

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



HART BUILDING
489 KING STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2014

1. DESCRIPTION



Address: Name	
ADDRESS	489 King Street West (formerly 493 King Street West)
WARD	20
LEGAL DESCRIPTION	PLAN MILITARY RESERVE PT LOT 3 SEC F WITH & SUBJ TO ROW **GRID S2014
NEIGHBOURHOOD/COMMUNITY	King Spadina
HISTORICAL NAME	Hart Building (from 1918-1920 it was known as R G Long & Co.)
CONSTRUCTION DATE	1918
ORIGINAL OWNER	Robert G. Long factory
ORIGINAL USE	Warehouse
CURRENT USE*	Commercial uses – restaurant pub at grade and film and video production studio second – fourth floors * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Not known at this time
DESIGN/CONSTRUCTION/MATERIALS	Brick and stone cladding
ARCHITECTURAL STYLE	Classical with some Collegiate Gothic elements
ADDITIONS/ALTERATIONS	none
CRITERIA	Design/Physical, Associative and Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	May 2014

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 489 King Street West, 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
1793	Governor John Graves Simcoe selects the Toronto Portage as the location for the garrison and the seat of government for Upper Canada, the Town of York. The land between the fort and town south of Lot (Queen) Street is reserved for the military and is known as Garrison Common.
1797	Simcoe's successor Governor Peter Russell extends the town of York westward from Jarvis to Peter Street.
1833	Deputy Surveyor H J Castle lays out New Town which extends from Peter Street to Niagara and includes Wellington Place as a grand boulevard stretching from Clarence Square, east of Brock Street (Spadina Avenue) to Victoria Square at Portland Street. The area south of King Street is populated with large residential estates.
1842	Cane's <i>Topographical Plan of the City of Toronto</i> indicates two buildings on Lot 3, Section F of the Military Reserve Plan on the south side of King street West.
1850-1880	The construction of the railways along the waterfront transforms the area from being primarily residential to industrial and commercial.
1884	In 1884 the eastern half of Lot 3 of Section F of Plan Military Reserve is occupied by a three storey factory owned by Daniel Conboy a carriage top maker. Goads Atlas indicates the western half (489 King Street West) is occupied by small frame buildings and most of the south side of King is occupied by similar small frame buildings.
1903	By 1903 the adjacent Lots 1, 2 and 5 on the south side of King Street West are occupied by large warehouse buildings including the Toronto Lite Co., the Dominion Paper Box Co., and the American Watch Case Company. On the north side of King the corresponding Lots 7-11 are occupied by substantial factory and foundry buildings. The west half of Lot 3 is still occupied by the frame building and outbuilding.
1913	Goad's Atlas indicates the western half of Lot 3 is vacant.
1918	January 3 Building Permit #14327 is issued for a 4-storey building valued at \$40,000 located at 495 (also known as 493 and 489 ¹) King St W to R. G. Long & Co. No architect is identified on the permit. ²
1919	Assessment Rolls indicate R. G. Long as the owner of an unfinished building valued at \$18,000 at 493 King St. West. City Directory lists R. G. Long & Co. Ltd. with a factory at 493 King St. West
1920	Assessment Rolls indicate R. G. Long & Co. Ltd. as the owner and tenant of

¹ In 1884 the west portion of Lot 3 was identified at 413 King Street West. By 1890 it was assigned as 493. By 1924 Goad's indicates it is known as both 493 and 489 King Street West. 495 was also associated with this lot and today is assigned to the building at the rear of the property.

² Information from the City of Toronto Directories, Building Permits, Assessment Rolls and Underwriter's Survey Bureau Plan was provided by Unterman & MacPhail in an Area Survey of King-Spadina conducted for the Toronto Historical Board in 1989. Alterations to a Designated Property, Intention to Designate and HEA-489 King Street West Attachment No. 10

	493 King St. West, value of the building is \$40,000. City Directory lists R. G. Long & Co. Ltd with a factory at 493 King St. West.
1921	Assessment Rolls indicate R. G. Long & Co. Ltd. Mnfrs as the tenant of 493 King St. West. The owner is S. R. Hart & Co. Ltd.
1922	City Directory indicates S. R. Hart & Co at 493 King Street West.
1964	Underwriter's Survey Bureau Plan identifies the property as the Hart Building.

ii. HISTORICAL BACKGROUND

King and Spadina Neighbourhood

The location of the property at 489 King Street West is shown on the property data map (Image 1) where it is situated on the south side of King Street West between Spadina Avenue and Portland Street. The lot is part of Garrison Common. The legal identification of the property as Plan Military Reserve Section F Lot 3 further indicates its historic colonial origins.

