

141 Bathurst Street and 579 Richmond Street West - Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Date: October 21, 2021

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, 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 properties at 141 Bathurst Street, entrance address 581 Richmond Street West, and 579 Richmond Street West, under Part IV, Section 29 of the Ontario Heritage Act.

The properties at 141 Bathurst Street and 579 Richmond Street West are located on the south-east corner of the intersection of Bathurst Street and Richmond Street West. The property at 141 Bathurst Street contains a two-storey, buff brick-clad factory building constructed in 1900 for E. C. Walker & Sons, Ltd., hat manufacturers, with a rare set-back from the adjacent streets within a rear yard. 579 Richmond Street West contains a four-and-a-half storey, red brick-clad factory building, constructed in 1913 for the Independent Cloak Co. according to the designs of the architect Isadore Feldman. These two early 20th-century factories exhibit an Industrial Classical style and, with their finely detailed and proportioned brick facades, contribute to the distinctive heritage character of the King-Spadina neighbourhood, which is grounded in its early-mid 20th-century transformation as the city's primary manufacturing hub and its fashion district identity.

The properties at 141 Bathurst Street and 579 Richmond Street West were listed on the City's Heritage Register in 2017 and both properties were identified as contributing properties within the proposed King-Spadina Heritage Conservation District, adopted by City Council in 2017 and currently under appeal. Following additional research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the properties at 141 Bathurst Street and 579 Richmond Street West merit designation under Part IV Section 29 of the Ontario Heritage Act for their design, associative and contextual value.

An application has been submitted to amend the zoning by-law to permit the redevelopment of the properties at 141-161 Bathurst Street and 579-591 Richmond Street West with a 12-storey non-residential building containing retail uses at the ground level and office uses above. This development proposal comprises Phase 1 of a larger development which also includes the sites at 555 Richmond Street West and 550 Adelaide Street West (Phase 2). The phase 1 and phase 2 development proposals are being reviewed concurrently.

The heritage buildings at 141 Bathurst Street and 579 Richmond Street West are proposed to be conserved while two listed house-form buildings at 159 and 161 Bathurst Street are proposed to be demolished. Staff's further research and additional analysis determined these listed house-form buildings at 159 and 161 Bathurst Street do not meet the criteria under O. Reg. 9/06 required to merit designation under Part IV of the Ontario Heritage Act.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

The City Clerk issued a notice of complete application for the redevelopment of the properties on September 24, 2021. City Council must make a decision and issue a Notice of Intention to Designate the subject properties no later than December 23, 2021.

Designation enables City Council to review proposed alterations, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 141 Bathurst Street, (entrance address 581 Richmond Street West), under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 141 Bathurst Street, (Reasons for Designation) attached as Attachment 3 to the report, October 21, 2021, from the Senior Manager, Heritage Planning.
2. City Council state its intention to designate the property at 579 Richmond Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 579 Richmond Street West (Reasons for Designation) attached as Attachment 4 to the report, October 21, 2021, from the Senior Manager, Heritage Planning.

3. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

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-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 (currently under appeal). The boundaries of the HCD include the subject property.

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

On December 5, 2017, City Council adopted Item TE28.12 to include the King-Spadina properties, which included the properties at 141 Bathurst Street, entrance address 581 Richmond Street West, 159-161 Bathurst Street and 579 Richmond Street West on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.12>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic

areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth

areas. Strategic growth areas include the downtown urban growth centre where this property is located.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/statute/90o18>

<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Heritage Impact Assessments (HIA) will be required for development applications that affect listed and designated properties. A HIA shall be considered when determining how a heritage property is to be conserved.

The Ontario Heritage Toolkit also provides guidance on designating properties of municipal significance. The Tool Kit provides direction on the purpose of designating heritage properties and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

[Ontario Heritage Tool Kit \(gov.on.ca\)](http://gov.on.ca)

COMMENTS

An application has been made to amend the zoning by-law to permit the redevelopment of the site at 141-161 Bathurst Street and 579-591 Richmond Street West, with a 12-storey non-residential building containing retail uses at the ground level and office uses above. This development proposal comprises Phase 1 of a larger master-planned development which also includes the sites at 555 Richmond Street West and 550 Adelaide Street West (Phase 2). The phase 1 and phase 2 development proposals are being reviewed concurrently. The listed heritage buildings at 141 Bathurst Street and 579 Richmond Street West are proposed to be partially retained, those listed heritage buildings at 159 and 161 are proposed to be demolished.

