



STAFF REPORT ACTION REQUIRED

Inclusion on the City of Toronto Inventory of Heritage Properties- 18 Gloucester Lane

Date:	January 29, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Toronto Centre-Rosedale - Ward 27
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\April 9 2013\teHPS011

SUMMARY

This report recommends that City Council include the property at 18 Gloucester Lane on the City of Toronto Inventory of Heritage Properties. Located on the west side of Gloucester Lane north of Gloucester Street, the site contains a four-storey warehouse with a penthouse that is part of an important collection of heritage properties near the intersection of Yonge and Gloucester Streets.

Following research and evaluation, staff have determined that the property at 18 Gloucester Lane meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation that is also used by the City when assessing properties for the City of Toronto Inventory of Heritage Properties.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council includes the property at 18 Gloucester Lane on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

ISSUE BACKGROUND

In the process of amending the designating by-law for the neighbouring property at 2 Gloucester Street, staff identified, researched and evaluated the property at 18 Gloucester Lane and determined that it has cultural heritage value and merits listing on the City of Toronto Inventory of Heritage Properties. The property at 18 Gloucester Lane is part of an important surviving enclave of heritage properties adjoining the northeast corner of Yonge and Gloucester Streets.

The inclusion of 18 Gloucester Lane on the City's heritage inventory would enable staff to monitor any applications affecting the property and encourage the retention of its heritage attributes and values.

COMMENTS

Staff have completed the attached Research and Evaluation Summary (Attachment No. 4) for the property at 18 Gloucester Lane. As the result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for the City of Toronto Inventory of Heritage Properties. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The Reasons for Listing are found in Attachment No. 3. The property at 18 Gloucester Lane is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value and meets Ontario Regulation 9/06 under the categories of design and contextual values. Located on Gloucester Lane, which runs east of and parallel to Yonge Street between Gloucester and Isabella Streets, the Lionel Rawlinson Building is a fine representative example of an industrial building from the World War I era with features of the Edwardian Classical style.

The site has important historical associations, beginning with its use as a repair shop and storage facility by Lionel Rawlinson, an important cabinet maker and furniture dealer in Toronto, and continuing as the Canadian production offices of the internationally recognized film producer and director, Norman Jewison. Contextually, the property is historically and visually related to its surroundings near the northeast corner of Yonge and Gloucester Street where it is part of an enclave of heritage buildings and overlooks Norman Jewison Parkette to the east.

CONTACT

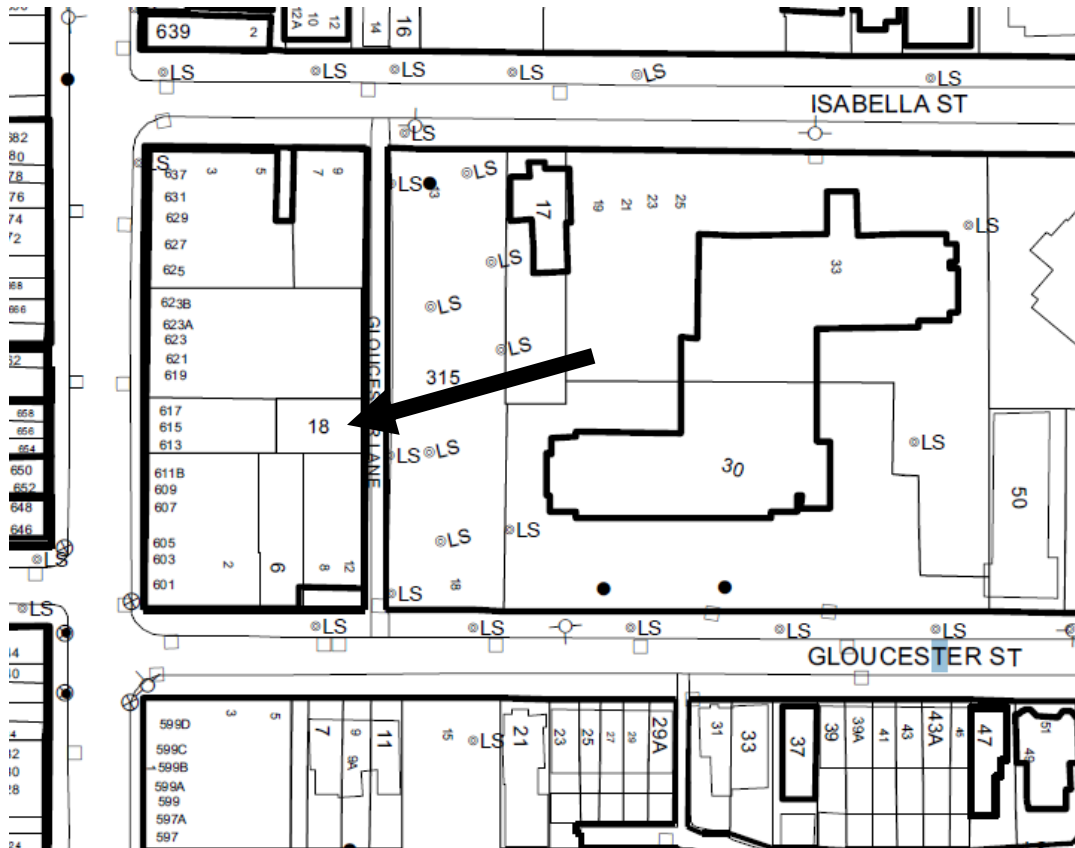
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 - Location Map
Attachment No. 2 - Photographs
Attachment No. 3 - Reasons for Listing (Statement of Cultural Heritage Value)
Attachment No. 4 - Heritage Property Research and Evaluation Summary



