



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority for a Heritage Easement Agreement – 317 Adelaide Street West

Date:	August 21, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\September 10 2013\teHPS20

SUMMARY

This report recommends that City Council state its intention to designate the property at 317 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and grant authority for a heritage easement agreement. Located on the southeast corner of Adelaide Street West and Peter Street, the Commodore Building (1929) was listed on the City of Toronto Inventory of Heritage Properties in 2005.

As part of a Zoning Amendment Application for 79-81 Peter Street, the adjoining owners have agreed to the designation of the heritage property at 317 Adelaide Street West and to enter into a heritage easement agreement with the City of Toronto.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council state its intention to designate the property at 317 Adelaide Street West (Commodore Building) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation 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 property under Part IV, Section 29 of the Ontario Heritage Act.

3. 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.
4. 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 property.
5. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 317 Adelaide Street West.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.

Financial Impact

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

DECISION HISTORY

At its meeting of May 7, 2013, City Council adopted TE23.7 "Final Report – 81-87 Peter Street – Zoning Amendment Application." The development site is adjacent to the heritage property at 317 Adelaide Street West. According to Recommendation No. 3 of the report, "Before introducing the necessary Bills to City Council for enactment, City Council require the owners of 317-325 Adelaide Street West, which is listed on the City's Inventory of Heritage Properties, to submit appropriate supporting documentation and enter into a Heritage Easement Agreement with the City, to the satisfaction of the Manager of Heritage Preservation Services, Chief Planner and Executive Director, City Planning Division, and the City Solicitor."

ISSUE BACKGROUND

As part of the redevelopment of the properties at 81-87 Peter Street, the adjoining owners have agreed to the designation of the heritage property at 317 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act and to enter into a Heritage Easement Agreement with the City.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 3) and determined that the property at 317 Adelaide Street West meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 317 Adelaide Street West 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. Anchoring the southeast corner of Adelaide Street West and Peter Street where it is historically and visually significant as part of the King-Spadina neighbourhood as it became the city's manufacturing district in the early 20th century, the Commodore Building is valued as a well-crafted warehouse with distinctive Art Deco detailing by Benjamin Brown who, as Toronto's first practising Jewish architect, is an important designer.

The Statement of Significance (Attachment No. 4) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

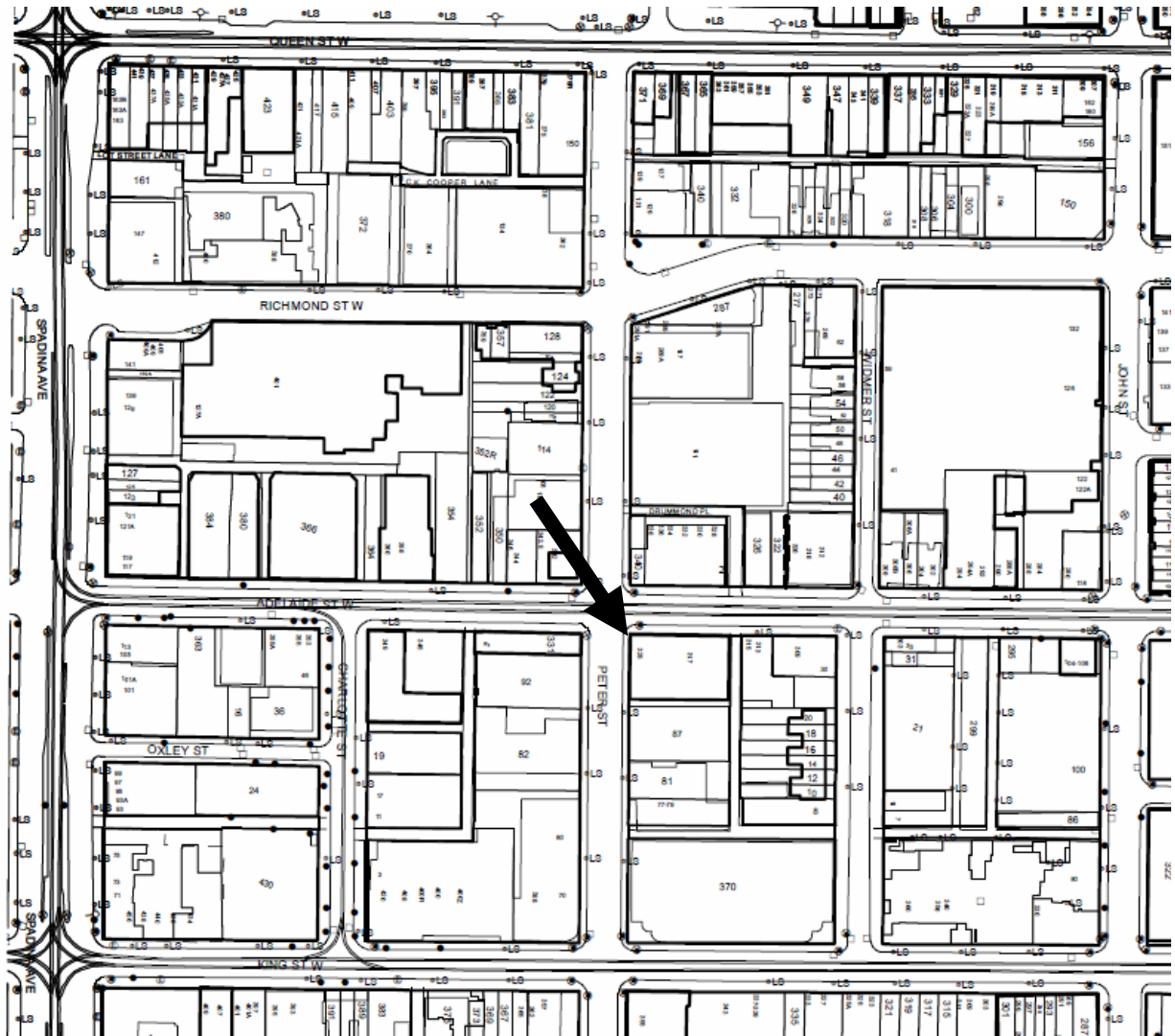
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SIGNATURE

James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 - Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the property are not shown.

The **arrow** marks the location of the site.