141 Bathurst Street, 159 and 161 Bathurst Street and 579 Richmond Street West

Heritage Planning staff undertook further evaluation of the listed properties at 141 Bathurst Street, 159 and 161 Bathurst Street and 579 Richmond Street West to determine if the properties merit designation under Part IV, Section 29 of the Ontario Heritage Act by applying Ontario Regulation 9/06 criteria prescribed for municipal designation under the Act. Staff determined that the properties at 141 Bathurst Street, and 579 Richmond Street West meet the criteria under all three categories of design and physical, historical associative, and contextual value. As such, the properties are significant built heritage resources. The findings are outlined in the Research and Evaluation Report, below.

The listed heritage properties at 159 and 161 Bathurst Street, contain a pair of semi-detached residential house form buildings, constructed c.1879. The properties were identified as contributing properties in the King-Spadina Heritage Conservation District, and were included on the Heritage Register in 2017 for their design value as residential buildings and as a key building typology within King-Spadina, and for their contextual value as reflecting the evolution of the King-Spadina neighbourhood 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.

Further evaluation of the design of 159 and 161 Bathurst Street considered their representative value as examples of semi-detached, bay-and-gable houses constructed

in the late 19th century. While additional research was unable to confirm their original design, further analysis of their present-day built form confirms they have been altered which has diminished the house-form properties' integrity as being representative examples of the bay-and-gable building type. Alterations to the buildings include the blocking-in and altering of entrance and window openings, the removal of dormer windows, and incursions into the front yards for public realm improvements. Additionally, the turreted roofs above the bays are atypical of the style, and the buildings are not considered to be exceptionally well-designed or finely crafted examples of the type.

Located at the southeast corner of Bathurst Street and Richmond Street West, the properties at 159 and 161 Bathurst Street have an immediate context that is defined by a diversity of building types from various periods. The row of house form properties to the immediate south, 143-157 Bathurst Street, which were previously determined not to merit inclusion on the Heritage Register, will be demolished as part of the proposed development and will further change the residential character of the immediate area of 159 and 161 Bathurst Street resulting in the properties no longer having contextual value. This research and additional analysis does not find that the two properties meet the criteria for designation under O. Reg. 9/06.

141 BATHURST STREET AND 579 RICHMOND STREET WEST

Research and Evaluation according to Ontario Regulation 9/06



E. C. Walker & Sons, Ltd., 141 Bathurst Street, principal (west) façade (Heritage Planning [HP], 2021)

1. DESCRIPTION

141 BATHURST STREET - E. C. WALKER & SONS, LTD.	
ADDRESS	141 Bathurst Street, entrance address 581 Richmond Street West
WARD	10 - Spadina-Fort York
LEGAL DESCRIPTION	WITH & SUB TO ROW MILITARY RESERVE BLK H PT LOT 16 PLAN 1174S PT LOT 15
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	E. C. Walker & Sons, Ltd.
CONSTRUCTION DATE	c.1900
ORIGINAL OWNERS	Edwin and Sarah Walker
ORIGINAL USE	Factory
CURRENT USE*	Commercial - office
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Post and Beam with Brick Cladding
ARCHITECTURAL STYLE	Industrial Classicism
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design, associative and contextual
HERITAGE STATUS	Listed in 2017
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	October 2021



Independent Cloak Co., 579 Richmond Street West, principal (north) elevation (HP, 2021)

579 RICHMOND STREET WEST - INDEPENDENT CLOAK CO.	
ADDRESS	579 Richmond Street West
WARD	10 - Spadina-Fort York
LEGAL DESCRIPTION	MILITARY RESERVE BLK H PT LOT 16
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Independent Cloak Co.
CONSTRUCTION DATE	1913
ORIGINAL OWNERS	Joseph Bochnick and Samuel Perman
ORIGINAL USE	Factory
CURRENT USE*	Commercial - office
ARCHITECT/BUILDER/DESIGNER	Isadore Feldman
DESIGN/CONSTRUCTION/MATERIALS	Post and Beam with Brick Cladding
ARCHITECTURAL STYLE	Industrial Classicism
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design, associative and contextual
HERITAGE STATUS	Listed in 2017
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	October 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 141 Bathurst Street, entrance address 581 Richmond Street West and 579 Richmond Street West and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report.

Maps and Photographs are located in Attachment 1.

The archival and contemporary sources for the research are found in Attachment 2.

