TORONTO

STAFF REPORT
ACTION REQUIRED

Partial Repeal and Amendment of Designating By-law – 241 Spadina Avenue

Date:	August 18, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy and Research, City Planning Division
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\October 4 2011\teHPS12

SUMMARY

This report recommends that City Council partially repeal and amend City of Toronto By-law 75-86, designating the property at 241 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act to remove the property at 247 Spadina Avenue from the legal description in the by-law, and to revise the Reasons for Designation in accordance with the 2005 changes to the Ontario Heritage Act.

The property at 241 Spadina Avenue, which contains the heritage building known as the Consolidated Plate Glass Company Building, was designated under the Ontario Heritage Act in 1976. The site was legally severed into two parcels identified as 241 and 247 Spadina Avenue in 1990. Following the severance, the designation remained on title for both properties. It is necessary to partially repeal the by-law to remove the designation protecting 247 Spadina Avenue, which does not contain the heritage building. In accordance with the 2005 amendments to the Ontario Heritage Act, it is the practice of the City when updating designating by-laws to revise the Reasons for Designation to describe the cultural heritage values and attributes of the designated property.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to partially repeal City of Toronto By-law 75-86 under Part IV, Section 29 of the Ontario Heritage Act, designating the property at 241 Spadina Avenue pursuant to the Ontario Heritage Act, to remove the reference to the property at 247 Spadina Avenue from the legal description.

2. If there are no objections to the proposed partial repeal of By-law 75-86, City Council authorize the City Solicitor to introduce the necessary bill in Council partially repealing the by-law pursuant to Part 31 of the Ontario Heritage Act.

3. If there are objections to the proposed partial repeal of By-law 75-86, City Council direct the City Clerk to refer the proposed repealing by-law to the Conservation Review Board for submission of a report to City Council for its final decision.

4. If the partial repeal of By-law 75-86 is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the partial repeal of By-law 75-86.

5. City Council amend By-law 75-86 under Section 30.1 of the Ontario Heritage Act to revise the Reasons for Designation to explain the cultural heritage value or interest of the property and describe its heritage attributes.

6. If the owner does not object to the amending of By-law 75-86, City Council authorize the City Solicitor to introduce the necessary bill in Council amending By-law 76-85 pursuant to Part IV, Section 30.1 of the Ontario Heritage Act.

7. Should the owner appeal the amending of By-law 75-86, City Council authorize the City Clerk to refer the proposed amendment to the Conservation Review Board for submission of a report to City Council for its final decision.

8. If the amending of By-law 75-86 is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend at the Conservation Review Board in support of the proposed amending of By-law 75-86.

Financial Impact

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

ISSUE BACKGROUND

In City of Toronto By-law 76-85, which designates the property at 241 Spadina Avenue (Consolidated Plate Glass Company Building) under Part IV, Section 29 of the Ontario Heritage Act, the legal description currently includes the neighbouring property at 247 Spadina Avenue. Following the passage of the designating by-law in 1976, the property at 241 Spadina Avenue was subdivided into two parcels, with the heritage building remaining at 241 Spadina and a new building constructed beside it at 247 Spadina. To remove the heritage protection from 247 Spadina Avenue, it is necessary to partially repeal the by-law to correct the legal description. It is the practice of the City when updating designation by-laws enacted before the 2005 amendments to the Ontario Heritage Act to revise the Reasons for Designation to describe the cultural heritage

values and attributes of the property, in this case the Consolidated Plate Glass Company Building at 241 Spadina Avenue.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The original Reasons for Designation from By-law 76-85 are appended as Attachment No. 3, with the Revised Reasons for Designation as Attachment No. 4. The revisions contain a statement of cultural heritage value and a list of heritage attributes that relate to Regulation 9/06, the provincial criteria prescribed for municipal designation following the 2005 amendments to the Ontario Heritage Act. Staff have prepared a Heritage Property Research and Evaluation Report (Attachment 5) that provides background information about, and an assessment of, the property at 241 Spadina Avenue.

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SIGNATURE

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Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph
Attachment No. 3 – Original Reasons for Designation
Attachment No. 4 – Revised Reasons for Designation
Attachment No. 5 – Heritage Property Research and Evaluation Report

LOCATION MAP: 241 SPADINA AVENUE ATTACHMENT NO. 1



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

The **arrow** marks the location of the Consolidated Plate Glass Company Building at 241 Spadina Avenue; the property at #247 Spadina is directly north.

PHOTOGRAPH: 241 SPADINA AVENUE ATTACHMENT NO. 2



The property at 241 Spadina Avenue (Consolidated Plate Glass Company Building) is shown on the right (south), with the neighbouring building at 247 Spadina Avenue (c. 1985) to the left (north) (Heritage Preservation Services, 2011)

ATTACHMENT NO. 3

ORIGINAL REASONS FOR DESIGNATION: 241 SPADINA AVENUE

SCHEDULE "B"

Reasons for the designation of the Property at No. 241 Spadina Avenue (Consolidated Plate Glass Company Building).

The property at No. 241 Spadina Avenue is designated on architectural grounds. It was built in 1910 as the offices for the Consolidated Plate Glass Company and was designed by the American architectural firm of Wm. Steele and Sons. Wm. Steele had trained in the office of Louis Sullivan, and the building reflects the influence of the Chicago School in its fenestration and use of materials. Of particularly fine quality are the terracotta architectural ornamentation of the cornice and piers and the ironwork of the gate at grade. The building, prominently located on Spadina Avenue, is an outstanding example of the commercial architecture of its period.

