenestration in the second storey, with single and paired segmental-arched openings with hood moulds, label stops, keystones and bracketed sills
- The contrasting buff brickwork applied for the quoins and the parapet with the panels and brackets

Further information respecting the proposed designations is available for viewing from the City Clerk's Office.

Notice of an objection to the proposed designations may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2<sup>nd</sup> Floor West, Toronto, Ontario, M5H 2N2, within thirty days of March 12, 2014, which is April 11, 2014. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 12<sup>th</sup> day of March, 2014.



Ulli S. Watkiss  
City Clerk

- The two-storey structure with a rectangular-shaped plan featuring a single story bay window
- The materials, with buff brick cladding, and details including the projecting band at the foundation and brick window headers
- The steeply-pitched gable roof, with decorative pierced wood bargeboard
- The bay window roof with its diamond patterned wood shingles
- The iron cresting on the bay window roof with its Gothic trefoil motif
- The fenestration on the north elevation, with wood single-light double-hung sash, in the projecting bay and paired in the second floor and wood storms
- The wood shutters with movable louvers
- The projecting wood side entrance with its sloping roof, diagonal wood siding and projecting bracket with pierced floral motif and double-leafed door
- The location of the building on the west side of the lot

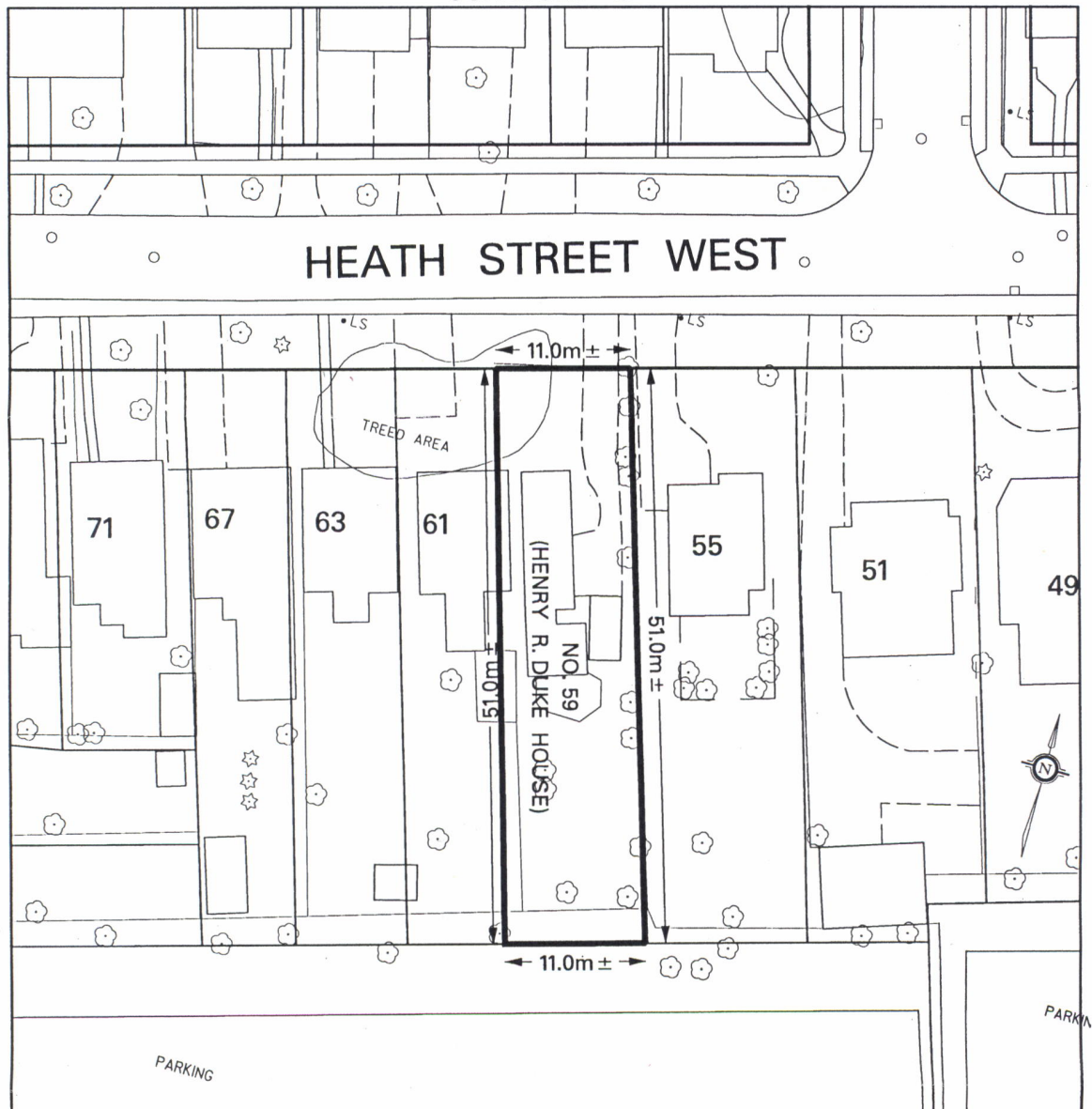
**SCHEDULE "B"**  
**LEGAL DESCRIPTION**

PIN 21190-0123 (LT)  
PT LT 36 PL 365 DEER PARK AS CT370060

City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-012 dated February 4, 2014, as set out in Schedule "C".

## SCHEDULE "C"



**Toronto**  
ENGINEERING AND CONSTRUCTION SERVICES  
ENGINEERING SERVICES  
LAND AND PROPERTY SURVEYS

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

CHECKED BY: JOHN HOUSE  
PREPARED BY: DWAYNE PITT

WARD 22 - ST. PAUL'S  
DATE: FEBRUARY 04, 2014

## PROPERTY INFORMATION SHEET

59 HEATH STREET WEST (HENRY R. DUKE HOUSE).  
LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2014-012