

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 582 King Street West

Date: February 6, 2020

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council state its intention to designate the listed heritage property that contains significant built heritage resources at 582 King Street West (including the entrance addresses at 590 and 592 King Street West and 471 and 473 Adelaide Street West), formerly known as the Canadian Kodak Building, under Part IV, Section 29 of the Ontario Heritage Act.

The property at 582 King Street West extends from the north side of King Street West to the south side of Adelaide Street West in the block east of Portland Street. It is a building complex containing an original collection of two four-storey factory-type buildings at 582-592 King Street West and one four-storey factory-type building and two-storey wing at 473 Adelaide Street West - all constructed between 1902 and 1911 by the Canadian Kodak Company Ltd. A single-storey garage constructed c.1928-1931 was added by Ontario Silknit Ltd.

The property was listed on the City's Heritage Register in 2005 and identified as contributing in the King-Spadina Heritage Conservation District, adopted by City Council in 2017 and currently under appeal.

Following city staff's additional research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 582 King Street West merits designation under Part IV Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The property is currently subject to an application to amend the Zoning By-law to permit a mixed-use development with retail and commercial uses. The application has been appealed to the Local Planning Appeal Tribunal (LPAT).

The designation of the property at 582 King Street West would identify all of the property's cultural heritage values and heritage attributes which shall be conserved.

Designation enables City Council to review applications to the site, enforce heritage property standards and maintenance and refuse demolition.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 582 King Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 582 King Street West (Reasons for Designation) attached as Attachment 3 to the report (February 6, 2020) from the Senior Manager, Heritage Preservation Services.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property.

FINANCIAL IMPACT

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

DECISION HISTORY

On May 17, 18 and 19, 2005, City Council adopted the recommendation to include 582 King Street West (the Canadian Kodak Building) on the City of Toronto Inventory of Heritage Properties, now known as the Heritage Register.

On October 2, 2017, City Council adopted Item TE26.14, and in accordance with Section 41 of the Ontario Heritage Act, designated under by-law 1111-2017 amended by by-law 1241-2017, the King-Spadina Heritage Conservation District (HCD) and King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act. The boundaries of the HCD include the subject property.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the attached Research and Evaluation Report (Attachment 4) for the property at 582 King Street West (Canadian Kodak Building) and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Located in the King-Spadina neighbourhood and proposed Heritage Conservation District area, east of Portland Street, the property identified as 582 King Street spans from the north side of King Street West to the south side of Adelaide Street West in proximity to the St. Andrews playground and market on the north side of Adelaide. The property at 582 King Street West contains a collection of two four-storey factory-type buildings at 582-592 King Street West and one four-storey factory-type building and two-storey wing at 473 Adelaide Street West - all completed in 1902-1911 for the Kodak Company of Canada Ltd., to the designs of architects Chadwick & Beckett and F. A. Fifield. A single-storey garage facing Adelaide Street West, designed by Kaplan & Sprachman architects was added to the property in 1928-31 following Kodak's sale of the property to Ontario Silknit Ltd.

The design value of the complex is evident as it is a fine collection of well-crafted, early 20th-century factory buildings, which are characteristic of the King-Spadina neighbourhood, with their post and beam construction and impressive scale, achieved through long narrow massing which extends through these deep city blocks. Clad in brick with stone details, elements of the Edwardian Classical style are present on the King Street elevation. The property has associative and historical value as it is the first purpose-built complex constructed for the Canadian Kodak Company, the first Canadian branch of the Rochester-based Eastman Kodak Company. Kodak occupied and developed the site from 1902 to 1917 when it relocated to Mount Dennis where it continued to be an important long-standing employer. For over a century, Kodak had an international impact making photography and home movie-making popularly accessible through its continued advances in simplifying technology and reducing costs as well as advancing photography in a number of high-tech applications including the American lunar landings. The complex has further associative and historic value as it was occupied for over 60 years by Ontario Silknit Ltd. whose garment manufacturing provided generations of local employment as well as the "Fashion District" identity of the King Spadina neighbourhood. Further associative value is derived from two architectural firms of Chadwick & Beckett who contributed to Canadian architecture through a variety of building typologies, but especially with factory buildings in the King-Spadina neighbourhood and Kaplan & Sprachman who were nationally renowned for their movie theatre designs in the Style Moderne style which is featured in the garage design. The complex has contextual value as it defines and maintains the early 20th-century industrial character of the King Spadina neighbourhood through its four-storey massing, brick and stone cladding, rhythm of apertures and surface detail.

The Statement of Significance (Attachment 3) for 582 King Street West comprising the Reasons for Designation, which is the Public Notice of Intention to Designate, and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Staff have determined that the property at 582 King Street West (Canadian Kodak Building) meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

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SIGNATURE

Mary L. MacDonald, MA, CAHP
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Urban Design, City Planning

ATTACHMENTS

Attachment No. 1 - Location Plan
Attachment No. 2 - Photographs
Attachment No. 3 - Statement of Significance
Attachment No. 4 - Heritage Property Research and Evaluation Report

LOCATION MAP: 582 KING STREET WEST

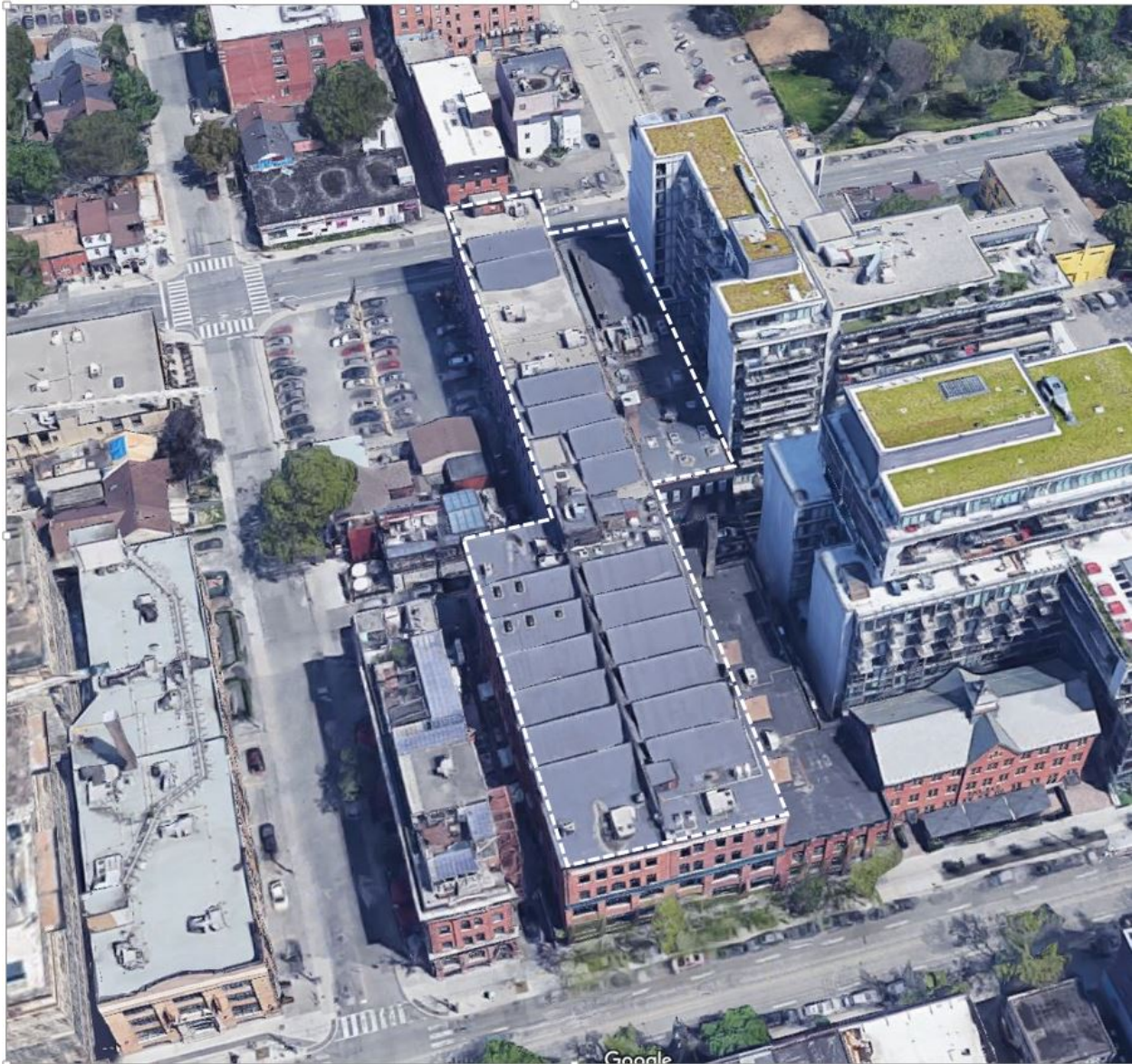
ATTACHMENT 1

(including entrance addresses, 590 and 592 King Street West and 471 and 473 Adelaide Street West)



Location Map: showing the location and extent of the property at 582 King Street West (including the entrance addresses 590, 592 King Street West and 471 and 473 Adelaide Street West) which is east of Portland Street and extends from the north side of King Street West to the south side of Adelaide Street West, just west of St. Andrews Market and Playground at 450 Adelaide Street West.

The arrow marks the site of the property at 582 King Street West. The red dashed line indicates its approximate boundaries. This location map is for information purposes only; the exact boundaries of the properties are not shown.



Aerial view of the property known as 582 King Street West looking north and showing the King Street West elevations. The red dashed line indicates the buildings on the property including the two factory buildings facing King Street West and the factory building and garage building facing Adelaide Street and known as 471 and 473 Adelaide Street West (Google Maps)



Photograph of the south elevation of the property at 582 King Street West on the north side of King Street West including the two factory-type buildings (Heritage Preservation Services [HPS], 2020)



Photograph of the north elevations of the former garage at 471 Adelaide Street West and the factory-type building at 473 Adelaide Street West which form part of the property at 582 King Street West (HPS, 2020)

The property at 582 King Street West 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 all three categories of design, associative and contextual value. The property was listed on the City of Toronto's Heritage Inventory in 2005 and identified as a contributing property in the King-Spadina Heritage Conservation District Plan (2017) currently under appeal.

Description

The property at 582 King Street West (including the entrance addresses at 590 and 592 King Street West and 471 and 473 Adelaide Street West) extends from the north side of King Street West to the south side of Adelaide Street West in the block east of Portland Street. The property contains a collection of two four-storey factory-type buildings at 582-592 King Street West and one four-storey factory-type building and two-storey wing at 473 Adelaide Street West - all completed in 1902-1911 and commissioned by Canadian Kodak Company Ltd., to the designs of architects Chadwick & Beckett and F. A. Fifield. A single-storey garage facing Adelaide Street West, designed by Kaplan & Sprachman architects, was added to the property in 1928-31 by Ontario Silknit Ltd.

Canadian Kodak Company Ltd. purchased and occupied the property from 1902 until 1917, after which it was occupied by a variety of tenants including the Toronto Terminal Warehouse, later known as the Canadian Rail and Harbour Terminals. Ontario Silknit Ltd. purchased the property in 1927 and occupied the premises for over 60 years with a variety of garment industry-related businesses.

The property at 582 King Street contains four buildings as follows:

588-592 King Street West, (original address, now the western half of the complex on King Street known as 590 King Street West), four-storey building constructed in 1902

582-586 King Street West, (original address, now the eastern half of the complex on King Street known as 590 King Street West), four-storey building constructed in 1904

473 Adelaide Street West, a four-storey building with a two-storey wing constructed in 1909-10. The four-storey section of this building bridges across a laneway at the second to fourth floor levels to connect with the rear of the western half of the King Street buildings.