Extract: City of Toronto By-law 75-86 adopted January 17, 1986

Consolidated Plate Glass Company Building

City of Toronto By-law 76-85, designating the property at 241 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act, has been amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

Description

The property at 241 Spadina Avenue is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located on the east side of Spadina Avenue between Sullivan Street and Grange Avenue, the Consolidated Plate Glass Company Building (1910) is a five-storey commercial warehouse.

Statement of Cultural Heritage Value

From a design perspective, the Consolidated Plate Glass Company Building is a representative example of an early 20th century building designed for offices and warehousing in the Edwardian Classical style that is distinguished by the quality of its craftsmanship with Beaux-Arts-inspired classical embellishments. Displaying an intricate mixture of materials with brick, stone, terra cotta and metal, the Consolidated Plate Glass Company Building is purportedly the last building in Ontario to use red terra cotta for its exterior cladding (Terra Cotta: Artful Deceivers, 1993).

The Consolidated Plate Glass Company Building is associated with the American architectural and engineering firm named The William Steele and Sons Company, which was a pioneer of warehouse construction in Toronto. With the Toronto Carpet Manufacturing Company's iconic factory (on a designated property at 1179 King Street West), the Consolidated Plate Glass Company is one of the few extant examples of the firm's work in this city.

Contextually, with its setback on the site, height and elaborate classical appearance, the Consolidated Plate Glass Company Building is a local landmark on Spadina Avenue.

Heritage Attributes

The heritage attributes of the property at 241 Spadina Avenue are:

- The scale, form and massing of the five-storey structure with the long rectangular plan
- The materials, with red brick and terra cotta cladding, and brick, stone, terra cotta and metal detailing
- The flat roofline that is marked by an extended moulded cornice with brackets
- The principal (west) façade, which is symmetrically organized into three bays with a classically-inspired base, shaft and cornice
- On the raised base with the decorative banding, the placement of the main entrance in the north bay in a round-arched surround with an ornamental metal gate, and the oversized window openings in the centre and south bay that have been converted to door openings
- The shaft, where piers with classical modillions and lion's heads organize the fenestration
- The fenestration on the shaft and in the attic level, with pairs of flat-headed openings in the north bay, and oversized tripartite window openings in the centre and south bays
- On the west facade, the openings in the north (left) bay of the second through the four floors, which contain the original wood-framed windows with classically-detailed wood trim and iron grillwork
- On the south elevation, which is viewed from Spadina Avenue, the regularly placed fenestration where the oversized window openings in the left (west) bay are repeated from the west façade

The north elevation adjoins building at 247 Spadina Avenue, and no heritage attributes are identified on the rear (east) wall.

ATTACHMENT NO. 5

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CONSOLIDATED PLATE GLASS COMPANY BUILDING
241 SPADINA AVE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

July 2011

1. DESCRIPTION



Above: detail from the west facade of 241 Spadina Avenue
(Photographs: Heritage Preservation Services, 2011)
Cover: Photograph of 241 Spadina Avenue (right) with the neighbouring site at #247 Spadina (left)

241 Spadina Avenue: Consolidated Plate Glass Company Building	
ADDRESS	241 Spadina Avenue (east side, between Sullivan Street & Grange Avenue)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan D60, Lot 4
NEIGHBOURHOOD/COMMUNITY	Spadina Avenue
HISTORICAL NAME	Consolidated Plate Glass Company Building
CONSTRUCTION DATE	1910
ORIGINAL OWNER	William R. Hobbs, president, Consolidated Plate Glass Company
ORIGINAL USE	Commercial (office building and warehouse)
CURRENT USE*	Commercial (office building) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	The William Steele and Sons Company, architects
DESIGN/CONSTRUCTION	Brick & terra cotta cladding, with brick, stone, terra cotta, metal & wood trim
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	1982, window openings converted to entrances on west facade
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 241 Spadina Avenue and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1869	Plan D60 is registered & Lot 4 is subsequently developed with a detached house form building
1910 June	Consolidated Plate Glass Company of Canada Incorporated purchases Lot 4
1910 Sept	The detached house form building remains on Lot 4, according to the tax assessment rolls
1910 Oct	Building Permit #24001 is issued for a 5-storey brick warehouse
1911 Sept	The words "unfinished building" are struck out on the tax assessment rolls
1912 Aug	The Consolidated Plate Glass Company Building is recorded in the tax assessment rolls, with administrative staff and three travellers listed among the occupants
1946	The company purchases adjoining Lot 5 and part of Lot 6
1950	The property is transferred from the Consolidated Plate Glass Company of Toronto (sic) to Consolidated Glass Industries Limited
1955	Consolidated Glass sells its Spadina Avenue properties
1973	The site is listed on the City of Toronto Inventory of Heritage Properties
1976	The property is designated under Part IV of the Ontario Heritage Act
1982	Alterations are made to the west facade of the Consolidated Plate Glass Company Building
1985	The neighbouring commercial building at #247 Spadina is built
1990	The properties at #241 & #247 Spadina are severed

ii. HISTORICAL BACKGROUND

Spadina Avenue

The property at 241 Spadina Avenue was originally part of Park Lot 15, one of the 100-acre tracts of land that was surveyed following the founding of the Town of York in 1793 and granted to government and military officials as the setting of country estates. In 1798, Park Lot 15 was given to William Willcocks, an Irish immigrant who was related through marriage to the powerful Baldwin family. After several transfers among family members, by 1833 Willcocks' tract was held by his son-in-law, Dr. William Warren Baldwin. A lawyer, medical doctor and untrained architect, Dr. Baldwin commissioned a country house named "Spadina" on the escarpment overlooking the Town of York.[1] To access the site, Brock Street (present-day Spadina Avenue) was opened. The thoroughfare was widened south of Bloor Street West, potentially in anticipation of the

[1] "Spadina" survives and is operated as a historic house museum by the City of Toronto

residential development of the Baldwin lands. Historical maps included in Section 6 of this report show Park Lot 15, the street layout and the first plans of subdivision in the mid-19th century (Images 2-4).