Commodore Building, showing the north façade on Adelaide Street West (left)
and the west elevation facing Peter Street (right)
(Heritage Preservation Services, July 2013)

STATEMENT OF SIGNIFICANCE: 317 ADELAIDE STREET WEST

Commodore Building

The property at 317 Adelaide Street West 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 the three categories of design, associative and contextual values. Located on the southeast corner of Adelaide Street West and Peter Street, the Commodore Building (1929) is a ten-storey warehouse that was listed on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value

From a design perspective, the Commodore Building is valued as a well-crafted early 20th century warehouse that is distinguished by its Art Deco detailing. The prominent tower that is viewed from many vantage points in the King-Spadina neighbourhood is a highlight of its design.

The Commodore Building stands out as part of the impressive portfolio of large-scale warehouses in the King-Spadina neighbourhood credited to Toronto architect Benjamin Brown, including the landmark Tower Building and Balfour Building on Spadina Avenue. Historically significant as the first practicing Jewish architect in Toronto, Brown was the well-regarded designer of Kensington Market's Beth Jacob Synagogue (1922), one of the largest synagogues in Toronto, and the famous Standard Theatre (1921), Canada's first purpose-built Yiddish theatre on Spadina Avenue.

Contextually, the Commodore Building supports the character of King-Spadina, which developed after 1904 as Toronto's manufacturing district. As one of the largest warehouses in the area, the Commodore Building is significant as a highly visible member of a substantial collection of early 20th century industrial buildings that gives the King and Spadina cross-roads and the adjoining neighbourhood its distinctive character.

The Commodore Building is valued for its historical and visual links to its surroundings in the King-Spadina neighbourhood. Anchoring a corner lot on Adelaide Street West, east of Spadina Avenue it stands out in a streetscape of early 20th century warehouses, many of which are recognized heritage properties.

Heritage Attributes

The heritage attributes of the property at 317 Adelaide Street West are:

- The building known historically as the Commodore Building
- The placement and setback of the building at the southwest corner of Adelaide Street West and Peter Street

- The scale, form and massing on a 10-storey rectangular-shaped plan
- The materials, with buff brick and stone cladding and trim
- On the principal (north) façade on Adelaide Street West, the stone-clad base with the main entrance
- The north entry, which is symmetrically placed in a two-storey round-arched surround with buttresses and reed moulding
- The Art Deco detailing above the north entrance, with floral motifs and a nameplate reading "Commodore Building"
- On the north façade and west elevation on Peter Street, the large window openings in the first floor (some of the openings have been altered) and the paired flat-headed window openings in the second storey, which are separated by buttresses beneath a frieze
- On the north and west elevations, the upper-storey windows, which are divided horizontally by recessed panels and vertically by piers and pilasters of varied widths
- The decorative elements on the north and west elevations, with the rib-like buttresses that extend to the tenth floor and terminate in stylized crenelles along the flat roofline
- Extending above the north façade, the central tower
- The fenestration on the east and south elevations
- On the interior, the lobby inside the north entrance with the coloured coffered ceiling with mouldings

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



COMMODORE BUILDING
317 ADELAIDE STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

July 2013

1. DESCRIPTION



Above: entrance detail, north façade (left) and window detail, west elevation (right);
cover: principal (north) façade (left) on Adelaide Street West, and west elevation on Peter Street
(right) (Heritage Preservation Services, July 2013)

317 Adelaide Street West: Commodore Building	
ADDRESS	317 Adelaide Street West (southeast corner of Peter Street); convenience addresses of 321-325 Adelaide Street West and 79-81 Peter Street
WARD	20 (Trinity-Spadina)
LEGAL DESCRIPTION	Town of York Plan, Lot 12; Plan 84, Lot 24 and part Lot 23
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Commodore Building
CONSTRUCTION DATE	1929
ORIGINAL OWNER	Simon Fremes, jewellery manufacturer
ORIGINAL USE	Commercial and Industrial
CURRENT USE*	City of Toronto park * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Benjamin Brown, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone, metal, glass and tile detailing
ARCHITECTURAL STYLE	Art Deco
ADDITIONS/ALTERATIONS	See Section 2.iii
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2013

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at address, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1819	The trustees of Toronto General Hospital acquire the block bounded by King, John, Newgate (Adelaide) and Peter Streets where the first public hospital is built
Pre-1827	"Emigrant House" is constructed at the southeast corner of present-day Adelaide and Peter on the hospital grounds and illustrated on Chewett's Plan of the Town of York
1854	Plan 84 is registered, subdividing most of the property in the block bounded by King, John, Newgate (Adelaide) and Peter Streets, apart from the corner of Adelaide and Peter that remains under the Town of York Plan
1858	Boulton's Atlas shows a pair of house form buildings on the corner lot
1884	The first Goad's Atlas to illustrate the area shows the same house form buildings from 1858, as well as additional houses to the south along Peter Street
1925 Oct	The trustees of Toronto General Hospital sell the land on the southeast corner of Adelaide Street West and Peter Street to Simon Fremes
1928 Aug	According to the tax assessment rolls, Fremes owns four vacant houses at 317 Adelaide Street West and 91- 95 Peter Street
1928 Nov	Simon Fremes transfers the property to Adelaide-Peter Buildings Limited
1928 Dec	Building permit #3987 is issued for the Commodore Building
1929 Mar	The "Globe and Mail" announces the pending construction of the Commodore Building
1929 Aug	The tax assessment rolls indicate that the building is almost finished, but not yet tenanted
1929	The "Commodore Building" is first listed in the City Directory for 1930 (with information compiled the previous year) with tenants on all 10 floors
1971	Adelaide-Peter Buildings Limited transfers the property to Fremes Investments Limited
2005	The property at 317 Adelaide Street West is listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The property at 317 Adelaide Street West is located in the King-Spadina neighbourhood. Following the founding of the Town of York (Toronto) in 1793, a ten-block town site was laid out and flanked on the east and west by lands reserved for government and military uses, respectively. Four years later, the west boundary of the community was

moved to Peter Street as "New Town", with building lots laid out in a town plan (Image 2). Following the War of 1812, the block bounded by King, John, Newgate (Adelaide) and Peter Streets was acquired by the trustees of Toronto General Hospital as the future location of the facility. The hospital was completed by 1820, but the first patients were not admitted until five years later. Chewett's Map of Toronto dating to 1827 shows the corner of the Toronto General Hospital's property at Adelaide and Peter Streets occupied by "Emigrant House" (Image 3). This facility, along with the "receiving house" built beside it, were reserved for the patients of a cholera outbreak in 1832, many of whom were newly arrived immigrants. By 1842 when Cane's Map of Toronto was published, Emigrant House was joined by the "Cholera Hospital" on the hospital grounds (Image 4). These buildings were pressed into service again in 1847 when the potato famine in Ireland increased emigration to Canada, with innumerable arrivals in Toronto suffering from "ship fever" or typhus. Additional "fever sheds" opened on the hospital grounds and at other locations in the city.

