



STAFF REPORT ACTION REQUIRED

King Street West Properties – Inclusion on Heritage Inventory

Date:	May 27, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

This report recommends that City Council include properties on the south side of King Street West between John Street and Blue Jays Way on the City of Toronto Inventory of Heritage Properties. The eight properties identified in the recommendations below have cultural heritage value and support the late 19th century commercial character of the block. Their inclusion on the City’s heritage inventory would enable staff to monitor the sites and encourage the retention of their heritage attributes and values.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 291 King Street West (George L. Garden Building) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 293 King Street West (George L. Garden Building) on the City of Toronto Inventory of Heritage Properties;
3. City Council include the property at 295 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties;
4. City Council include the property at 297 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties;

5. City Council include the property at 299 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties;
6. City Council include the property at 301 King Street West (Gardiner Boyd Buildings) with the entrance address of 303 King Street West on the City of Toronto Inventory of Heritage Properties;
7. City Council include the property at 315 King Street West (Joseph Devlin Building) on the City of Toronto Inventory of Heritage Properties;
8. City Council include the property at 327 King Street West (the westernmost portion of the property with an entrance address of 333 King Street West and containing the Gardiner Boyd Buildings) 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

Staff have examined the block on the south side of King Street West between John Street (east) and Blue Jays Way (west) and identified eight properties for inclusion on the City of Toronto Inventory of Heritage Properties. Following research and evaluation, it was determined that the properties have cultural heritage value and contribute to the historical character of the block where most of the buildings date to the late 19th century. The inclusion of the properties on the City's heritage inventory would enable staff to monitor the sites and encourage the retention of their heritage attributes and values.

In the same block, the properties at 287 King Street West (William Barber Buildings), 319-325 King Street West (Hughes Terrace), and 355 King Street West (Canadian Westinghouse Building) are listed on the City's heritage inventory, and the property at 355 King is also designated under Part IV, Section 29 of the Ontario Heritage Act.

COMMENTS

Location Maps with Photographs (Attachments Nos. 1-6) are attached. The Reasons for Listing (Statements of Significance) outline the cultural heritage values and heritage attributes of the properties (Attachments Nos. 7-12).

The properties at 291, 293, 295, 297, 299, 301 (303), 315 and 327 (333) King Street West are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. Located on the south side of the street between John Street (east) and Blue Jays Way (formerly Peter Street, west), the series of three-storey late 19th century commercial buildings contribute to the historical character of King Street West.

CONTACT

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SIGNATURE

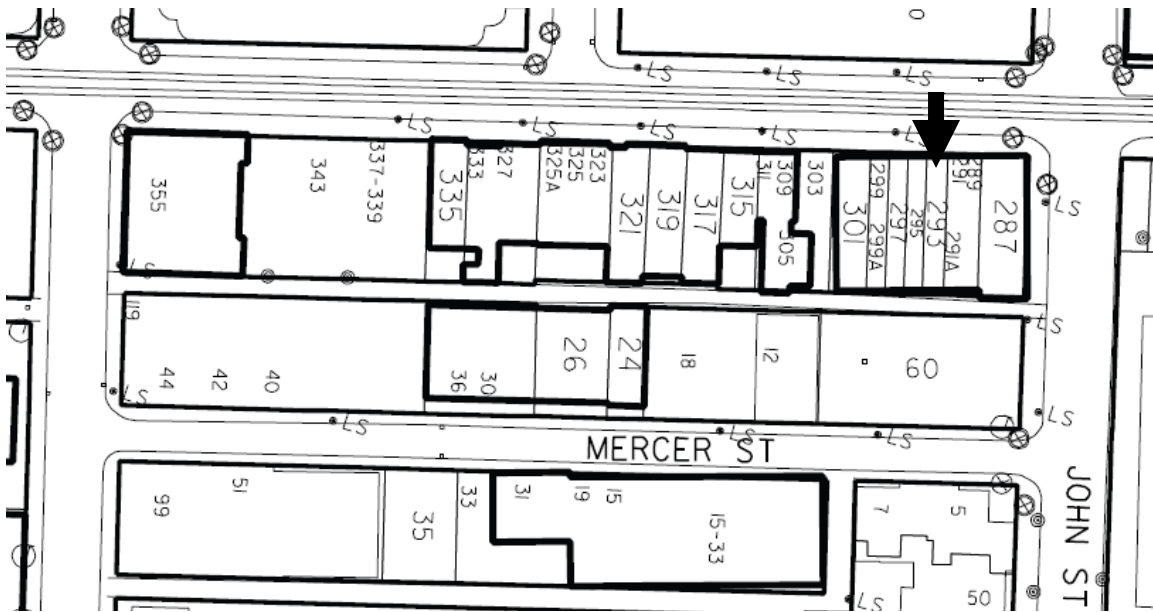
Barbara Leonhardt
Director, Policy and Research
City Planning Division