In the 1870s, "Spadina Avenue had not more than two dozen houses upon its length north of Queen Street...." [2] but by the following decade the street and the adjoining neighbourhoods on either side had been developed with a mixture of working class and middle income housing that had access to the city core via the horse-drawn street car lines. As Spadina Avenue evolved as one of Toronto's major north-south arteries, commercial buildings appeared along its length, including those at #318-358 Spadina (on the west side, north of Dundas Street West) that are recognized on the City's heritage inventory. The manufacturing district relocated to the King-Spadina neighbourhood to the south after the Great Fire of 1904, and the large commercial warehouses that dominated this new industrial sector also appeared along Spadina Avenue, north of Queen Street West where they stood out amongst the low-scale commercial, residential and institutional buildings. The Spadina Avenue corridor drew successive generations of immigrants to the city throughout the 20th century and, at the close of this period, the street adjoining Dundas Street was part of Toronto's Chinatown neighbourhood.

Consolidated Plate Glass Company Building

In 1869, members of the Baldwin family registered Plan D60 as a small 18-lot subdivision on Spadina Avenue where their lands extended east to Huron Street, with Sullivan Street and present-day Grange Avenue as the south and north boundaries.[3] George Petry immediately acquired Lot 4, north of Sullivan, where a detached house form building was constructed. In 1874, James Hall Telfer purchased Lot 4, and his name is recorded on the Goad's Atlas of 1884 (the first volume to illustrate the site, which is attached as Image 5). Telfer sold the properties to Thomas Douglas in 1888, and his widow transferred the site to the Consolidated Plate Glass Company of Canada in a transaction registered in August 1910.

The origins of the firm date to 1893 when Toronto industrialist W. R. Hobbs oversaw the merger of a number of companies that specialized in the importing and distribution of plate, sheet and ornamental glass. According to archival records, the building was constructed following the issuance of a building permit in October of that year (Image 9) and the completion of the specifications for the structure (Image 10). The Consolidated Plate Glass Company Building was in place by September 1911 when a correction in the tax assessment rolls signalled its completion. Archival photographs of the building in 1910 and the 1920s are attached as Images 11-13. The company withstood the economic challenges of the Great Depression, a period when it continued to advertise its products in local newspapers (Image 8). After World War II, when many firms relocated to the suburbs of Toronto (attracted by large and less expensive tracts of land, ease of access to

[2] Myrvold, 5

[3] Grange Avenue was originally named "Charles Street," as shown on the historical maps reproduced in Section 6

the new network of highways and lower taxes), the directors of the Consolidated Plate Glass Company acquired additional property north of #241 Spadina, but ultimately sold the building and lands in the mid 1950s. Renamed Consolidated Glass Industries Limited, the company ended operations in 1960.

The Consolidated Plate Glass Company Building was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973. Designated under Part IV, Section 29 of the Ontario Heritage Act in 1986, the building was described as "an outstanding example of the commercial architecture of the period," citing the "particularly fine quality (of) the terra cotta architectural ornamentation of the cornice and piers and the ironwork of the gate at grade."[4] Alterations made in 1982 included changes to the first storey on the west facade, as shown in the photographs appended as Images 14 and 15.

The William Steele and Sons Company, Architects

The Consolidated Plate Glass Company Building was constructed according to plans prepared by the architectural and engineering practice opened by William Steele (1839-1903) in Philadelphia in 1864. Specializing in industrial designs, Steele's first project in Canada was the main office and iconic factory of the Toronto Carpet Manufacturing Company, a landmark at 1179 King Street West. Following the death of the founder, Steele's four sons continued the business under the name of the William Steele and Sons Company, with Joseph M. Steele (1865-1957) serving as president. The firm's success in Canada, including the Consolidated Plate Glass Company Building, led to the establishment of a Toronto branch in 1916 headed by Andrew Steele.

The Reasons for Designation, prepared in 1976 when the property at 241 Spadina Avenue was designated under Part IV, Section 29 of the Ontario Heritage Act (and reproduced as Image 19, below) indicate that William Steele had received training in the office of the noted American architect, Louis Sullivan, an experience that had influenced the design of the Consolidated Plate Glass Company Building, particularly the intricate metal detailing. However, subsequent research indicates that the architect affiliated with Sullivan was William L. Steele (1875-1949), who was schooled in Chicago before working alone and in partnership in Iowa and Nebraska. He was not one of the four partners in the William Steele and Sons Company.

ARCHITECTURAL DESCRIPTION

The design of the Consolidated Plate Glass Company Building, while typical of the commercial architecture of the early 20th century and its return to balance and restrained classicism, is set apart by its mixture of materials and decorative detailing. The latter reflects the influence of Beaux-Arts design, recalling the training many North American architects received at the notable French academy that influenced their subsequent projects. In the case of early 20th century office buildings and warehouses like the

[4] City of Toronto By-law #75-86, 2

Consolidated Plate Glass Company Building, the richly embellished classical facades concealed the new technologies – specifically steel-frame construction and elevators – that enabled buildings to grow taller. Edwardian Classicism, with its symmetry and Beaux-Arts-inspired decoration, was the most popular style in Canada in the World War I era where it was primarily found in residential and commercial edifices.

