

MAP: CONTRIBUTING PROPERTIES IN THE KING-SPADINA HERITAGE CONSERVATION DISTRICT PLAN (2017)



North Arrow
Not to Scale
June 2017

Toronto
Contributing Properties

Proposed King-Spadina
Heritage Conservation District

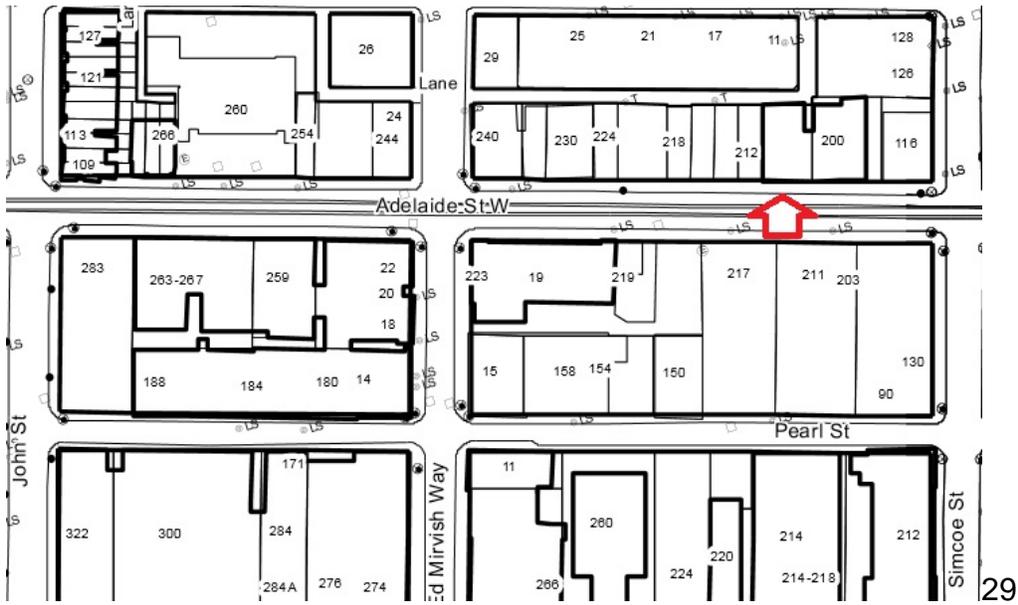
This map is found on page 55 of the King-Spadina Heritage Conservation District Plan. Note: many of the properties shown are listed on the City of Toronto's Heritage Register and/or designated as individual properties under Part IV, Section 29 of the Ontario Heritage Act

ADELAIDE STREET WEST PROPERTIES

Location maps, photographs and Statements of Significance (Reasons for Inclusion) are provided for the following addresses on Adelaide Street West in King-Spadina:

208 Adelaide Street West
212 Adelaide Street West
224 Adelaide Street West
244 Adelaide Street West
257 Adelaide Street West
302-308 Adelaide Street West
312 Adelaide Street West
355 Adelaide Street West
380 Adelaide Street West
383 Adelaide Street West
445 Adelaide Street West
447-453 Adelaide Street West
487 Adelaide Street West
490 Adelaide Street West
504 Adelaide Street West
506 Adelaide Street West
512-514 Adelaide Street West

LOCATION MAP AND PHOTOGRAPH: 208 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 208 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 208 Adelaide Street West (including the entrance address at 210 Adelaide Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 208 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Simcoe and Duncan streets, the property at 208 Adelaide Street West contains a three-storey commercial building dating to 1923 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 208 Adelaide Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 208 Adelaide Street West is distinguished by its classical design, particularly the stone detailing that includes cornices on the principal (south) elevation.

Contextually, the property at 208 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 208 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of a collection of early 20th century commercial structures on the north side of the thoroughfare, west of Simcoe Street.

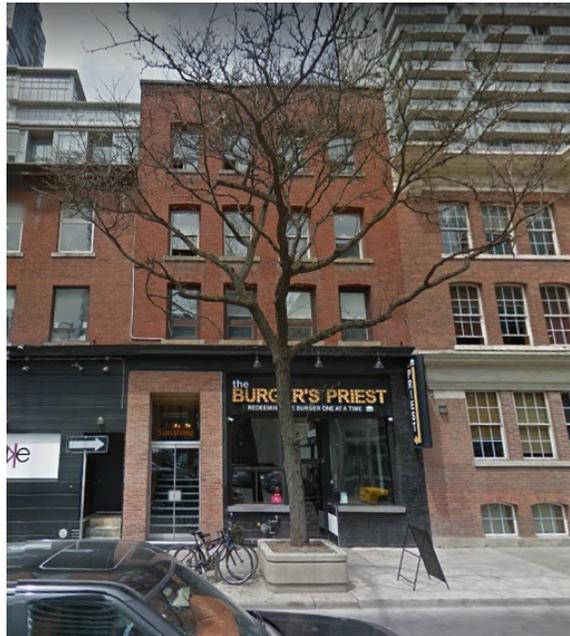
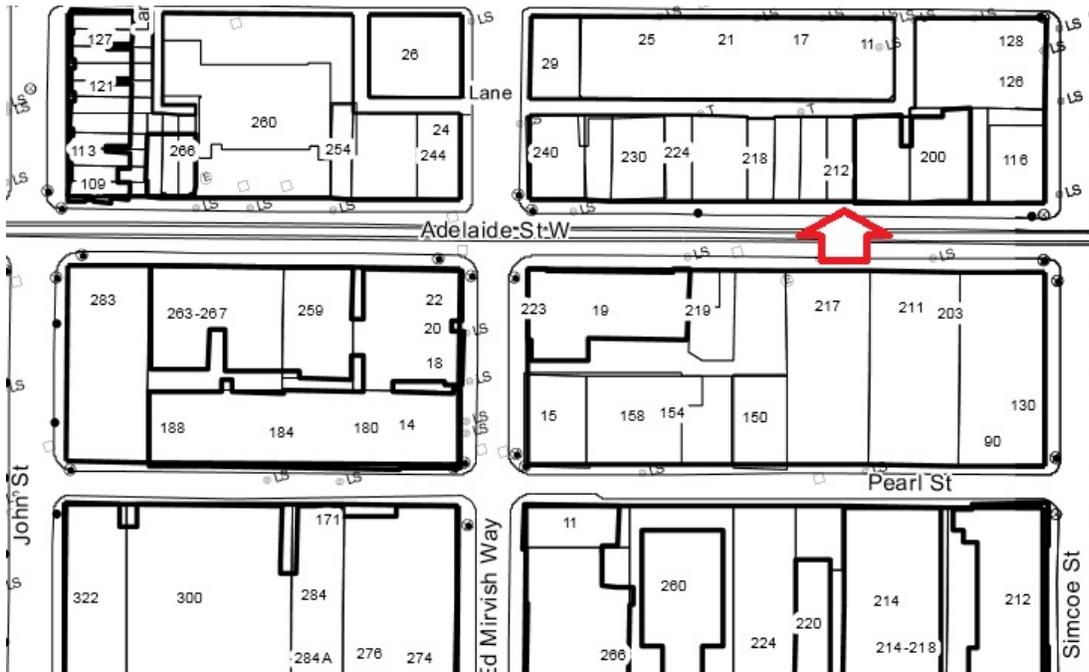
Heritage Attributes

The heritage attributes of the building at 208 Adelaide Street West are:

- The setback, placement and orientation of the building on the north side of the street between Simcoe and Duncan streets
- The scale, form and massing of the three-storey plan above the raised base with the segmental-arched window openings
- The flat roofline with the stone cornice with the modillion blocks and the decorated frieze
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The principal (south) elevation, with the tripartite organization comprising the base with the stone cornice and the brick piers with coping, the two-storey shaft and the cornice
- On the south elevation, the main entrance, which is centered in the first floor and contains a pair of panelled wood doors with glass inserts, which is repeated on the entrance in the right (east) bay
- The fenestration on the south elevation, with the tripartite window openings with the continuous stone sills and brick piers in the first storey, the trios and pairs of segmental-arched openings in the second and third stories with the brick flat arches and the continuous stone sills, and the six-over-six sash windows

Note: the east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 212 ADELAIDE STREET WEST



2016 Photograph (right): www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 212 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 212 Adelaide Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 212 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Simcoe and Duncan streets, the property at 208 Adelaide Street West contains a three-storey commercial building dating to 1855 in the King-Spadina HCD Plan (2017). However, archival records indicate that the original building was replaced in the early 1900s by this custom-built structure that was first illustrated on Goad's Atlas in 1910 when the City Directory indicates that it was occupied by a hat manufacturer.