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ATTACHMENTS

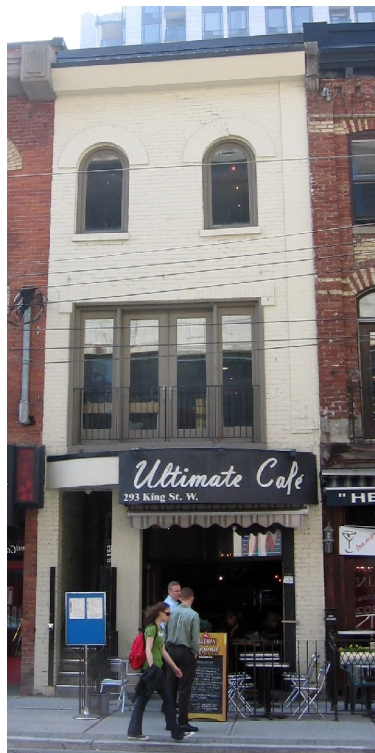
Attachment No. 1 - Location Map and Photograph, 291 King Street West
Attachment No. 2 – Location Map and Photograph, 293 King Street West
Attachment No. 3 - Location Map and Photograph, 295, 297 and 299 King Street West
Attachment No. 4 – Location Map and Photograph, 301 (303) King Street West
Attachment No. 5 – Location Map and Photograph, 315 King Street West
Attachment No. 6 – Location Map and Photograph, 327 (333) King Street West
Attachment No. 7 – Reasons for Listing (Statement of Significance), 291 King Street West
Attachment No. 8 - Reasons for Listing (Statement of Significance), 293 King Street West
Attachment No. 9 - Reasons for Listing (Statement of Significance), 295, 297 and 299 King Street West
Attachment No. 10 - Reasons for Listing (Statement of Significance), 301 (303) King Street West
Attachment No. 11 - Reasons for Listing (Statement of Significance), 315 King Street West
Attachment No. 12 – Reasons for Listing (Statement of Significance), 327 (333) King Street West