The Statements of Significance are contained in Attachment 3 and Attachment 4.

i. HISTORICAL TIMELINE

Key Date	Historical Event
Time Immemorial	The area now known as Toronto (Tkaranto) has been home to diverse Indigenous peoples since time immemorial, and remains the home of many First Nations, Métis, and Inuit people from across Turtle Island.
1787	In 1787, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated.
1793	The Town of York and Fort York are established with a large area between the two known as Garrison Common
1834	The Town of York is incorporated as the City of Toronto
1833-37	As the city expands westward, a portion of Garrison Common, from Peter Street to Niagara Street, is subdivided for sale and development. The subject properties, currently known as 141 Bathurst Street and 579 Richmond Street West are located in the newly surveyed Block 15 and 16 of Section H which was located on the south side of Richmond Street West between Portland Street and Bathurst Street
1850-1880	The construction of the railways along the waterfront transforms the area from being primarily institutional and residential to being predominately industrial with commercial and residential uses
1899	According to land registry records, on November 29, 1899, Edwin C. Walker purchases part of the property known as Lot 16, Block H in the Military Reserve. The property is on the south side of

	Richmond Street West (then known as Farley Avenue) and includes a right of way to Richmond Street (instrument no. 9735F) The property is currently identified as 141 Bathurst Street with the entrance address 581 Richmond Street West
1900	City Directories indicate that E.C. Walker & Sons, hat and cap manufacturers have opened a premises at 442 Adelaide Street West. E.C. & S.J. Walker, milliners, continue to operate and live at 536 Queen Street West
1900	April 5, 1900, Edwin Carey Walker of Toronto Manufacturers and Sarah Jane Walker, his wife, obtain a mortgage for lands in 9735F, as above, together with an engine, boiler and plant (instrument 10943) according to land registry records
1900	Assessment rolls recorded on August 24, indicate that E. C. Walker & Sons are occupying their new hat factory, constructed on the previously vacant yard, located at the rear of 579-585 Richmond Street West (then known as 153-163 Farley Avenue, and now known as 141 Bathurst Street)
1904	Assessment rolls taken in August indicated E. C. Walker & Sons Ltd are located at the rear of 153-163 Farley Avenue and the premises are partly occupied by George Bedford, a tailor. "Stanley Walker, furs and millinery" now occupies 536 Queen Street West as well as a premises at 290 College Street
1910-1913	Between 1910 and 1913, the T-shaped plan of the Walker factory is extended to include a brick-clad two-storey extension along the southern border of the property. A wood-clad extension links the new brick extension with the original single storey rear wing.
1912	21 May, Charles Pasternack and his wife Goldie Pasternack, grant to Joseph Bochner and Samuel Perman, of the Independent Cloak Co., a portion of Lot 16, Block H (the property would be known as 579-585 Richmond Street West) according to land registry records (instrument no. 22916)
1912	In July, the architect Isadore Feldman prepares permit drawings for the Independent Cloak Co. warehouse building on Richmond Street West
1913	19 February, a building permit is granted to the Independent Cloak Co. to construct a four-storey brick warehouse on Richmond Street near Bathurst.
1913	Assessment rolls recorded in August indicate that the building at 579-585 Richmond Street West is occupied by Louis Fluxgold and Joseph Bockneck, cloak manufacturers, Robert G. Long, glove manufacturer, and Louis Freifeld, furrier. One of six floors is vacant.
1914	Archival photographs indicate that just before February 6, the Independent Cloak Co. building has suffered a fire and is largely gutted
1915	Assessment rolls recorded in August, 1914 indicate that following the fire, the property at 579-585 Richmond Street has been sold to Louis and Samuel Yolles and Harry Schwartz and that the

	building is "unfinished". Previously valued at \$40,000, the building is now valued at \$3,000. E.C. Walker and Sons is recorded at the rear of 579-591 Richmond Street West (currently known as 141 Bathurst Street)
1916	The property at 579-585 Richmond Street is occupied by Holden Morgan Co. Ltd., Machinists and two floors remain vacant, according to assessment rolls taken on August 24 of 1915. The property is owned by the Louis and Samuel Yolles and the Brooke Manufacturing Co. City directories record E. C. Walker & Sons at 587 Richmond Street West
1925	E. C. Walker is killed in an automobile accident on September 12.
1926	The Globe reports Sarah J. Walker's death exactly a year later on September 12.
1929	579 Richmond St. W. is occupied by Holden Morgan Co. Ltd. "auto engineers" and the Canadian Panama and Straw Hat Co. Ltd. according to city directories. E. C. walker & Sons Ltd. are still located at 587 Richmond St. W.
1939	City directories provides entries for 579 Richmond St. W. labelled as "rooms" indicating The Reliance Shoe Co. on the first floor and Reed-Cameron, electrical appliances on the fourth floor. The basement, third and fourth floors are recorded as vacant.
1949	Directories record 579 Richmond Street West as the head office for Louis K. Ligget Co. Ltd. with no other tenants or vacancies. E. C. Walker & Sons, Ltd. is still located at 587 Richmond and 141 Bathurst Street is given as the address for the company store room.
1957-1965	According to the 1957 City of Toronto Planning Board Atlas and a 1965 Aerial Photograph the house at 141 Bathurst St. was demolished and replaced by a parking lot. E. C. Walker retains the primary address at 587 Richmond St. W.
1959	579 Richmond Street West has multiple tenants according to the Directories and these include, Bilt Rite Upholstery Co., Ltd., Mondo Photo Ltd., DCA Food Industries, Mondo Trading Co., Silhouette Products Ltd. and William Sayles Co., manufacturers' agents. E. C. Walker & Sons are listed at 587 Richmond St. W. with a storeroom at 141 Bathurst Street.
1966	E. C. Walker & Sons, Ltd., sells the property at 587 Richmond Street West, including the portion previously known as 141 Bathurst Street to Rosara Holdings Ltd.
1969	579 Richmond Street West is occupied by the Bilt Rite Upholstery Co. Ltd. The Alton Shoe Company is recorded at 587 Richmond St. W. and the Alton Shoe Co. Warehouse is given the address of 141 Bathurst St.
1973	City records indicate that the building at 579 Richmond Street is being used for combined manufacturing and office space. The