Statement of Significance

The property at 212 Adelaide Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 212 Adelaide Street West is distinguished by its classical design, height and symmetry.

Contextually, the property at 212 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 212 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of a collection of early 20th century structures on the north side of the thoroughfare, west of Simcoe Street.

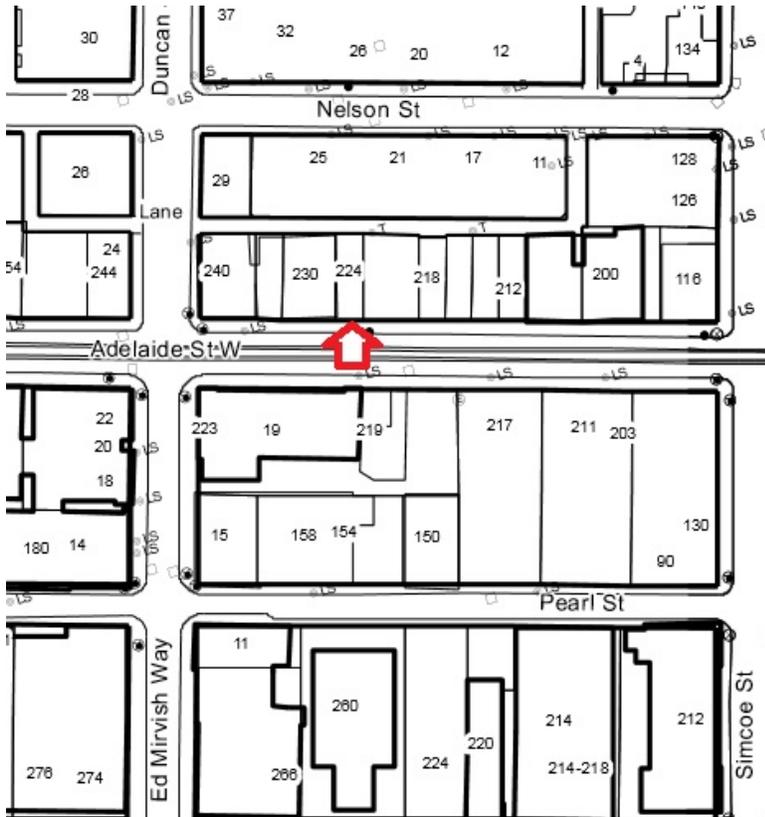
Heritage Attributes

The heritage attributes of the building at 212 Adelaide Street West are:

- The setback, placement and orientation of the building on the north side of the street between Simcoe and Duncan streets
- The scale, form and massing of the four-storey rectangular-shaped plan
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into four bays above the first or ground-floor storefront, which has been altered (the entrance in the left or west bay is not original)
- On the south elevation, the fenestration in the upper stories with the symmetrically-placed segmental-arched openings with the brick detailing and the stone sills

Note: the east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 224 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 224 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 224 Adelaide Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under contextual value, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 224 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Simcoe and Duncan streets, the property at 224 Adelaide Street West contains a 1½-storey house form building dating to 1880 in the King-Spadina Heritage Conservation District Plan (2017).

Statement of Significance

Contextually, the property at 224 Adelaide Street West is valued for the role of the residential building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

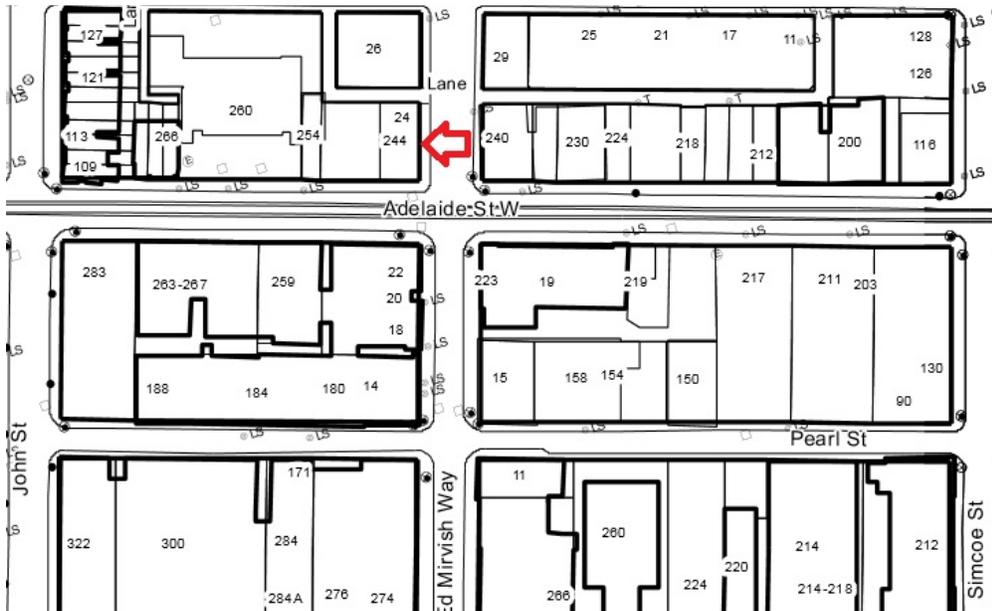
The detached house form building at 224 Adelaide Street West is historically, visually and physically linked to its setting on the north side of the street where it is the only surviving residential building on the thoroughfare between Simcoe and Peter streets.
Heritage Attribute:

The heritage attributes of the building at 224 Adelaide Street West are:

- The setback, placement and orientation of the building on the north side of the street
- The scale, form and massing of the 1½-storey rectangular-shaped plan
- The gable roof with the gable on the north slope containing wood bargeboard

Note: On the principal (south) elevation, the first or ground storey is concealed by a commercial addition that is not identified as a heritage attribute. The east and west side elevations adjoin the neighbouring buildings. No heritage attributes are found on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 244 ADELAIDE STREET WEST
(INCLUDING 24 DUNCAN STREET)



STATEMENT OF SIGNIFICANCE: 244 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 244 Adelaide Street West (including the entrance address at 24 Duncan Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 244 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the southeast corner of Duncan Street, the property at 244 Adelaide Street West contains a five-storey commercial building dating to 1910 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 244 Adelaide Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 244 Adelaide Street West is distinguished by its classical design, particularly the detailing on the south entrance, window openings and cornices.

Contextually, the property at 244 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 244 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it anchors the northwest corner of Duncan Street and is part of an important collection of early-20th century warehouses on Duncan Street, north of King Street West.

