

STATEMENT OF SIGNIFICANCE:
489 KING STREET WEST (REASONS FOR DESIGNATION)

ATTACHMENT NO. 9

The Hart Building (1918)

Description

The property at 489 King Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located mid-block on the south side of King Street West between Spadina Avenue and Portland Street, the site contains the building historically known as the Hart Building (1918). The building is a four-and-a-half storey, brick-clad warehouse.

Statement of Significance

The property at 489 King Street West contains the Hart Building which is valued as a rare example of a warehouse dating to 1918, within the significant collection of warehouses on King Street West between Spadina Avenue and Portland Street. The Hart Building is an excellent example of the warehouse type with its long, narrow, rectangular low-rise form and wide structural bays permitting large windows on the north, east and south facades. Although utilitarian in function the Hart Building displays the dignified embellishments often found on the principal street facades of warehouses in this area. The building features an eclectic mix of Classical and Gothic stylistic elements, but in contrast to the more exuberant features of the adjacent Victorian and Edwardian warehouses, the later date of the Hart Building is indicated in the restrained quality of the details and especially by cladding its principal face in an orange shade of brick instead of the standard red.

The Hart Building is historically significant because its presence and location on this section of King Street West yield information about the evolution of this neighbourhood as an important commercial manufacturing area which contributed to the economic growth and development of the local community and the city as a whole. Constructed in 1918, it is one of the last in a series of warehouse buildings completed as early as 1872 as well as a distinctive addition to this section of King Street West whose character was transformed by the warehouses and factories following the arrival of the railways in the mid-nineteenth century.

Contextually, the value of the Hart Building comes from its role as a significant contributor to maintaining the consistent warehouse character and scale of this section of King Street West while providing variation in its details. The Hart Building's distinctive design and materials contributes to the urban and architectural quality of the area.

Heritage Attributes

The heritage attributes of the property at 489 King Street West are:

- The building known historically as the Hart Building
- The scale, form and massing of the building
- The four-and-a-half storey structure with a long, narrow, rectangular-shaped plan
- The principal (north) façade on King Street West and the east facade
- The materials including the orange-coloured brick on the north façade, mixed buff and red brick on the east, south and west facades and the stone details
- On the principal (north) façade on King Street West, the asymmetrical placement of the main entrance at the west corner
- The fenestration with its flat headed openings with stone lintels and sills on the main north façade and its shallow arched-headed openings with brick voussoirs on the east facades
- On the north façade the brick piers terminating in arches detailed with stone and adjacent stone shield motifs
- On the east facade the regular alternating pattern of stepped buttresses with stone caps and segmental-arched headed window openings
- The stone base of the front facade with its alternating height courses of smooth ashlar and the moulded belt courses
- The main entry with its stone surround, Classical shouldered architrave trim and pediment
- The windows on the north and façade with their stone lintels and sills and tripartite window glazing divisions with a wider central bay and narrow upper windows
- The location of the building on its lot with a narrow alleyway on the east adjacent to 485 King Street West (the Daniel Conboy Building, c1884)