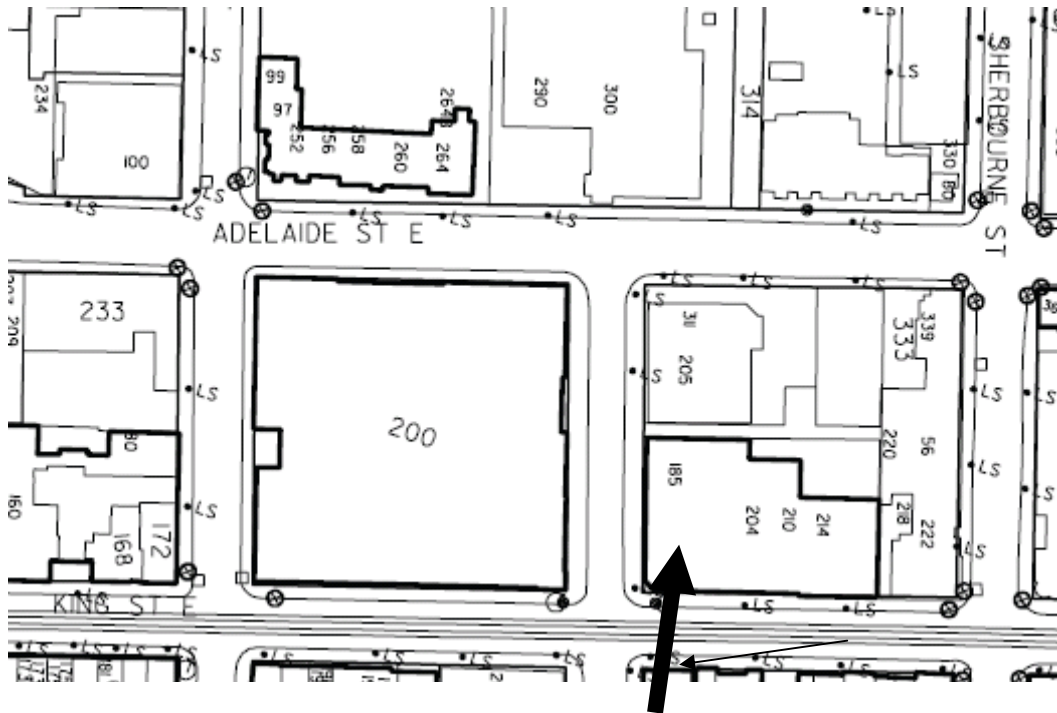


LOCATION MAP AND PHOTOGRAPH: 214 KING ST E ATTACHMENT NO. 10A
(FORMERLY KNOWN AS 204 KING ST E & 185 FREDERICK ST)



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 Adam Brothers Harness Manufacturing Company Building at the northeast corner of King Street East and Frederick Street.

Adam Brothers Harness Manufacturing Company Building
(formerly known as 204 King Street East and 185 Frederick Street)

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 three categories of design, historical and contextual value. The property located at the northeast corner of King Street East and Frederick Street contains two historical buildings separated by an infill structure. Historical records indicate that the six-storey commercial building at the west end of the group (formerly identified as 204 King Street East and 185 Frederick Street) was completed in 1903 for John and Charles Adam, owners of the Adam Brothers Harness Manufacturing Company. The property was listed on the City of Toronto Inventory of Heritage Properties in 1996, and a Heritage Easement Agreement was registered in 2001.

Statement of Cultural Heritage Value

The Adam Brothers Harness Manufacturing Company Building is architecturally notable for its Renaissance Revival design, reflecting the style popularized around the turn of the 20th century and characterized by the horizontal division of the walls with applied Classical detailing.

Historically, the Adam Brothers Harness Manufacturing Company Building is associated with the practice of Toronto architect George M. Miller. One of the most productive architects in Toronto at the turn of the 20th century, Miller was best known for his commissions for the Massey family, including Massey Hall (1894) at 15 Shuter Street and the Lillian Massey Household Sciences Building (1912) at 153 Bloor Street West. Along with the latter properties, the Gladstone Hotel (1890) was another project completed by Miller that is recognized on the City's heritage inventory.

With its location on a prominent corner in the Old Town of York neighbourhood, the Adam Brothers Harness Manufacturing Company Building supports the character of the area. It anchors the west 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 W. R. Drummond and Company Dairy Supply Warehouse, and the infill structure that separates the Adam Brothers and Drummond buildings.