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

The **arrow** marks the location of 18 Gloucester Lane



Principal (east) facade of the Lionel Rawlinson Building at 18 Gloucester Lane
(Heritage Preservation Services, 2012)

Lionel Rawlinson Building

Description

The property at 18 Gloucester Lane is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the west side of Gloucester Lane, north of Gloucester Street, the Lionel Rawlinson Building (1911) is a five-storey (plus a penthouse) industrial building.

Statement of Cultural Heritage Value

The Lionel Rawlinson Building is a fine representative example of an industrial building from the pre-World War I era that is distinguished by its brick detailing. Although the structure was built as a warehouse for the repair and storage of furniture, its design was elevated by the attention devoted to its east facade.

The property was developed by Lionel Rawlinson, a prominent Toronto cabinet maker and furniture dealer in the late 19th and early 20th centuries. The site was acquired by the internationally recognized film and television director and producer Norman Jewison following his return to Canada in 1978. After establishing his Toronto production offices in this location, Jewison directed and produced such critically-acclaimed films as "And Justice for All" (1979), "A Soldier's Story" (1984), "Agnes of God" (1984) and, more recently "The Hurricane" (1999), and founded the Canadian Centre for Advanced Film Studies (renamed the Canadian Film Centre and incorporated in 1986).

Contextually, the Lionel Rawlinson Building is historically and visually related to the enclave of heritage structures anchoring the northeast intersection of Yonge and Gloucester Streets where it adjoins the Charles Levey Houses (1868) at 8-12 Gloucester Street and the Robert Bustard Building (1915) at 615 Yonge Street and near the Patterson Block (1888) at 2 Gloucester. The site overlooks Norman Jewison Parkette on the east side of Gloucester Lane.

Heritage Attributes

The heritage attributes of the property at 18 Gloucester Lane are:

- The scale, form and massing of the structure on a five-storey rectangular-shaped plan with a single-storey penthouse at the north end
- The materials, with buff brick cladding and brick and stone detailing
- The flat rooflines along the attic storey and penthouse
- On the principal (east) facade, the regular arrangement of the segmental-arched entrances in the first floor, the segmental-arched window openings in the first through the fourth stories, and the flat-headed window openings in the attic level (which was an addition along with the penthouse)

- The setback of the building on the east side of Yonge Street

ATTACHMENT NO. 4

RESEARCH AND EVALUATION SUMMARY: 18 GLOUCESTER LANE



Principal (east) façade of the Lionel Rawlinson Building (Heritage Preservation Services, 2012)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1853	Plan 81 is registered by James Harris, with Lot 1 surveyed north of and extending from Yonge Street to Gloucester Lane
1858	Boulton's Atlas shows the subject property as vacant
1876	Harris's heirs sell Lot 1 to Arthur Wickson, who retains it until 1900 ¹
1880	The first Goad's Atlas illustrates the site, which is occupied by lumber and coal yards
1910 Mar	Cabinet maker and furniture seller Lionel Rawlinson acquires Lot 1
1911 Apr	Rawlinson is issued a building permit for a warehouse, identifying Curry and Sparling as the architects
1911 Sept	The tax assessment rolls record a vacant lot owned by Rawlinson
1912 Sept	According to the tax assessment rolls, Rawlinson's "furniture and repair shop" is in place at the "rear 617 Yonge" and valued at \$7000