In 1793 Governor John Graves Simcoe selected the Toronto Portage as the location for the fort and the seat of government for Upper Canada. The fort or garrison as it was known (now Fort York) was located at Garrison Creek, where Bathurst Street currently meets Lakeshore Blvd. The Town of York was established to the east between George and Parliament Streets. The property now identified as 489 King Street West was a part of the Military Reserve which spanned the area south of Lot (Queen) Street between Fort York and the Town of York. In 1797 Governor Simcoe's successor Peter Russell expanded York westward from George Street as far as Peter Street.

By 1833 with a significant interval of peace since the War of 1812, the Deputy Surveyor H. J. Castle transformed the Garrison Common with a plan for a grand New Town which extended as far as Niagara Crescent. The plan incorporated two squares (Victoria and Clarence) and a broad tree-lined avenue "Wellington Place" which was intended to provide estates for the aristocracy which would stretch from the south side of Wellington Place to Front Street where the lakeshore was intended to be occupied by leisure. New estates included residences for the Anglican Bishop, Chief Justice and the Receiver General. Cane's 1842 *Topographical Plan of the City of Toronto* shows some of these estates with their long carriage drives and tree lined borders. Cane's plan also indicates the more modest development taking place along King Street West where smaller lots were being occupied and Lot 3 of Section F is shown with two small buildings. (Image 2)

The arrival and expansion of the railways along the lakeshore between 1850 and 1880 brought dramatic change. Wharves, warehouses and factories now grew in proliferation ousting the aristocracy from their estates. Streets such as Draper Street and Brant Place were laid out and developed with small lots with a more intense urban density to provide accommodation for factory workers. The leisure grounds along the lakeshore were swiftly replaced with workshops, freight and locomotive houses.

By 1884 the eastern half of Lot 3 with an address of 407 King St West (now 485) had a long narrow three storey brick warehouse building owned by Daniel Conboy who was known as a carriage top maker.³ From Goad's Atlas it would appear that this was the only warehouse on the south side of this portion of King Street West. (Image 3) On the north side however substantial factories were constructed including

³ This is indicated in the Assessment Rolls as well as the City Directory

the Ontario Cabinet Works, 468 King Street West (demolished), The E+C Gurney Stove Foundry, 500 King Street West (1872) and the Toronto Silver Plate Company, 570 King Street West (1882) had been established.

Hart Building

The western half of Lot 3 (413 now 489 King Street West) remained occupied by a frame building and outbuilding from 1884 through to 1903. By 1903 Lots 1,2 and 5 on the south side of King St West were redeveloped with large warehouses for the Toronto Lite Company, 461 King Street West (1901), the Dominion Paper Box Company, 469 King Street West (c 1903), and the American Watch Case Company, 511 King St West (1893). (Image 4) At the back of his property Daniel Conboy had built an addition to his factory which extended the length of his property and then across the back of the western half of Lot 3 and into half of Lot 4. This building still exists today and has the address 495 King St West.

By the time Goad's Atlas was revised in 1913 the original frame buildings on the west half of Lot 3 were gone. (Image 5) In January of 1918 a building permit was issued to R. G. Long to build a 4 storey brick warehouse at 495 King St West (also known as 489 and 493)⁴. No architect was identified on the permit. The assessment rolls confirm the building (at 493 and owned by R. G. Long) was still unfinished in 1918. In 1919 the City of Toronto Directory lists Robert G. Long & Co. Ltd. as both tenant and owner with a head office at 727 King Street West. (Image 6)