471 Adelaide Street West, a single-storey garage building constructed in 1928-1931 by Ontario Silknit Ltd.

Statement of Cultural Heritage Value

The property at 582 King Street West contains a complex of buildings which have design and physical value as representatives of well-crafted, early 20th-century factory buildings. The long rectangular plans of the three four-storey buildings and two-storey wing, with brick cladding, and regularly spaced window openings expressive of the internal post and beam structure and factory function, are characteristic features of the factory building type. Elements of the Edwardian Classical style are evident in the brick and stone detailing and the hierarchy and symmetry of the arrangement of openings of the principal south elevations of 582-592 King Street. Further design value is present in the garage with its Style Moderne characteristics seen in the stepped parapet and in the pilasters which terminate on the face of parapet.

The property has historical value through its potential to yield information about the development of the King-Spadina neighbourhood in the early 1900s as an important industrial centre which contributed to Toronto's prosperity and provided employment for over 120 years. It has value through its direct association with the Canadian Kodak Company Ltd. which constructed its first purpose built retail and manufacturing complex on the property and occupied it for 15 years, expanding with new buildings as well new business products, increasing output and employment substantially in that short time. The complex has further associative and historic value as it was occupied for over 60 years by Ontario Silknit Ltd. whose garment manufacturing provided employment for generations as well as the "Fashion District" identity of the King Spadina neighbourhood. The "Lovable" signage painted on the brick of the east elevation at 473 Adelaide Street West retains this identity and Silknit's lingerie manufacturing legacy.

The property has further associative value as it demonstrates the work of two Toronto-based architectural firms, Chadwick & Beckett and Kaplan & Sprachman. Chadwick & Beckett (1893-1917) were a prolific firm with numerous commissions which included a wide variety of buildings types: the architects made a particular contribution to the design of industrial buildings across the City of Toronto in the first decade of the twentieth century. Kaplan & Sprachman (c. 1926-1951) were nationally renowned for their designs of hundreds of movie theatres across the county in the 1930s and 1940s, frequently featuring the Style Moderne style. Their commissions included a variety of other building typologies including industrial buildings like the garage which features the Style Moderne.

Located to the east of Portland Street with prominent elevations on both King Street West and Adelaide Street West, the property of three, four-storey brick clad buildings with Edwardian Classical style details and the rear bridge over the laneway is important in defining the early 20th-century industrial character of the area as it maintains the scale, material qualities and design patterns of the factory structures. Built between 1902 and 1911, and having been a centre of enterprise and employment for almost 120 years, the factory complex is functionally, visually and historically linked to its surroundings and contributed to the identity of the King Spadina neighbourhood. The 473 Adelaide Street West building contributes to the street wall framing the view of St. Mary's Church (1885-1904) which terminates Adelaide Street West at Bathurst Street.

Heritage Attributes

The heritage attributes of the entire property at 582 King Street West including the various blocks described below are:

- The setback, placement and orientation of the building complex on the property to the east of Portland Street and extending from the north side of King Street West to the south side of Adelaide Street West

588-592 King Street West

The heritage attributes of the west building originally known 588-592 King Street West, (now the western half of the complex on King Street known as 590 King Street West) are:

- The scale, form and massing of the long, four-storey rectangular volume of the building with saw-tooth roof monitors
- The materials including brick cladding with stone details in the window sills, and on the principal (south) elevation the stone lintels in the window openings and the stone bases for the pilasters which returns as a plinth on the west elevation
- Principal (south) elevation: the brick detailing seen in the banded pilasters and banding of the wall section spanning below the first floor window, the projecting keystones and voussoirs in the segmental-arched and flat window heads at the second and third floor levels
- Principal (south) elevation: the arrangement of the window openings with three large windows at the two first floors and basement, with smaller windows at the upper two levels with five openings
- Principal (south) elevation: the combination of segmental-arched and flat-headed windows
- Principal (south) elevation: the division of the glazing in the first two floors of windows (first to second floor) into 6 lights, with three taller lower lights with a wider central light and the division of glazing in the basement level into three lights with a wider central light
- Principal (south) elevation: the division of the window glazing at the third and fourth floor levels into two lights (please note: to match the original double-hung sash, these should be equivalent)
- Rear (north) elevation: the loading bay with the raised walkway, canopy and brackets with decorative moulding and trellis-like panels supporting the sloping roof above the walkway
- Rear (north) and side (west) elevations of the building with the regularly spaced, long, rectangular window openings with segmental-arched headers

582-586 King Street West

The heritage attributes of the eastern building originally known 582-586 King Street West, (now the eastern half of the complex on King Street known as 590 King Street West) are:

- The scale, form and massing of four-storey building, with saw-tooth roof monitors

- The materials include brick cladding with stone details in the door frame of the principal entrance, the stone sills, and the stone bases of the pilasters
- Principal (south) elevation: the brick pilasters, fourth at the first three levels and two at the outer edges of the upper two levels
- Principal (south) elevation: the arrangement of the window openings with three large windows at the two first floors and basement and three groups of paired windows on at the third and fourth floor levels
- Principal (south) elevation: the segmental-arched window openings
- Principal (south) elevation: the division of the glazing in the first two floors of windows (first to second floor) into 6 lights, with three taller lower lights with a wider central light and the division of glazing in the basement level into three lights with a wider central light
- Principal (south) elevation: the division of the window glazing at the third and fourth floor levels into two lights (please note: to match the original double-hung sash, these should be equivalent)
- Rear (north) elevation: the loading bay with the raised walkway

471 Adelaide Street West

The heritage attributes of the building fronting on Adelaide Street West and known as 471 Adelaide Street West are:

- The scale, form and massing of the single-storey garage, with a gable roof with roof monitor
- The materials include brick cladding with stone details in the building base
- Principal north elevation: the four brick piers, the stepped parapet with the raised central section over two bays and the four (glazed) openings

473 Adelaide Street West

The heritage attributes of the northern block fronting on Adelaide Street West and known as 473 Adelaide Street West are:

- The scale, form and massing of the four-storey building with saw-tooth roof monitors
- The building bridges over the laneway connecting with the rear of the 582-586 King Street West section of the complex
- The materials include brick cladding with stone sills on the north, east and west elevations of the building the regularly spaced, long narrow window openings with segmental-arched headers and the stone plinth on the principal (north) elevation
- On the principal (north) and side (east and west) elevations of the building the regularly spaced, long narrow window openings with segmental-arched openings
- Principal (north) elevation: the entrance opening at the west corner of the elevation and the pair of window openings at the centre
- Principal (north) elevation: the brick detailing including the brick piers, the stepped brick courses between the piers and the decorative banding and relief pattern created by brick headers at the cornice line
- Side (east and west) elevations: the return of the cornice with the decorative banding and relief pattern created by brick headers at the cornice line
- Rear (north) elevation: the loading bay entrances

- Side, (east) elevation the signage painted on the brick cladding with the word 'LOVABLE' which advertised the Lovable Brassiere Company Ltd.

The following have not been identified as heritage attributes:

- The two-storey wing at 473 Adelaide Street West which has only one visible elevation facing the laneway and lacks integrity due to substantial alterations

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



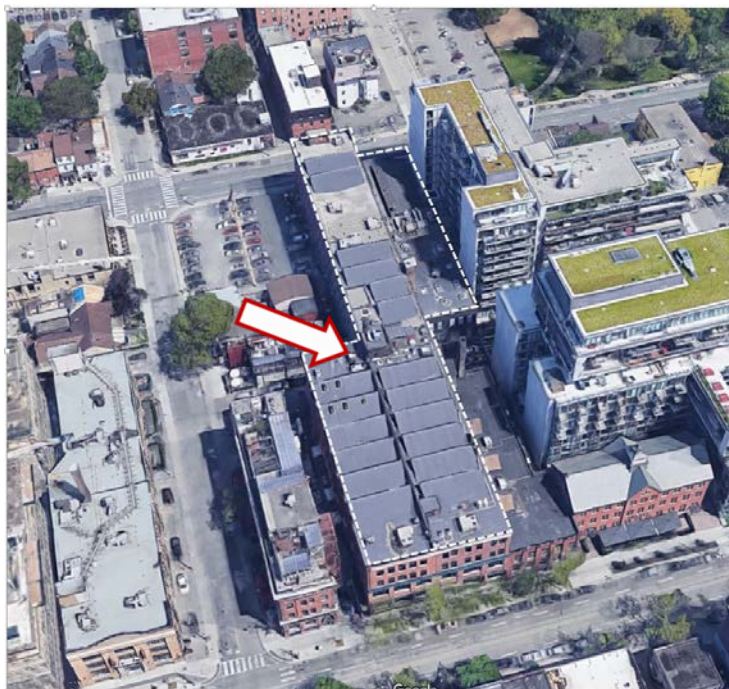
CANADIAN KODAK COMPANY LTD
582 KING STREET WEST
(Including 590, 592 King Street and 471, 473 Adelaide Street West)

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2020

1. DESCRIPTION



Above: Aerial View of the property at 582 King Street West (Google Maps, 2020)

Cover: Photograph of the Canadian Kodak Company Ltd. Building, 1912 (Ryerson Special Collections)

582 KING STREET WEST - CANADIAN KODAK BUILDING	
ADDRESS	582 King Street West, Toronto, M5V 1M3
WARD	10 - Spadina - Fort York
LEGAL DESCRIPTION	PL 1086 LTS 2,3,5 PL D108 LT4
NEIGHBOURHOOD/COMMUNITY	King Spadina
HISTORICAL NAME	Canadian Kodak Building
CONSTRUCTION DATE	1902, 1904, 1909-10, 1928-1931
ORIGINAL OWNER	Canadian Kodak Company, Ltd.
ORIGINAL USE	Retail and Manufacturing
CURRENT USE*	Commercial: Retail and Office
ARCHITECT/BUILDER/DESIGNER	Chadwick & Beckett, F. A. Fifield and Kaplan & Sprachman, Architects
DESIGN/CONSTRUCTION/MATERIALS	Brick and stone-clad, post-and-beam structure
ARCHITECTURAL STYLE	Factory building with Edwardian Classicism
ADDITIONS/ALTERATIONS	See sections ii and iii
CRITERIA	Design, associative and contextual
HERITAGE STATUS	Listed on the Heritage Register, 2005 Identified as contributing in the King-Spadina Heritage Conservation District, 2017
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	February 2020

2. BACKGROUND

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

This research and evaluation report describes the history, architecture and context of the property at 582 King Street West (including entrance addresses at 590, 592 King Street West and 471,473 Adelaide Street West), and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	The Town of York and Fort York are established with a large area between the two known as Garrison Common
1833-37	As the Town of York expands westward, a portion of Garrison Common from Peter Street to Niagara Street is subdivided for sale and development. The subject property at 582 King Street West ¹ would be located in Section G (Lots 5, 19, 20) which was located on the north side of King Street between Brant and Bathurst Streets
1850-1880	The construction of the railways along the waterfront transforms the area from being primarily residential to being primarily industrial with commercial and residential uses
1895	Land Registry Office records indicate that Lots 19 and 20 in Section G at the north-east corner of King Street West and Portland Street have been subdivided as Plan 1086, Lots 1-4.
1899	The Rochester-based Eastman Kodak Co. formally opens its first Canadian location for the Canadian Kodak Company Ltd. (Kodak) at 41 Colbourne Street, Toronto
1901	In September Kodak purchases Lot 2, Plan 1086. In November, Building Permit 79 is granted to Kodak to erect a four-storey, brick store and factory on the north side of King Street, near Portland Street. Architects: Chadwick & Beckett, Builder: Henry Lucas.
1902	The assessment rolls for 1903, dated August 1902, indicate that the Kodak building is complete at the property known as 588-592 King Street West.

¹ Please note the legal address for the subject property is 482 King Street West and includes 590 and 592 King Street West. In the past the addresses were 482-486 King Street West, referencing the eastern building constructed in 1904 and 488-592 King Street West referencing the western building. When Ontario Silknit purchased the property in 1927, they changed the address to 590 King Street West but the legal address remains 582 King Street West.

