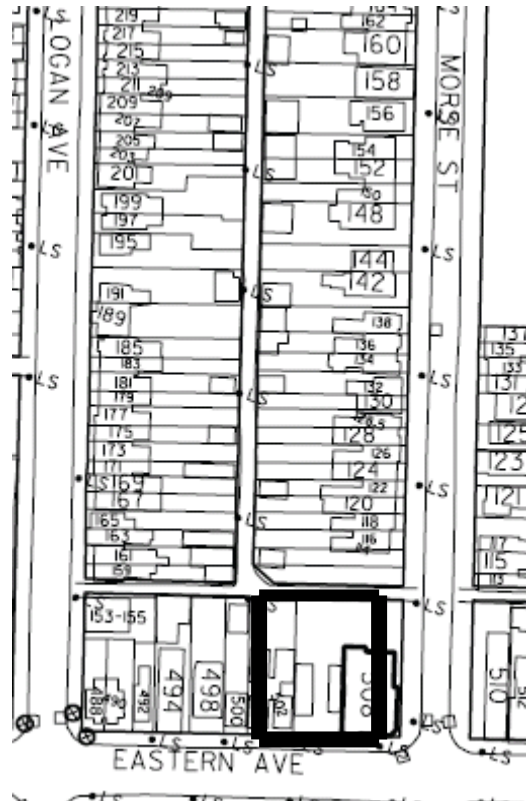


LOCATION MAP AND PHOTOGRAPH: 508 EASTERN AVENUE ATTACHMENT NO. 7A



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



View of the Simcoe Hotel, showing the south (left) and east (right) facades and the corner entrance.

Simcoe HotelDescription

The property at 508 Eastern Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the northwest corner of Eastern Avenue and Morse Street, historical records indicate that the two-storey commercial building was completed in 1887. The property was included on the City of Toronto Inventory of Heritage Properties in 2004, and authority was granted for a Heritage Easement Agreement in 2006.

Statement of Cultural Heritage Value

The Simcoe Hotel has design or physical value as a good example of a neighbourhood hotel that is distinguished by its pattern brickwork, bay windows and corner entrance. Historically, the hotel was completed in 1887 for Charles Ayre, who operated the facility until 1906. The hotel served the working class neighbourhood in the area then known as “Riverside” and later part of Leslieville. Following a series of owners and name changes, in 1936 the building was renamed the Simcoe Hotel. As one of the longest operating hotels in the city, the premises have been more recently associated with Toronto’s gay community. With its position on a corner lot and decorative cladding, the Simcoe Hotel is a local feature that contributes to the character of the Leslieville neighbourhood.

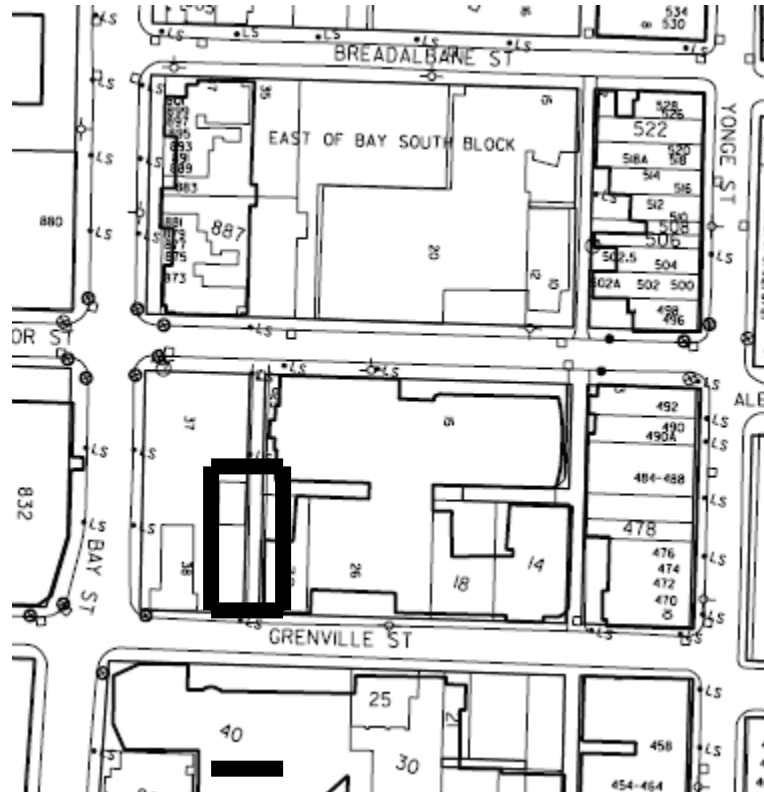
Heritage Attributes

The heritage attributes of the Simcoe Hotel related to its cultural heritage value as a good example of a neighbourhood hotel distinguished by its exterior detailing are found on the east, south and west elevations and the roof above, consisting of:

- The two-storey plan under a flat roof with extended eaves and brick chimneys
- The red brick cladding highlighted with contrasting buff brickwork
- With the principal elevations facing Eastern Avenue (south) and Morse Street (east), the beveled southeast corner containing a raised entrance in a brick surround
- On the south and east facades, the placement of segmental-headed window openings with pattern brick voussoirs in both stories
- The buff brick belt courses that extend across the walls beneath the eaves and at the level of the window heads
- The buff brick string courses linking the window sills and marking the base of the building
- The two-storey bay windows with similar detailing that are placed on the south and east elevations
- The complementary treatment of the west wall

The rear (north) wing is not included in the Reasons for Designation.

LOCATION MAP AND PHOTOGRAPH: 32 GRENVILLE ST ATTACHMENT NO. 8A



This location map is for information purposes only.
The exact boundaries of the property are now shown.



View of the principal (south) façade of the F. J. Hartz Company Factory.

F. J. Hartz Company Factory

Description

The property at 32 Grenville Street is worthy of designation under Part IV of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the north side of Grenville Street, east of Bay Street, historical records indicate that the seven-storey factory was completed in 1929 for the F. J. Hartz Company, manufacturers of surgical instruments and pharmaceuticals. The property was listed on the City of Toronto Inventory of Heritage Properties in 1990, and a Heritage Easement Agreement was registered in 1993. The heritage attributes described below were preserved on the principal (south) façade when the building was converted to a residential condominium.