Edwardian Classicism is exhibited in the design of the Consolidated Plate Glass Company Building, where the principal (west) facade has a tripartite organization with a base, shaft and cornice inspired by a classical column. Typical of early 20th century warehouses, the structure features oversized fenestration. The design is set apart from other more modest warehouses by the decorative detailing where the principal (west) facade is clad with a mixture of red brick and terra cotta-clad and further elaborated with brick, red sandstone, terra cotta, metal and wood. Featuring a rectangular plan where a narrow end wall forms the principal (west) facade on Spadina Avenue, the structure rises five stories to a flat roofline that is highlighted by an extended moulded cornice with brackets. The raised base has decorative banding and contains the main entrance (left or north) and two windows openings that have been converted to entries. The main entry is recessed in an arched surround and protected by a decorative metal gate. Overhead, brick piers divide the upper floors into three extended bays that contain fenestration. The centre and south (right) bays have large tripartite openings, while the left bay has pairs of flat-headed openings that retain (in the second through the four floors) the original windows with wood trim and metal grillwork. The west facade is highlighted with classical detailing, with sandstone or terra cotta applied for the band courses, the medallions with lion's heads marking the piers, and other classical motifs.

The south elevation is viewed from Spadina Avenue and features regularly placed flat-window openings, with the oversized openings in the west (left) bay continued from the west facade (Image 16). The north wall is concealed by the neighbouring building at #247 Spadina while, to the rear, there are no heritage attributes on the east wall.

The Consolidated Plate Glass Company Building is featured in the book, Terra Cotta: Artful Deceivers. With its overall design, use of materials and decorative detailing, the Consolidated Plate Glass Company Building has been described as "Spadina Avenue's most stunning architectural essay."[5]

iii. CONTEXT

The property at 241 Spadina Avenue is located on the east side of the street between Sullivan Street and Grange Avenue where it is part of the long block between Queen Street West and Dundas Street West (Image 1). The Consolidated Plate Glass Company Building shares this side of Spadina Avenue with a series of warehouses and low-rise commercial buildings (Image 17). The residential neighbourhood adjoining Grange Park is found east of (behind) the subject property. On the opposite (west) side of Spadina Avenue, the Consolidated Plate Glass Company Building faces the commercial buildings

[5] McHugh, 58

that border Alexander Park, the mixed-use neighbourhood that extends between Queen and Dundas Streets.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the *criteria* are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "X" if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	**X**
ii. displays high degree of craftsmanship or artistic merit	**X**
iii. demonstrates high degree of scientific or technical achievement	**N/A**

Representative Example of a Style and Type with a High Degree of Craftsmanship – The Consolidated Plate Glass Company Building is a well-crafted example of an early 20th century commercial warehouse displaying Edwardian Classical styling with rich embellishments inspired by Beaux-Arts Classicism. With its decorative ironwork and moulded and carved decoration, the Consolidated Plate Glass Company Building has been described as "...one of the city's most appealing creations" that with the changes to the ground-floor storefront "is also a lesson in sympathetic alteration."[6] According to the book, Terra Cotta: Artful Deceivers, the Consolidated Plate Glass Company Building is possibly the last building in Ontario clad with red terra cotta.[7]

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

The William Steele and Sons Company, Architects - The Consolidated Plate Glass Company Building is a significant example of a commission in Toronto executed by the William Steele and Sons Company, the American-based architectural and engineering firm. The company was "among the first to introduce a Chicago-style aesthetic of wide bays and floor-to-ceiling glazing to Toronto warehouse construction,"[8] designing

[6] McHugh, 58
[7] Terra Cotta: Artful Deceivers, 58
[8] Biographical Dictionary of Architects in Canada, unpaged

buildings for the T. Eaton Company (now demolished) and, over a 20-year period, a complex for the Toronto Carpet Manufacturing Company. While its success with projects such as the Consolidated Plate Glass Company Building led to the opening of a Canadian office, the relative small number of extant identified commissions makes the warehouse a rare example of the William Steele and Son Company's work in Toronto.

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	**N/A**
iii. landmark	**X**

Landmark – With its visibility on Spadina Avenue between Queen Street West and Dundas Street West, height, and elaborate cladding and detailing, the Consolidated Plate Glass Company Building is a landmark on Spadina Avenue.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 241 Spadina Avenue has cultural heritage value. Located on the east side of Spadina Avenue in the short block between Sullivan Street and Grange Avenue, the Consolidated Plate Glass Company Building is a well-crafted example of Edwardian Classicism with Beaux-Arts inspired detailing according to the designs of the American architectural firm of the William Steele and Sons Company. With its height, distinctive cladding that applies red brick, sandstone and terra cotta, and intricate detailing that includes metalwork and classical motifs, the Consolidated Plate Glass Company Building is a local landmark on Spadina Avenue. Although changes have been made to the openings in the first-floor of the west facade, the alterations were undertaken in a sensitive manner that has not negatively impacted the building, which retains its heritage integrity.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan D60, Lots 4-6
Assessment Rolls, City of Toronto, Ward 4, Division 1, 1910 ff.
Building Permit #24001, October 23, 1910
Building Records, Toronto and East York, specifications and applications, 1910-1990s
City of Toronto Directories, 1910 ff.
Goad's Atlases, 1884-1923
Photograph, Consolidated Glass Company Building, c. 1910, Library and Archives Canada, Item 68069
Photograph, Spadina Avenue, North of Queen Street, 1926, City of Toronto Archives, Fonds 1244, Item 2257
Photograph, Spadina Avenue, South of College Street, 1921, City of Toronto Archives, Fonds 1233, Item 7086