LOCATION MAP AND PHOTOGRAPH: 293 KING STREET WEST ATTACHMENT NO. 2

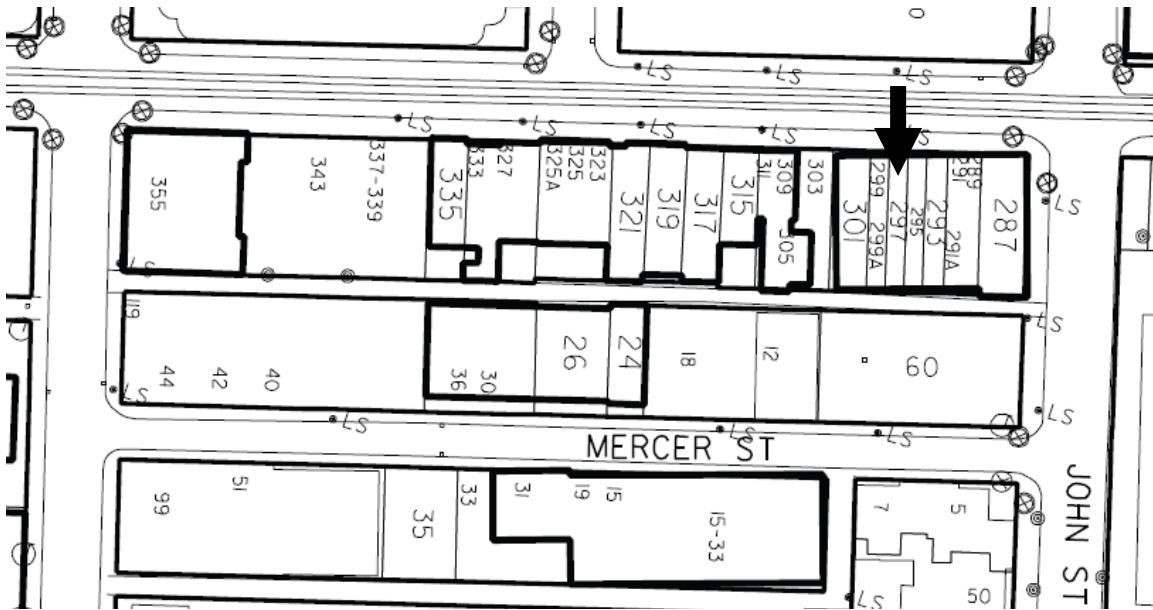


The **arrow** marks the location of the property.

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



293 King Street West



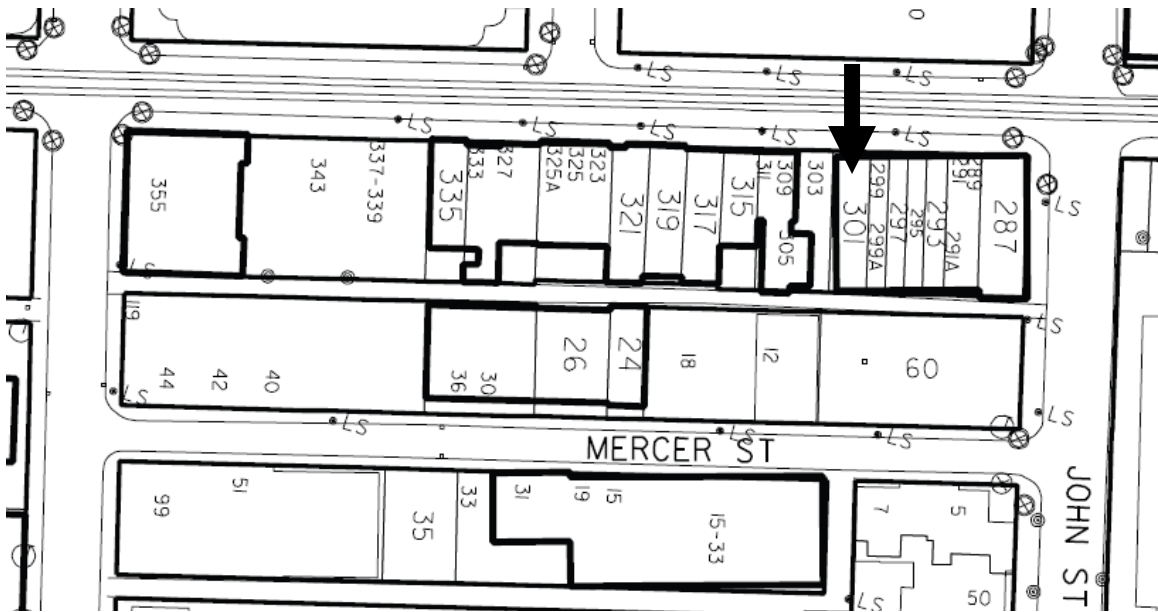
The **arrow** marks the location of the properties.