1904	The assessment rolls for 1905, dated August 1904, indicate that Kodak has purchased Lot 3, Plan 1086, to the east of Lot 2. On September 27, Building Permit 1270 is granted to Kodak to build a second 4-storey brick and stone factory adjoining the first. Architects: Chadwick & Beckett, Builder: Davidge & Lunn. The property is known as 582-592 King Street West
1909	In May, Building Permit 15188, is granted to Kodak to build a 4-storey with basement, brick and concrete factory on Adelaide Street West, to the north of the second Kodak building on King Street West. The architect is F. A. Fifield, the builder is Davidge & Lunn. The assessment rolls for 1910, dated September 1909, indicate an unfinished building owned by Kodak at 473-477 Adelaide Street West. ² The building is completed in 1910.
1911	In June, Building Permit 28409 is granted to Kodak to building a single storey, concrete brick and steel addition to a factory at 588 King Street West
1913	Kodak purchases a large property later known as Kodak Heights at 3500 Eglinton Avenue in Mount Dennis and in 1914 begins excavations for the new buildings.
1917	In July, Building Permit 26059 is granted to Canadian Kodak Co. to alter factory at 588 King Street West
1917	Kodak company departments move to the Mount Dennis location
1917-1926	During this time the Kodak property is occupied by Canadian Rail and Harbour Terminals Ltd., British Aluminium Co. Ltd., Ives Bedding Co. Ltd., Can Boncilla Laboratories Ltd., Smith Scale Co., and QRS Music Co., Canada
1927	In December, Kodak sells their King Street West property to Ontario Silknit Ltd. (Silknit)
1928	In February, Silknit submits a permit application, A5827, with drawings by Kaplan & Sprachman to complete alterations and additions to the factory building. (this would include the construction of the building now known as 471 Adelaide Street)
1929	The Silknit company is listed in the City Directories at their new premises and the property is now known as 590 King Street West. They share the premises with a group of tenants including Walter M. Lowney Co., confectionary, Toronto Carton Co., Dorothea Hats Ltd., and A. R. Green & Co. The Adelaide Street West portion of the former Kodak company is now also occupied by Summit Dyeing who are listed at 471 Adelaide Street West. The store at 467 Adelaide Street West remains vacant since Kodak's departure, indicating that the addition by Kaplan & Sprachman has not yet been started.
1931	City Directories for 1932 indicate that the building now known as 471 Adelaide Street West, on property previously identified as 467 Adelaide Street West under Kodak's ownership, was likely completed by the end of 1931 and became part of the complex

² This building is now known as 473 Adelaide Street West

	known as 471 Adelaide which today includes 473 Adelaide Street West
1984	Land Registry Office records indicate that Silknit sells the property, including the "lane and reserve" to Rexxon Estates. Rexxon leases the property to Silknit and the Lovable Brassiere Co. of Canada Ltd.
1986	Rexxon sells the property to 738489 Ontario Ltd.
2005	The property at 582 King Street West is listed on the City's Heritage Register
2017	The property was identified as a contributing property in the King-Spadina Heritage Conservation District Plan enacted by City Council on October 4, 2017 under by-law 1111-2017 amended by by-law #1241-2017. The by-law is currently under appeal.

ii. HISTORICAL BACKGROUND

King Spadina Neighbourhood and Heritage Conservation District

The property at 582 King Street West (including the entrance addresses at 590, 592 King Street West and 471 and 473 Adelaide Street West) is located in the King Spadina neighbourhood, named for the intersection of two major roads, King Street West and Spadina Avenue. The property is located within the King Spadina Heritage Conservation District.³ (Image 1)

The King Spadina neighbourhood is part of the former Garrison Military Reserve also known as Garrison Common, which surrounded Fort York. (Image 2) In 1793, the Fort and the Town of York were established and the military reserve was set aside as a buffer around the fort extending west to Dufferin Street, north to Queen Street and east to the town. As defence needs declined following the end of the War of 1812, and the town was incorporated as the City of Toronto in 1833, the city expanded west of Peter Street into the former military reserve as far as Niagara Street. A survey of the area was undertaken subdividing the former garrison with new streets with blocks subdivided into parcels for development. (Image 3) The westward expansion was part of the city's New Town and was designed with a wide grand avenue, Wellington Place which was anchored to the east by Clarence Square and to the west by Victoria Square. Adelaide Street, then known as Market Street, included Market Square. To the north of Wellington Place, King Street, the old Town of York's main street extended westwards between Wellington and Adelaide. The New Town included the new parliament buildings, the lieutenant governor's residence, Upper Canada College and a general hospital as well as large residential estates.

With the arrival of the railways in the 1850s, the neighbourhood evolved to accommodate industries and smaller housing development for the employees.

³ The King-Spadina HCD was enacted by City Council under by-law 1111-2017 amended by by-law 1241-2017 and is currently under appeal

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

Following the Great Fire of 1904, which destroyed the industrial district at Bay and Front Streets, a greater number of industries moved west to the King Spadina neighbourhood.

For almost a century the King Spadina neighbourhood was the city's primary manufacturing centre. After World War II, as highways replaced railways as the major means of transport, manufacturing began to shift out of the heart of the city building larger complexes on its periphery. Garment manufacturers remained providing the area with its "Fashion District" identity. In 1963, the renaissance of the King Spadina neighbourhood was initiated with the purchase, restoration and expansion of the Royal Alexandra theatre by Edwin Mirvish. Renowned for his Honest Ed's department store, Mirvish also converted adjacent warehouses for restaurant and office use. The attractive 'loft' quality of the vacant factory/warehouses and the proximity to the downtown core resulted in the revitalization of the neighbourhood. In 1996, the adoption of the King Spadina Secondary Plan by the City lifted restrictive zoning encouraging an emerging vibrant arts and entertainment district which has also resulted in the return of commercial uses and residential development to the area. The particular identity and heritage character of the neighbourhood has been recognized with the King Spadina Heritage Conservation District Plan (2017) adopted by City Council.

582 King Street West

The property at 582 King Street West is located on the lot known as Section G of the Military Reserve subdivision, which can be seen in the 1837 plan prepared by the Deputy Surveyor William Hawkins. Section G was located on the north side of King Street West and bound by Brant to the east, Newgate (now Adelaide Street West) to the north and Bathurst to the west. It was bisected by the north-south Portland Street and contained 24 lots. The property at 582 King Street incorporates half of both lots 19 and 20 and all of Lot 5. (Image 4)

The area developed slowly and was primarily dominated by residential development until the 1870s when factory complexes were introduced along King Street West with the E. & C. Gurney Stove Foundry, (1872), 500 King Street West (east of Brant) and the Toronto Silver Plate Co., (1882) 572 King Street West in 1882. (Image 5)

At the turn of the century there was an sharp increase in the construction of factory buildings at the intersection of King Street West and Portland with the Parisian Laundry Building by Harry Simpson, architect, was constructed in 1904 at 602 King Street West (north-west corner), the William Shannon Co. Ltd Building, designed by Chadwick & Beckett was constructed in 1900 at 600 King Street West (north-east corner), and the Davis and Henderson Building, designed by Burke and Horwood architects, was constructed in 1904 at 578 King Street West.

Canadian Kodak Company Ltd at 582 King Street West

The Canadian Kodak Company Ltd., (Kodak) joined the new wave of development, locating their new premises to the east of the William Shannon Building with the

purchase of Lot 2, Plan 1086 in September 1901.⁴ Its American parent-company, the Rochester-based, Eastman-Kodak Company had opened its first Canadian premises in 1899 at 41 Colborne Street, one of the units in a commercial block known as the Milburn Building. The business expanded quickly and within two years Kodak required an entire four-storey block for sales and production of photographic equipment and supplies. Employing the architects Chadwick & Beckett, who had designed the William Shannon Building next to their new King Street property, they submitted a building permit in November 1901 to erect a four-storey store and brick factory on the north side of King Street West near Portland Street.⁵ (Images 6-8) Henry Lucas was identified as the builder. The Assessment Rolls record that by August 1902 their new premises were complete and were known as 588-592 King Street West.⁶

Two years later, having purchased Lot 3, Plan 1086,⁷ to the east of their property, Kodak was granted a building permit on September 27, 1904 to erect a four storey brick and stone factory. Chadwick & Beckett were again identified as the architects with the firm Davidge & Lunn undertaking the construction.⁸ The premises covered an area of 102' x 187' (31 x 57 metres). The 1905 City Directories give Kodak's address at 582-592 King Street West indicating that the expanded complex combining both buildings was likely completed by the end of 1904. The assessment rolls for 1906 do confirm that construction was completed at least by August 1905. (Images 9-10)

In 1909, for a third time, Kodak expanded; this time to the north of the eastern block on King Street with frontage at 473 Adelaide Street West. Kodak had purchased the property by 1909 as well as the adjacent property to the east at 471 Adelaide Street West which was occupied by a vacant store.⁹ The combined Adelaide Street properties contained the former Lot 5 of Section G in the Military Reserve Plan. In May 1909, Kodak applied for a building permit for a "four-storey and basement, brick and concrete factory, near Portland Street on Adelaide Street, with an estimated cost of \$50,000."¹⁰ The architect identified on the permit was F. A. Fifield and the builders were again Davidge & Lunn. Assessment rolls indicate that this Adelaide Street complex was complete by August 1910. (Images 11-15)

The Adelaide Street building was designed to create a bridge connecting the north, Adelaide Street wing and the south, King Street West wings and allow a lane to pass underneath the new building and between the properties fronting on Adelaide and King streets in order to allow covered rear shipping access to Kodak as well as the Henderson and Davis Building to the east. Building permit drawings which survive at the City's Building Records Department indicate that it is likely that the two storey wing constructed behind the store at 467 Adelaide Street was also undertaken at this time as

4 Land Registry Office record, Instrument 8873, indicates that Lot 2, Plan 1086 was sold by Lucy M. Carlaw to the Canadian Kodak Co. on September 1, 1901.

5 Building Permit 79, November 14, 1901.

6 Assessment Rolls, Ward IV, Division 1, recorded in August 1902 for 1903, City of Toronto Archives

7 Assessment Rolls, Ward IV, Division 1, recorded in August 1904 for 1905 indicated Lot 3, Plan 1086 is vacant and owned by the Canadian Kodak Co. Ltd.

8 Building Permit 1270, September 27, 1904.

9 Assessment Rolls, Ward IV, Division 1, 1910 recorded in September 1909 indicate that Kodak owned this vacant property as well as one to the east known as 467 Adelaide Street West (now 471 Adelaide Street West) which is occupied by a vacant store.

10 Building Permit 15188, May 11, 1909.

part of the Fifield design. This wing included the boiler room with a massive chimney and the engine room. The wing also appears on the Goads Atlas of 1913.

A fourth building permit was granted to Kodak in 1911.¹¹ This was for single storey concrete, brick and steel addition to the factory, estimated to cost \$4,000 and the architects were listed as "owners." It is not clear where this single-storey addition was located, unless it was constructed on the east side of the building at 473 Adelaide Street West to the north of the second-storey wing, but little evidence survives to support this conclusion.

In 1913, Kodak prepared to expand their facilities again with a relocation to "Kodak Heights" at Mount Dennis where they purchased a vast tract of land. Construction was underway in 1914 and in 1917, the company relocated from the King Street address to the property that would be known as 3500 Eglinton Avenue West.

Kodak rented the property at King Street West to a variety of tenants which represented the diversity of business interests in the King Spadina neighbourhood during this time. The tenants included the British Aluminum Co. Ltd., Ives Bedding Co. Ltd., Can Boncilla Laboratories Ltd., Smith Scale Co., QRS Music Co. of Canada Player Rolls and Rogers Radio Supplies. The largest tenant and the one to claim the building with prominent signage was Toronto Terminals Warehouse Co. Ltd., later known as Canadian Rail & Harbour Terminals Ltd.