Heritage Attributes

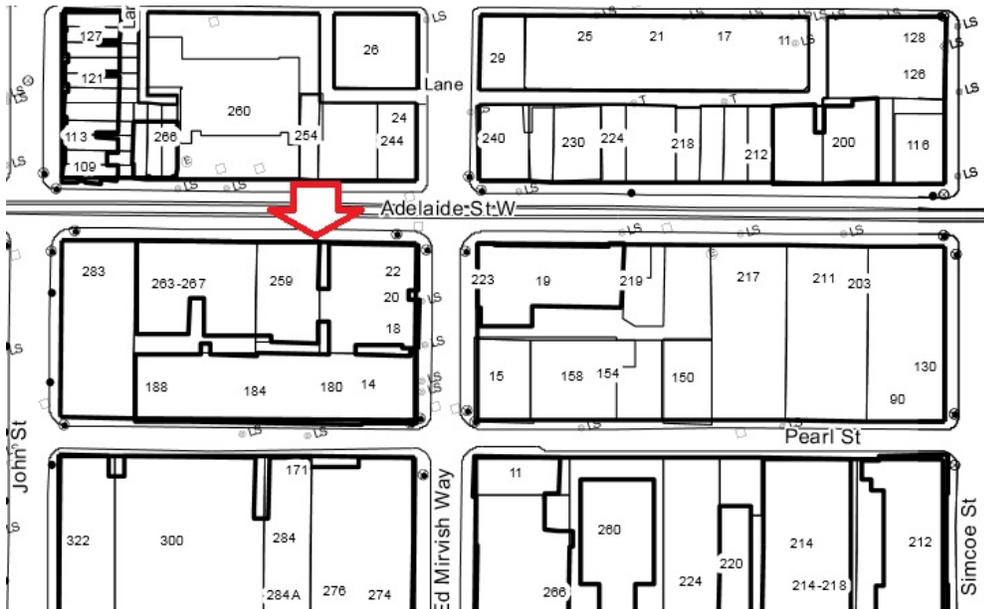
The heritage attributes of the building at 244 Adelaide Street West are:

- The setback, placement and orientation of the building on the northeast corner of Adelaide and Duncan streets

- The scale, form and massing of the five-storey plan above the raised base with the flat-headed window openings (south and east)
- The flat roofline
- The materials, with the buff brick cladding and the brick and stone detailing (the south elevation has been clad with stucco)
- On the principal (south) elevation and the east side elevation, the tripartite organization with the single-storey base with the banding and cornice, the three-storey shaft with the piers, and the single-storey attic
- On the south elevation, the main entrance, which is centred in the wall in a stone surround with classical detailing (the door and transom have been replaced)
- The fenestration on the south elevation, with the symmetrically-placed flat-headed openings, the keystones and sills on the openings in the upper stories, and the round-arched openings in the attic level (the window openings have been altered)
- On the east elevation on Duncan Street, the symmetrically-placed segmental-arched window openings with the brick flat arches and stone sills, and the secondary entrance in the right (north) bay (the door and transom have been replaced)

Note: the west side elevation adjoins the neighbouring building. The rear (north) elevation, which is viewed from Duncan Street, has flat-headed openings, which are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH: 257 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 257 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 257 Adelaide Street West (including the entrance addresses at 255, 259 and 261 Adelaide Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 257 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Simcoe and Duncan streets, the property at 257 Adelaide Street West contains a six-storey commercial building dating to 1910 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 257 Adelaide Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 257 Adelaide Street West is distinguished by its classical design particularly the brick banding and the stone detailing on the entrance, piers and cornice.

Contextually, the property at 257 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 257 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of a collection of early 20th century warehouses, including the adjoining Purman Building (1915), the listed heritage property at 263 Adelaide Street West.

Heritage Attributes

The heritage attributes of the building at 257 Adelaide Street West are:

- The setback, placement and orientation of the building on the south side of the street between Duncan and John streets
- The scale, form and massing of the six-storey plan above the raised base with the segmental-arched window openings, the brick flat arches and the stone sills
- The flat roofline
- The materials, with the red brick cladding with the brick and stone detailing
- The principal (north) elevation, where the elaborate stone cornice separates the first storey from the upper floors
- On the north elevation, the main entrance, which is placed in a stone surround at the west end of the first (ground) floor (the original doors have been replaced with a recessed entrance), and the secondary entrance near the east end (which has been altered)
- Above the first floor, the organization of the upper stories with brick piers with stone coping, and the banded piers in the outer bays
- The fenestration on the north elevation, with the flat-headed openings with the stone sills, and in the outer bays, the segmental-arched openings with the brick voussoirs and keystones
- The east elevation, which is viewed from Adelaide Street and has segmental-arched window openings in the first floor, flat-headed window openings with stone sills in the upper stories, and stone band courses

Note: the west side elevation adjoins the neighbouring building. The rear (south) elevation is not identified as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH: 302-310 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 302, 304, 306 AND 308 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The properties at 302, 304, 306 and 308 Adelaide Street West (including the entrance addresses at 306A, 308B and 310 Adelaide Street West) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 302, 304, 306 and 308 Adelaide Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the northeast corner of Widmer Street, the properties at 302, 304, 306 and 308 Adelaide Street West contain a row of five 2½-storey row houses dating to 1889 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 302, 304, 306 and 308 Adelaide Street West have cultural heritage value for their design as residential buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The row of contiguous houses represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 302, 304, 306 and 308 Adelaide Street West are distinguished by their designs as Toronto Bay-n-Gable houses, with the prototypical arrangement of bay windows beneath gabled roofs and the surviving decorative wood detailing in some of the gables.

Contextually, the properties at 302, 304, 306 and 308 Adelaide Street West are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As surviving 19th century residential buildings, the row houses at 302, 304, 306 and 308 Adelaide Street West are historically, visually and physically linked to their setting on the northeast corner of Widmer Street where, directly south, the row houses at 10-20 Widmer (1876) are listed on the City's Heritage Register.

Heritage Attributes

The heritage attributes of the buildings at 302, 304, 306 and 308 Adelaide Street West are:

- The setback, placement and orientation of the five buildings on the northeast corner of Adelaide and Widmer streets
- The scale, form and massing of the 2½-storey rectangular shaped plans above the raised bases
- The cross-gable roofs
- The materials, with the brick cladding and the brick, stone and wood detailing (part of the brickwork has been painted)
- The principal (south) elevations, where four of the units are organized as mirror images with the entrances placed side-by-side, and all of the units have bay windows above raised bases (the openings in the bases are alterations)
- The entrances on the south elevations, which are placed in flat-headed openings with transoms (the entrance on the unit at 308 Adelaide has been altered)
- Above the entrances, the flat-headed window openings in the second storey with the stone sills and the continuous brick string courses
- The bay windows on the south elevations, with the stone sills, the stone lintels on the first-floor openings, the brick string courses on the second-storey and attic openings, the cornices at the first storey, and the wood bargeboard in the gables

Note: The west side elevation of the unit at 308 Adelaide Street West (with the entrance address at 310 Adelaide) faces Widmer Street and has flat-headed window openings in all of the stories. The east side elevation of the unit at 302 Adelaide Street West adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevations.

LOCATION MAP AND PHOTOGRAPH: 312 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 312 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 312 Adelaide Street West (including the entrance addresses at 316 and 320 Adelaide Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 312 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the northwest corner of Widmer Street, the property at 312 Adelaide Street West contains an eight-storey commercial building dating to 1929 in the King-Spadina HCD Plan (2017). Archival records indicate that it was known historically as the Manufacturer's Building and designed by Toronto architects Baldwin and Greene for David Garfinkel.

Statement of Significance

The property at 312 Adelaide Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 312 Adelaide Street West is distinguished by its classical design, particularly the contrasting brick detailing that extends to the south roofline and spandrels.

Contextually, the property at 312 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 312 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it anchors the northwest corner of Widmer Street.