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



Left to right: 295, 297 and 299 King Street West

LOCATION MAP AND PHOTOGRAPH: 301 KING STREET WEST ATTACHMENT NO. 4



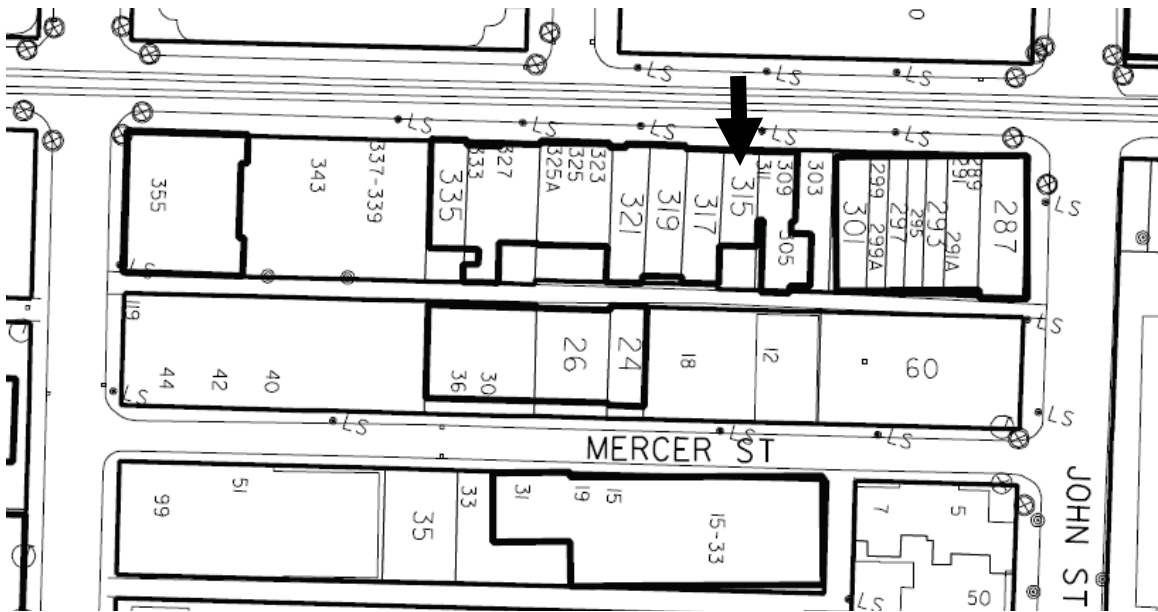
The **arrow** marks the location of the property.

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



301 King Street West (entrance address: 303 King Street West)

LOCATION MAP AND PHOTOGRAPH: 315 KING STREET WEST ATTACHMENT NO. 5



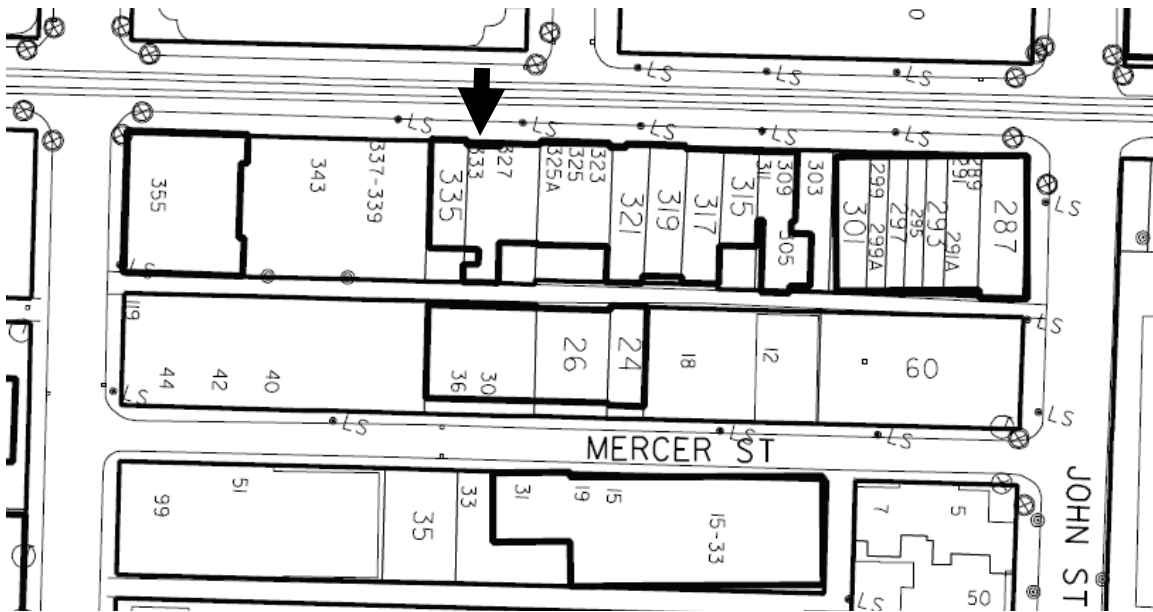
The **arrow** marks the location of the property.