In 1851, Fleming's map shows the status of the hospital reserve, but the building at the corner of Adelaide and Peter Streets has a different configuration than the previous structures (Image 5). It reappears on Boulton's Atlas of 1858 as a pair of semi-detached houses with outbuildings in the rear (Image 6). During this period, the trustees of Toronto General Hospital engaged Toronto architect and surveyor John Howard to lay out a residential subdivision on the hospital reserve (which is shown on Browne's map of 1862, attached as Image 7).¹ Much of the land was developed with house form buildings by 1884 when the first Goad's atlas covering this area was published (Image 8). This map, and the others that followed it in the late 19th and early 20th centuries illustrate the gradual encroachment of large-scale industry in the neighbourhood, with the Gurney Stove Factory (1873) and the Toronto Silverplate Building (1881) among the first to appear on King Street West near Spadina Avenue (Image 9).

The King-Spadina neighbourhood, named for the intersection of the two major streets that cross it, took on its 20th century character after the Great Fire of 1904 destroyed the city's original manufacturing district. Among the first men to acquire property in King-Spadina was Samuel Femes, a local jewellery manufacturer who, in 1912, commissioned the Femes Building on the southwest corner of Adelaide Street West and Peter Street, opposite the subject property (Image 15).

Commodore Building

The property now identified as 317 Adelaide Street on the southeast corner of Peter Street was retained for more than a century by the trustees of Toronto General Hospital. In 1925, the trustees sold the parcel to Simon Femes, who continued to rent out the four dwellings occupying the site. Archival documents indicate that the latter properties were vacated by August 1928 and a building permit for a new warehouse issued four months later. News about its appearance was published in periodicals and newspapers early in

¹ TGH moved to Gerrard Street East in Cabbagetown in 1854, remaining there until 1913 when it relocated to its third and current location at College Street and University Avenue

1929 (Images 13-14), but the Commodore Building was still under construction when the tax rolls were recorded in August 1929. One year later, all 10 floors were occupied, with the majority of the tenants associated with the clothing industry, including ladies wear manufacturers, hats and cloaks makers, and furriers. The Robert McCausland Company, well-known manufacturers of stained glass who accepted commissions across Canada, was an original occupant, reserving the entire 8th floor, while a branch of the Canadian Bank of Commerce (later CIBC) operated at street level for several decades.

Benjamin Brown, Architect

The Commodore Building was designed by Benjamin Brown (1890-1974), described as the first practicing Jewish architect in Toronto.² Born in Lithuania, Brown moved to Toronto as a child and received his architectural training at the University of Toronto. He opened a solo practice in 1913 and "was soon sought after by many Jewish clients in the clothing trade who commissioned him to design functional loft buildings...dressed in a stylish Art Deco cladding of cut stone and brick."³ One of the best examples in King-Spadina was the landmark Tower Building at the intersection of Spadina Avenue and Adelaide Street West, designed by Brown the year before he accepted the commission for the subject property to which it bears a strong similarity (Image 12). In 1929, Brown also completed the Balfour Building on the northeast corner of Adelaide and Spadina where it formed "an urban gateway to the heart of the garment district."⁴ Brown prepared plans for all types of buildings, but apart from his warehouses he is best known as the designer of the Beth Jacob Synagogue (1922), which opened as one of the largest synagogues in Toronto at Henry and Cecil Streets in Kensington Market, as well as the famous Standard Theatre (1921), Canada's first purpose-built Yiddish theatre at Spadina Avenue and Dundas Street West (the latter properties are all recognized on the City of Toronto's heritage inventory).

iii. ARCHITECTURAL DESCRIPTION

Archival and current photographs of the property at 317 Adelaide Street West are found on the cover and in Sections 2 and 6 of this report. The Commodore Building is a large-scale warehouse that blends elements from the classical and Gothic traditions with surface detailing drawn from the popular Art Deco style of the 1920s. The Art Deco was not exclusively an architectural style, but named for the "Exposition universale des arts décoratifs et industriels modernes" hosted by Paris in 1925. The impact of the exhibition was felt in European, British and North American architecture and, because of the overwhelming mixture of design influences and unreserved use of colour, the Art Deco was especially favoured for movie theatres. However, it also appeared in less flamboyant buildings, and was linked to the second generation of skyscrapers in New York and elsewhere in North America that adopted the stepped profile and the use of setbacks

² Speisman, 323

³ The Biographical Dictionary of Architects in Canada, unpagged

⁴ *ibid*

(another Art Deco feature) to bring light to the streets below.⁵ Art Deco styling was applied to smaller office buildings, apartment complexes and warehouses such as the Commodore Building where "the details were reserved for the areas around the doors and along rooflines."⁶

Constructed of concrete, the Commodore Building is faced with buff brick with stone detailing on the elevations facing the intersection of Adelaide and Peter. The stone-clad base places the principal entrance to the building on the north facade in a two-storey round-arched opening with buttresses and mouldings. Art Deco touches are seen in the nameplate above this entry with the lettering "Commodore Building" flanked by stylized flowers. The remainder of the base on the north facade and the west elevation has large commercial-scale window openings (some of which have been altered). In the upper stories of the north and west walls, pairs of flat-headed window openings with recessed spandrel panels are organized by alternating piers and pilasters which terminate in stylized crenelles along the flat roofline. The structure is extended by the tower (designed for the mechanicals and elevator shaft), which is symmetrically placed to terminate the north facade and creates the stepped profile that is another hallmark of Art Deco styling. The tower is the highlight of the design of the Commodore Building and viewed from many vantage points on Adelaide and Peter Streets as well as the adjoining neighbourhood. The remaining elevations (east and south), while visible from the street, lack ornamentation and feature large symmetrically placed fenestration to allow maximum light on the interior. Inside the north entrance, the lobby with the colourful coffered ceiling with mouldings is an important attribute.

iv. CONTEXT

The property data map attached (Image 1) shows the location of the Commodore Building on the southeast corner of Adelaide Street West and Peter Street. Directly west, the Frenes Building at 331 Adelaide (commissioned by the same developer as the subject property) is another recognized heritage property. Within the King-Spadina neighbourhood, which is bounded by Front Street West, Simcoe Street, Richmond Street and Bathurst Street, more than 80 properties are listed on the City of Toronto Inventory of Heritage Properties, the majority of which are warehouses from the same era as the Commodore Building.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the

⁵ These buildings were distinguished from the first generation of skyscrapers, which appeared in Toronto during World War I, that adopted the tripartite organization of a classical column and usually featured classical detailing associated with Edwardian Classicism (this detailing became flattened and streamlined on buildings influenced by the Art Deco style during the interwar period)

⁶ Maitland, 146

City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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

Well-crafted Representative Example of a Style and Type – From a design perspective, the Commodore Building is valued as a well-crafted early 20th century warehouse that is distinguished by its Art Deco detailing. The prominent tower that is viewed from many vantage points in the King-Spadina neighbourhood is a highlight of its design.