Canadian Kodak Company Ltd. History

George Eastman (1854-1932) was an American entrepreneur and inventor who established the company that would be known as the Eastman Kodak Company in the 1880s in Rochester, N.Y. The company's motto of 1892 "You press the button, we do the rest" exemplifies Eastman's simplification of technology and its reduced costs which resulted in the accessibility and popularization of photography in the late 1890s and home movies in the early decades of the 20th century. Kodak's famous Brownie camera, intended to be operable by children, first sold in 1900, cost \$1.00 and included film. Beyond popular applications, the Kodak company were pioneers in developing applications which would have an impact on numerous industries including motion-picture making, dental x-rays, graphic arts, microfilm, aerial photography for military use in World War 1 and ultimately for recording the moon's surface to assist with the Apollo moon landing. (Image 16)

Kodak expanded globally, first to England in the 1880s and ultimately at the end of a century, their products were reaching 130 countries with 40 international marketing and manufacturing units. By 1980, their Rochester plant employed 30,000. Kodak opened its first Canadian branch in Toronto in 1899, locating on King Street West in 1902 and relocating to Kodak Heights on Eglinton Avenue in Mount Dennis in 1917 where it stayed until the plant closed in 2005. Kodak was "North America's dominant manufacturer in photographic technology, a driving force behind visual culture in

¹¹ Building Permit, 28409, June 26, 1911.

Canada and a near-century long employer in the (King-Spadina) and Mount Dennis neighbourhood(s).¹²

Ontario Silknit Ltd.

On December 9, 1927, The Toronto Star reported the sale by Kodak of "these important buildings, two of which front onto King Street and the other on Adelaide street," to Ontario Silknit, who had retained Kaplan & Sprachman architects to remodel the entire structure.¹³ The Star indicated that the premises would be the Canadian base for the company's operations. On February 23, 1928, building permit A5827 was granted to Ontario Silknit Co. Ltd. to complete alterations and additions to factory building by Kaplan & Sprachman.¹⁴ The alterations included the relocation of the entrance on King Street West from the first building at 588-592 King Street West to a new entrance opening at the later building at 582-586 King Street West. (Images17-19)

After Silknit's purchase of the property, City Directories indicate that in the following years, the property is also occupied by A. R. Green & Co. manufacturers agents and the Summit Dyeing Co., who were listed on the Adelaide side of the property at 471 Adelaide Street. Initially, from 1927-1931, the store at 467 Adelaide Street West, which was also part of the former Kodak property, was listed as vacant. In 1932, this property is no longer listed in the directory and it is likely that by the end of 1931, the store was demolished and replaced with the single storey garage and the former 467 Adelaide Street West property was now known as part of the property at 471 Adelaide Street West. The new garage may have been one of the additions indicated in the 1928 building permit and completed to the design of Kaplan & Sprachman, who continued to provide their services to Silknit throughout the 1930s and 1940s.

Silknit Company History

Silknit was established by an American, Maurice H. Epstein with backing from his father James Epstein. The Epstein family owned Hub Knitting Mills in New York and they established Ontario Silknit Ltd. when Maurice moved to Toronto in 1925. In 1976, the company amalgamated as Silknit Limited with a textile division in Cambridge, Ontario, and the Molyclaire division in Montreal. The Lovable Brassier Company whose name is featured on the painted signage on the building at 473 Adelaide Street West was an associated company.

In 1984, the property was purchased by Rexxon Estates Ltd. and leased to Silknit and the Lovable Brassiere Co. of Canada Ltd. In 1986, Rexxon sold to 738489 Ontario Ltd.. Throughout this time and up to 1994 building permits indicate that the premises are still being used for knitting mills, office and showroom.¹⁵ More recently the property has been occupied by a variety of businesses related to retail, entertainment, advertising and other service providers.

¹² Ryerson Image Centre, catalogue, p. 9.

¹³ Toronto Daily Star, December 9, 1927, p.8.

¹⁴ City of Toronto Building Records, Building Permit A5827, February 23, 1928.

¹⁵ Building Permit 363227, 18 July 1994 confirms this use.

Architects

Chadwick & Beckett

William Craven Vaux Chadwick (1868-1941) and Samuel Gustavo's Beckett (1869-1917) formed a partnership in 1893 and undertook a wide range of commissions becoming renowned for their extensive residential works in Rosedale, the Annex and Lawrence Park as well as for places of worship and commercial and industrial commissions which extended across the city. The two buildings for the Canadian Kodak Company on King Street were part of a group of buildings designed by the partnership in that neighbourhood which included the Beatty Manufacturing Co. (1900) at 600 King Street, two projects on Wellington Street; J. D. King Co. Ltd. (1901) and the Robert L. Patterson Co. (1901) and Toronto Type Foundry Co. (1899) on York Street. Both partners enlisted in the Canadian Expeditionary forces during World War I and Beckett was killed in action in France in 1917. After the war Chadwick was joined by his brother Bryan Damer Seymour Chadwick (1888-1965) and they remained in partnership until 1940.

F. A. Fifield

The architect F. A. Fifield's name appears on the building permit for the 1909-10 extension of the Kodak complex, but to date little has been uncovered regarding his life and career.

Kaplan & Sprachman

Harold Solomon Kaplan (1895-1973) and Abraham Sprachman (1894-1971) were famous for their prodigious output of hundreds of theatre designs in Toronto, throughout Ontario and across Canada between 1926 and 1965, "capturing a modern progressive aesthetic."¹⁶ Their commissions also included numerous apartment buildings, department stores and factories, synagogues and Jewish community centres and the 1950-51 iteration of the Mount Sinai Hospital.

iii. ARCHITECTURAL DESCRIPTION

The former Kodak complex is composed of a collection of brick-clad factory buildings built between 1902 and 1911. The first two, constructed in 1902 at 488-492 King Street West and 1904 at 582-586 King Street West, are both narrow, rectangular-plan, four-storey buildings with raised basements. They employed post and beam structures which through avoiding load bearing internal walls enabled the provision of vast open spaces ensuring the maximum flexibility for factories to locate machinery and plan manufacturing processes. The narrow plans ensured maximized daylight. The internal structural grid is reflected in the characteristic regularly-spaced window openings on the external elevations. (Images 20-24)

The third factory building constructed in 1909-10 at 473-7 Adelaide Street was similarly a long rectangular four-storey block on a raised basement which bridged across the laneway behind the King Street buildings and had a two-storey wing which extended onto the property behind 480 King Street West. The bridge allowed the laneway to pass

¹⁶ Parks Canada. Kaplan & Sprachman.

through to the property at 480 King Street West and also created a covered loading dock behind 582-586 King Street West adjacent to the canopied loading dock platform at rear (north) elevation of 488-592 King Street West. The new building featured a prominent corner tower at the north-west corner of the block which housed the elevator gear and has since been removed. The two storey wing was built to the east of the building at 473 Adelaide Street West, on the south end of the property at 467 Adelaide West (now known as 471 Adelaide Street West). With the purchase of the complex by Silknit in 1927, a single-storey garage was constructed in front of the two-storey wing and is known as 471 Adelaide Street West. The single-storey garage has a gable roof with a raised monitor and all of the roofs on the four storey sections of the complex had saw-tooth roof monitors which were originally glazed on their north facing slopes. Three tall chimneys and two water towers were additional roofscape features. Two chimneys remain at 582-586 King Street West and on the two-storey wing at 473 Adelaide Street West. (Images 25-34)

While the design of the factory's envelope was determined by the internal structure and the needs of manufacture including maximizing daylight, the principal elevation, facing the major thoroughfares of King and Adelaide, were carefully designed and detailed to represent the company and feature classical elements associated with Edwardian Classicism which became popular after the turn of the century. The elevations of the two blocks facing King Street West are very similarly designed with the elevation being subdivided in half with the two lower floors and basement being organized into three bays with window openings spanning between pilasters which support an entablature with a projecting cornice. The upper two floors have a series of narrow windows; five at the oldest block, originally known as 588-592 King Street West and six openings, grouped as pairs of three and centred above the lower openings at the former 582-586 King Street West. The elevations terminated in projecting cornices with brackets and matching raised parapets with a profile that curved down at its outer edges.

Although designed by the same architectural firm and only two years apart the two elevations show quite a difference in the level of architectural ornamentation. At the 1902 building at 488-492 Adelaide Street West, the pilasters and entablature are much more heavily ornamented with rusticated bands on the pilasters and a more elaborate cornice which featured a broken pediment. Whereas the window openings at the later building at 582-586 King Street West were consistent with segmental arches for all openings, the earlier building featured a mix of arched and flat headed openings. Arched headers featured projecting keystones and stone lintels were used in the flat headed openings. At the fourth floor the five window openings were framed with pairs of engaged columns (and piers) with bases and capitals supporting a flat entablature and banded piers ran up the outer edges of the upper two stories. The older building also featured an entrance which also featured engaged columns with composite capitals and bases supporting an entablature and broken pediment.

The King Street elevations were modified after Silknit's purchase of the property in 1927, as indicated by photos taken in 1926 and 1973. (Images 22-23) The original entrance was removed and relocated to the later building at 582-586 King Street. The new entrance featured a flanged and moulded stone door frame with a projecting entablature above. The cornices at the second floor level were removed and replaced

by a flatter metal band with some linear decorative relief. The engaged columns at the fourth floor level were removed. Since 1973 the profiled parapets were also removed.

The principal (north) elevation of the Adelaide Street West 1909-10 addition designed by F. A. Fifield is the plainest of the three but carries on similar principles by organizing the elevation into three bays with tall brick pilasters, grouping pairs of segmental-arched-headed window openings in each of the bays and having a raised parapet which folds around on the west and east side elevations and contains decorative courses of brick headers set in alternating relief patterns. Further surface and material interest is provided through the stepped brick courses above the fourth floor windows and by the stone window sills. Originally the north elevation included an entrance with a roll up shutter which has since been replaced by a fine moulded stone frame crowned projecting cornice mouldings.

To the east, at 471 Adelaide Street, a photograph from 1973 shows the garage elevation divided into four bays by brick piers with a stepped parapet. Two of the bays appear to have been bricked in, but are currently open again and fully glazed. The garage is a minor addition to the complex, yet with its use of brick pilasters is complementary to the adjacent mill building and with its stepped pediment and the absence of the textured brick surfaces of the earlier buildings, introduces elements of the Style Moderne style. The quality of the proportions and linear elements of the design are well-expressed in the recent adaptive re-use of the structure.

The building complex originally featured painted signage during Kodak and the Toronto Terminal's occupation and most recently the products "FLEXEES . LOVABLE . NEMO" were featured at the top face of the west elevation of 473-7 Adelaide Street. Now just the painted word "LOVABLE" remains on the east elevation of the Adelaide complex.

iv. CONTEXT

The property at 582 King Street West is located just to the east of the intersection of King Street West and Portland Street and is surrounded by a variety of building types which preserve the story of the late 19th and early 20th century neighbourhood. It is immediately flanked on either side by two similar factory buildings with their 3-5 storey massing, and detailed surface cladding of brick and stone with a symmetrical and rhythmic arrangement of window openings characteristic of factory buildings built between 1900 and 1904. This collection is extended on the north-west corner of the intersection with the former Parisian Laundry building built in 1902. At the south-east side of the intersection a row of shops with residential accommodation above represents the kind of urban form and use that emerged in the 1880s to support the growing cluster of industries and resident/employees in the neighbourhood. On the south-west corner a house-form building, likely dating to the 1860s-1870s, represents an earlier period of development. Victorian semi-detached houses clad in red and yellow patterned brick with their classic gables and bargeboard remain along Portland Street to the north of King and on Adelaide Street West. (Images 35-39)

This pattern of housing, retail blocks and factories dressed in the richly detailed Late-Victorian and Edwardian style brick and stone cladding is repeated on the adjacent

blocks. Later periods of garment industry manufacturing are represented in low-rise buildings from the 1930s-1950s and more recent glazed residential towers have been added, but the unique character which represents the century old dynamic context of industrial and residential development and economic growth has resulted in a vibrant environment that is significant to the history of Toronto. As part of this important collection, 582 King Street West is one of the properties identified as a contributing to the King-Spadina Heritage Conservation District Plan (2017).