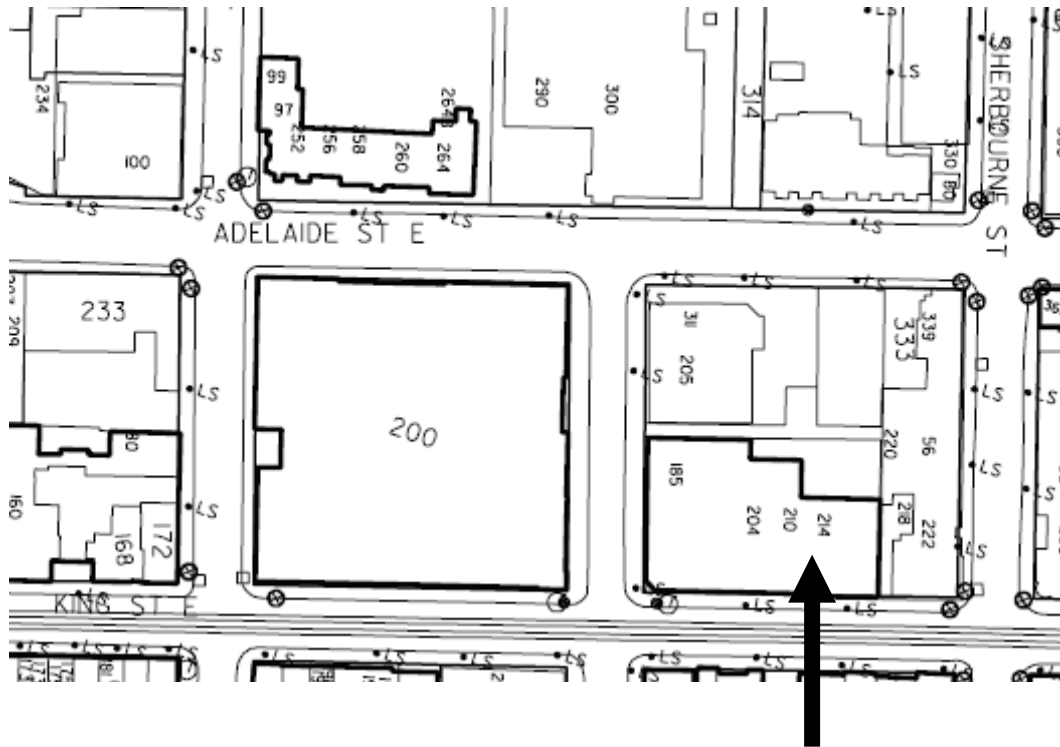
Statement of Cultural Heritage Value

The F. J. Hartz Company Factory is a good example of Neo-Gothic design applied to an industrial building. Popular in the early 20th century, particularly for ecclesiastical and educational architecture, the Neo-Gothic style is distinguished by the application of medieval-inspired elements. Historically, the F. J. Hartz Company Factory is associated with the practice of Toronto architect J. Francis Brown. Brown gained experience in industrial design after receiving a series of commissions for factories, commercial warehouses and office buildings in the King-Spadina neighbourhood, which developed as the City's manufacturing centre following the Great Fire of 1904. The F. J. Hartz Company Factory is contextually important as a surviving 20th century building of note on Grenville Street, east of Bay Street, which contributes to the continuing evolution of the neighbourhood.

Heritage Attributes

The heritage attributes of the F. J. Hartz Company Factory related to its cultural heritage value as a good example of Neo-Gothic styling applied to an industrial building are found on the principal (south) façade and along the roof, consisting of:

- The organization of the seven-storey wall into five bays
- The brown brick cladding with stone detailing
- The decorative detailing inspired by Medieval architecture, with corner towers with buttresses, pointed arch openings, quoins, and hood moulds
- The placement of the main entrance in an arched opening decorated with stone motifs in the centre of the lower storey
- A second recessed entry with a stone transom in the east (right) bay
- The large commercial window openings in the first storey (the windows have been altered)



This location map is for information purposes only.
The location of the building shown in the photograph below is indicated by the arrow.



View of the south façade of the W. R. Drummond and Company Dairy Supply Warehouse.

W. A. Drummond and Company Dairy Supply Warehouse

Description

The property at 214 King Street East is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the northwest corner of King Street East and Frederick Street, the property contains two heritage buildings separated by an infill structure. The four-storey building at the east end of the group was completed in 1911 for William Graham and first occupied by the W. A. Drummond and Company Dairy Supply Warehouse. Toronto architect S. A. Waggett prepared the plans. The property was listed on the City of Toronto Inventory of Heritage Properties in 1985, and a Heritage Easement Agreement was registered in 2001.

Statement of Cultural Heritage Value

The W. A. Drummond and Company Dairy Supply Warehouse is a good example of the Renaissance Revival design applied to an industrial building. Popular at the turn of the 20th century, the style is identified by the horizontal division of the walls with applied Classical detailing. With its location in the Old Town of York neighbourhood, the W. A. Drummond and Company Dairy Supply Warehouse supports the character of the area. It anchors the east end of a group of buildings that maintains the continuity of the block east of Frederick Street through their shared materials and setback. The property at 214 King Street East also contains the Adam Brothers Harness Manufacturing Company Building at the northwest corner of Frederick Street (now part of 214 King Street East and formerly identified as 204 King Street East and 185 Frederick Street), and the infill structure that separates the Adam Brothers and Drummond buildings.

Heritage Attributes

The heritage attributes of the W. A. Drummond and Company Dairy Supply Warehouse related to its cultural heritage value as a good example of Renaissance Revival styling are found on the principal (south) façade and roofline, consisting of:

- The principal (south) façade, extending four stories above a basement with window openings
- The brick cladding with stone, brick and metal trim
- The organization of the south façade, which is divided into five bays by piers that are clad with rusticated stone in the base and first floor, with brick in the upper stories
- The main entrance, which is placed at street level in the narrow centre bay
- The stone doorcase with rusticated stonework, piers, and an entablature with dentils that contains double doors (the original doors have been replaced) under a segmental-headed transom with oversized voussoirs and a keystone

- In all floors, the flat-headed window openings with continuous stone lintels and sills (the windows have been replaced)
- In the second, third and fourth floors, the window openings that are divided by brick mullions
- Marking the flat roof, the moulded metal cornice with dentils that runs above a course of corbelled brickwork
- The stone datestone, numbered “1911”, which is placed in the centre bay between the second and third-storey window openings.

The side elevations (east and west) and the rear (north) wall are not included in the Reasons for Designation.