Plan of the City of Toronto, Browne, 1862
Plan of the City of Toronto, Fleming, Ridout and Schreiber, 1856
Plan of the Township of York, Browne, 1851

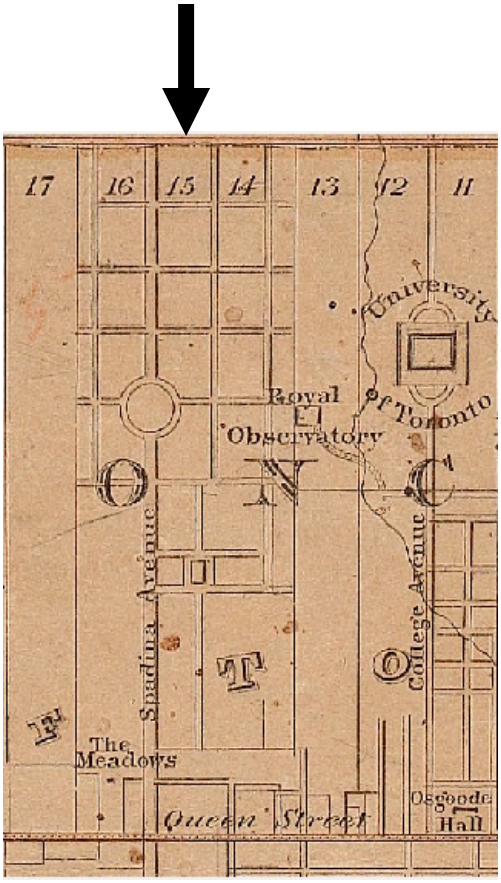
Secondary Sources

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Galper, Devora, "Consolidated Plate Glass Company Building," typescript, 1979
"J.W. Hobbs," obituary, The Globe, February 7, 1951
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Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Myrvold, Barbara, Historical Walking Tour of Kensington Market and College Street, 1993
"Miscellaneous," Contract Record, October 26, 1910
Terra Cotta: Artful Deceivers, Toronto Region Architectural Conservancy, 1990
"Toronto Walking Tours: Chinatown and the Grange", City of Toronto Planning and Development Department, 1993
"William Steele," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, www.encyclopediaofarchitectsincanada.org

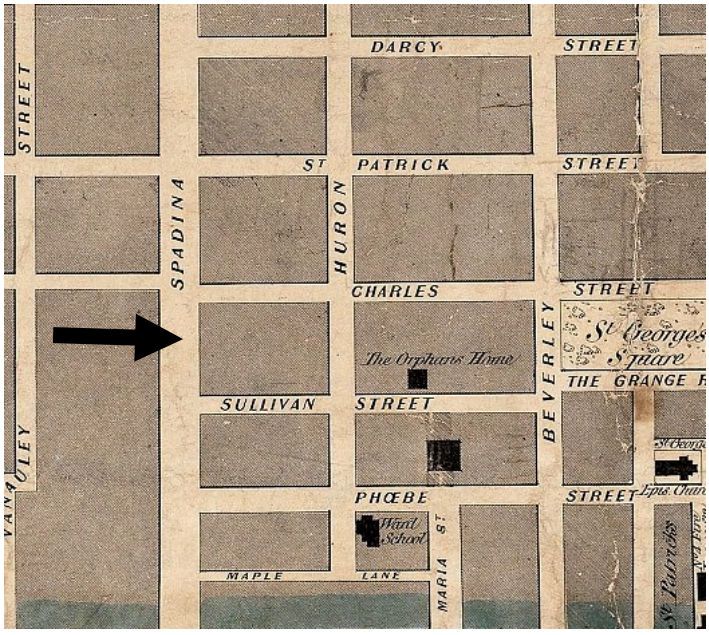
6. IMAGES – **arrows** mark the location of the subject property



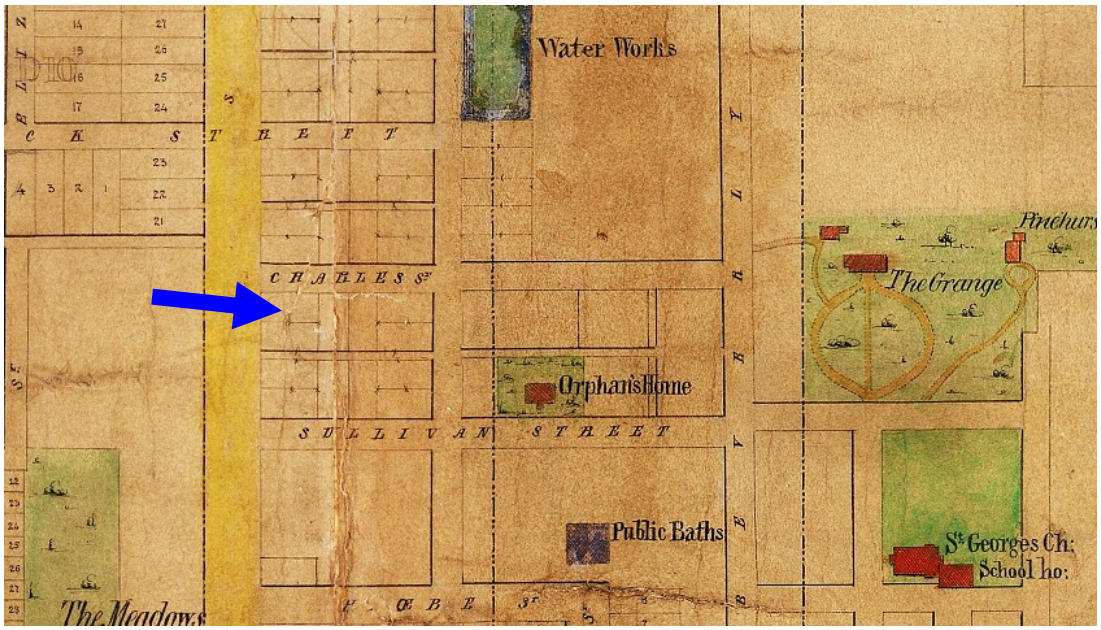
1. City of Toronto Property Data Map: showing the location of the property at 241 Spadina Avenue on the east side of the street between Sullivan Street (south) and Grange Avenue (north) in the long block between Queen Street West (south) and Dundas Street West (north)