Heritage Attributes

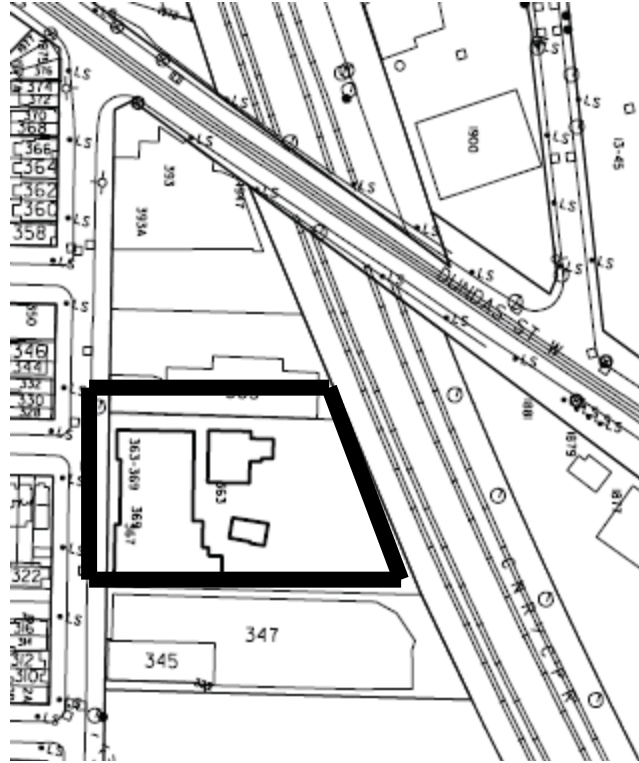
The heritage attributes of the Adam Brothers Harness Manufacturing Company Building related to its cultural heritage value as a well-detailed example of Renaissance Revival

styling are found on the principal (south) facade on King Street East, the west elevation facing Frederick Street, and the flat roofline, consisting of:

- The six-storey rectangular-shaped plan with a truncated southwest corner
- The red brick cladding with brick and stone trim
- The cornice with corbelled brickwork marking the flat roofline
- The raised sandstone base with flat-headed window openings with stone sills
- The horizontal organization of the five-bay south façade and the eight-bay west elevation
- The stone cornice that divides the building above the second storey, separating the rusticated brickwork on the lower floors from the smooth brick cladding above
- The location of the principal entrance on the corner, where double doors and a round-arched transom are surmounted by exaggerated limestone keystones (the original doors and transom light have been removed)
- Above the corner entry, the single window openings placed in each storey that reflect the shape and detailing of the fenestration on the King and Frederick Street facades
- The fenestration in the first floor, with large round-arched window openings along the King Street East wall and in the first (south) bay on the Frederick Street façade
- The placement of pairs of flat-headed window openings in the remainder of the first floor on Frederick Street and in the second storey on the south and west elevations
- The detailing of the first- and second-storey window openings with brick voussoirs
- Above the cornice, the brick piers with stone bases and capitals that organize paired window openings in the third through the sixth stories
- The flat-headed window openings in the third, fourth and fifth floors, and the round-arched window openings in the top storey.
- The detailing of the window openings in the upper floors with sandstone sills, brick voussoirs and stone keystones
- On the west (Frederick Street) elevation, the placement of a secondary entrance (this entry has been altered)

The east elevation, which abuts the neighbouring building, and the rear (north) wall are not included in the Reasons for Designation.

LOCATION MAP AND PHOTOGRAPH: 363 SORAUREN AVE ATTACHMENT NO. 11A



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



View of the principal (west) façade of the Robert Watson Factory.

Robert Watson Factory

Description

The property at 363 Sorauren 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 categories of design and contextual value. The property is located on the east side of Sorauren Avenue, south of Dundas Street West and west of the Canadian Pacific Railway line. According to historical records, the four-storey factory was constructed in 1907 for Robert Watson, a candy manufacturer, with a series of additions completed by the 1920s. The property was listed on the City of Toronto Inventory of Heritage Properties in 2005, and a Heritage Easement Agreement was registered the same year.

Statement of Cultural Heritage Value

The Robert Watson Factory is architecturally significant as a good example of early 20th century industrial design with features of Edwardian Classicism, the style popularized during the period and recognized by its symmetrical application of Classical elements. The building has contextual interest with its highly visible location between Dundas Street West and the railway corridor.