By 1922 S. R. Hart & Co. Ltd. are listed in the City of Toronto Directory and identified in the assessment rolls of subsequent years as the owners and tenants of 493 King Street West. The company was a stationers and as late as 1964 the Hart Building is still indicated at this address.⁵

iii. ARCHITECTURAL DESCRIPTION

The Hart Building has a typical warehouse form with its long, narrow, rectangular plan, four-and-a-half storey height and an impressively embellished façade addressing King Street West. (Image 7) Warehouses typically have a post and beam structure to allow maximum openness and flexibility of internal space to accommodate machinery and the movement of goods. This internal arrangement is expressed on the exterior especially on the north and east facades of the Hart Building. The facades are divided into a grid with large windows which are flanked by narrow sections of wall that are buttressed suggesting structural support. Although a subsidiary location to the primary R. G. Long business at 727 King Street, the principal face on King Street has been provided with refined detailing of materials and style that would usually be found on a more prominent public building such as a bank or a church. The four-and-a-half-storey facade is divided with four bays of windows at each level. The lower half storey rises sufficiently out of the ground to include the main entrance door. (Image 8) This level features Classical detailing with its stone base and alternating heights of ashlar courses. The doorway is surrounded by shouldered architrave trim first associated with ancient Greek temples. The ashlar face is capped with a molded belt course and includes a small pediment which provides further emphasis to the entrance.

The use of stone on this façade continues in the window lintels and sills and finally as trim on the arches

⁴ Building Permit # 14327 issued on January 3, 1918 to erect a 4 storey warehouse valued at \$40,000. The building erected is actually 4 ½ storeys.

⁵ Underwriter's Survey Bureau Plan, 1954, rev'd 1964, Plate 61.

at the top storey. The flat, stone, panel shield motifs between the arches, the gables at the parapet with their flattened outer edges as well as the brick piers rising four storeys, provide a strong vertical emphasis and suggest a Gothic influence. (Image 9) Combined with the Classical elements featured above this indicates the persistent spirit of eclecticism which characterized the architecture of the early twentieth century. In contrast to the flamboyant Victorian detailing, the handling here is more restrained. Part of this is evident in the choice of brick which unlike the Victorians' use of red which contrasted sharply with stone or buff brick details the orange-toned brick here provides subtle differentiation.

While the brick on the front face is a consistent tone that on the other three elevations is more utilitarian and varied, a buff brick interspersed with red, even so the use of common bond brick courses with a row of headers in every five rows of stretchers provides a subtle refinement. The east and south façades have the same regular spacing of wide windows with arched headers of brick voussoirs and stone sills. (Image 10) Stepped buttressed piers capped with stone to either side suggest the structural reinforcement needed for such large openings just as they had in the original Gothic cathedrals. On the west façade the windows retain their arched headers but they are fewer, narrower and there are no buttresses. The window glazing is a mix of periods and materials some of which include what appears to be original metal-framed factory glazing with its small panes and narrow muntins. (Image 11)

iv. CONTEXT

The Hart Building sits within and contributes to an important collection of warehouses on this section of King Street between Spadina Avenue and Portland Street. Their period spans between the earliest date of 1872 and the Hart Building's 1918 – almost 50 years of warehouse construction. They are consistent in being clad in brick with 3-5 storey heights and long rectangular plans with the narrow end facing onto King Street. While the King Street facades are typically elaborately decorated either with buff brick or stone trim on red brick the side and back facades are much plainer. Typically the properties include long narrow lane ways which were necessary for deliveries, and maximized access to natural light for the building. These laneways are now a characteristic of the King Spadina neighbourhood frequently colonized as at 489 King Street by outdoor restaurants.

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

The Hart Building 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, low-rise form, wide

structural bays permitting large windows on the north, east and south facades and it displays the dignified embellishments 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.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The Hart Building is directly associated with the development of warehouses in the King Spadina neighbourhood. It is historically significant as its presence yields 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.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the Hart Building is valued as it is as significant contributor to maintaining the consistent warehouse character and scale of this section of King Street West. The Hart Building's distinctive design and materials contributes to the urban and architectural quality of the area. Dating from 1918 and maintaining its original character and features, the Hart Building is physically, functionally, visually and historically linked to its surroundings.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 489 King Street West has design, associative and contextual values. Situated on the south side of King Street West between Spadina Avenue and Portland Street, the Hart Building (1918) is valued as one of a series of warehouse buildings on the street completed as early as 1872. The Hart Building's form, scale and the variation in its details make it a significant early 20th century architectural addition to this important historic collection of warehouses which yields information about the evolution and development of this community to which it remains historically and visually linked.

5. SOURCES

Archival Sources

Assessment Rolls, City of Toronto Archives.