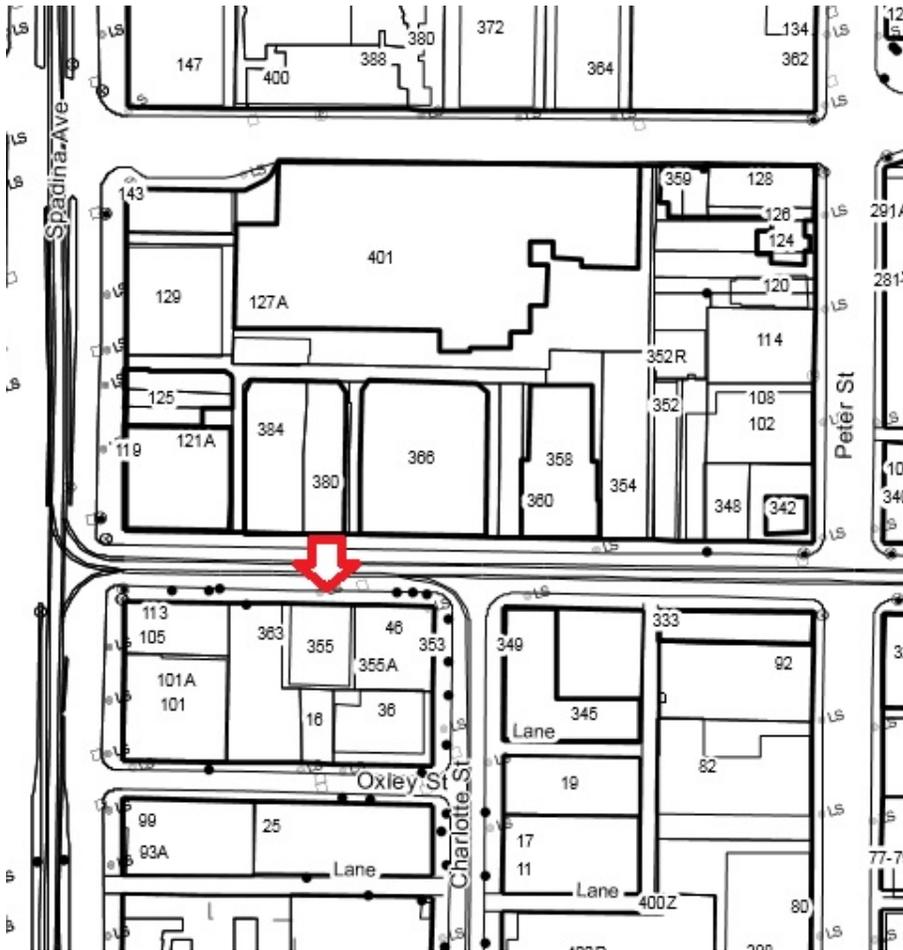
Heritage Attributes

The heritage attributes of the building at 312 Adelaide Street West are:

- The setback, placement and orientation of the building on the northwest corner of Adelaide and Widmer streets
- The scale, form and massing of the eight-storey plan
- The flat roofline with the corbelled brickwork on the south and east elevations
- The materials, with the brick cladding, which is mottled in the lower stories, and the brick and stone detailing
- The principal (south) elevation, which is organized into seven bays by brick piers, with the narrow centre bay
- On the south elevation, the first storey with the entrances and the oversized window openings (which have been altered)
- The fenestration on the south elevation, with the single openings in the centre bay, the tripartite flat-headed openings in the upper stories, and the detailing in contrasting brick, including the cross pattern between the second and third floors and the spandrels on the eighth floor
- The east side elevation on Widmer Street, with the contrasting brickwork in the lower stories, the brick piers that organize the tripartite flat-headed window openings in the upper stories, and the continuation of the decorative spandrels from the south elevation

Note: the west side elevation adjoins the neighbouring building. The rear (north) elevation, which is viewed from Widmer Street, has flat-headed openings and an extended elevator shaft, which are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH: 355 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 355 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 355 Adelaide Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 355 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Simcoe and Duncan streets, the property at 355 Adelaide Street West contains a six-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017). Archival records indicate that it was known historically as the Gelber Building and designed by Toronto architect Benjamin Brown for the Imperial Clothing Company.

Statement of Significance

The property at 355 Adelaide Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 355 Adelaide Street West is distinguished by the classical design, particularly the banded brickwork, the cornice marking the base, and the round-arches and parapets in the outer bays.

Contextually, the property at 355 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 355 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of early 20th century warehouses adjoining the King and Spadina intersection that includes the Hobberlin Building (1920) and the Ellis Building (1922), recognized heritage properties on the opposite side of Adelaide.

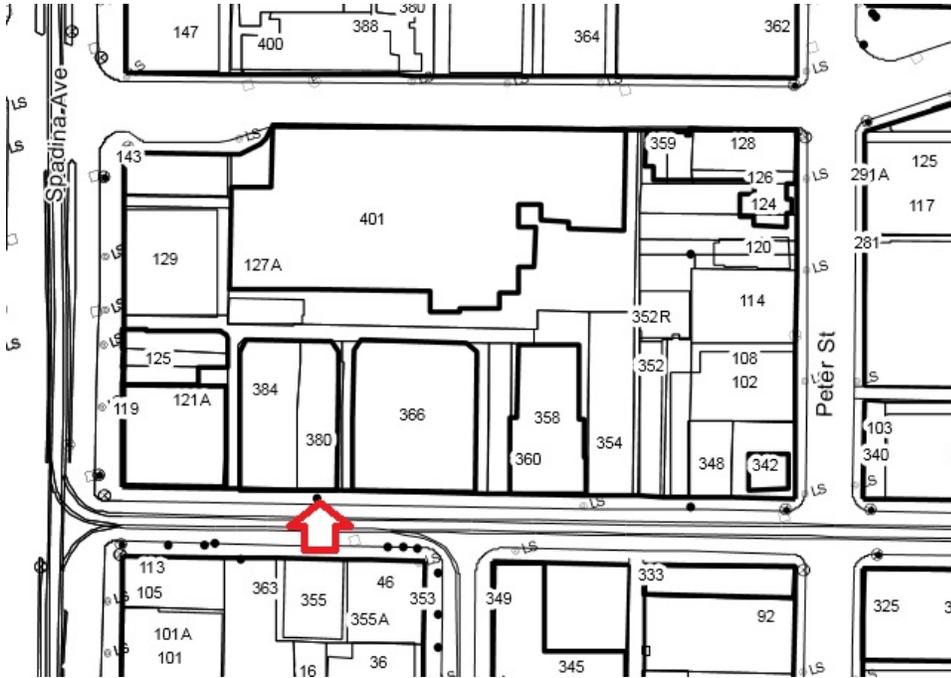
Heritage Attributes

The heritage attributes of the building at 355 Adelaide Street West are:

- The setback, placement and orientation of the building on the south side of the street, east of Spadina Avenue
- The scale, form and massing of the six-storey plan above the raised base with the flat-headed window openings
- The flat roofline with the parapets on the north end
- The materials, with the buff brick cladding and the brick and stone detailing
- The principal (north) elevation, with the tripartite organization comprising the base with the cornice and banded brickwork, the four-storey shaft, and the attic
- On the north elevation, the main entrance, which is placed in the left (east) bay in a stone surround with a keystone and adjoined by flat-headed window openings with stone keystones and sills (one of the openings has been converted to an entrance)
- The fenestration on the south elevation, where single and double openings with stone sills are organized by brick piers, including the round-arched openings with the blind transoms and stone keystones in the fourth storey
- The east and west side elevations, which are viewed from Adelaide Street East, Spadina Avenue and Charlotte Street, and repeat the regularly placed flat-headed window openings

Note: The rear (south) elevation, which is viewed from Oxley Street and has symmetrically-placed flat-headed window openings, is not identified as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH: 380 ADELAIDE STREET WESET



STATEMENT OF SIGNIFICANCE: 380 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 380 Adelaide Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 380 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street, east of Spadina Avenue, the property at 380 Adelaide Street West contains a two-storey commercial building dating to 1929 in the King-Spadina HCD Plan (2017). Archival records indicate that it was known historically as the British Aluminum Building and designed by Toronto architects Chapman and Oxley.

Statement of Significance

The property at 380 Adelaide Street West has cultural heritage value for its design as a detached commercial building with (styling) associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 380 Adelaide Street West with its Art Moderne design, particularly the stone detailing and the mixture of the vertical and the extended horizontal window openings.

Contextually, the property at 380 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 380 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of early 20th century warehouses adjoining the King and Spadina intersection that includes the adjoining Hobberlin Building (1920) and Ellis Building (1922).

