

401 Richmond Street West: Macdonald Manufacturing Company BuildingsDescription

The property at 401 Richmond Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The complex of former manufacturing buildings is situated on the south side of Richmond Street West in the first block east of Spadina Avenue. Constructed in five stages between 1899 and 1923 (as illustrated on Goad's fire insurance atlases), the buildings were commissioned by the Macdonald Manufacturing Company, tinware lithographers. In 1994, the complex was converted to a cultural centre for artists that has received awards for the adaptive reuse of historical buildings.

Statement of Cultural Heritage Value

The Macdonald Manufacturing Company Buildings have physical or design value as representative examples of an industrial complex from the turn of the 20th century. The site contains a series of interconnected buildings and structures that have been embellished with decorative brick and stone, and highlighted by the treatment of the main (west) entrance and the presence of a tower and smokestack.

Contextually, the Macdonald Manufacturing Company Buildings assist in maintaining, defining and supporting the historical character of the King-Spadina neighbourhood as it continues to evolve with the conversion of former industrial buildings for new uses. To date, over 100 properties representing the historical development of the area since the mid 19th century have been included on the City of Toronto Inventory of Heritage Properties.

Heritage Attributes

The heritage attributes of the Macdonald Manufacturing Company Buildings that relate to its cultural heritage value as a representative example of an industrial complex from the turn of the 20th century are found on the exterior walls, flat roof and interiors, consisting of:

- The organization of the complex with a series of attached buildings forming a U-shaped plan with an interior courtyard
- The red brick cladding, apart from brown brick cladding on the rear (south) walls of some of the buildings fronting on Richmond Street West
- The north facades of the three adjoining buildings that extend 39 bays along Richmond Street and rise four stories above raised bases with window openings; the flat rooflines with corbelled brickwork and dentils on the west and centre buildings and the stone coping on the east building; the large segmental-arched window openings with stone sills, triple brick flat arches and, in most cases, 12-

over-12 sash windows in the first storey, which are reduced in height in the upper three floors; the four entrances containing cargo doors that are placed intermittently along the north facades; the main entrance to the complex, which is located on the west wall of the west building in a monumental arched surround (the doors have been replaced); and, the continuous stone band with corbelled brickwork above that links the window openings flanking the west entry

- The remaining elevations of the complex, where the fenestration is symmetrically placed
- On the south elevation, the multi-sided tower that overlooks the interior courtyard
- The open courtyard between the buildings
- The rooftop garden (an addition following the conversion of the complex to an artists' centre)
- At the south end of the complex, the brick smokestack
- On the interior, the west lobby (inside the main entrance) with the floors, columns, ceiling and doors