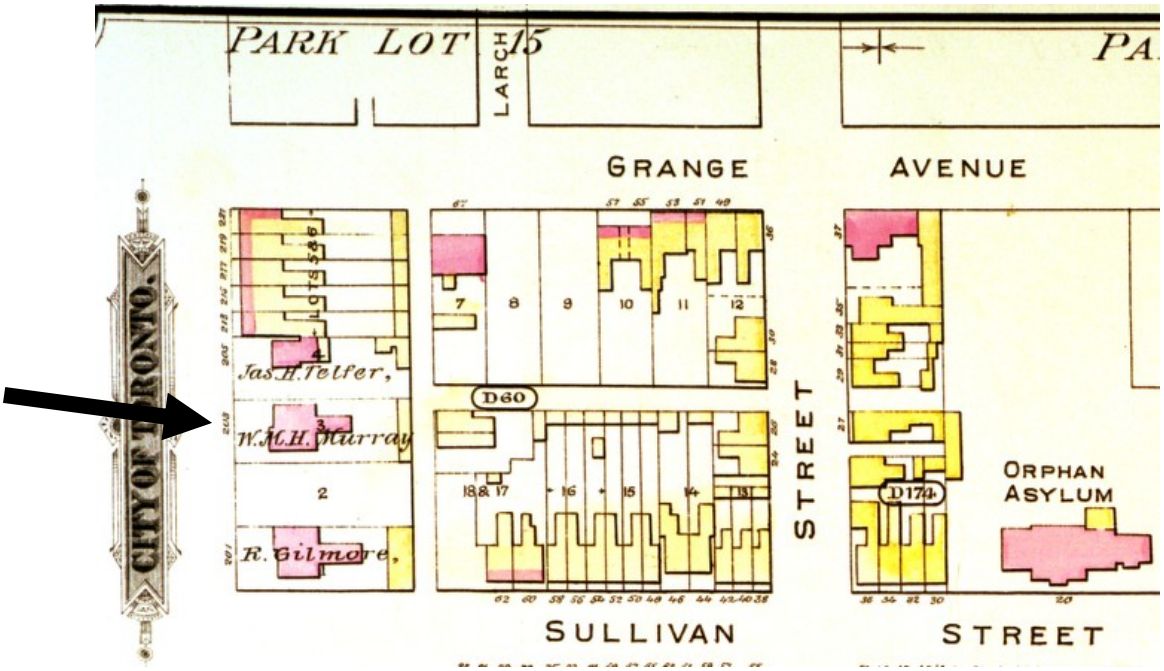
2. Plan of the Township of York, Browne, 1851: showing Park Lot 15 between Queen Street West (south) and Bloor Street West (north) where Spadina Avenue extends along the west boundary of the lot



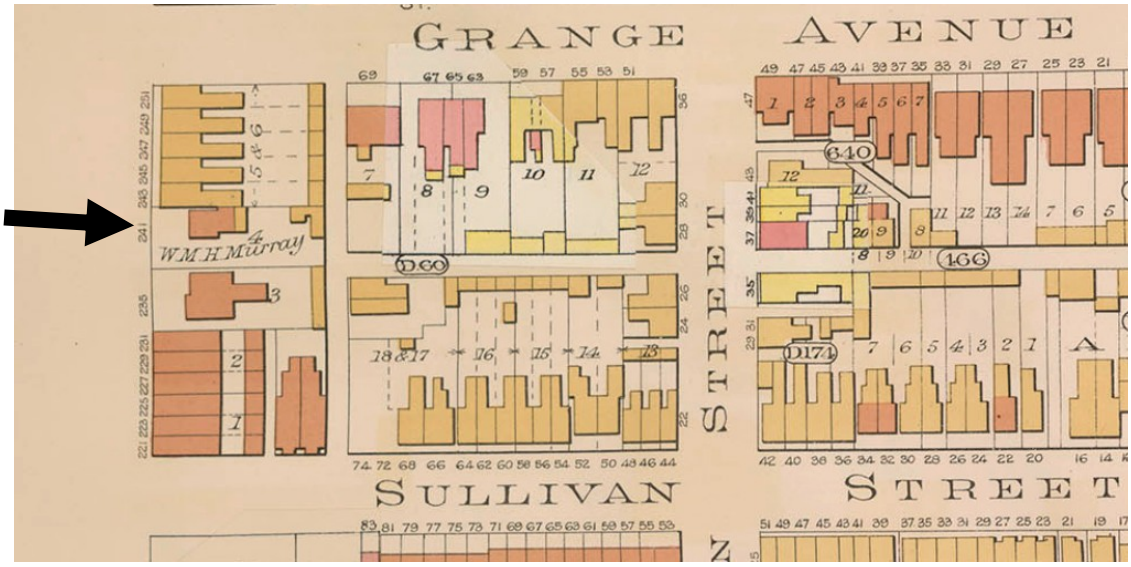
3. Plan of the City of Toronto, Fleming, Ridout and Schreiber, 1857: showing the subject property where the street pattern is in place (Charles Street is now named Grange Avenue)