Building Records, Toronto and East York District, Building Application #14327 (1918)

Cane, James, *Topographical Plan of the City and Liberties of Toronto*, 1842

City of Toronto Directories, 1880 ff.
Fleming, S. *Topographical Plan of the City of Toronto*, 1851.
Goad's Atlases, 1880-1923.

Secondary Sources

Blumenson, John J-G. *Identifying American Architecture*, Nashville, 1997.
Brown, Ron. *Toronto's Lost Villages*, 1997.
Browne, H J. *Plan of the City of Toronto*, 1862.
Careless, J M S. *Toronto to 1918: An Illustrated History*. Toronto, 1984
Dendy, William and William Kilbourn. *Toronto Observed: Its Architecture, Patrons and History*. Toronto, 1986.
Kalman, Harold. *A History of Canadian Architecture, Volume 2*. Toronto, 1994.
Lemon, James. *Toronto from 1918: An Illustrated History*. Toronto, 1985.
Lundell, Liz. *The Estates of Old Toronto*, Toronto, 1997.
McHugh, Patricia. *Toronto Architecture: a City Guide*, 2nd ed., 1989.
Unterman & MacPhail. King-Spadina Area Survey for the Toronto Historical Board, 1989.

6. IMAGES

Arrows mark the location of the property at 489 King Street West

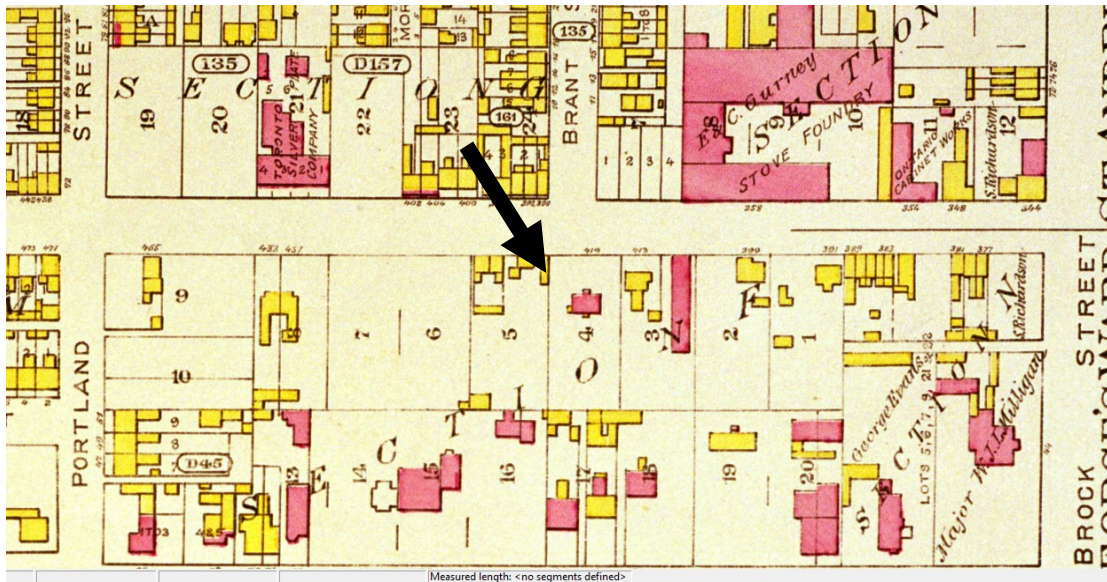


1. City of Toronto Property Data Map: showing the location of the property at 489 King Street West between Spadina Avenue and Portland Street.