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

Institution – The association of the property at 317 Adelaide Street West with the original Toronto General Hospital lands on which it is located (as described in Section 2, above) is an interesting historical fact, but not a cultural heritage value.

Architect - The Commodore Building stands out as part of the impressive portfolio of large-scale warehouses in the King-Spadina neighbourhood credited to Toronto architect Benjamin Brown, including the landmark Tower Building and Balfour Building on Spadina Avenue. Historically significant as the first practicing Jewish architect in Toronto, Brown was the well-regarded designer of Kensington Market's Beth Jacob Synagogue (1922), one of the largest synagogues in Toronto, and the famous Standard Theatre (1921), Canada's first purpose-built Yiddish theatre on Spadina Avenue.

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

Character – Contextually, the Commodore Building supports the character of King-Spadina, which developed after 1904 as Toronto's manufacturing district. As one of the largest warehouses in the area, the Commodore Building is significant as a highly visible

member of a substantial collection of early 20th century industrial buildings that gives the King and Spadina cross-roads and the adjoining neighbourhood its distinctive character.

Surroundings – The Commodore Building is valued for its historical and visual links to its surroundings in the King-Spadina neighbourhood. Anchoring a corner lot on Adelaide Street West, east of Spadina Avenue it stands out in a streetscape of early 20th century warehouses, many of which are recognized heritage properties.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 125 Adelaide Street West has design, associative and contextual values. Anchoring the southeast corner of Adelaide and Peter Streets, the Commodore Building is a well-crafted example of an early 20th century warehouse designed with a prominent tower and Art Deco-inspired detailing by the important Toronto architect Benjamin Brown that is an integral component of the King-Spadina neighbourhood where it stands as a local landmark.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Town of York Plan, Lot 12, and Plan 84, Lot 24 and part Lot 23

Archival Photographs, City of Toronto Archives & Toronto Reference Library (citations in Section 6)

Assessment Rolls, City of Toronto, Ward 4, Division 1, 1928 ff.

Boulton's Atlas of the City of Toronto, 1858

Browne's Map of the City of Toronto, 1862

Building Permit #B3987, City of Toronto Archives

Building Records, City of Toronto, Toronto and East York, 1929-1982

Cane's Topographical Plan of the City of Toronto, 1842

Chewett's Plan of the Town of York, 1827

City of Toronto Directories, 1834 ff.

Fleming's Topographical Map of the City of Toronto, 1851

Goad's Atlases, 1880 ff.

Plan of the Town of York, 1816

Underwriters' Insurance Bureau Atlas, July 1954

Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986

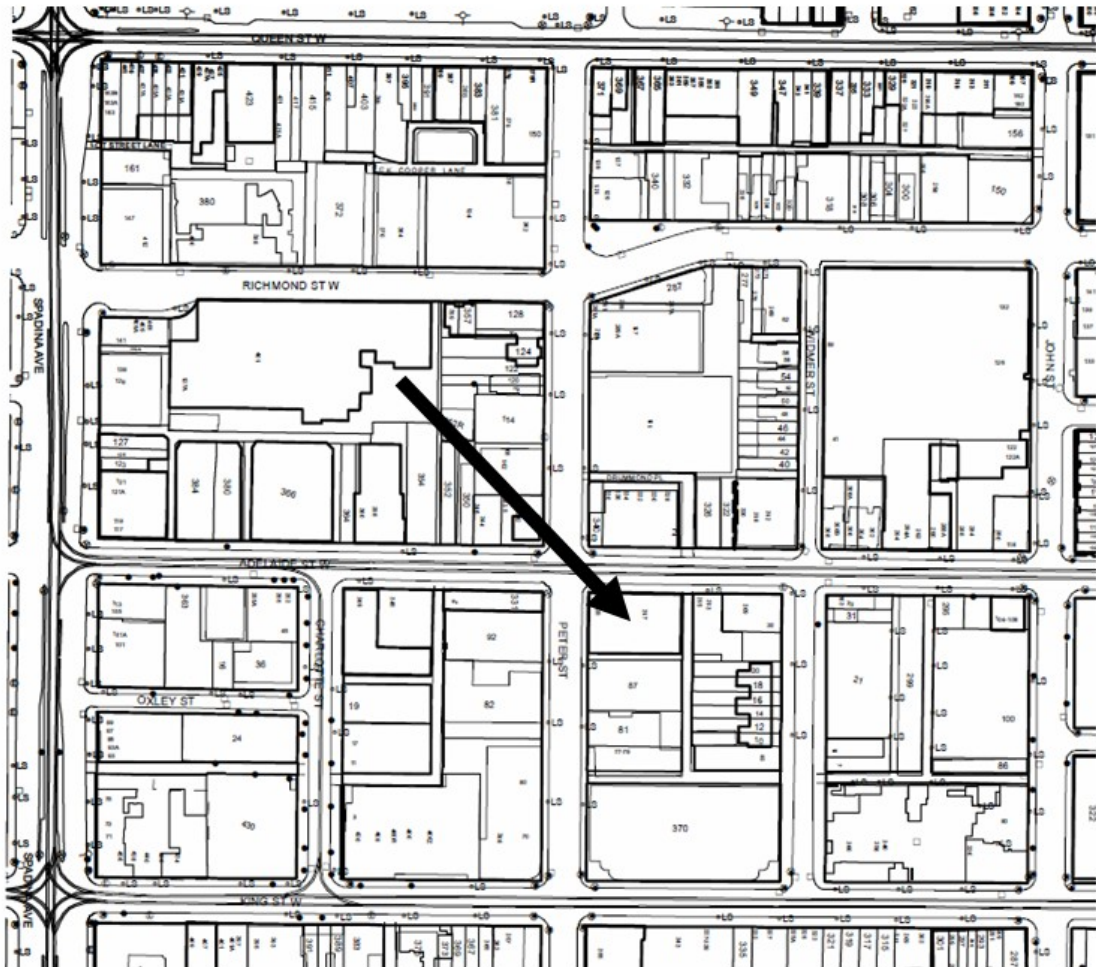
"Benjamin Brown," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1210>