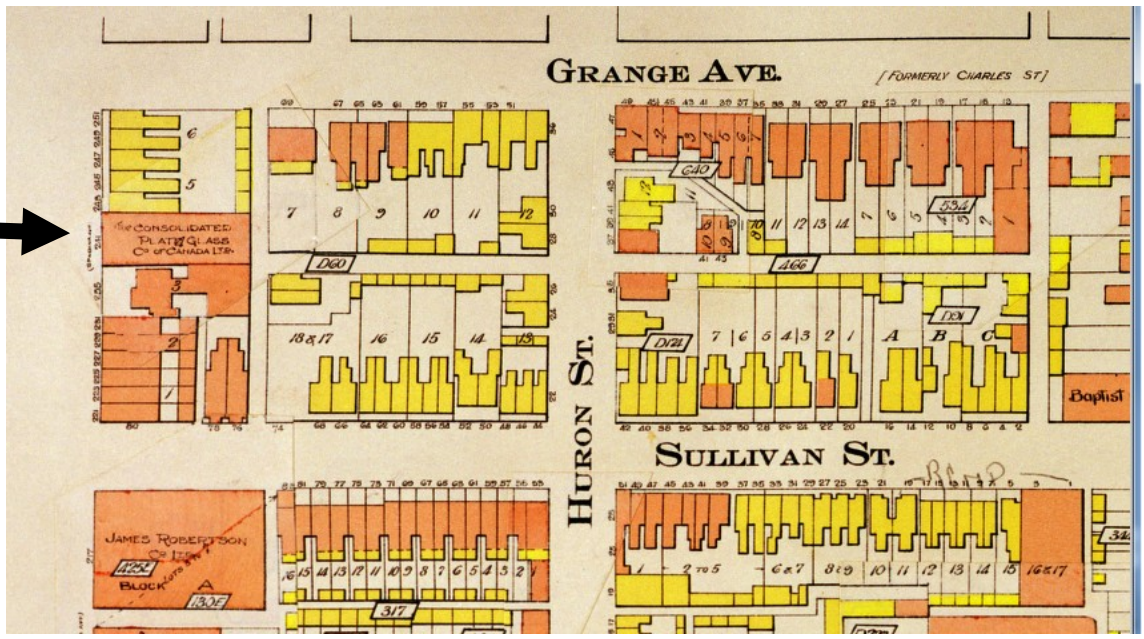
4. Plan of the City of Toronto, Browne, 1862: showing the subdivision of part of the area north of Sullivan Street



5. <u>Goads Atlas, 1884:</u> showing the subject property with the detached house labeled "James H. Telfer"



6. Goad`s Atlas, 1890 updated to 1903: showing the future location of subject property, which still contains a residential building at the start of the 20th century



7. Goads Atlas, 1910 updated to 1912: showing the subject property where the Consolidated Plate Glass Company Building is in place



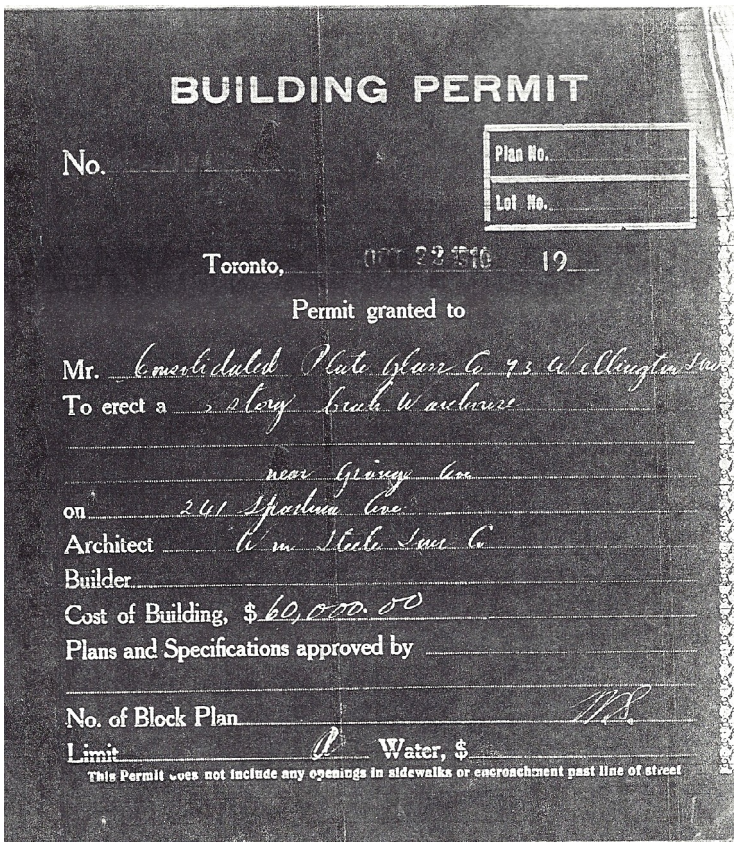
Glass is One of the Most Important Materials in Home Building

The lasting brilliance, beauty and clarity of Libby-Owens Glass is known to prospective home owners throughout the country.
Libby-Owens Glass is supplied and glazed in these subdivisions by the

Consolidated Plate Glass
Co. of Canada, Ltd.

241 Spadina Ave. TRinity 8000
Glass of every description for Buildings and Automobiles.

8. Newspaper Advertisement: for Consolidated Plate Glass Company (Toronto Star, May 8, 1931)



BUILDING PERMIT

No.