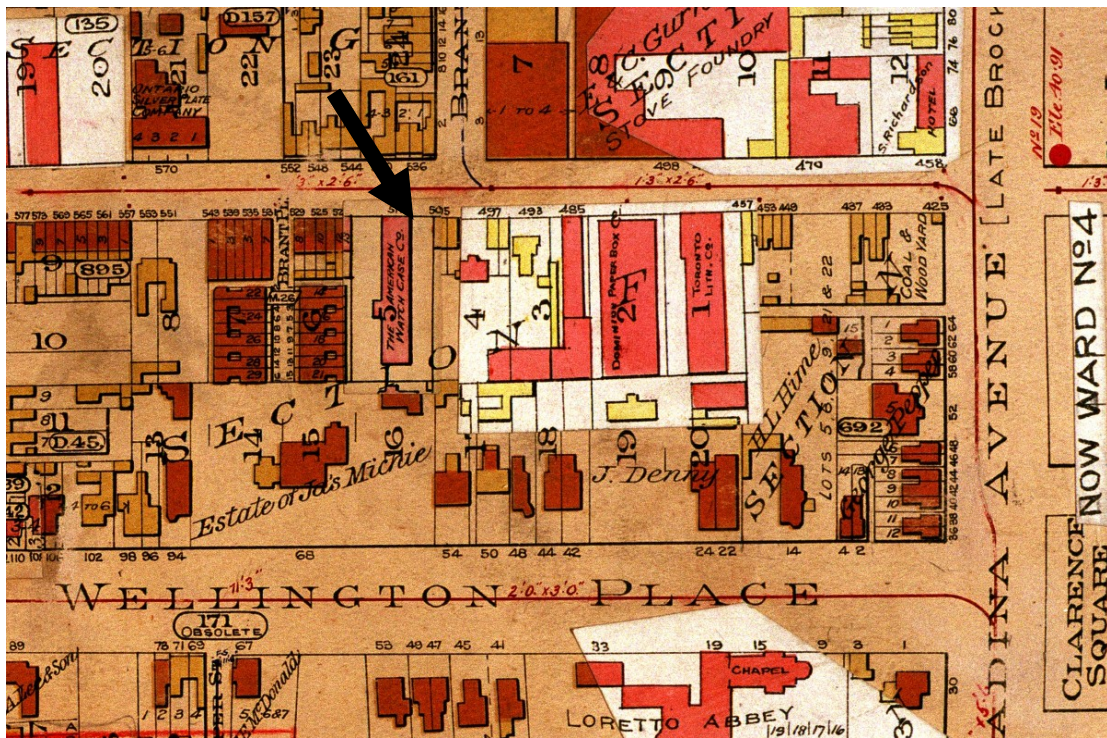


2. Cane, James, *Topographical Plan of the City and Liberties of Toronto*, 1842:

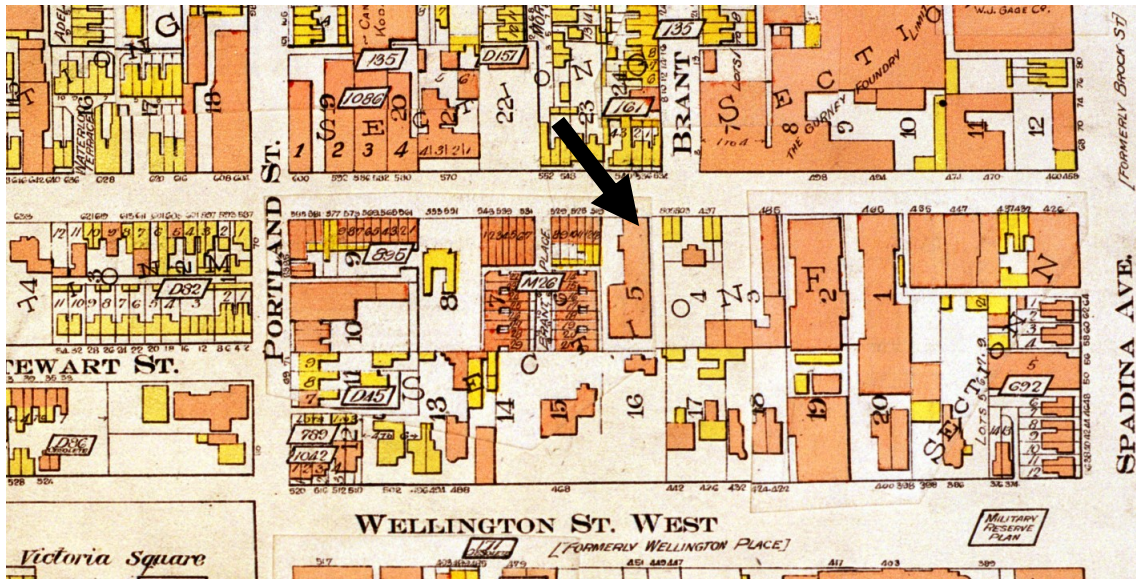
The plan shows a portion of 'New Town' west of York with Wellington Place and Victoria Square and large estates facing the lakeshore. The arrow indicates Lot 3 with two buildings. N.B. Brock Street would later be re-named as Spadina Avenue.