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



315 King Street West

LOCATION MAP AND PHOTOGRAPH: 327 KING STREET WEST ATTACHMENT NO. 6



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

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



327 King Street West (entrance address: 303 King Street West)

George S. Garden Building

Description

The property at 291 King Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The George S. Garden Building (1875) is a three-storey commercial building that is located on the south side of King Street West in the block west of John Street.

Statement of Cultural Heritage Value

The George S. Garden Building at 291 King Street West has design significance as a representative example of a late 19th century commercial building that displays architectural features derived from Italianate design and other fashionable styles of the era. The building is distinguished by its red brick cladding with contrasting buff brick applied for the window detailing and the Classically-inspired cornice. With these features, the George S. Garden Building complements its neighbours, including the William Barber Building at #287 King, which is recognized on the City of Toronto Inventory of Heritage Properties.

Contextually, the George S. Garden Building is historically linked to the evolution of King Street West in the King-Spadina neighbourhood as it changed from institutional and residential uses to a commercial and industrial area. Following the founding of the Town of York, King Street was designated the community's "main street", and it remained the principal commercial corridor as the town expanded westward. An institutional enclave developed on King, west of Simcoe Street, with the location of Government House (the Lieutenant Governor's residence, situated directly north of the province's Third Parliament Buildings), Upper Canada College, and Toronto's first hospital. Adjoining these institutions, King Street West and the side streets welcomed residential buildings, including Hughes Terrace, the group of rowhouses that survives at present-day 319-325 King Street West where it is recognized on the City's heritage inventory. With the relocation of the hospital, college and government buildings, King Street West reverted to commercial uses, attracting multi-storey commercial buildings with residential units above the storefronts. In 1875, George S. Garden commissioned the first pair of commercial buildings on the south side of King Street West in the block between John Street and Peter Street (now Blue Jays Way), which are now identified as 291 and 293 King Street West. This development was followed by the adjoining commercial buildings that shared red brick cladding, a complementary scale and setback, and decorative detailing derived from the popular architectural styles of the period. Today, the late 19th century buildings lining the south side of King Street West, west of John Street, remain important surviving reminders of the commercial development of the street. Known locally as "Restaurant Row", the buildings are an integral part of the Theatre District on King Street West.

Heritage Attributes

The heritage attributes of the property at 291 King Street West related to its stated cultural heritage value are:

- The scale, form and massing
- Its materials, with red brick cladding and brick and stone detailing
- The principal (north) three-storey three-bay façade, with a cornice along the flat roofline
- The first-floor storefront, which has been remodeled, where the main entrance is currently found in the right (west) bay
- The fenestration, with segmental-arched window openings in the second storey and round-arched window openings in the third storey
- The decorative detailing, with contrasting buff brick hood moulds, flat arches and a single pier

George S. Garden Building

Description

The property at 293 King Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The George S. Garden Building (1875) is a three-storey commercial building that is located on the south side of King Street West in the block west of John Street.

Statement of Cultural Heritage Value

The George S. Garden Building at 293 King Street West has design significance as a representative example of a late 19th century commercial building that displays architectural features derived from Italianate design and other popular styles of the era. The building is distinguished by its mixture of flat-headed and round-arched window shapes, and the Classically-inspired cornice. With these features, the George S. Garden Building complements its neighbours, including the William Barber Building at #287 King, which is recognized on the City of Toronto Inventory of Heritage Properties.

Contextually, the George S. Garden Building is historically linked to the evolution of King Street West in the King-Spadina neighbourhood as it changed from institutional and residential uses to a commercial and industrial area. Following the founding of the Town of York, King Street was designated the community's "main street", and it remained the principal commercial corridor as the town expanded westward. An institutional enclave developed on King, west of Simcoe Street, with the location of Government House (the Lieutenant Governor's residence, situated directly north of the province's Third Parliament Buildings), Upper Canada College, and Toronto's first hospital. Adjoining these institutions, King Street West and the side streets welcomed residential buildings, including Hughes Terrace, the group of rowhouses that survives at present-day 319-325 King Street West where it is recognized on the City's heritage inventory. With the relocation of the hospital, college and government buildings, King Street West reverted to commercial uses, attracting multi-storey commercial buildings with residential units above the storefronts. In 1875, George S. Garden commissioned the first pair of commercial buildings on the south side of King Street West in the block between John Street and Peter Street (now Blue Jays Way), which are now identified as 291 and 293 King Street West. This development was followed by the adjoining commercial buildings that shared red brick cladding, a complementary scale and setback, and decorative detailing derived from the popular architectural styles of the period. Today, the late 19th century buildings lining the south side of King Street West, west of John Street, remain important surviving reminders of the commercial development of the street. Known locally as "Restaurant Row", the buildings are an integral part of the Theatre District on King Street West.