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. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. 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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The property at 582 King Street West contains a complex of buildings which have design and physical value as representatives of well-crafted, early 20th-century factories. The long rectangular plans of the three four-storey buildings and two-storey wing, with brick cladding, and regularly spaced window openings expressive of the internal post and beam structure and manufacturing function, are characteristic features of the factory building type. Elements of the Edwardian Classical style are evident in the brick and stone detailing and the hierarchy and symmetry of the arrangement of openings of the principal south elevations of 582-592 King Street

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	X

The property has historical value through its potential to yield information about the development of the King-Spadina neighbourhood in the early 1900s as an important manufacturing centre which contributed to Toronto's prosperity and provided employment for over 120 years. It has value through its direct association with the Canadian Kodak Company Ltd. which constructed its first purpose built retail and manufacturing complex on the property and occupied it for 15 years expanding with new buildings as well new business products, increased output and employment substantially in that short time. The complex has further associative and historic value

as it was occupied for over 60 years by Ontario Silknit Ltd. whose garment manufacturing provided employment for generations as well as the "Fashion District" identity of the King Spadina neighbourhood. The "Lovable" signage painted on the brick of the east elevation at 473 Adelaide Street West retains this identity and Silknit's lingerie manufacturing legacy.

The property has further associative value as it demonstrates the work of two Toronto-based architectural firms, Chadwick & Beckett and Kaplan & Sprachman. Chadwick & Beckett (1893-1917) were a prolific firm with numerous commissions which included a wide variety of buildings types: the architects made a particular contribution to the design of industrial buildings across the City of Toronto in the first decade of the twentieth century. Kaplan & Sprachman (c. 1926-1951) were nationally renowned for their designs of hundreds of movie theatres, across the county, in the 1930s and 1940s frequently featuring the Style Moderne style. Their commissions included a variety of other building typologies such as industrial buildings such as the garage which features the Style Moderne.

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

Located to the east of Portland Street with prominent elevations on both King Street West and Adelaide Street West, the property of three, four-storey brick clad buildings with Edwardian Classical style details and the rear bridge over the laneway is important in defining the early 20th century industrial character of the area as it maintains the scale, material qualities and design patterns of the factory structures. Built between 1902 and 1911, and having been a centre of enterprise and employment for almost 120 years, the factory building complex is functionally, visually and historically linked to its surroundings and contributing to the identity of the King Spadina Heritage Conservation District. The 473 Adelaide Street West building contributes to the street wall framing the view of St. Mary's Church (1885-1904) which terminates Adelaide Street West at Bathurst Street.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 582 King Street West, containing the former Canadian Kodak Building, has design, associative and contextual values.

Located in the King Spadina neighbourhood, east of Portland Street the property identified as 582 King Street spans from the north side of King Street West to the south side of Adelaide Street West and contains a collection of two four-storey factory buildings at 582-592 King Street West and one four-storey factory building and two-storey wing at 473 Adelaide Street West - all completed in 1902-1911 for the Kodak Company of Canada Ltd., to the designs of architects Chadwick & Beckett and F. A. Fifield. A single-storey garage facing Adelaide Street West, designed by Kaplan &

Sprachman architects was added to the property in 1928-31 following Ontario Silknit Ltd.'s purchase of the property.

The design value of the complex is evident as it is a fine collection of well-crafted, early 20th-century factory buildings, which are characteristic of the King-Spadina neighbourhood, with their post and beam construction and impressive scale, achieved through long narrow massing which extends through these deep city blocks. Clad in brick with stone details, elements of the Edwardian Classical style are present on the King Street elevation. The property has associative and historical value as it is the first purpose-built complex constructed for the Canadian Kodak Company, the first Canadian branch of the Rochester-based Eastman Kodak Company. Kodak occupied and developed the site from 1902 to 1917 when it relocated to Mount Dennis where it continued to be an important long-standing employer. For over a century, Kodak had an international impact making photography and home movie-making popularly accessible through its continued advances in simplifying technology and reducing costs as well as advancing photography in a number of high-tech applications including the American lunar landings. The complex has further associative and historic value as it was occupied for over 60 years by Ontario Silknit Ltd. whose garment manufacturing provided generations of local employment as well as the "Fashion District" identity of the King Spadina neighbourhood. Further associative value is derived from two architectural firms of Chadwick & Beckett who contributed to Canadian architecture through a variety of building typologies, but especially with factory buildings in the King-Spadina neighbourhood and Kaplan & Sprachman who were nationally renowned for their movie theatre designs in the Style Moderne style which is featured in the garage design. The complex has contextual value as it defines and maintains the early 20th-century industrial character of the King Spadina neighbourhood through its four-storey massing, brick and stone cladding, rhythm of apertures and surface detail.

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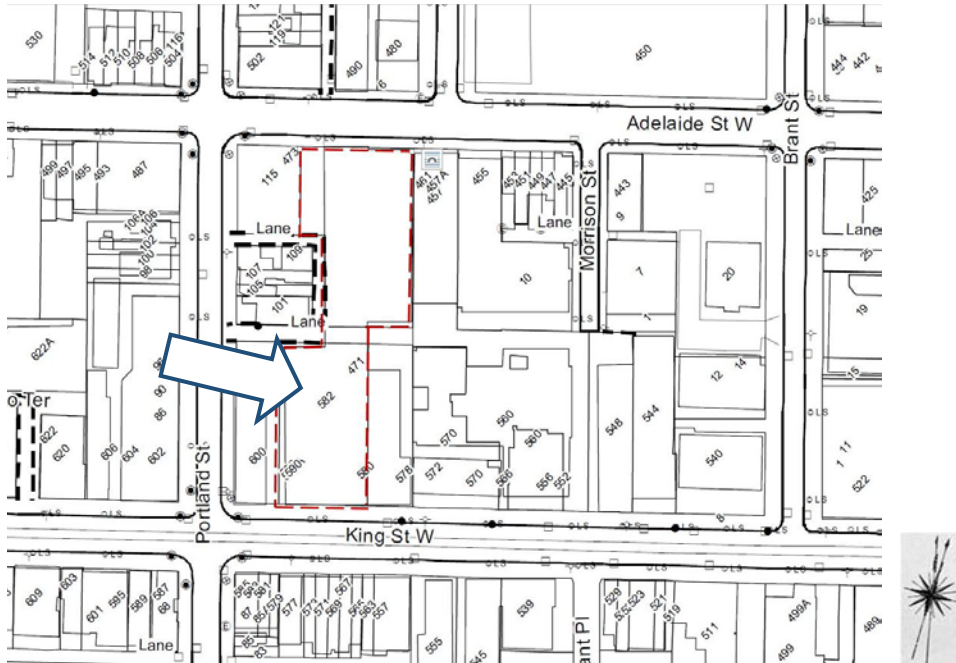
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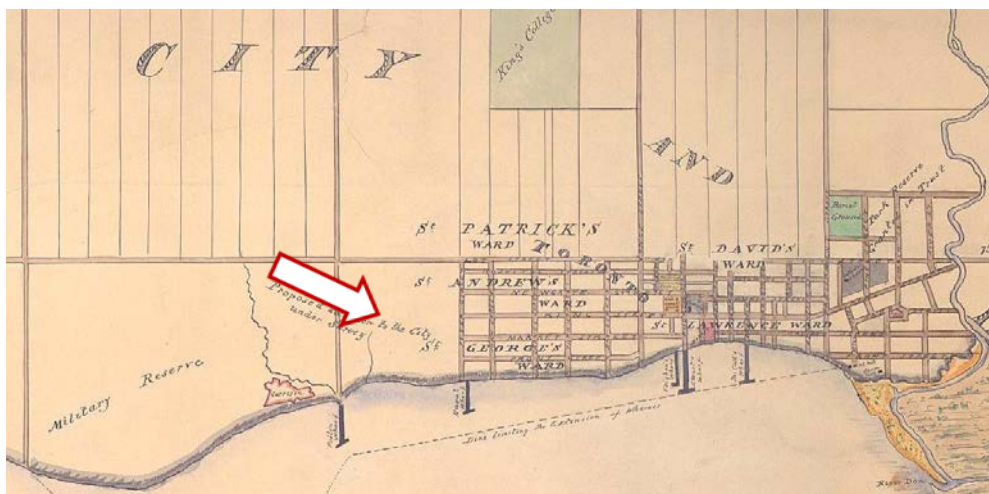
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6. IMAGES:



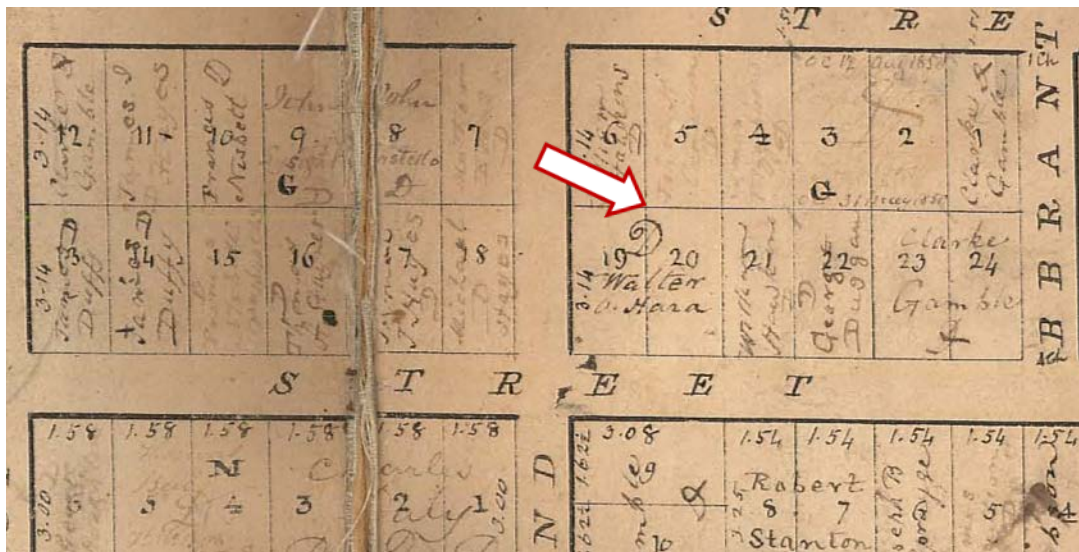
1. City of Toronto Property Data Map: showing the location and extent of the property at 582 King Street West (including the entrance addresses 590, 592 King Street West and 471 and 473 Adelaide Street West) which is east of Portland Street and extends from the north side of King Street West to the south side of Adelaide Street West. The arrow marks the site of the property at 582 King Street West. The red dashed line indicates its approximate boundaries. This location map is for information purposes only; the exact boundaries of the properties are not shown.



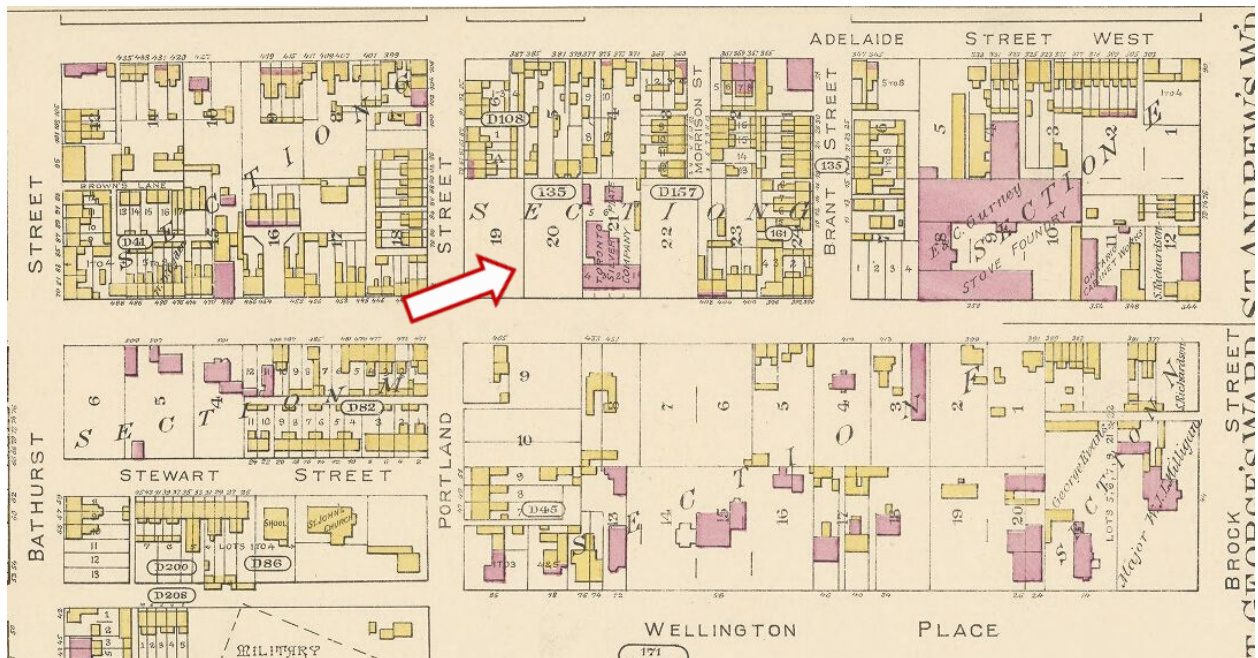
2. J. G. Chewett's 1834 map of City of Toronto and Liberties showing the City of Toronto (former Town of York) to the east of Peter Street which marks the boundary with the open land surrounding the "Military Reserve." The map shows the area to the west of the creek and the fort identified as the "proposed addition to the City under Survey." The arrow indicates the approximate future location of the property at 582 King Street West (Ng)