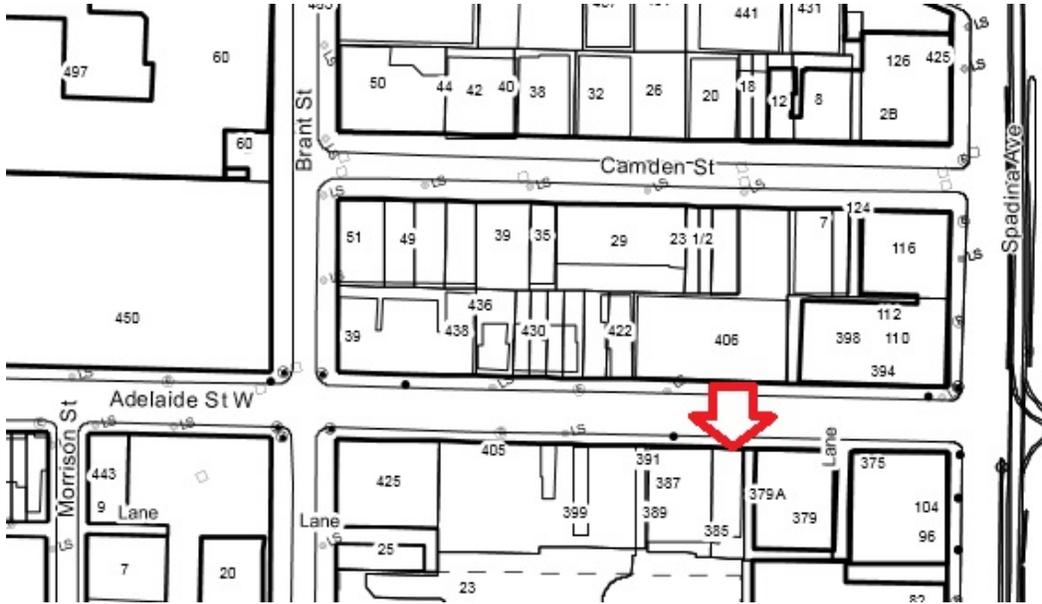
Heritage Attributes

The heritage attributes of the building at 380 Adelaide Street West are:

- The setback, placement and orientation of the building on the north side of the street, east of Spadina Avenue
- The scale, form and massing of the two-storey plan above the extended base with the flat-headed window openings
- The flat roofline with the coping
- The materials, with the brown brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into three bays by brick piers with stone coping
- On the south elevation, the main entrance, which is placed in the left (west) bay in a round-arched stone surround (the doors have been replaced) beneath a single flat-headed window opening with stone detailing
- The fenestration on the south elevation, with the oversized flat-headed window openings in the upper stories with the stone lintels and sills, and the vertical opening above the entrance
- The east side elevation, which is viewed from Adelaide Street, with the regularly-placed flat-headed window openings

Note: the west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 383 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 383 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 383 Adelaide Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 383 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between Spadina Avenue and Brant Street, the property at 383 Adelaide Street West contains a two-storey commercial building dating to 1945 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 383 Adelaide Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 383 Adelaide Street West is distinguished by its well-crafted Art Moderne design, particularly its diminutive scale, restrained brick and stone detailing, and distinctive signage.

Contextually, the property at 383 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 383 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where, with its placement beside the Gage Building (1912), the listed heritage property at 379 Adelaide, it contributes to the collection of 20th century buildings on the street, west of Spadina Avenue.

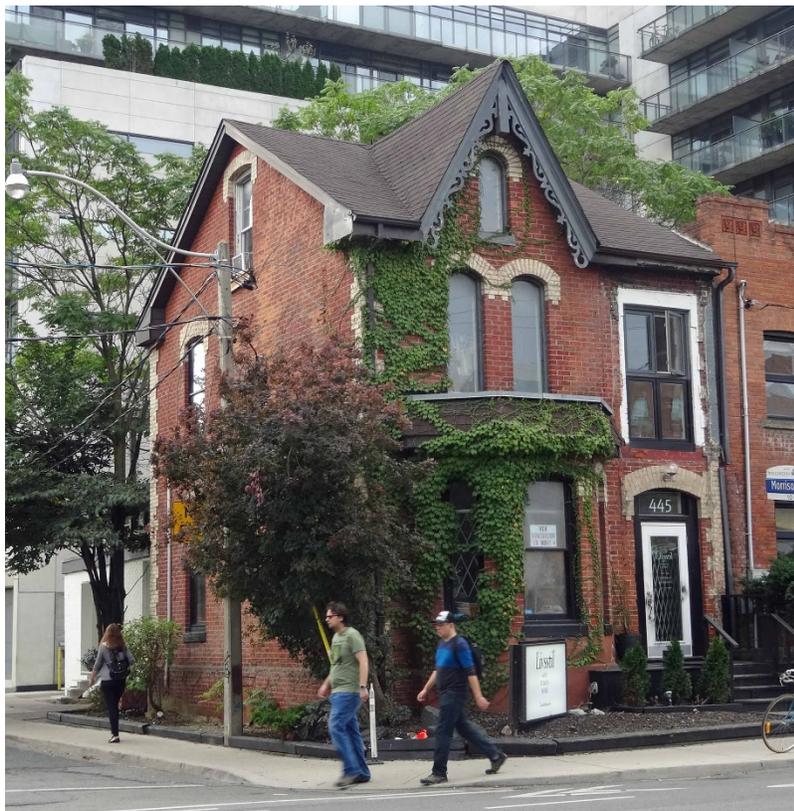
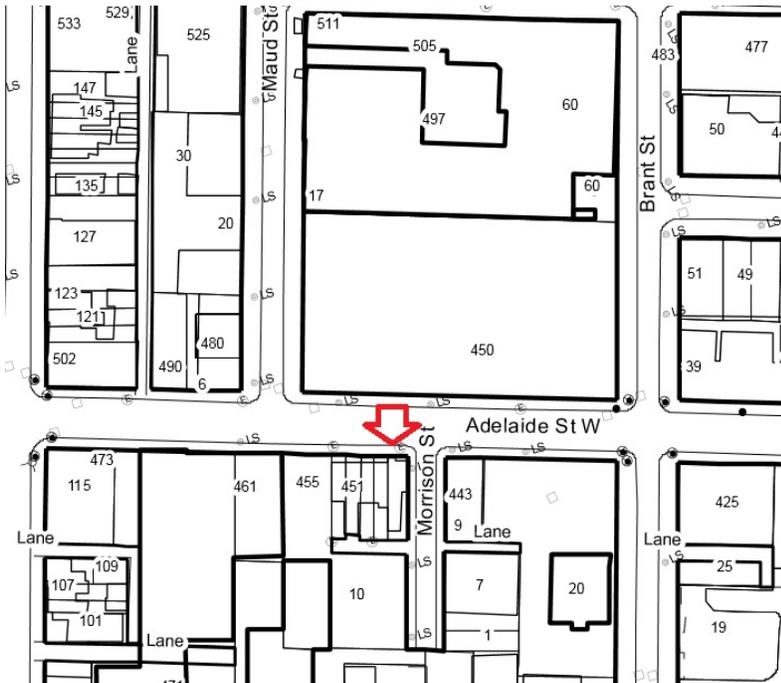
Heritage Attributes

The heritage attributes of the building at 383 Adelaide Street West are:

- The setback, placement and orientation of the building on the south side of the street between Spadina Avenue and Brant street
- The scale, form and massing of the two-storey plan
- The flat roofline with the stepped parapet and signage” on the north end labeled “Lorne Building
- The materials, with the brown brick cladding and the brick and stone detailing
- The principal (south) elevation, where a stylized cornice and stone piers mark the first (ground) floor (where the door and window openings have been altered), and the second storey has a pair of tripartite flat-headed window openings with continuous stone sills and banded brickwork
- The east side elevation, which is viewed from Adelaide Street, with the regularly-placed flat-headed window openings

Note: the west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (south) elevation.

LOCATION MAP AND PHOTOGRAPH: 445 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 445 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 445 Adelaide Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 445 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the southwest corner of Morrison Street, the property at 445 Adelaide Street West contains a 2½-storey house form building dating to 1880 in the King-Spadina Heritage Conservation District Plan (2017).

