

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

ATTACHMENT NO. 5

The property at 602 King Street West (with convenience addresses on King and Portland Streets) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. The site was included on the City of Toronto's Heritage Register (formerly known as the Inventory of Heritage Properties) in 2006.

Description

Located on the northwest corner of King Street West and Portland Street in the King-Spadina neighbourhood, the Parisian Laundry Company Building is a three-storey industrial building that was constructed in 1904 and extended in two phases in 1910.

Statement of Significance

The Parisian Laundry Company Building has cultural heritage value for its design as a fine representative example of an early 20th century industrial building that displays features of the Edwardian Classical style popular during the period between 1900 and World War I. With its imposing scale, the building is particularly distinguished by the classical detailing applied to the elaborate door surround, monumental piers and distinctive segmental-arched pediment on the King Street elevation.

The value of the Parisian Laundry Company is also associated with its ability to provide information about the transformation in the early 20th century of the King-Spadina neighbourhood as the city's primary industrial district. Following the Great Fire of 1904 that destroyed Toronto's original manufacturing centre, the Parisian Laundry Company was one of the first businesses to build its factory in this area adjoining the major cross-streets of King Street West and Spadina Avenue.

The cultural heritage value of the Parisian Laundry Building is also linked to its association with Toronto architect Henry Simpson, who designed the 1904 factory while overseeing a solo practice, as well as the 1910 additions in partnership with Robert M. Young. Simpson was one of the most active practitioners of his day who accepted commissions for all types and styles of buildings, including factories and warehouses in the King-Dufferin (now Liberty Village) and King-Spadina manufacturing districts.

Contextually, the Parisian Laundry Company is valued for its contribution to the historical character of the King-Spadina neighbourhood, where it is part of an important collection of factories and warehouses that date to the early 20th century when the area became Toronto's primary industrial area after the Great Fire of 1904. The Parisian Laundry Company Building is also historically and visually linked to its setting on the

northwest corner of King and Portland Streets where its scale, appearance and corner location make it highly prominent in the neighbourhood.

Heritage Attributes

The heritage attributes of the Parisian Laundry Company Building on the property at 602 King Street West are:

- The placement, setback and orientation of the building on the northwest corner of King Street West and Portland Street where the principal elevation faces south toward King Street
- The scale, form and massing of the three-storey rectangular-shaped plan above the raised base with segmental-arched window openings and beneath the flat roof with the chimney (the cornice has been removed)
- The materials, with buff brick cladding and brick, stone and wood trim, including the brick flat arches on the openings
- On the principal (south) elevation, the placement of the main entrance in the centre of the wall in a segmental-arched surround with the classically detailed piers, entablature with dentils, and scrolled pediment
- The oversized piers with classical detailing on the south elevation
- The flat-headed industrial-scale window openings on the principal (south) elevation, which are reduced in size in the upper floors
- On the side walls (east and west), the arrangement of the openings, where the first (ground) floor and second floor openings are placed in two-storey segmental-arched surrounds, with pairs of segmental-arched window openings in the third storey