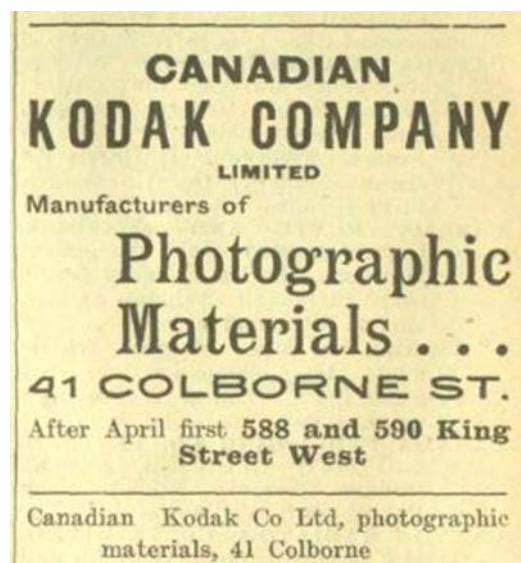
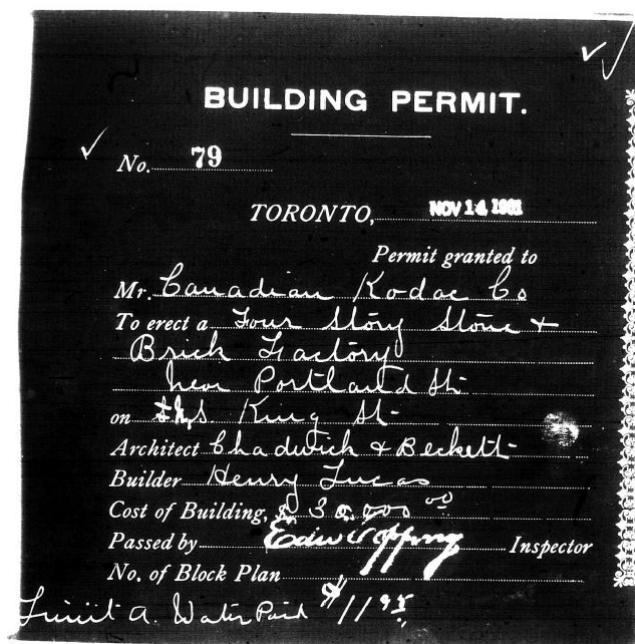
3. Detail of 1837 Map of the Military Reserve by William Hawkins, Deputy Surveyor, showing the subdivision of the land east of the Garrison Creek and west of Peter Street. The arrow marks the future location of the property at 582 King Street West. Note the width of Wellington Place and its termination in two squares and Brock Street, now known as Spadina Avenue. (Ng)



4. Detail of the Hawkins map, as above, showing the subdivision of Section G, north of King and east of Brant into 24 lots. The arrow indicates Lots 19, 20 and 5, the future location of the Kodak Company complex at 582 King Street West (Ng)

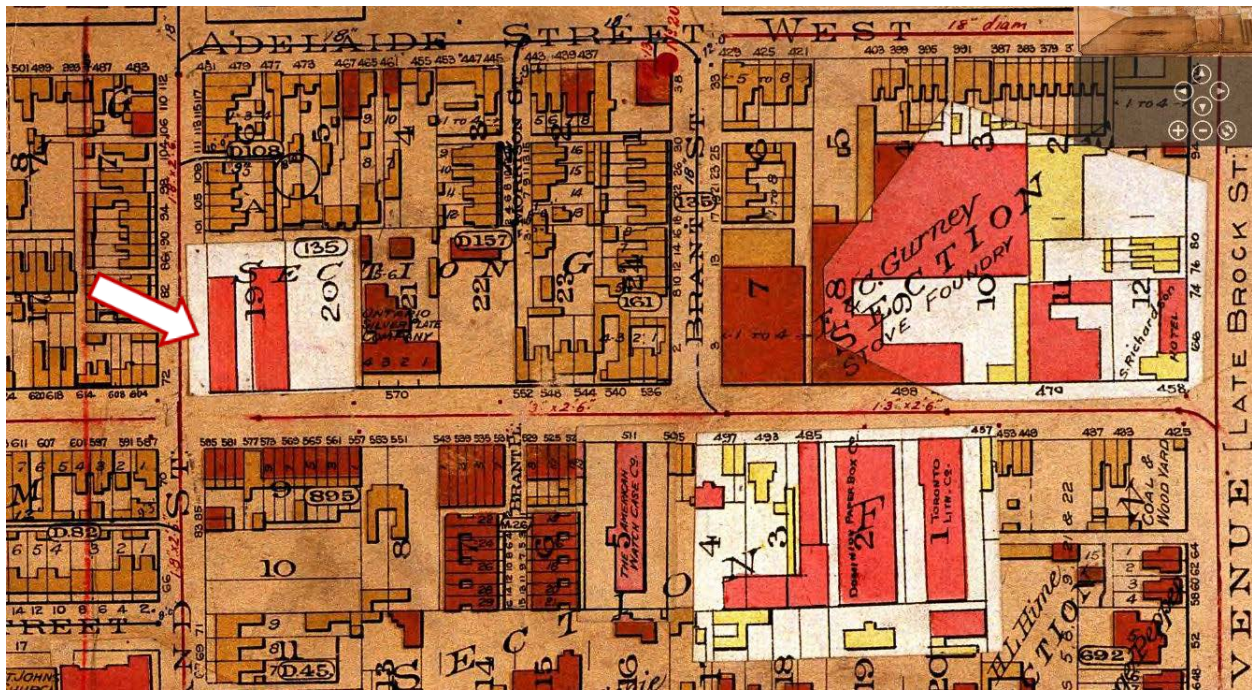


5. Detail of Goad's Atlas of 1884 showing the lack of development on Lots 19 and 20, the future location of the subject property, and the primarily residential character of King, Portland and Adelaide Streets with the addition of the Toronto Silver Plate Company at 570 King Street West, 1882 and the earlier 1872 Gurney Stove Factory (Section E). (CTA)



6. (left) 1901 Building Permit, No. 79, dated November 14, 1901, permit granted Canadian Kodak Co to erect a four-storey and basement brick and concrete factory, architect: Chadwick & Beckett with builder Henry Lucas. (CTA)

7. (right) 1902 City Directory entry for Kodak indicating that their new premises at 588-592 King Street West would be complete and ready for occupation by April 1902.



8. Detail of Goad's Atlas of 1903 showing the development of Lot 19 with the construction in 1900 of the William Shannon Co. Ltd. Building at 600 King Street W (north-east corner of King and Portland) and to the east, the first Canadian Kodak building completed in 1902.(CTA)

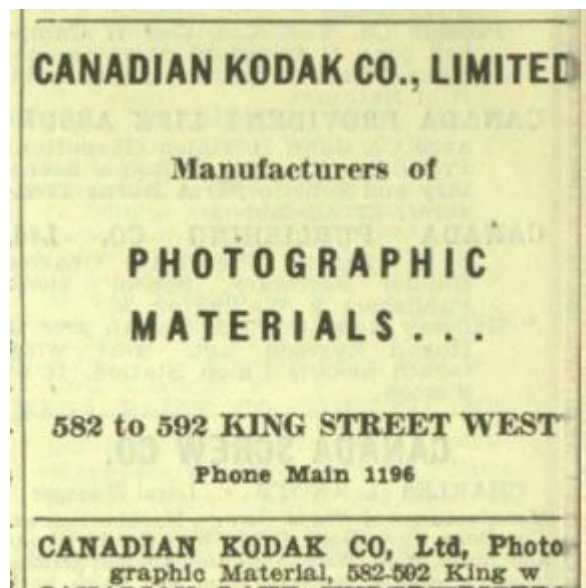
BUILDING PERMIT ✓

No. 1270

Toronto, SEP 27 1904 190

Permit granted to
Mr. Canadian Kodak Co.
 To erect a four storey brick &
stone factory
near Portland St.
 on N.E. King St. West
 Architect Chadwick & Beckett
 Builder Davidson & Lucas
 Cost of Building, \$ 40,000
 Plans and Specifications approved by _____ City Architect
 No. of Block Plan _____
 Limit A. Water, \$ _____

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



9. (left) 1904 Building Permit, No. 1270, dated September 27, 1904, permit granted Canadian Kodak Co to erect a four-storey and stone factory, architect: Chadwick & Beckett with builder, Henry Lucas.

10. (right) 1905 City Directory indicating that the second Kodak premises were complete by the end of 1904 with an expanded address of 582-592 King Street West (CTA)

BUILDING PERMIT

No. 15188

Plan No. D102
Lot No. 4 & 5

Toronto, MAY 11 1909

Permit granted to Mr. Canadian Kodak Co. Ltd. 582-592 King

To erect a 4 story and basement brick and concrete factory
near Portland St.

on Adelaide St.

Architect F. A. Fifield

Builder Davidge & Lunn

Cost of Building, \$ 50,000

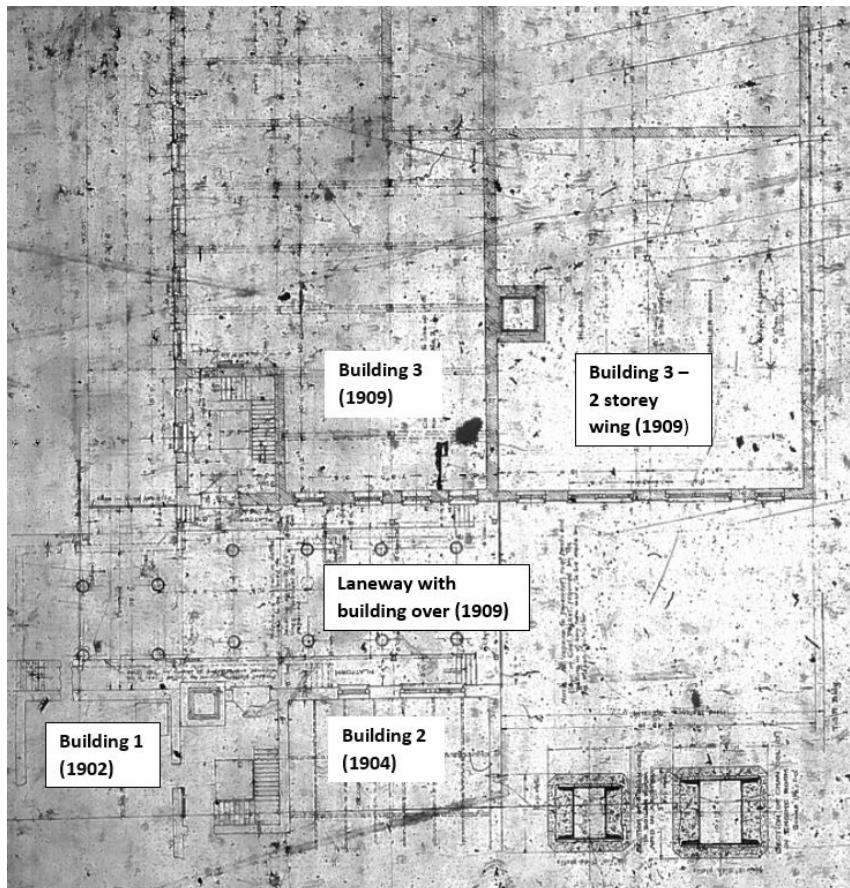
Plans and Specifications approved by _____