Benjamin Brown Fonds, Ontario Jewish Archives

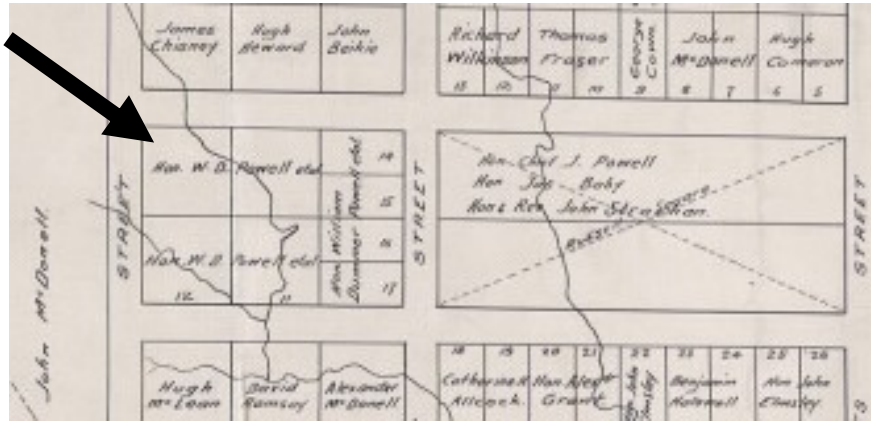
Blumenson, John, Ontario Architecture, 1990

Donegan, Rosemary, Spadina Avenue, 1984
Globe and Mail, December 27, 1927, March 1, 1929 and November 12, 1943
Hayes, Derek, Historical Atlas of Toronto, 2008
Maitland, Leslie, Jacqueline Hucker, and Sharon Ricketts, A Guide to Canadian Architectural Styles, 1992
Kayfetz, Benjamin and Stephen A. Speisman, Only Yesterday, 2013
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Morawetz, Tim, Art Deco in Toronto, 2009
Photographs, Balfour Building and Tower Building, <http://www.tobuilt.ca>
Speisman, Stephen A., The Jews of Toronto, 1979
Toronto Star, November 12, 1943

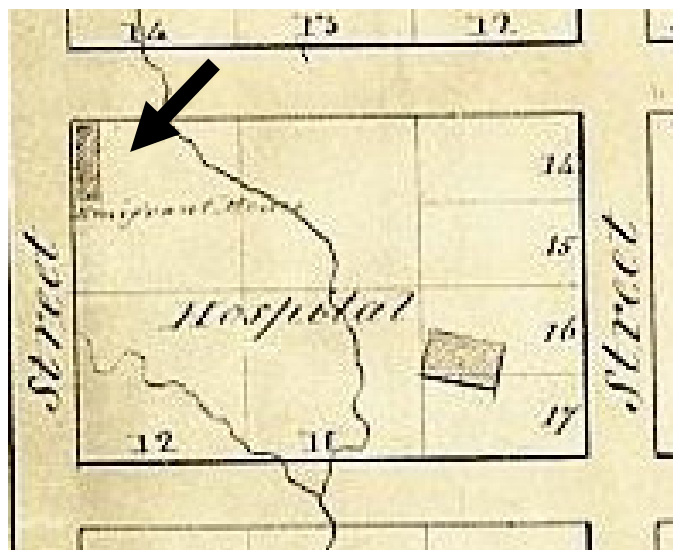
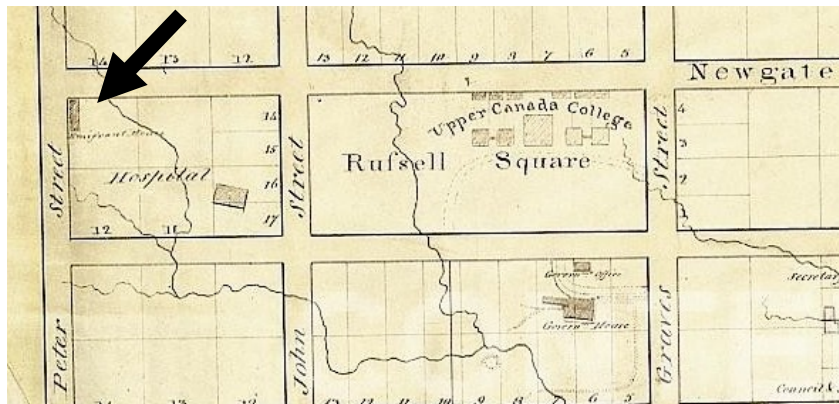
IMAGES – maps and atlases are followed by other archival images. The **arrows** mark the location of the property at 317 Adelaide Street West (which also has convenience addresses on both Adelaide and Peter Streets)



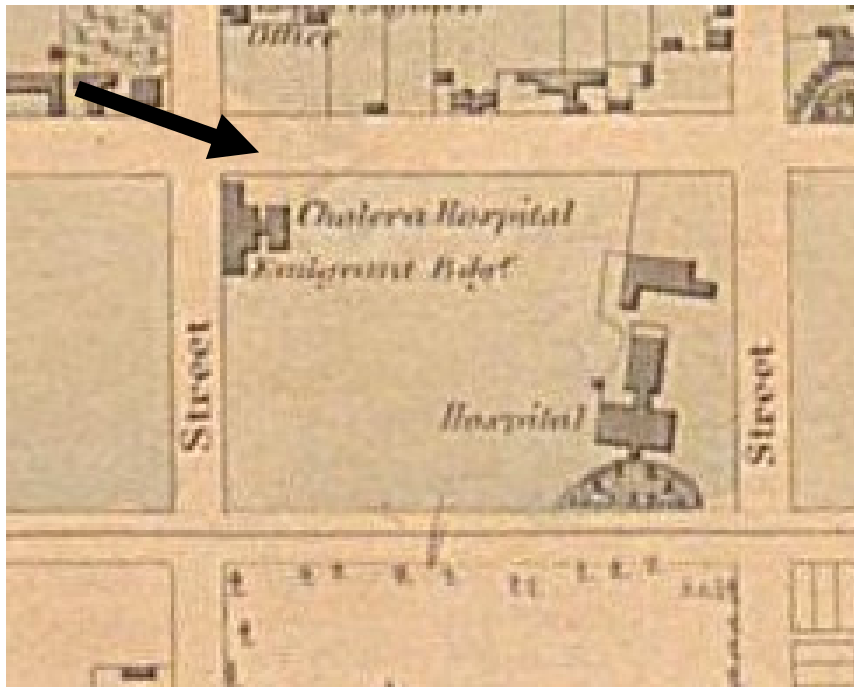
1. Property Data Map: showing the location of the subject site on the southeast corner of Adelaide Street West and Peter Street