¹ This is not the architect Frank Arthur Wickson (1861-1936)

The location of the property at 18 Gloucester Lane is shown on the property data map below (Image 1). It is located on the west side of Gloucester Lane, which runs east of and parallel to Yonge Street, north of Gloucester Street. The site comprises the east part of Lot 1 under Plan 81, which was registered as a plan of subdivision of former Park Lot 8 in 1853. Boulton's Atlas of 1858 illustrates the vacant site (Image 2), and the first Goad's Atlas for 1880 (Image 3) shows the land occupied by a lumber and coal yard. According to archival sources, no changes occurred to the lot until 1910 when it was acquired by Lionel Rawlinson (1857-1940), who had opened his first cabinet making business on Yonge Street near College Street in 1885 prior to relocating further north near Isabella Street (Image 7).² Described as the manufacturer of "all kinds of first-class cabinet work and fancy furniture of every description" with a specialty in "art furniture for ladies' paintings and embroideries", Rawlinson severed Lot 1 (at the west end, Robert Bustard commissioned an office building at 615 Yonge Street in 1915, as shown in Image 5), constructing a warehouse for furniture storage and repairs on the east half facing the laneway (Image 6).³ Goad's Atlas updated to 1912 outlined the recently-completed structure (Image 4).

The property was acquired by the Toronto-born film director and producer Norman Jewison following his return to Canada in 1978. After beginning his directing career with the CBC and CBS television networks, Jewison turned to film work and received acclaim for his direction of "The Cincinnati Kid" in 1965. He both directed and produced "The Russians Are Coming, the Russians Are Coming" in 1966, and his next film, "In the Heat of the Night" was nominated for an Academy Award as Best Picture. Relocating to England to continue his career, in 1978 Jewison returned to North America where he established production offices in Los Angeles and Toronto, the latter at 18 Gloucester Lane. In this location, Jewison's subsequent work continued its focus on social justice issues and included the acclaimed films "And Justice for All" (1979), "A Soldier's Story" (1984), "Agnes of God" (1985) and, more recently "The Hurricane" (1999). During the latter year, Jewison was the recipient of the prestigious Irving G. Thalberg Memorial Award from the Academy of Motion Picture Arts and Sciences. Jewison was instrumental in founding in Toronto the Canadian Centre for Advanced Film Studies (incorporated 1986 and renamed the Canadian Film Centre) for the training and promotion of film, television, screen acting, music and digital media. On the east side of Gloucester Lane, opposite the subject property, Norman Jewison Parkette recognizes his contributions to the Toronto.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression,	X

² Lionel Rawlinson's brother, Marmaduke was the proprietor of the first moving and storage enterprise in Toronto who operated the M. Rawlinson Company on Yonge Street near St. Joseph Street in premises that are designated under Part IV, Section 29 of the Ontario Heritage Act

³ Campbell, unpagged

material or construction method	
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

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

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

The Lionel Rawlinson Building is a fine representative example of a pre-World War I warehouse that is elevated by the attention to detail of its design. The credit for its appearance belongs to the Toronto architectural firm of Curry and Sparling who prepared the plans for the structure during their seven-year partnership that also produced the Bond Street offices of atlas publisher Charles E. Goad (1912), the original Granite Club on Church Street (1914), and the Trust and Guarantee Building (1917) at 302 Bay Street, which is recognized on the City's heritage inventory.

The property at 18 Gloucester Lane is associated with the established Toronto cabinetmaker Lionel Rawlinson, who commissioned the warehouse. More recently, the site is linked to the internationally recognized Canadian film director and producer, Norman Jewison, who acquired the warehouse for his production offices in Toronto. Since occupying the site, in addition to his prolific work in films, Jewison founded the Canadian Film Centre (originally named the Canadian Centre for Advanced Film Studies) as an advanced training centre for television, film and media based in Toronto.

Contextually, the Lionel Rawlinson Building is historically and visually related to its surroundings in the area adjoining the northeast corner of Yonge and Gloucester Streets where a group of structures dating to the 19th and 20th centuries form a historical enclave and, to the east, overlook Norman Jewison Parkette.