	tenants recorded over the next 45 years represent a variety of businesses including printing, publishing, graphic design and a film company and an online food service.
1987	City records indicate that up to this date the property at 141 Bathurst/587 Richmond St. W. is being used solely as a warehouse
1990-1991	Building Record drawings indicate that the property at 141 Bathurst Street now has mixed uses as it is occupied by a warehouse, a typesetter's shop, photography studio, artists' studio and the offices of the Toronto Arts Council and Artscape. A ramp is added on the west side of the building to make the principal entrance accessible.
2006	The properties at 141 Bathurst and 579 Richmond Street have been purchased by 579-591 Richmond Street West Inc.
2017	The properties at 141 Bathurst Street, entrance address 581 Richmond Street, and 579 Richmond Street West were included on the City's Heritage Register and were identified as contributing to the King-Spadina Heritage Conservation District, adopted by City Council and currently under appeal.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

The Toronto Purchase

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated and Treat 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated.

The City of Toronto, including the properties described in this report, remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

King-Spadina Neighbourhood and Heritage Conservation District

The properties at 141 Bathurst Street, and 579 Richmond Street West are 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, which is currently under appeal.¹ (Figures 1-2)

The King-Spadina neighbourhood is part of the former Garrison Military Reserve, also known as Garrison Common, which surrounded Fort York. In 1793, the Fort and the Town of York were established and the military reserve was created as a buffer around the fort extending to boundaries now known as the following streets: Dufferin Street (on the west), Queen Street (to the north) 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 1834, 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 reserve with new streets and blocks into parcels for development. 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 West Market Square at the north-west corner with Brant Street and terminated at MacDonell Square which was "granted to the Roman Catholics for a Church and Presbytery"². 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. (Figures 3-4)

With the arrival of the railways in the 1850s, the neighbourhood evolved to accommodate industries and streets were lined with small-scale residential development for the employees. 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, transforming the previous residential character.

For almost a century, the King-Spadina neighbourhood was a primary manufacturing centre in the city. 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. Many garment manufacturers remained, sustaining the area and 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 converted warehouses adjacent to the theatre 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.

1 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>

2 Hawkins, Map of the Toronto Military Reserve, 1837.

141 Bathurst Street and 579 Richmond Street West

The subject properties, 141 Bathurst Street, and 579 Richmond Street West are located in the former historic Military Reserve and on parts of Lots 15 and 16 of Block H which was part of the larger 1837 survey undertaken as the city expanded westwards into the reserve. Block H was contained by Simcoe Street (later known as Little Richmond Street, Farley Avenue and finally as Richmond Street West) to the north, Bathurst to the west, Adelaide Street to the south and Brant Street to the east. Block H was bisected on its north-south axis by Portland Street and on its east side contained a large lot allocated to the city's West Market. Lots 15 and 16 of Block H were located at its north-west corner, within proximity to MacDonell Square which had been "granted to the Roman Catholics for a church and presbytery"³ and by the 1870s-1890s was occupied by the current St. Mary's church, presbytery and schools. (Figures 6-14)