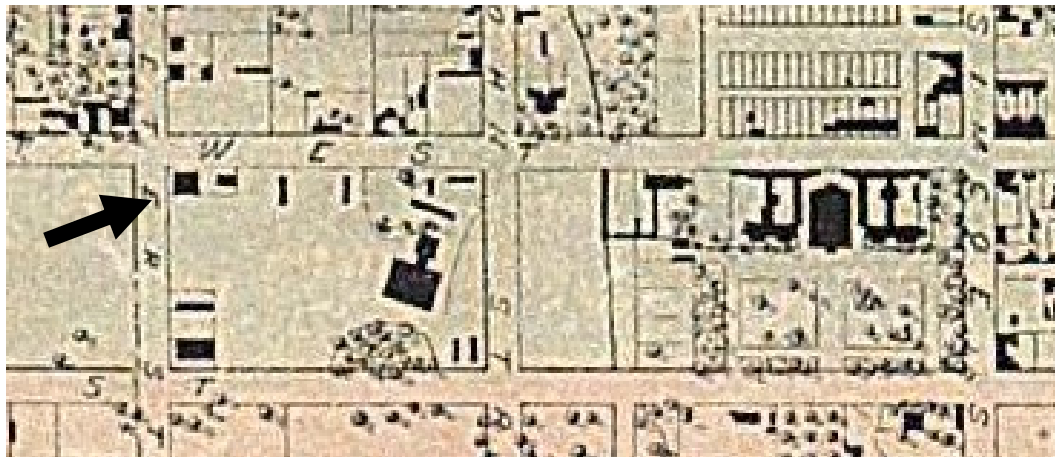
2. Plan of the Town of York, 1818: showing the subject property before it was acquired by the Toronto General Hospital trustees



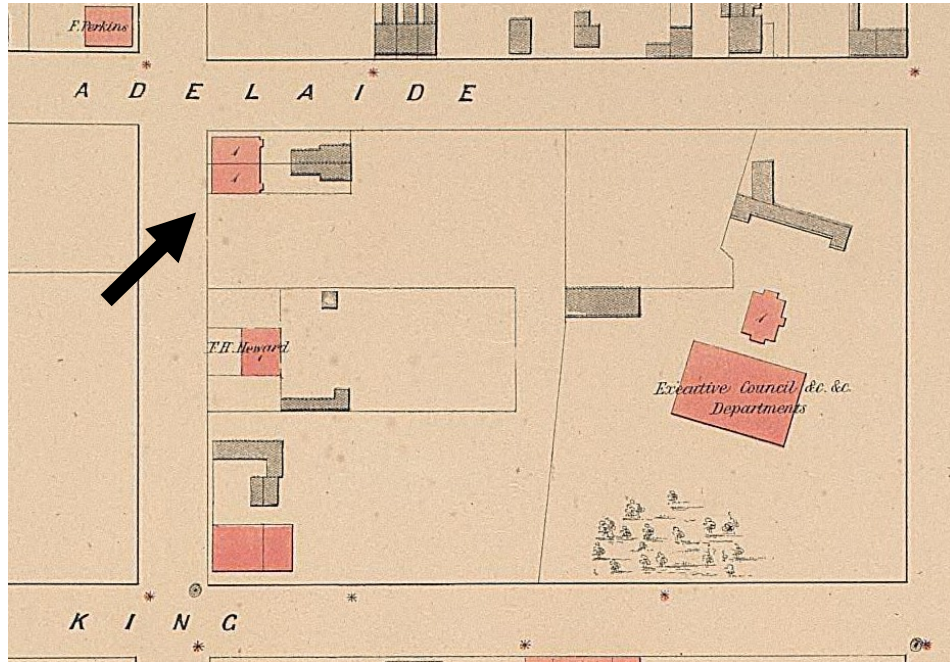
3. Chewett's Plan of the Town of York, 1827: showing the subject property marked "Emigrant House" on the grounds of the first Toronto General Hospital



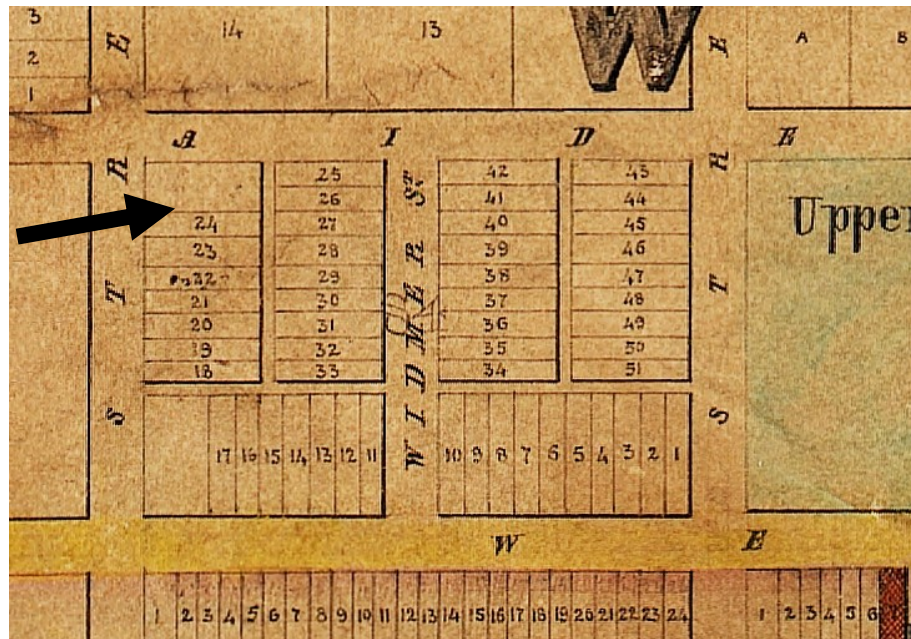
4. Cane's Topographical Plan of the City of Toronto, 1842: showing the "Cholera Hospital" and "Emigrant Building" on the subject site