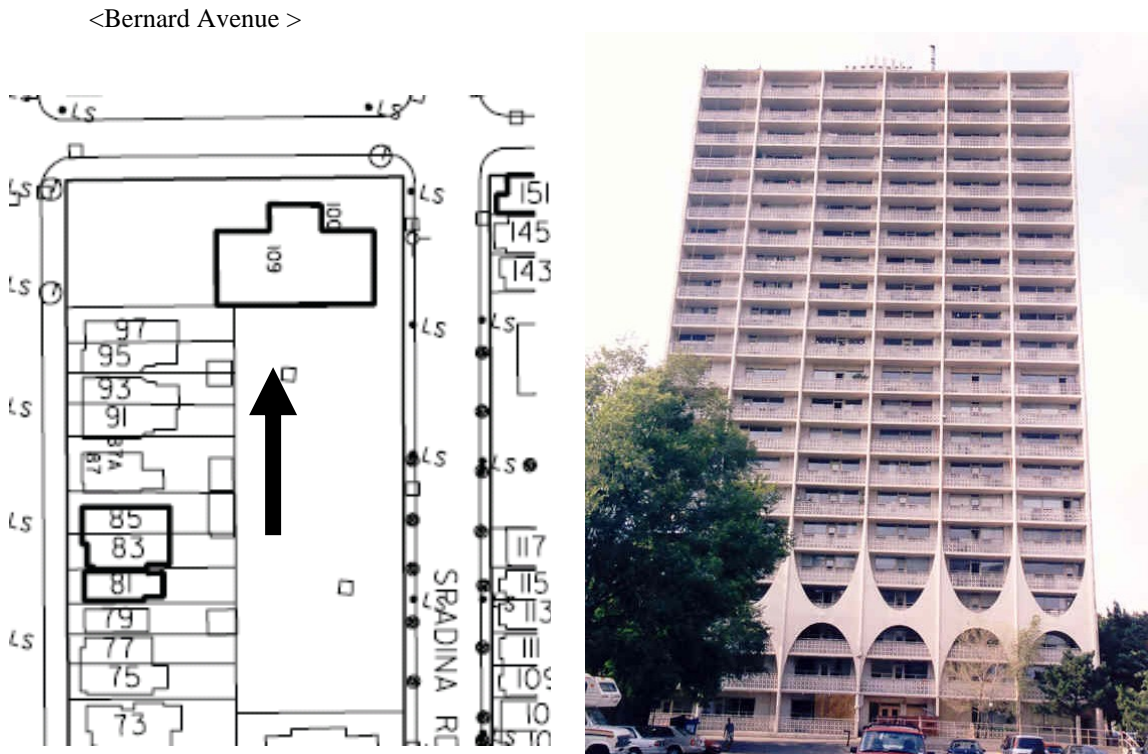
Heritage Attributes

The heritage attributes of the building of the Robert Watson Factory related to its cultural heritage value as a good example of an industrial building with Edwardian Classical styling are found on the exterior walls and flat roofline of the original factory and the south wing, consisting of:

- The ell-shaped plan, rising four stories to the flat roofline
- The red brick cladding with brick and stone trim
- The organization of the principal (west) façade into three parts with the centre portion set back
- The main entrance, which is centered in the wall and features a stone surround with fluted pilasters, an entablature with finials, and an elaborate round-arched pediment
- On either side of the entry, the three oversized and round-arched window openings that are decorated with brick voussoirs and stone keystones and sills (some openings have been altered).
- The placement of flat-headed window openings with transoms in the second and third floors, while the upper storey displays segmental-arched window openings with brick voussoirs
- The repetition of the shapes and pattern of the fenestration on the flanking wings
- Attached to the rear (east) wall of the original building, the three-storey south

- wing that complements the original factory with its brickwork, and the symmetrical placement of flat-headed and segmental-arched window openings
- The chimney on the roof and the large chimney stack on the (rear) east wall of the south wing

The other additions and the detached building formerly located at the northeast end of the property are not included in the Reasons for Designation.



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

The south elevation of the Spadina Road Apartments is shown on the right.

Spadina Road Apartments

Description

The property at 100 Spadina Road 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 at the southwest corner of Spadina Road and Bernard Avenue, the apartment complex was constructed in 1969 according to historical sources. The property was listed on the City of Toronto Inventory of Heritage Properties in 2004, and authority was granted for a Heritage Easement Agreement the following year. Only the portion of the property containing the Spadina Road Apartments, which is described in the heritage easement agreement, is being recommended for designation.

Statement of Cultural Heritage Value

The apartment building at 100 Spadina Road has design value as an important example of a late 20th century apartment building with Modern styling as interpreted by architect Uno Prii. The Spadina Road Apartments are associated with his practice. After opening an office in 1957, Prii produced plans for over 200 buildings according to his unique approach to design, which was characterized by sweeping curves, decorative surfaces, and articulated balconies applied to low-rise, slab or point towers. The Spadina Road Apartments consist of a slab tower with the flared base and geometric shapes favoured by Prii. With its height and unusual detailing, the apartment building is a highly visible feature viewed along Spadina Road north of Bloor Street West.

Heritage Attributes

The heritage attributes of the Spadina Road Apartments related to the building's cultural heritage value for its Modern styling as interpreted by Uno Prii are found on the exterior walls and roof, consisting of:

- The plan, with a slab tower rising 22 stories from a flared base
- The concrete and brick cladding
- The organization of the principal (north) façade and the similar south elevation with a six-bay grid pattern of balconies with door and window openings behind
- The placement of the main glazed entrance on the north wall where it is protected by a projecting canopy and flanked by large scale window openings
- The pattern of oversized and stylized diamond motifs extending across the north and south elevations from the second to the sixth-floor levels
- The repetition of the diamond motifs on a reduced scale on the balcony railings, with the placement of single oversized versions of the shape at the base of the east and west (side) walls

- On the west elevation, the series of single window openings ascending the shaft (there is no fenestration on the east wall)
- The flat roof with a rounded protective grille that is visible from the street and plays on the shapes introduced on the tower