Plan No.

Lot No.

Toronto, OCT 22 1910 19

Permit granted to

Mr. Consolidated Plate Glass Co 73 Wellington West

To erect a 2 story brick Warehouse

near Grange Ave

on 241 Spadina Ave

Architect Wm Stark Sons Co

Builder

Cost of Building, $60,000.00

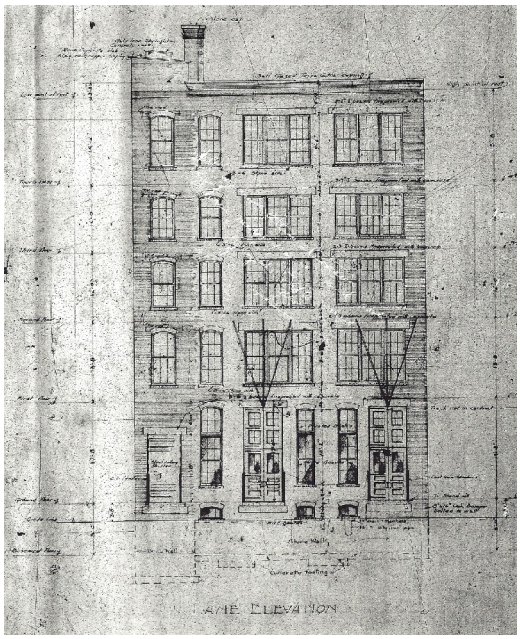
Plans and Specifications approved by

No. of Block Plan

Limit 0 Water, $

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

9. Building Permit #24001: dated October 23, 1910 for the Consolidated Plate Glass Company Building



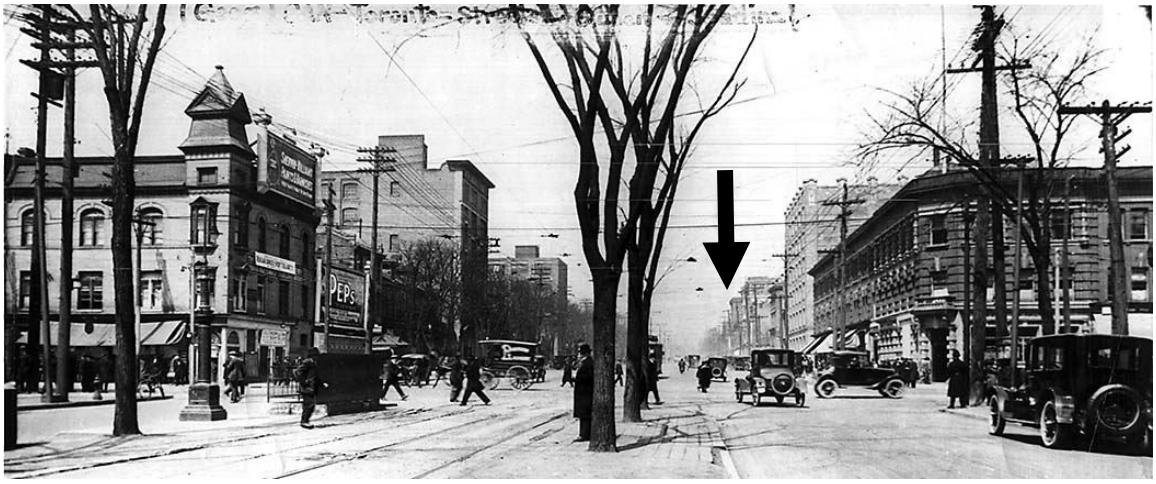
10. Specifications, 241 Spadina Avenue: showing the rear (east) elevation (City of Toronto Building Records)



11. Archival Photograph, Consolidated Plate Glass Company Building, c. 1910 (Library and Archives Canada, Item 68069)



12. Archival Photograph: Spadina Avenue, south of Dundas Street West, 1921, showing the Consolidated Plate Glass Company Building, including the painted signage on the upper portion of the north elevation (City of Toronto Archives, Fonds 1244, Item 7086)



13. Archival Photograph: Spadina Avenue, north of Queen Street West, mid 1920s, showing the commercial warehouses along both sides of the street (City of Toronto Archives, Fonds 1244, Item 1157)



14. Photographs, 241 Spadina Avenue, July 1980: showing the principal (west) façade (left) and a detail of the west entrance (right) (Toronto Historical Board)



15. Photograph, 241 Spadina Avenue, November 1993: showing the alterations to the first floor and the redevelopment of the adjoining property to the north (left) (Toronto Historical Board)



16. Photograph, 241 Spadina Avenue: showing the south elevation (Heritage Preservation Services, 2011)



17. Photograph, 241 Spadina Avenue: with the adjoining commercial buildings and warehouses on the east side of the Street (Heritage Preservation Services, 2011)

SCHEDULE "B"

Reasons for the designation of the Property at No. 241 Spadina Avenue (Consolidated Plate Glass Company Building).

The property at No. 241 Spadina Avenue is designated on architectural grounds. It was built in 1910 as the offices for the Consolidated Plate Glass Company and was designed by the American architectural firm of Wm. Steele and Sons. Wm. Steele had trained in the office of Louis Sullivan, and the building reflects the influence of the Chicago School in its fenestration and use of materials. Of particularly fine quality are the terracotta architectural ornamentation of the cornice and piers and the ironwork of the gate at grade. The building, prominently located on Spadina Avenue, is an outstanding example of the commercial architecture of its period.

18. Reasons for Designation, 241 Spadina Avenue, 1986: from City of Toronto By-law Number 75-86 adopted January 17, 1986