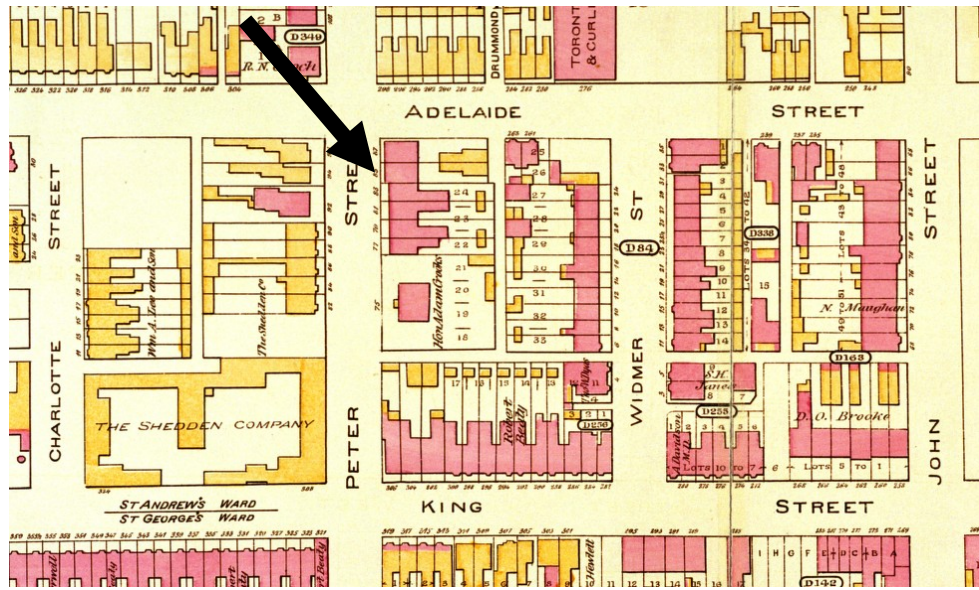
5. Fleming, Topographical Map of the City of Toronto, 1851: showing the buildings on the hospital grounds, including the southeast corner of Adelaide and Peter



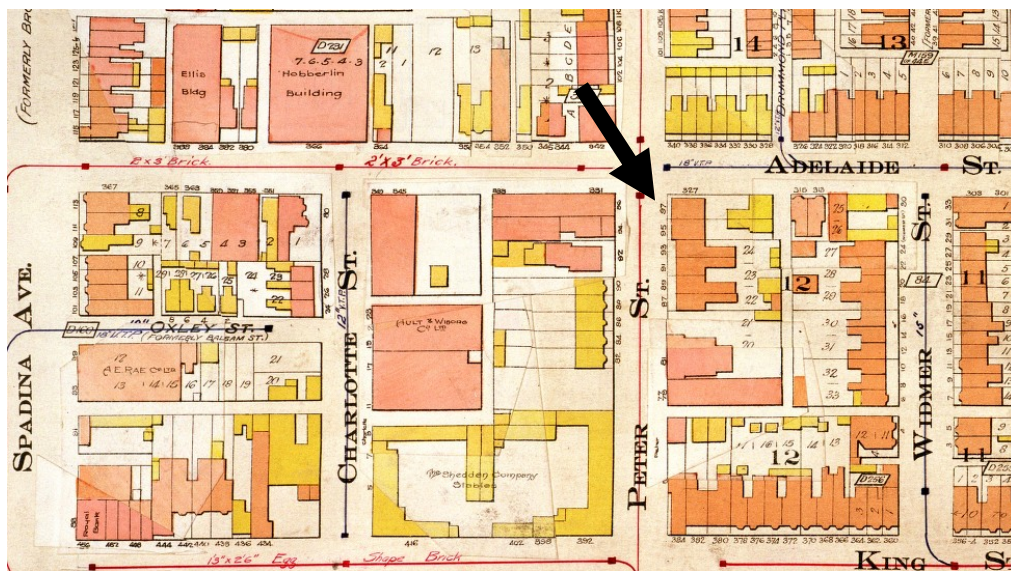
6. Boulton's Atlas of the City of Toronto and Vicinity, 1858: showing the city block where the former Toronto General Hospital (right) is occupied by the Province, and the subject property has been redeveloped with a pair of house form buildings



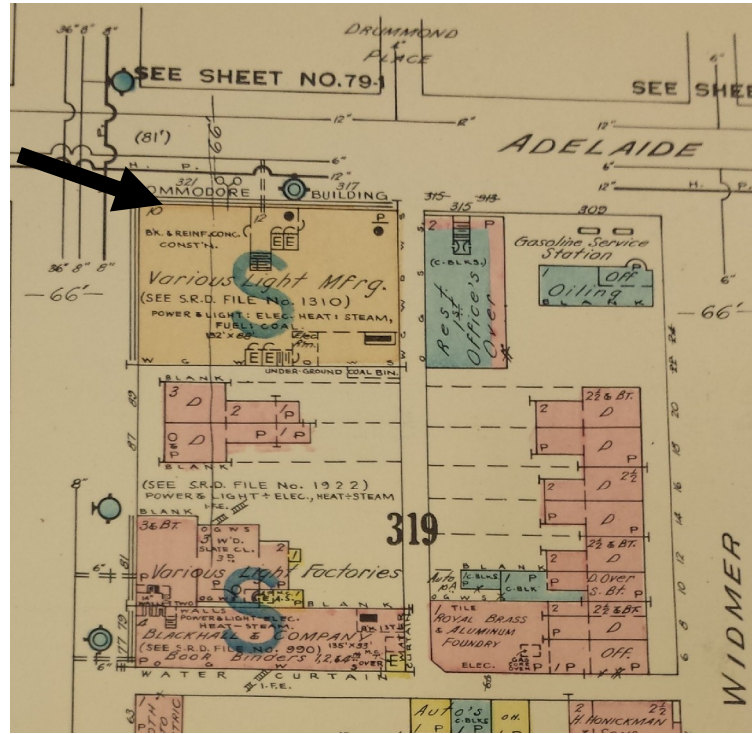
7. Browne's Map of the City of Toronto, 1862: showing the subdivision of the block bounded by King, John, Adelaide and Peter under Plan 84 (part of the subject property on the southeast corner of Adelaide and Peter Streets was unnumbered because it remained under the original Town of York Plan)