No. of Block Plan _____

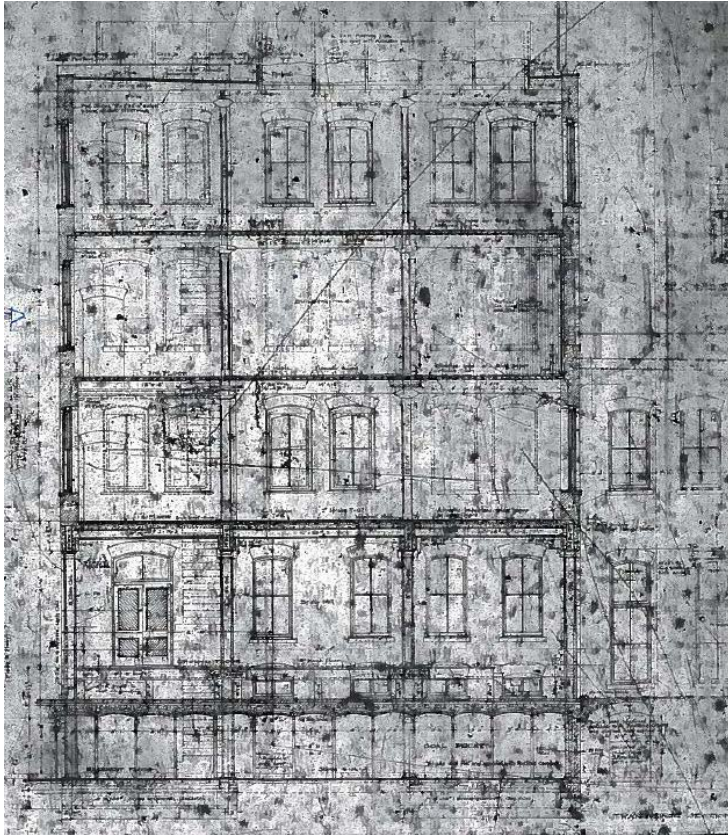
Limit B. & Water, \$

This Permit does not include any openings in sidewalk or encroachment past line of Street.

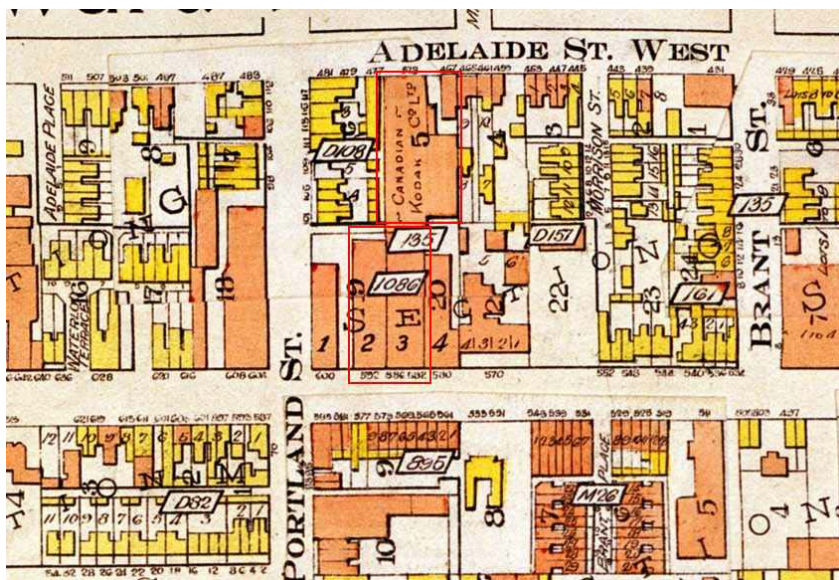
11. Third building permit for Kodak, this time to build a four-storey and basement brick and concrete factory on Adelaide Street near Portland Street. Permit number 15188 is dated May 11, 1909 and identifies the architect as F. A. Fifield and with Davidge and Lunn again as builders (CTA)



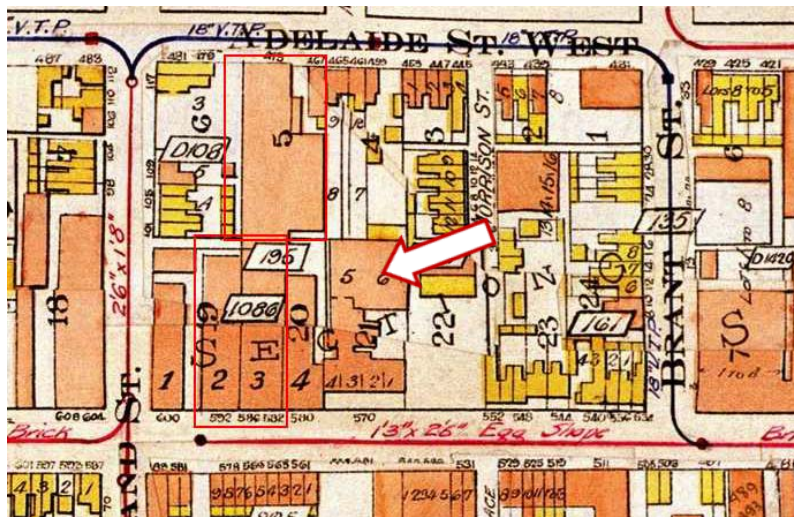
12. F. A. Fifield, 1909 Permit drawings, First Floor Plan showing the laneway with columns to support the bridge above and the three four-storey buildings and the two-storey wing (City of Toronto Building Records, Permit No K-4, dated March 31, 1909)



13. F. A. Fifield, 1909 Permit drawings, Transverse Section through the new complex showing the south elevations of the ground floor of the new four-storey building and its two-storey wing with a section through the second-fourth floors that bridge across the laneway. (City of Toronto Building Records, Permit No K-4, March 31, 1909)



14. Detail of Goad's Atlas of 1913, showing the Kodak complex (outlined in red) stretching between King and Adelaide streets with factories on Lots 2 and 3 of Plan 1086 and Lot 5 of the Garrison reserve. The second storey wing is indicated with an arrow and has been completed behind the store at 467 Adelaide Street West. (CTA)



15. Detail of Goad's Atlas of 1924 with the Kodak complex outline in red and showing no changes in the building configuration. (CTA)

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THE EASTMAN DRY-PLATE AND FILM CO., Rochester, N. Y.
Branch Office, 13 Soho Square, London.

16. 1887 Advertisement for the Eastman Dry Plate and Film Company located in Rochester New York with a branch office in London, England. (Kodak 1880-1980)



ONTARIO SILK KNIT COMPANY BUYS KING STREET PROPERTY

Price of \$250,000 Paid For
Former Toronto Terminals
Warehouses

TO BE REMODELLED

For Use As Canadian Plant —
Bought From Kodak
Company

Of the first importance is a real estate transaction reported today, in which the former Toronto Terminal Warehouse buildings, 582-592 King Street west, figures as the property transferred.

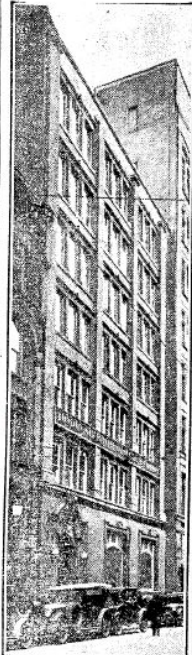
These important buildings, two of which front on King street and the other on Adelaide street, were, prior to the deal now consummated, the property of the Canadian Kodak Company Limited. The new purchasers are the Ontario Silk Knit Company Limited, and the consideration involved is said to be in the neighborhood of \$250,000. The vendors, the Canadian Kodak Company Limited, have not used the buildings of late, since they are housed in their new plant at Mount Dennis.

The old Toronto Terminal Warehouse buildings, which have been sold, are four-story solid brick structures. The two which front on King street have a combined frontage of 120 feet and a depth of 187 feet. The third building, which faces Adelaide street, has a frontage of 127 feet and a depth of 202 feet.

Ontario Silk Knit Limited, the purchasers, have retained Kaplan and Sprachman architects, to remodel the entire structure. The buildings will be used by the purchasers as their Canadian plant. The transaction was negotiated through S. E. Lyons Limited, realtors, Bay street.

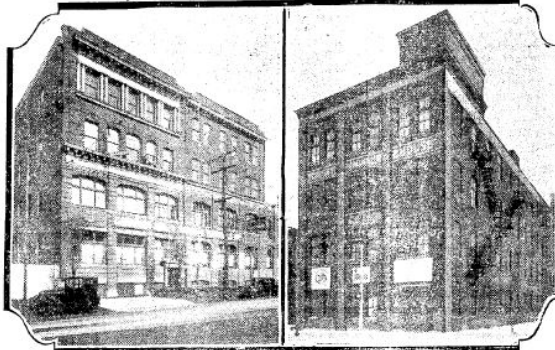
BUSINESS IN HOUSES IS REPORTED BRISK

H. H. Hise and Sons Sell Thirty-five



Real Estate

Big Deal on King Street West

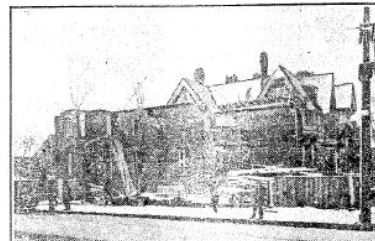


ABOVE are photographs of the old terminal warehouse buildings, two of which front on King street west, and the third on Adelaide street. Recently owned by the Canadian Kodak Company Limited, they have just been purchased by Ontario Silk Knit Limited for \$250,000. The purchasers will use them for their Canadian plant and they will be remodelled to suit this purpose. The transaction was negotiated by S. E. Lyons Limited, realtors, Bay street.

ACTIVE FIVE YEARS IN REAL ESTATE SEEN

Toronto Board Holds Final
Meeting for Year—W. H.
Bosley Speaker

The last regular meeting for the year of the Toronto Real Estate Board was held at the Prince George Hotel Wednesday night with a record attendance. The speakers of the evening were Mr. H. L. Rogers and W. H. Bosley, president of the Ontario Association of Real Estate Boards.



W. W. HILTZ DISPOSES OF DANFORTH

Sold to Farmers Development
Company For Price
\$22,500

REALTY TRANSFER

Residence at No. 5 Ridge
Crescent Is Sold
\$14,200

The highest figure involved in real estate transfers as recorded in the city and county registry office is the one whereby the Farmers Development Company, Limited, are having purchased from W. W. Hiltz, builder, for a price of \$22,500 100 feet of front on south side of Danforth street, western boundary of the 100 feet east of Morton street, is a depth of 201 feet extending to a lane.

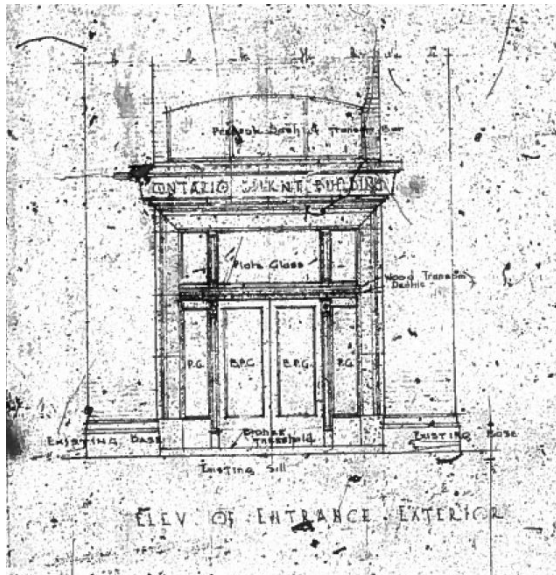
Part of lots five, six and seven, is the description of the property.