Heritage Attributes

The heritage attributes of the property at 293 King Street West related to its stated cultural heritage value are:

- The scale, form and massing
- Its materials, with brick cladding and brick and stone detailing (now painted)
- The principal (north) three-storey two-bay façade, with a cornice along the flat roofline
- The first-floor storefront, which has been remodeled, where the main entrance is currently found in the left (east) bay
- The fenestration, with a large flat-headed four-part window opening in the second storey and a pair of round-arched window openings in the third storey
- The decorative detailing, with brick flat arches over the window openings

James McGee Buildings

Description

The properties at 295, 297 and 299 King Street West are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. The James McGee Buildings (1876) consists of a trio of three-storey commercial buildings that are located on the south side of King Street West in the block west of John Street.

Statement of Cultural Heritage Value

The James McGee Buildings have design significance as representative examples of late 19th century commercial buildings that display architectural features derived from Italianate design and other fashionable styles of the era. The buildings are distinguished by their continuous cornice line, repetition of fenestration, and uniform red brick cladding, with contrasting buff brick applied on #295. With these features, the James McGee Buildings complement their neighbours, including the William Barber Building at #287 King, which is recognized on the City of Toronto Inventory of Heritage Properties.

Contextually, the James McGee Buildings are historically linked to the evolution of King Street West in the King-Spadina neighbourhood as it changed from institutional and residential uses to a commercial and industrial area. Following the founding of the Town of York, King Street was designated the community's "main street", and it remained the principal commercial corridor as the town expanded westward. An institutional enclave developed on King, west of Simcoe Street, with the location of Government House (the Lieutenant Governor's residence, situated directly north of the province's Third Parliament Buildings), Upper Canada College, and Toronto's first hospital. Adjoining these institutions, King Street West and the side streets welcomed residential buildings, including Hughes Terrace, the group of rowhouses that survives at present-day 319-325 King Street West where it is recognized on the City's heritage inventory. With the relocation of the hospital, college and government buildings, King Street West reverted to commercial uses, attracting multi-storey commercial buildings with residential units above the storefronts. In 1875, George S. Garden commissioned the first pair of commercial buildings on the south side of King Street West in the block between John Street and Peter Street (now Blue Jays Way), which are now identified as 291 and 293 King Street West. This development was followed by the adjoining commercial buildings, including the trio of James McGee Buildings, which shared red brick cladding, a complementary scale and setback, and decorative detailing derived from the popular architectural styles of the period. Today, the late 19th century buildings lining the south side of King Street West, west of John Street, remain important surviving reminders of the commercial development of the street. Known locally as "Restaurant Row", the buildings are an integral part of the Theatre District on King Street West.

Heritage Attributes

The heritage attributes of the properties at 295, 297 and 299 King Street West related to their stated cultural heritage value are:

- The scale, form and massing
- Its materials, with red brick cladding and brick and stone detailing (299 King Street West is currently painted)
- The principal (north) three-storey two-bay façades, with cornice with dentils along the flat rooflines and single brackets on #295 and #299
- The first-floor storefronts, which have been remodeled, where the main entrances are currently found in the right (west) bay of #295 and the left (east) bays of #297 and #299
- The fenestration, with segmental-arched window openings
- The decorative detailing, with brick piers dividing the bays, corbelled brickwork beneath the cornices, and contrasting buff brick applied to the window openings on #295

Gardner Boyd Buildings

Description

The property at 301 King Street West (with an entrance address of 303 King Street West) is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The Gardner Boyd Buildings (1886) consists of a pair of three-storey commercial buildings that are located on the south side of King Street West in the block west of John Street.