SUMMARY

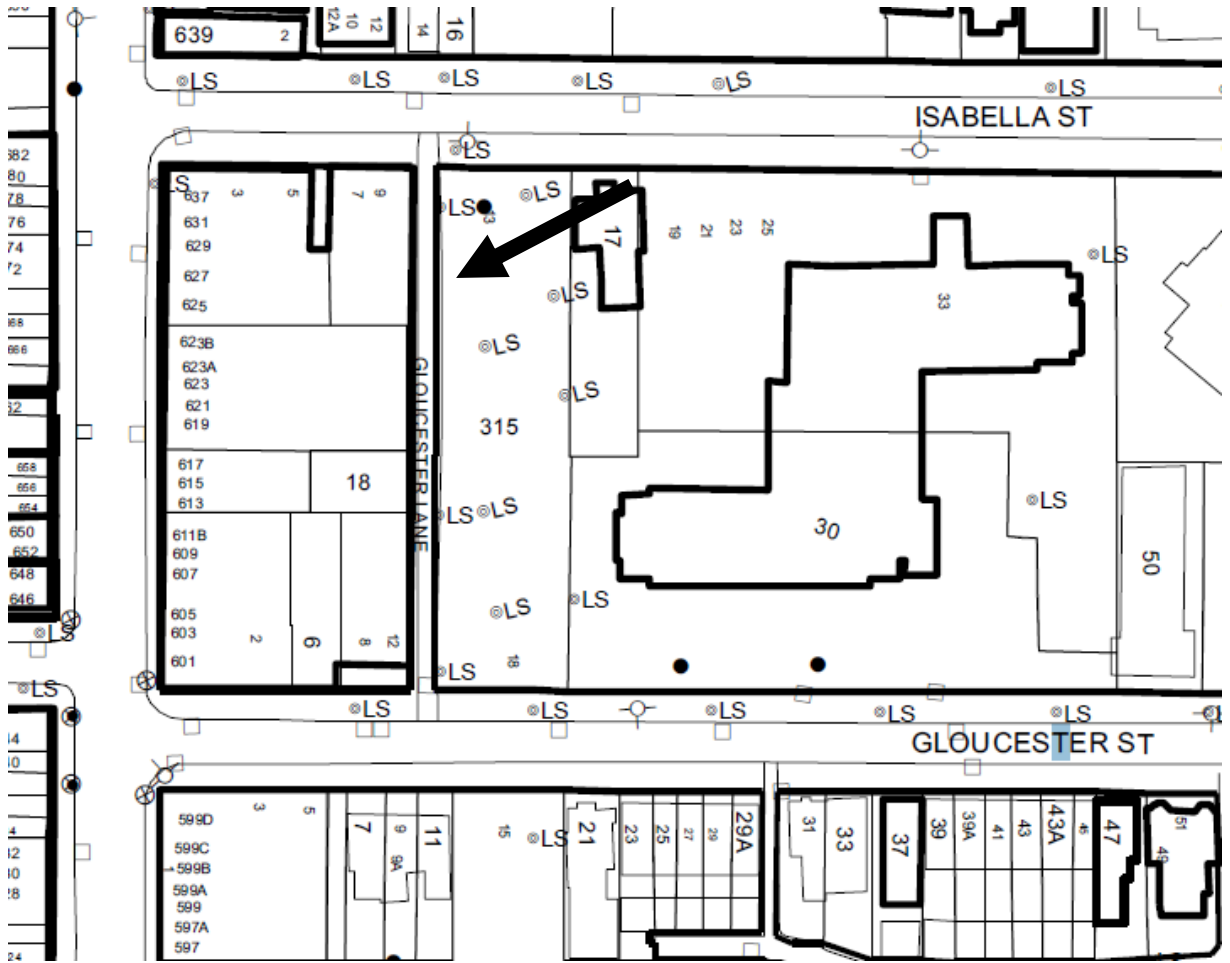
Following research and evaluation according to Regulation 9/06, it has been determined that the property at 18 Gloucester Lane has design, associative and contextual values as a fine representative example of a pre-World War I era warehouse designed by the prominent architectural partnership of Curry and Sparling. Associated with Toronto cabinet maker and furniture dealer Lionel Rawlinson who commissioned and occupied

the building, the site was later linked to the internationally celebrated film maker Norman Jewison. The Lionel Rawlinson Building contributes to the enclave of heritage structures at the northeast corner of Yonge and Gloucester Streets where it overlooks Norman Jewison Parkette.