Statement of Significance

The property at 445 Adelaide Street West has cultural heritage value for its design as a residential building associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The detached house represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The building at 445 Adelaide Street West is distinguished by its late Victorian design with the pattern brick detailing and decorative wood bargeboard.

Contextually, the property at 445 Adelaide Street West is valued for the role of the residential building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As a surviving 19th century residential building, the detached house at 445 Adelaide Street West is historically, visually and physically linked to its setting on the southwest corner of Morrison Street where it adjoins the row houses (1905) at 447-453 Adelaide, which complement it in scale and setback, and faces St. Andrew's Playground, an important neighbourhood feature.

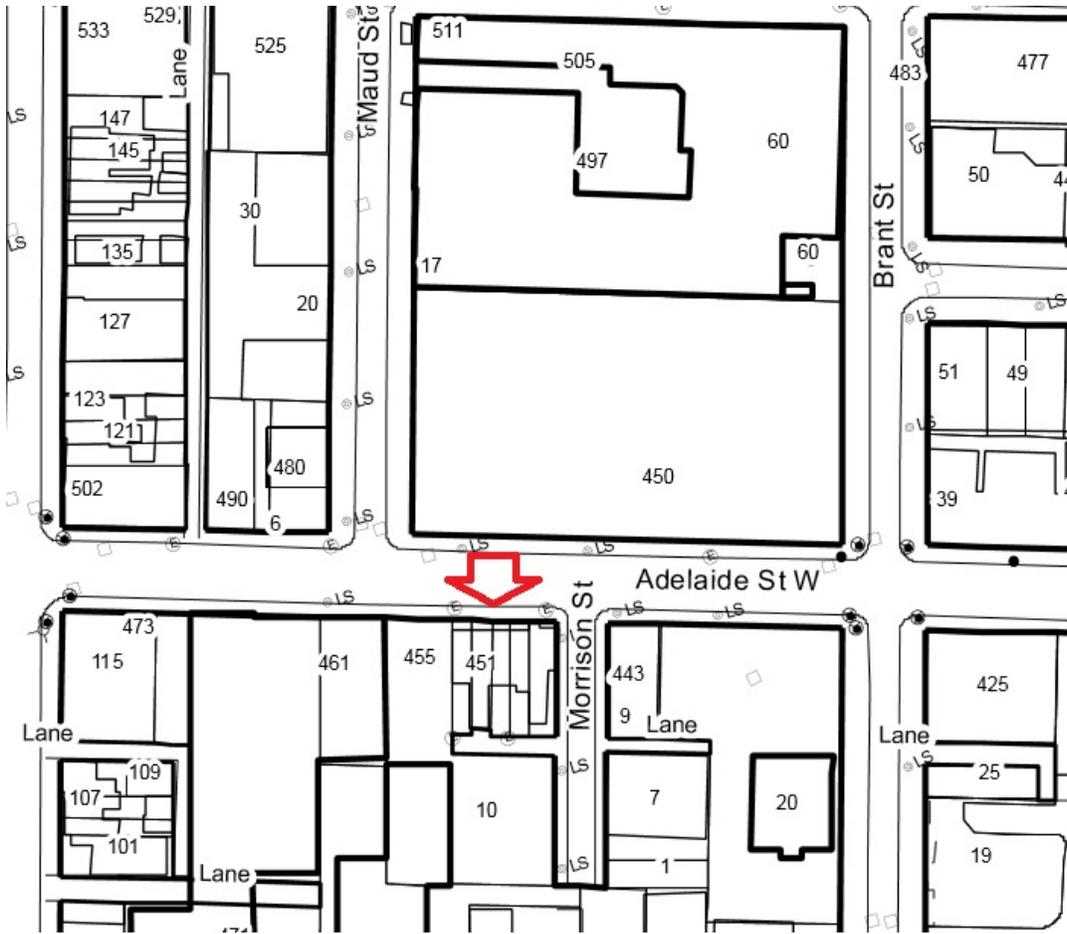
Heritage Attributes

The heritage attributes of the building at 445 Adelaide Street West are:

- The setback, placement and orientation of the building on the southwest corner of Adelaide and Morrison streets
- The scale, form and massing of the 2½-storey rectangular-shaped plan
- The gable roof with the returned eaves on the east end and the gable on the north slope containing wood bargeboard
- The materials with the red brick cladding, the contrasting buff brick detailing that includes the corner quoins, and the stone and wood trim
- The principal (north) elevation, which is organized into two bays with the single-storey bay window in the left (east) bay and the main entrance with the transom in the right (west) bay
- On the north elevation, the segmental-arched and round-arched openings with the brick hood moulds and, on the window openings, the stone sills (the opening above the entrance has been altered)
- The east side elevation on Morrison Street, with the single window openings with the pattern brickwork in the first, second and attic stories

Note: The west side elevation adjoins the neighbouring building. No heritage attributes are found on the rear (south) elevation and wings.

LOCATION MAP AND PHOTOGRAPH: 447-453 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 447, 449, 451 AND 453 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The properties at 447, 449, 451 and 453 Adelaide Street West are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 447, 449, 451 and 453 Adelaide Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street, west of Morrison Street, the properties at 447, 449, 451 and 453 Adelaide Street West contain a row of four two-storey row houses dating to 1905 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 447, 449, 451 and 453 Adelaide Street West have cultural heritage value for the design of the residential buildings with Edwardian Classicism associated with the first wave of development in the King-Spadina neighbourhood in the 19th century that was interrupted by the Great Fire of 1904 and the transition of the area. The row houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 447, 449, 451 and 452 Adelaide Street West are distinguished by their classical design, particularly the segmental-arched parapet with the terra cotta detailing.

Contextually, the properties at 447, 449, 451 and 452 Adelaide Street West are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The row houses are historically, visually and physically linked to their setting on the south side of Adelaide Street West, west of Morrison Street, where they adjoin a late-19th century detached house at 445 Adelaide, which complements them in scale and setback, and faces St. Andrew's Playground, an important neighbourhood feature.

Heritage Attributes

The heritage attributes of the buildings at 447, 449, 451 and 453 Adelaide Street West are:

- The setback, placement and orientation of the row of four buildings on the south side of Adelaide Street West, west of Morrison Street
- The scale, form and massing of the two-storey rectangular-shaped plan above the raised base with the window openings
- The flat roofline with the piers on the northeast and northwest corners, the central segmental-arched pediment, and the terra cotta panels
- The materials, with the brick cladding and the brick, stone and terra cotta detailing
- The principal (north) elevations where the four units are arranged as mirror images with the main entrances placed side-by-side in segmental-arched openings (the original doors have been replaced)
- On the principal (north) elevations, each unit has a single oversized segmental-arched window opening in the first (ground) floor and a pair of segmental-arched window openings in the second storey, with brick flat arches and (on the window openings) stone sills

Note: The east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (south) elevations.

STATEMENT OF SIGNIFICANCE: 487 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 487 Adelaide Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 487 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the southwest corner of Portland Street, the property at 487 Adelaide Street West contains a two-storey commercial building dating to 1951 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 487 Adelaide Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 487 Adelaide Street West is distinguished by its Art Moderne design, particularly the simplified design the variety of linear window shapes and the detailing on the recessed north entrance.

Contextually, the property at 487 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 487 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it anchors the southwest corner of Portland Street and, with its setting adjoining late-19th century commercial and residential buildings and early-20th century warehouses, reflects the evolution of the community.

Heritage Attributes

The heritage attributes of the building at 487 Adelaide Street West are:

- The setback, placement and orientation of the building on the southwest corner of Adelaide and Brant streets
- The scale, form and massing of the two-storey plan above the raised base with the large flat-headed window openings
- The flat roofline with the coping
- The materials, with the buff brick cladding and the brick and stone detailing
- The principal (north) elevation, where the main entrance is placed in the centre of the wall in a stone surround, surmounted by a narrow flat-headed window opening and flanked by trios of tripartite flat-headed window openings with stone sills
- The east elevation, which extends nine bays on Portland Street, with the symmetrically-placed flat-headed window openings with stone sills and, in the centre of the wall, the entrance in the stone surround

Note: the west side elevation adjoins the neighbouring building. While viewed from Portland Street, the rear (south) elevation with the flat-headed openings is not identified as a heritage attribute.