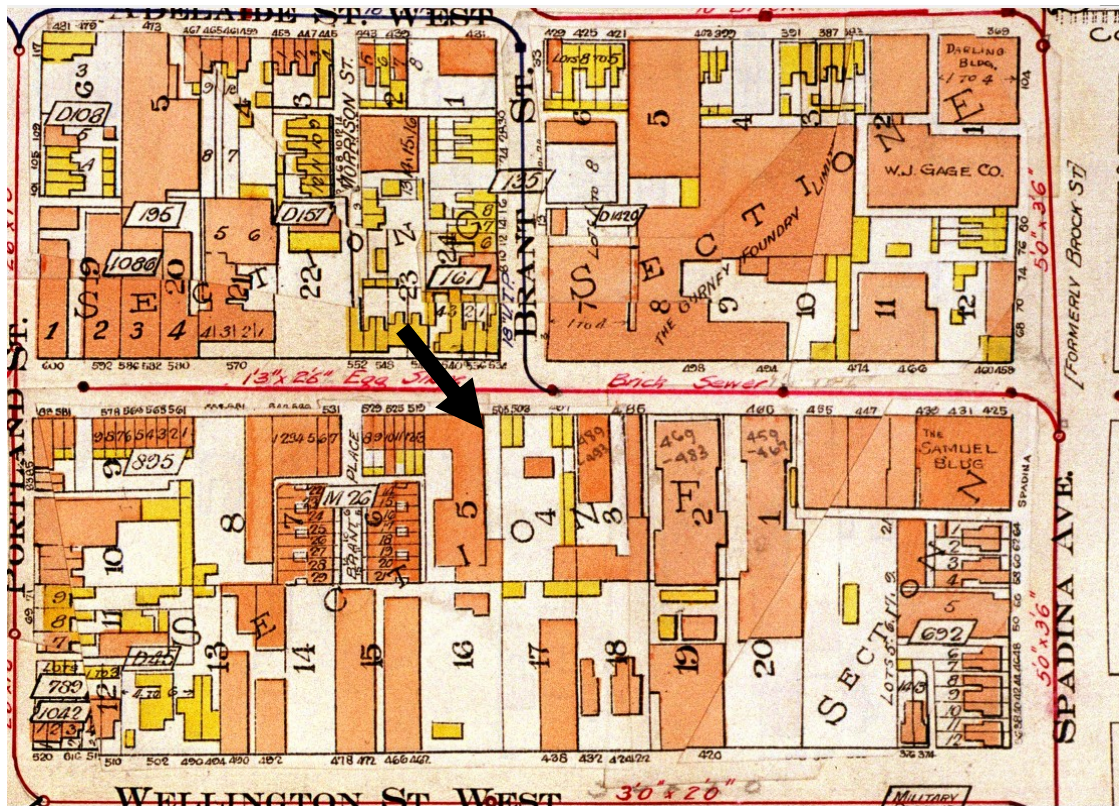
3. Goad's Atlas, 1884: this update shows the frame buildings on the west half of Lot 3 currently identified as 489 King Street West and then known as 413. On the east half is the new Daniel Conboy factory. Other factories are identified on the north side of King.



4. Goad's Atlas, 1903: 485 King Street West is shown with an extension at the rear of Lot 3 and extending to Lot 4. The frame buildings are still shown on the western half of Lot 3 at 493 King Street West. Also shown is the addition of new factories on Lot 1, 2 and 5. Brant Place is fully developed. Brock Street has now been renamed Spadina Avenue.



5. Goad's Atlas, 1913: By this date the frame buildings have been removed from the western half of Lot 3.



6. Goad's Atlas, 1924: This revision shows the new factory building on the western edge of Lot 3 and identified in hand-written notes as both 489 and 493 King Street West.



7. Hart Building, 489 King Street West: principal façade (Heritage Preservation Services, November 2013)



8. Hart Building, 489 King Street West: principal façade and main entry (Heritage Preservation Services, November 2013)



9. Hart Building, 489 King Street West: detail of parapet and stone detailing at upper window arches (Heritage Preservation Services, November 2013)



10. Hart Building, 489 King Street West: showing the east façade with the stone-capped stepped buttresses and varying window glazing (Heritage Preservation Services, November 2013)



11. Hart Building, 489 King Street West: showing the varying treatment of the south and west elevations (Heritage Preservation Services, November 2013)