SOURCES

- Abstract Indices of Deeds, Plan 81, Lot 1
Allen, Beverley Warren, Memories and Memoirs, 1994, revised by Carolyn Allen, 1998
Arthur, Eric, Toronto: no mean city, third ed. revised by Stephen A. Otto, 1986
Assessment Rolls, City of Toronto, St. James Ward and Ward 3, Divisions 6 and 7, 1866 ff.
Blumenson, John, Ontario Architecture, 1990
Boulton's Atlas, 1858
Building Permit #16665 (April 25, 1911), City of Toronto Archives
Building Records, Toronto and East York, 1949 ff.
Campbell, J. D. S., Industries of Canada, 1886
City Directories, 1868 ff.
Goad's Atlases, 1880-1923
Jewison, Norman, This Terrible Business has been good to me: an autobiography, 2004
Lumsden, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, et. al. A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Photograph, Rawlinson Store, Toronto Reference Library, Item 1182
"Samuel George Curry," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1634>

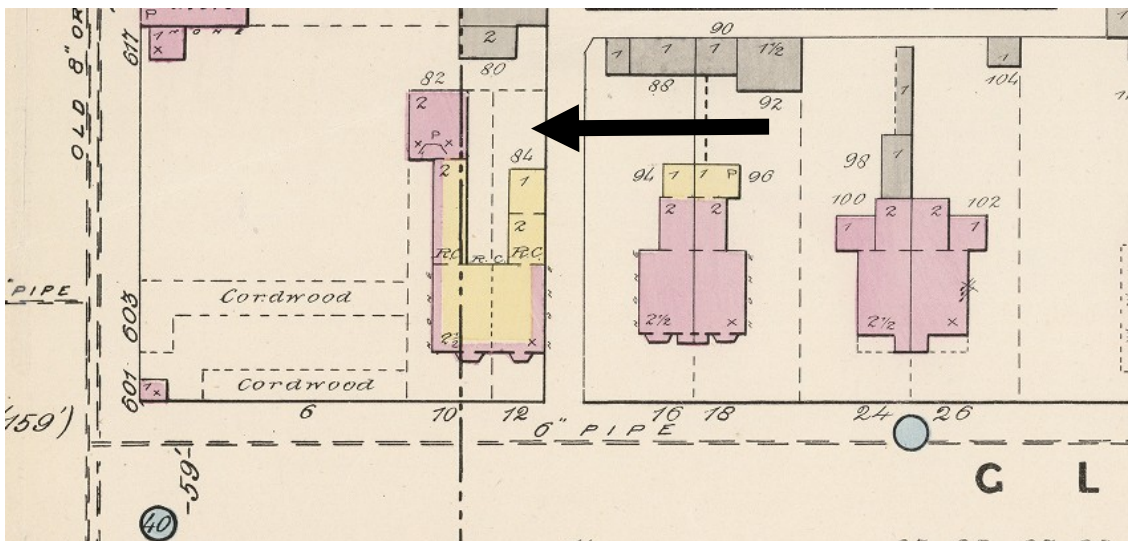
IMAGES – **arrows** mark the location of the property at 18 Gloucester Lane



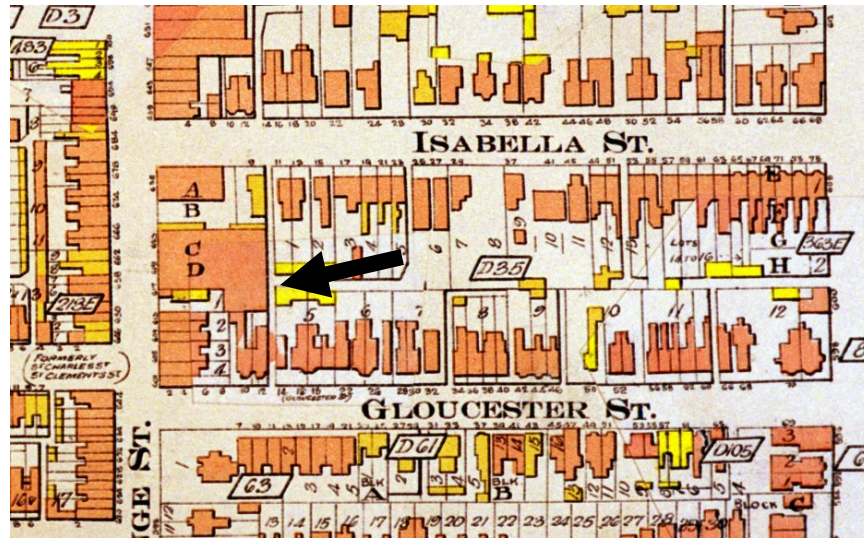
1. City of Toronto Property Data Map: showing the location of the property at 18 Gloucester Lane on the west side of the lane opposite Norman Jewison Parkette