STATEMENT OF SIGNIFICANCE: 490 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 490 Adelaide Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 490 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Maud and Portland streets, the property at 490 Adelaide Street West contains a three-storey commercial building dating to 1910 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 490 Adelaide Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 490 Adelaide Street West is distinguished by its classical design, particularly the round-arched surround on the south entrance.

Contextually, the property at 490 Adelaide Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 490 Adelaide Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it stands opposite the complementary warehouse that is the north wing of the Canadian Kodak Building (1902-1904) at 582 King Street West, which is recognized on the City's Heritage Register.

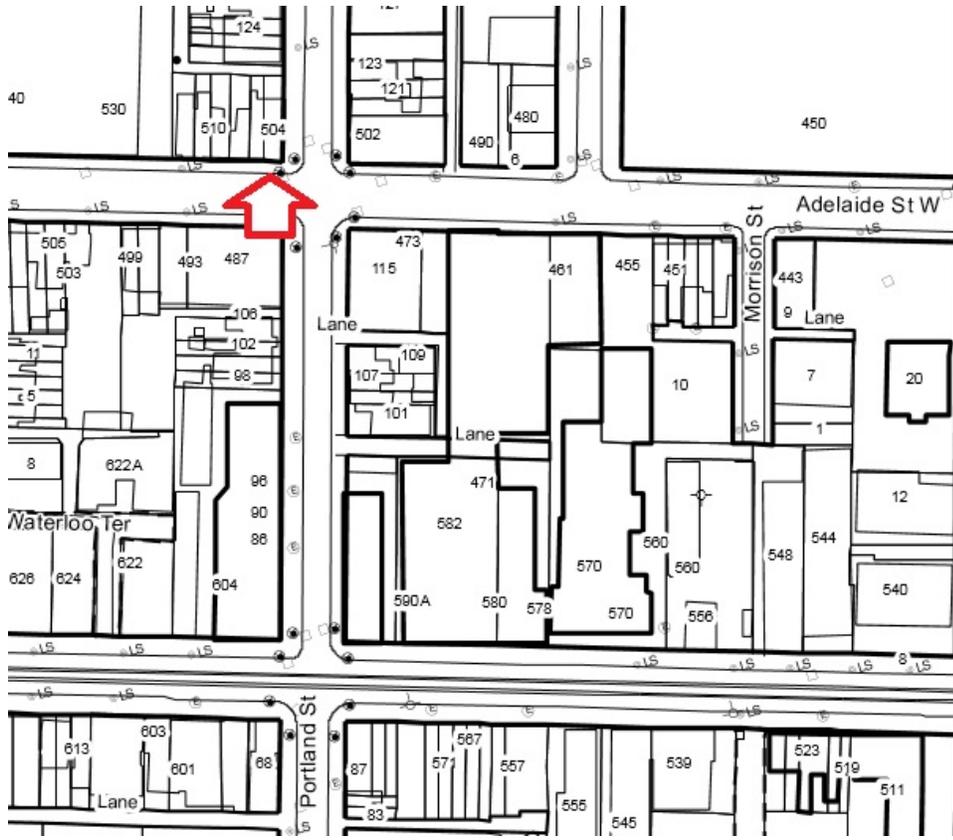
Heritage Attributes

The heritage attributes of the building at 490 Adelaide Street West are:

- The setback, placement and orientation of the building on the north side of the street between Maud and Portland streets
- The scale, form and massing of the three-storey plan above the raised base with the segmental-arched window openings
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing (on the south elevation, the third storey has been overclad)
- The principal (south) elevation, where the main entrance is centered in the wall in a round-arched surround (the original doors and transom have been replaced)
- The fenestration on the south elevation, with the single flat-headed window openings with the stone sills in all three stories
- The east and west side elevations, which are viewed from Adelaide Street, with the regularly-placed flat-headed window openings

Note: No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 504 ADELAIDE STREET WEST



1938 Photograph (right): City of Toronto Archives, Series 372, Item 362

STATEMENT OF SIGNIFICANCE: 504 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 504 Adelaide Street West (including the entrance address at 116 Portland Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 504 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the northwest corner of Portland Street, the property at 504 Adelaide Street West contains a two-storey building dating to 1880 in the King-Spadina Heritage Conservation District Plan (2017). Archival records indicate that it was originally clad with stucco and used for commercial uses, with a grocer identified as the first occupant.

Statement of Significance

The property at 504 Adelaide Street West has cultural heritage value for its design as a commercial row building associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. It represents a key building typology in King-Spadina when it was among the low-rise commercial buildings located on the main thoroughfares (particularly King Street West) and some of the side streets to support the residential and institutional enclave that emerged in the 1800s. The subject property survived the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre and many of the earlier buildings were replaced. The building at 504 Adelaide Street West is distinguished by its design with the modest scale, regularly-placed openings and gable roof identified with late-19th century commercial edifices.

Contextually, the property at 504 Adelaide Street West is valued for the role of the commercial row building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The commercial row building at 504 Adelaide Street West is historically, visually and physically linked to its setting on in the King-Spadina neighbourhood where it anchors the northwest corner of Portland Street at the east end of a series of residential buildings from the same era.

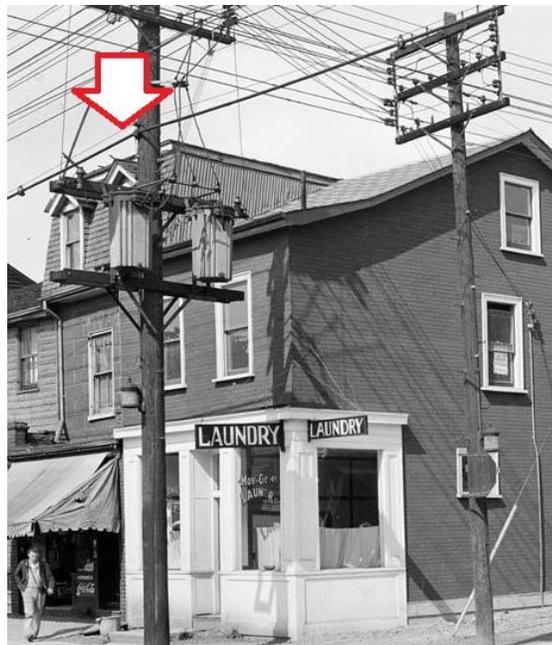
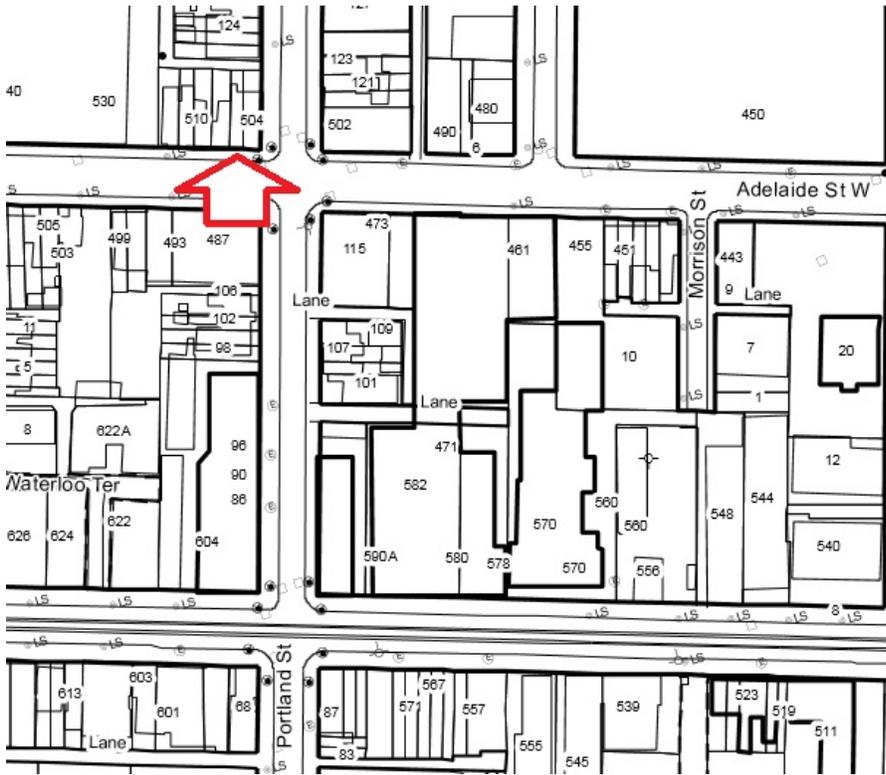
Heritage Attributes