The sale of No. 5 Ridge Crescent is recorded. In this is the consideration for this property which has a forty-five feet, being composed of lots 26 and 27, plan 633. Kennedy is cited as vendor, Nicholson, broker, as purchaser.

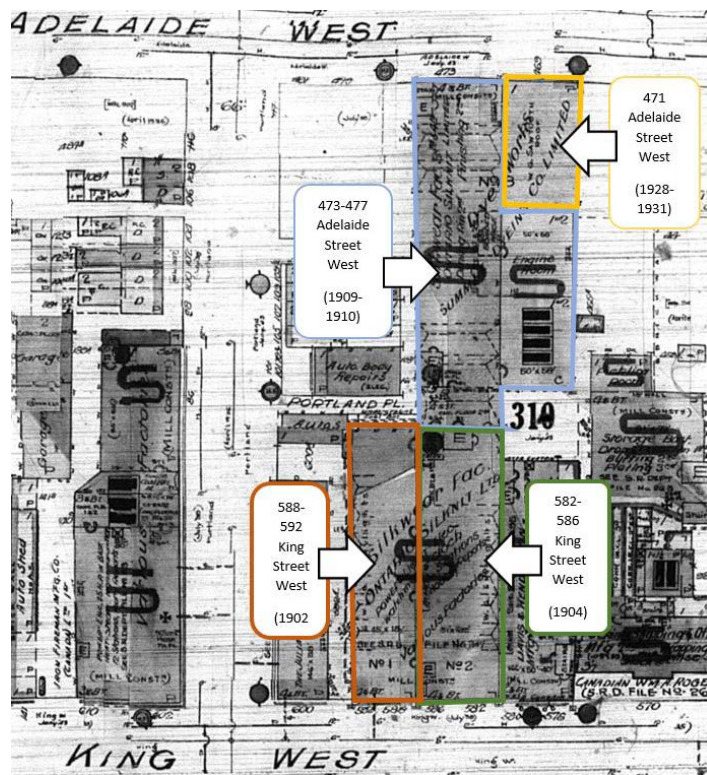
The Standard Bldg. Co. Limited, are recorded as having sold to James E. Mills for \$11.50 composed of part of lot 131 and situated at the north of Cherriton avenue a street with a frontage of only 40 feet on Cherriton street, on Duplex avenue.

Number 73 Logan street changed hands for \$9,000. Realty Company, Limited, recorded as the purchasers. Stephenson, Alex. B. Reid and John Hutton, the vendors, and part of lots 56 and 57 make up the parcel which is 15 feet on Logan street, with 20 feet and 21 feet on the northerly side.

17. Toronto Daily Star article recording the sale of the property at 582 King Street West by Kodak to Ontario Silknit and the commissioning of Kaplan & Sprachman to undertake the alterations. (Toronto Daily Star, December 9, 1927, p. 8)



18. Kaplan & Sprachman, Detail of Permit drawings A5827, submitted in 1928 showing the proposed new entrance at the second, east building at 582-586 King Street (City of Toronto Building Records)



19. Underwriters Survey Bureau Plan, 1943 (detail) of the property at 582 King Street West with its various buildings and their dates of completion. By 1943, the extension of the single-storey building at the property previously known as 467 Adelaide Street West, and now known as 471 Adelaide Street West, had been completed.



20. 582 King Street West, south elevation, 1912 (Ryerson University Library: Special Collections [RU])



21. 1912 Photograph of 582 King Street West, (detail) showing the details of the original 1902 building with its entrance, the second storey cornice with broken pediment, fourth storey pairs of columns and piers and the Kodak signage (RU)



22. 582 King Street West, 1926, during Canadian Rail and Harbour Terminals tenancy (RU)



23. 582 King Street West, 1973 photograph showing the alterations undertaken by Silknit which relocated the door, removed the original door and many of the decorative stone elements. (CTA)



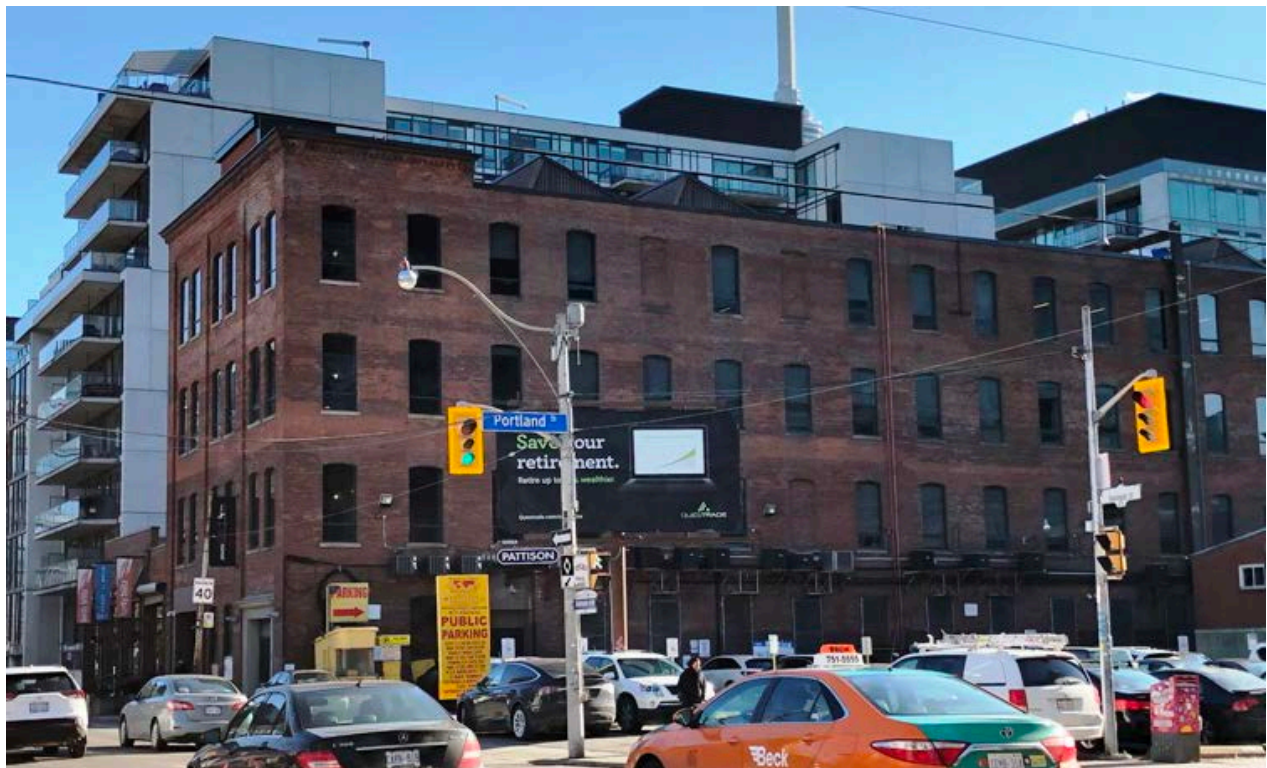
24. 582 King Street West, south elevation (HPS, 2020)



25. 473 Adelaide Street West, 1926 photograph prior to the sale by Kodak. The rear north elevation of 588-592 King Street West can be seen in the distance on the right (RU)



26. 473 Adelaide Street West, 1973 showing the complex including the original corner tower for the elevator and the glazed monitors (CTA, fonds 2043)



27. 471-473 Adelaide Street West, principle (north) and side (west) elevations (HPS, 2020)



28. 471-473 Adelaide Street West, principle (north) and side (east) elevations, looking west towards Portland Street, 1973 and showing the bricked in entrances (CTA, fonds 2043)



29. 471-473 Adelaide Street West, principle (north) and side (east) elevations, looking west towards Portland Street (HPS, 2020)



30. (left) 473 Adelaide Street West: with new stone door frame installed after 1973 (HPS, 2020)



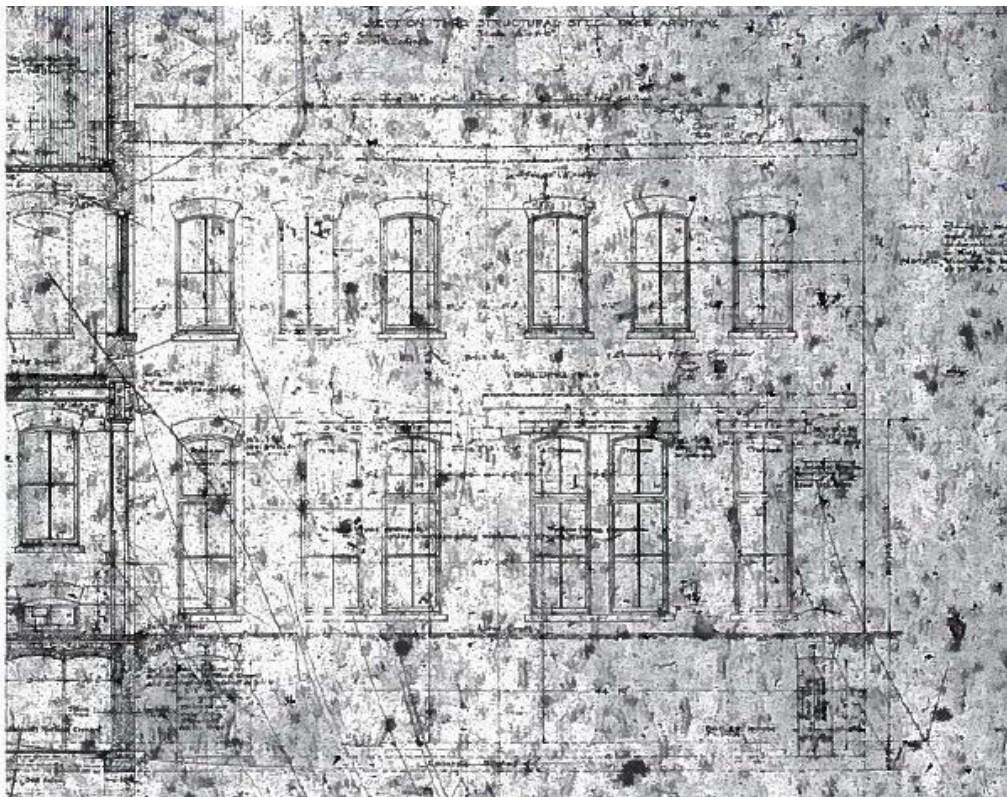
31. (right) Photograph showing the laneway with the 1909 building at 473 Adelaide Street West (left) bridging across to join 582 King Street West (right) (HPS, 2020)



32. 582 King Street West, loading dock at the north elevation of 588-592 King Street West (HPS, 2020)



33. 473 Adelaide Street West, rear (south) elevation of the two-storey wing facing the laneway, with later modifications showing the original steel lintels, with the side (east) elevation of the four storey main building to the left (HPS, 2020)



34. F. A. Fifield, Detail of Transverse Section, showing the elevation of the two-storey wing at 473 Adelaide Street West. Note the steel lintels over the pairs of openings at the first floor. (Building Records, Permit Drawings K-4, dated March 31 1909)



35. King Street at the northeast corner with Portland looking east at a strong collection of warehouse buildings including 600 King Street, 1900, 582 King Street West (aka 590 King Street West), 1902-1904, 580 King Street West (1904) and 570 King Street West (the Toronto Silver Plate Co. building, 1882) (HPS, 2020)



36. King Street at Portland looking east from 580 King Street (1904) to 582 King Street West (aka 590 King Street West), 1902-1904, 600 King Street West (1900) and 602 King Street West (1904) (HPS, 2020)



37. South-west corner of King and Portland streets, c1870s house-form building (HPS, 2020)



38. Late 19th century, brick-clad commercial rows opposite 582 King Street West on the south side of King Street, east of Portland Street (HPS, 2020)



39. Adelaide Street West looking west from 449 Adelaide Street with Victorian houses, recent mid-rise infill and the subject property at 471 Adelaide Street West. (HPS, 2020)



40. Adelaide Street West with the view looking west to historic landmark of St. Mary's Church which terminates Adelaide Street at Bathurst Street. The subject property 471-473 Adelaide Street is on the left side of the photo. (HPS, 2020)