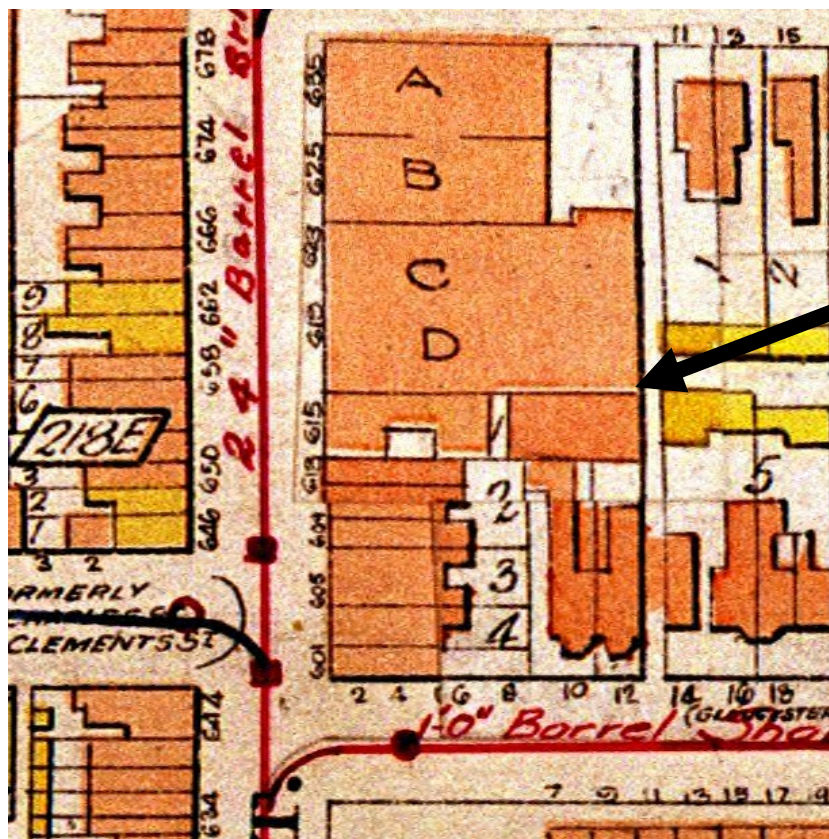
2. Boulton's Atlas, 1858: showing the location of the future site of 18 Gloucester Lane



3. Goad's Atlas, 1880: showing Lot 1 prior to the construction of the Lionel Rawlinson Building behind (north of) the Charles Levey Houses labelled 10-12 Gloucester Street (which is a recognized heritage property)



4. Goad's Atlas, 1910 revised to 1912: The subject building is in place on the rear (east) half of Lot 1



5. Goad's Atlas, 1910 revised to 1923: showing the Lionel Rawlinson Building on the east half of Lot 1, with the Robert Bustard Building (1915) in place on the west part and numbered 615 Yonge

BUILDING PERMIT

No. 26665 Plan No. _____
Lot No. _____

Toronto, APR 25 1911 19__

Permit granted to

Mr. L. Rawlinson 649 Yonge St.
 To erect a 4 story brick warehouse
between Gloucester & Isabella
 on Ed. Yonge St.
 Architect Curry & Sparling
 Builder Dunlop & Simms
 Cost of Building, \$ 15,500
 Plans and Specifications approved by _____

No. of Block Plan _____
 Limit _____ Water, \$ _____

AR

This Permit does not include any openings in sidewalks or encroachment past line

6. Building Permit No. 26665, April 25, 1911: issued to Lionel Rawlinson and naming Curry and Sparling as the architects (City of Toronto Archives)



7. Archival Photograph, Lionel Rawlinson Furniture Store, 647-649 Yonge Street, c. 1935: Rawlinson's store was north of Isabella Street, a short distance from his repair facility on Gloucester Lane (Toronto Reference Library, Item 1182)



8. Current Photograph, 18 Gloucester Lane: showing the south elevation from Gloucester Street (Heritage Preservation Services, 2012)



9. Current Photograph, 18 Gloucester Lane: showing the north elevation from Isabella Street with Norman Jewison Parkette on the left (Heritage Preservation Services, 2012)