8. Goad's Atlas, 1884: showing the development of the King-Spadina neighbourhood with predominantly residential buildings, including the subject property



9. Goad's Atlas, 1910 revised to 1923: showing the continual redevelopment of the neighbourhood with industrial buildings. While the subject property still contained residential buildings, the Femes Building (1912) is shown on the southwest corner of the intersection of Adelaide and Peter (it was developed by Simon Femes, who acquired the subject property in the mid 1920s)



10. Underwriters' Survey Bureau Atlas, July 1954: showing the Commodore Building on the corner of Adelaide and Peter Streets



11. Archival Photograph, Adelaide Street West, c. 1912: looking east from Spadina Avenue past Peter Street as the King-Spadina neighbourhood transforms from primarily residential to manufacturing uses (City of Toronto Archives, Fonds 1244, Item 10077)



12. Photographs, Tower Building (left) and Balfour Building (right), Adelaide Street West and Spadina Avenue: architect Benjamin Brown designed these iconic warehouses during the same period he prepared the plans for the Commodore Building (which has a similar tower to the Tower Building) (<http://www.tobuilt.ca/>)

***City Permit Is Granted
For \$400,000 Tower Building***

The City Architect's Department yesterday granted the following permits:

New Method Laundry, to drive piling for new building, College and Crawford Streets, \$12,000.

S. **Fremes** & Company, to construct a ten-story and tower building of concrete, at the southeast corner Adelaide and Peter Streets, \$400,000.

13. Newspaper article, Globe and Mail, March 1, 1929: reporting on the pending construction of the Commodore Building

A GREATER TORONTO IS ARISING!

Business Improvements

\$89,290,588

- | | |
|---|---|
| <p>C.P.R.
 Royal York
 New Wing Royal York
 New Round House
 New Heating Plant
 New Engine House and Coach Shop
 Freight Shed Extension
 Canadian Rail and Harbour Terminal Plant
 Loblaws Warehouse
 Maple Leaf Stadium
 Cross & Blackwell
 Reid & Brown's Steel Plant
 Samuel Benjamin Warehouse
 Dufferin Construction Co.
 Warren Blumhouse Fawcett Co.
 Canada Malt Company
 Toronto Elevators Limited
 Standard Radio Plant
 Victoria Paper & Twine</p> | <p>Canada Life
 New Method Laundry
 Ford Hotel
 Granite Club
 Queen's Plaza Hotel
 Medical Arts Building
 MacLean Publishing Company
 National Life
 Abitibi and Provincial Pulp and Paper Companies
 Canada's Warehouse
 Fremes Building
 Eaton's New Buildings
 General Assurance Building
 Northern Ontario Building
 National Building
 Atlas Building
 Metropolitan Building
 Commerce & Transportation
 Oxford University Press
 Stelux Tower</p> |
|---|---|

In the ten years that end on December thirty-first, civic and private and corporation enterprises have expended on buildings and streets and service equipment for this city nearly

\$500,000,000

What built the Canadian National Exhibition?

—FAITH IN TORONTO'S FUTURE

14. Newspaper article, Globe and Mail, December 27, 1929: the "Fremes Building" (Commodore Building) is listed amongst the business improvements in the City of Toronto (this is not the earlier Fremes Building (1912) at 331 Adelaide Street West)

SIMON FREMES
Jewelry Firm Head Is Stricken on Street

Stricken while walking near his home yesterday morning, Simon Fremes, 72, head of S. Fremes & Co., Ltd., collapsed and died before medical aid could reach him.

Born in Russia, Mr. Fremes came to Canada as a young man. He established the jewelry manufacturing firm of which he was head, in 1898. Mr. Fremes was a member of Holy Blossom Temple, and was well known in the Toronto Jewish community. He lived at 1339 Bathurst St.

Surviving are two sons, Charles and Frank, both of Toronto, and four daughters, Mrs. M. Kurtz, Mrs. I. Brodie, Mrs. B. H. Pickard, all of Toronto, and Mrs. Alex. Cherniavsky of South Africa.

SIMON FREMES, 72 JEWELLER, IS DEAD

Seized with a heart attack on Vaughan Rd. today, Simon Fremes, 72, Bathurst St., president of S. Fremes and Co., Ltd., manufacturing jewelers, Adelaide St. W., collapsed and died. Mr. Fremes, who was head of the firm which he organized in 1898, was widely known in the jewelry trade. He was also a large holder of real estate.

Born in Kishinev, Russia, he came to the United States when a youth, lived there for some time and then moved to Toronto about 50 years ago. He was a member of Holy Blossom temple. His wife died nine years ago.

He is survived by two sons, Charles and Frank Fremes, and four daughters, Mrs. Minnie Kurtz, Mrs. Isadore Brodey Jr., Mrs. B. H. Pickard of Toronto and Mrs. Alex. Cherniavsky, Johannesburg, South Africa.

15. Newspaper articles, Globe and Mail (left) and Toronto Star (right), November 12, 1943: reporting the death of jewellery manufacturer Simon Fremes, who developed the Commodore Building



16. Archival Photograph, Peter Street, July 1949: looking south from Queen Street West and showing the Commodore Building (left centre) with its distinctive tower (City of Toronto Archives, Series 327, Item 1964)



17. Archival Photograph, Peter Street, 1949: looking north from King Street West and showing the Commodore Building on the right where the south elevation lacks the detailing of the facades on Adelaide and Peter Streets (City of Toronto Archives, Series 372, item 1961)



18. Archival Photograph, Commodore Building, 1991: showing the principal (north) façade (Toronto Historical Board)



19. Archival Photograph, Commodore Building, 1991: showing the west (left) and south (right) walls (Toronto Historical Board)



20. Archival Photograph, Commodore Building, 1991: showing the east elevation (left) and the context of the property on the southeast corner of Adelaide Street East and Peter Street. The lower-scaled Frenes Building at 331 Adelaide is shown to the right (Toronto Historical Board)



21. Photograph, Commodore Building, 2013: showing the principal (north) façade on Adelaide Street West (right) and the east side elevation (left) (Heritage Preservation Services, 2013)



22. Photograph, Commodore Building, 2013: showing the west elevation on Peter Street (left) and the south elevation (right) (Heritage Preservation Services)



23. Interior Photograph, Commodore Building: showing the finishes in the entrance lobby (<http://tayloronhistory.files.wordpress.com/2013/07/dscn0622.jpg>)