Statement of Cultural Heritage Value

The Gardner Boyd Buildings at 301 (303) King Street West have design significance as representative examples of late 19th century commercial building that display architectural features derived from Italianate design and other fashionable styles of the era. The buildings are distinguished by red brick cladding with decorative stonework and Classical detailing. With their brickwork, scale and setback, the Gardner Boyd Buildings complement their neighbours, including the William Barber Building at #287 King, which is recognized on the City of Toronto Inventory of Heritage Properties. The Gardner Boyd Buildings were originally part of a trio of identical buildings, before the westernmost unit was demolished following a fire in the mid 20th century.

Contextually, the Gardner Boyd Buildings are historically linked to the evolution of King Street West in the King-Spadina neighbourhood as it changed from institutional and residential uses to a commercial and industrial area. Following the founding of the Town of York, King Street was designated the community's "main street", and it remained the principal commercial corridor as the town expanded westward. An institutional enclave developed on King, west of Simcoe Street, with the location of Government House (the Lieutenant Governor's residence, situated directly north of the province's Third Parliament Buildings), Upper Canada College, and Toronto's first hospital. Adjoining these institutions, King Street West and the side streets welcomed residential buildings, including Hughes Terrace, the group of rowhouses that survives at present-day 319-325 King Street West where it is recognized on the City's heritage inventory. With the relocation of the hospital, college and government buildings, King Street West reverted to commercial uses, attracting multi-storey commercial buildings with residential units above the storefronts. In 1875, George S. Garden commissioned the first pair of commercial buildings on the south side of King Street West in the block between John Street and Peter Street (now Blue Jays Way), which are now identified as 291 and 293 King Street West. This development was followed by the adjoining commercial buildings, including the Gardner Boyd Buildings at 301 (303) King Street West, which shared red brick cladding, a complementary scale and setback, and decorative detailing derived from the popular architectural styles of the period. Today, the late 19th century buildings lining the south side of King Street West, west of John Street, remain important

surviving reminders of the commercial development of the street. Known locally as “Restaurant Row”, the buildings are an integral part of the Theatre District on King Street West.

Heritage Attributes

The heritage attributes of the property at 301 (303) King Street West related to its stated cultural heritage value are:

- The scale, form and massing
- Its materials, with red brick cladding and brick and stone detailing
- The principal (north) three-storey two-bay façades under flat rooflines (the cornices have been altered)
- The first-floor storefronts, which have been remodeled, where entrances are currently found in the left (east) and right (west) bays
- The fenestration, with segmental-arched window openings in the second storey and flat-headed window openings in the third
- The decorative detailing, with brick piers with capitals dividing the bays in the third floor, string courses above and below the window openings in the upper floors, and voussoirs with keystones applied to the second-storey window openings

Joseph Devlin Building

Description

The property at 315 King Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The Joseph Devlin Building (1884) is a three-storey commercial building that is located on the south side of King Street West in the block west of John Street.

Statement of Cultural Heritage Value

The Joseph Devlin Building has design significance as a representative example of a late 19th century commercial building that displays architectural features derived from Italianate design and other popular styles of the era. The building is distinguished by its red brick cladding with contrasting buff brick and stone applied for the window detailing, with decorative basketweave brickwork in the blind transoms. With these features and its three-storey profile that rises above the adjoining buildings, the Joseph Devlin Building stands out on King Street West.

Contextually, the Joseph Devlin Building is historically linked to the evolution of King Street West in the King-Spadina neighbourhood as it changed from institutional and residential uses to a commercial and industrial area. Following the founding of the Town of York, King Street was designated the community's "main street", and it remained the principal commercial corridor as the town expanded westward. An institutional enclave developed on King, west of Simcoe Street, with the location of Government House (the Lieutenant Governor's residence, situated directly north of the province's Third Parliament Buildings), Upper Canada College, and Toronto's first hospital. Adjoining these institutions, King Street West and the side streets welcomed residential buildings, including Hughes Terrace, the group of rowhouses that survives at present-day 319-325 King where it is recognized on the City's heritage inventory. With the relocation of the hospital, college and government buildings, King Street West reverted to commercial uses, attracting multi-storey commercial buildings with residential units above the storefronts. In 1875, George S. Garden commissioned the first pair of commercial buildings on the south side of King Street West in the block between John Street and Peter Street (now Blue Jays Way), which are now identified as 291 and 293 King Street West. This development was followed by the adjoining commercial buildings, including 315 King Street West, which shared red brick cladding, a complementary scale and setback, and decorative detailing derived from the popular architectural styles of the period. Today, the late 19th century buildings lining the south side of King Street West, west of John Street, remain important surviving reminders of the commercial development of the street. Known locally as "Restaurant Row", the buildings are integral parts of the Theatre District on King Street West.