The heritage attributes of the building at 504 Adelaide Street West are:

- The setback, placement and orientation of the building on the northwest corner of Adelaide and Portland streets
- The scale, form and massing of the two-storey rectangular-shaped plan
- The gable roof covering the main body of the building, and the shed roofs on the two-storey and single-storey north wings that are viewed from Portland Street
- The materials (originally stuccoed, the building has been overclad)
- On the principal (south) elevation, the first (ground) floor with the central entrance, and the flat-headed window openings in the first and second stories
- The east side elevation, with the flat-headed openings
- On the rear (north) elevation, the two-storey wing with the flat-headed openings, which is viewed from Portland Street

Note: The west side elevation adjoins the neighbouring building. The single-storey rear (north) wing, which has been altered is not identified as a heritage attribute

LOCATION MAP AND PHOTOGRAPH: 506 ADELAIDE STREET WEST



1938 Photograph (right): City of Toronto Archives, Series 372, Item 380

STATEMENT OF SIGNIFICANCE: 506 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The property at 506 Adelaide Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 506 Adelaide Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street, west of Portland Street, the property at 506 Adelaide Street West contains a two-storey building dating to 1870 in the King-Spadina HCD Plan (2017). Originally built for residential use, the building was later converted for commercial purposes.

Statement of Significance

The property at 506 Adelaide Street West has cultural heritage value for its design as a residential building with Second Empire styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The detached house represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The building at 506 Adelaide Street West is distinguished by its Second Empire design, particularly the prototypical mansard roof with pedimented dormers.

Contextually, the property at 506 Adelaide Street West is valued for the role of the residential building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As a surviving 19th century residential building, the detached house at 506 Adelaide Street West is historically, visually and physically linked to its setting on the north side of the street, west of Portland Street in the King-Spadina neighbourhood where it adjoins a commercial building of a similar vintage to anchor the northwest corner of the intersection.

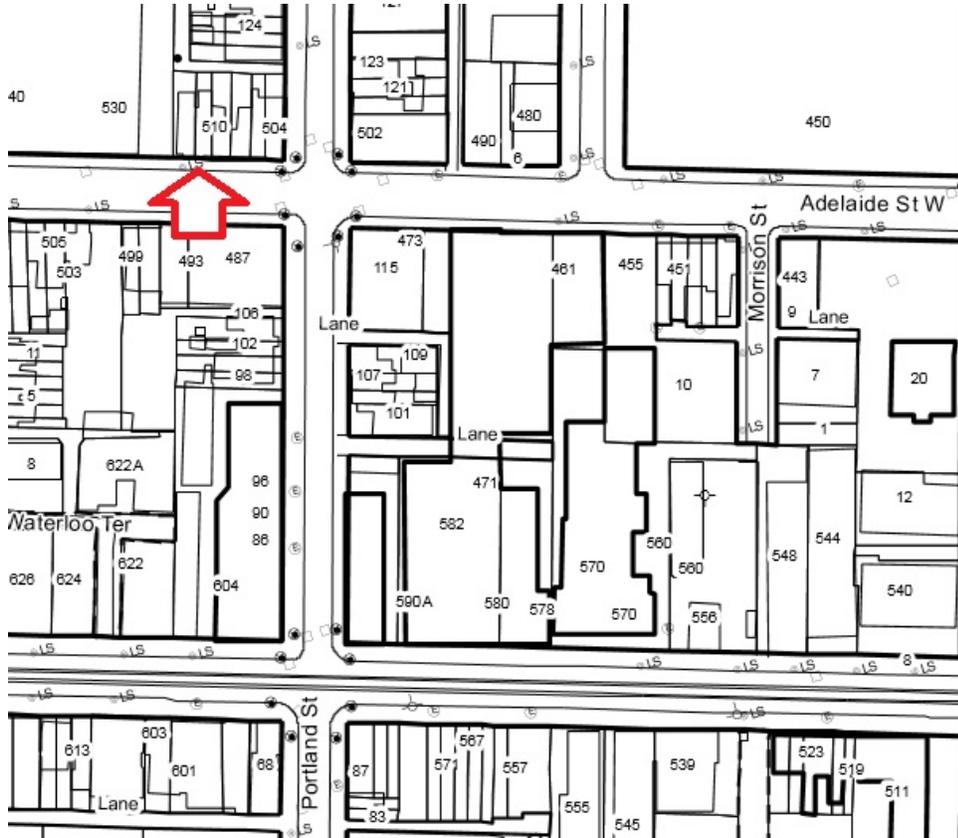
Heritage Attributes

The heritage attributes of the building at 506 Adelaide Street West are:

- The setback, placement and orientation of the building on the north side of Adelaide Street West, west of Portland Street
- The scale, form and massing of the 2½-storey rectangular-shaped plan
- The mansard roof with the pair of dormers with pediments on the south slope
- The materials, with the wood cladding and detailing (the current cladding is not original)
- On the principal (south) elevation, above the first (ground) floor storefront (which is an alteration), the pair of flat-headed window openings with the wood detailing in the second storey

Note: The east and west side elevations adjoin the neighbouring buildings. No heritage attributes are found on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 512-514 ADELAIDE STREET WEST



STATEMENT OF SIGNIFICANCE: 512 AND 514 ADELAIDE STREET WEST (REASONS FOR INCLUSION)

The properties at 512 and 514 Adelaide Street West are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 512 and 514 Adelaide Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties according to the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between Portland and Bathurst streets, the properties at 512 and 514 Adelaide Street West contain a pair of semi-detached house form buildings dating to 1880 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 512 and 514 Adelaide Street West have cultural heritage value for their design as residential buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The pair of semi-detached houses represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. Designed as mirror images, the buildings at 512 and 514 Adelaide Street West are distinguished by their late Victorian design, particularly the round-arched openings with the corbelled brickwork.

Contextually, the properties at 512 and 514 Adelaide Street West are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The semi-detached houses are historically, visually and physically linked to their setting on the north side of Adelaide Street West, west of Portland Street, in the King-Spadina neighbourhood where they adjoin other surviving late 19th century residential and commercial buildings in the block.

Heritage Attributes

The heritage attributes of the buildings at 512 and 514 Adelaide Street West are:

- The setback, placement and orientation of the pair of semi-detached houses on the north side of the street between Portland and Bathurst streets
- The scale, form and massing of the 2½-storey rectangular-shaped plans above the raised bases with the window openings (south)
- The cross-gable roof covering the pair, with the returned eaves on the south gable
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The principal (south) elevations, which are organized as mirror images with the entrances placed in the outer bays in segmental-arched openings with transoms (the doors have been replaced)
- On the south elevations, the fenestration with the segmental-arched openings above the entrances, the round-arched openings in the centre bays (which are reduced in height in the upper stories), the corbelled brick detailing, and the stone sills

Note: The east side elevation of 512 Adelaide adjoins the neighbouring building. The west side elevation of 514 Adelaide has been reclad. No heritage attributes are identified on the rear (north) elevations.