Heritage Attributes

The heritage attributes of the property at 315 King Street West related to its stated cultural heritage value are:

- The scale, form and massing
- Its materials, with brick cladding and brick (red and buff brick) and stone detailing
- The principal (north) three-storey three-bay façade beneath the flat roofline
- The first-floor storefront, which has been remodeled, where the main entrance is currently found in the right (west) bay
- The fenestration, with segmental-arched window openings in the second storey and flat-headed window openings in the third
- The decorative finishes, with corbelled stone sills, brick flat-arches on the second-floor window openings, brick piers with capitals dividing the third-storey window openings and, on the latter openings, stone labels, round-arched blind transoms with basketweave brickwork, and buff brick hood moulds

Gardner Boyd Buildings

Description

The property at 327 King Street West (the westernmost portion of the property with an entrance address of 333 King Street West) is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the south side of King Street West in the block west of John Street, the Gardner Boyd Buildings (1885) were constructed as a pair of three-storey commercial buildings. Following a fire, the buildings were reduced to two stories and are now combined under a single street address.

Statement of Cultural Heritage Value

The Gardner Boyd Buildings at 327 (333) King Street West have design significance as representative examples of late 19th century commercial building that display architectural features derived from Italianate design and other fashionable styles of the era. The buildings are distinguished by red brick cladding with decorative stonework and Classical detailing. The Gardner Boyd Buildings were originally three stories in height before a fire in the mid 20th century. While the scale of the structures has been reduced with the removal of the third stories, by retaining their setback and late 19th century appearance, the Gardner Boyd Buildings complement their neighbours, including the William Barber Building at 287 King Street West, which is recognized on the City of Toronto Inventory of Heritage Properties.

Contextually, the Gardner Boyd Buildings are historically linked to the evolution of King Street West in the King-Spadina neighbourhood as it changed from institutional and residential uses to a commercial and industrial area. Following the founding of the Town of York, King Street was designated the community's "main street", and it remained the principal commercial corridor as the town expanded westward. An institutional enclave developed on King, west of Simcoe Street, with the location of Government House (the Lieutenant Governor's residence, situated directly north of the province's Third Parliament Buildings), Upper Canada College, and Toronto's first hospital. Adjoining these institutions, King Street West and the side streets welcomed residential buildings, including Hughes Terrace, the group of rowhouses that survives at present-day 319-325 King Street West where it is recognized on the City's heritage inventory. With the relocation of the hospital, college and government buildings, King Street West reverted to commercial uses, attracting multi-storey commercial buildings with residential units above the storefronts. In 1875, George S. Garden commissioned the first pair of commercial buildings on the south side of King Street West in the block between John Street and Peter Street (now Blue Jays Way), which are now identified as 291 and 293 King Street West. This development was followed by the adjoining commercial

buildings, including the Gardner Boyd Buildings, which shared red brick cladding, a complementary scale and setback, and decorative detailing derived from the popular architectural styles of the period. Today, the late 19th century buildings lining the south side of King Street West, west of John Street, remain important surviving reminders of the commercial development of the street. Known locally as “Restaurant Row”, the buildings are integral parts of the Theatre District on King Street West.

Heritage Attributes

The heritage attributes of the property at 327 (333) King Street West related to its stated cultural heritage value are:

- The scale, form and massing
- Its materials, with red brick cladding and brick and stone detailing
- The principal (north) two-storey two-bay façades under flat rooflines (with the removal of the third storey and original flat roofline)
- The first-floor storefronts, which have been remodeled, where the main entrance is currently found in the right (west) bay
- The fenestration, with segmental-arched window openings in the second storey
- The decorative detailing, with brick flat arches on the second-floor window openings, brick piers with stone capitals and finials dividing the bays in the second floor, and stone cornices and pattern brickwork beneath the cornice line