Boulton's Map of 1858 indicates that by this time the six lots comprising the north and west half of Block H were built upon with a series of modest, single-storey, rough-cast clad, semi-detached houses facing Richmond Street West.⁴ The lots facing Bathurst Street were not built upon at this time, but by 1879 a series of ten, brick-faced, double-storey, semi-detached houses (currently known as 143-161 Bathurst Street) had been constructed.⁵ To the south, two-pairs of brick-clad semi-detached houses were constructed at 133-139 Bathurst. In between the semi-detached houses to the north and south, at 141 Bathurst Street, a single-storey, detached, rough-cast clad house with a laneway on its north side was constructed at the property known as 141 Bathurst Street. By 1889 the rear of Lot 16 which had houses on Richmond Street West, was occupied by two coal sheds and a shed for cutting cord wood. The office was located at 161 Farley Avenue with a broad access space to the rear coal shed. These neighbourhood facilities could also be accessed through the lane to the north of 141 Bathurst Street or via the lane to the west of 163 Farley Avenue (now Richmond Street West) which still exists today. The houses at 143-161 Bathurst had sheds at the back of their lots facing the laneway. Behind 159 and 161 Bathurst instead of a shed, "Trent's Hall" a local labour meeting space, at 163 Farley Avenue had been constructed adjacent to the laneway.

E. C. Walker & Sons Ltd. Building

In November, 1899 Edwin C. Walker purchased the former coal-yard property at the rear of 153-163 Richmond Street West (then known as Farley Avenue) and included a right of way with access to Richmond Street. In April, 1900 Edwin and his wife Sarah J. Walker were granted a mortgage for part of Lot 16, including the right of way and an engine and boiler plant.⁶ They constructed a hat making brick-clad factory with a steel structure⁷ on a T-shaped plan, with the long top of the 'T' facing the laneway and Bathurst Street. The rear leg of the 'T' was a single-storey extension. The factory was

3 Annotation by Hawkins, *Map of the Military Reserve*, 1837.

4 The heights and materials of these houses are indicated on Goad's Atlas of 1889.

5 These properties were originally numbered as 127-139 1/2 Bathurst Street and 141 Bathurst was known as 125 Bathurst.

6 Land Registry Records for Military Reserve, Block H, Lot 16, Instruments 9735 and 10943

7 The steel construction is confirmed on the Underwriters Insurance Plans of 1941 and 1954.

completed by the time assessment rolls were taken in August of that year.⁸ City Directories for 1901 record E. C. Walker & Sons, hat manufacturers at 159-163 Farley Avenue.

Between 1910 and 1913 a two-storey, brick-clad addition was constructed, creating an L-shaped plan about the rear single storey wing of the T and the two were connected by an additional infill structure which is clad in siding. The buildings have remained in that configuration with little modification for the past century. Originally located at the address 159-163 Farley Avenue, the property was later known as 587 Richmond Street West by 1914. (Figures 15-25)

From 1939, the house at 141 Bathurst Street was recorded as vacant and by 1949 the property was known as the storeroom for E C Walker + Sons, Ltd. A survey undertaken in 1955 indicates the Walkers purchased the property at 141 Bathurst by this date. In 1957, the house is still extant according to the City of Toronto Planning Board Atlas, but aerial photographs indicate it has been demolished by 1965 and the property is paved as a parking lot. The property at 141 Bathurst continues to appear in the City Directories as the store room for the Walkers who retain a primary address at 587 Richmond Street West.

E. C. Walker & Sons, Ltd. continued to operate at this property until 1966 when the property, including 141 Bathurst Street, was sold to Rosara Holdings Ltd. City records indicate that after the sale it retained its primary manufacturing/warehouse use until 1990. In this year the building was altered for adaptive re-use serving multiple functions as a warehouse, type-setter's shop, photography studio, artist's studio and as the offices for the Toronto Arts Council and Artscape. A ramp was added on the principle west façade of the building, facing the parking lot at 141 Bathurst Street. According to city records, the Toronto Arts Council continued to be a tenant in 2001. By 2006, the property was purchased by 579-581 Richmond Street Inc. The Walker property is currently known as 141 Bathurst Street with an entrance address at 581 Richmond Street West.

Sarah Jane Walker, Edwin C. Walker and E. C. Walker & Sons Ltd.

E. C. Walker & Sons Ltd. operated as hat manufactures in the King-Spadina neighbourhood, contributing to its Fashion District identity from 1900 until 1966. In fact, the Walker family millinery business had a much longer legacy which originated with the wife of Edwin C. Walker, Sarah Jane Walker as early as 1877. In that year, she first appears in the City Directories as Mrs. J. Walker, Dressmaker and is recorded as living at 491 Queen Street West where, in a separate entry, Edward (sic) Walker, cabinetmaker also lived. In 1878, she is recorded as a 'milliner and dressmaker.'⁹

Edwin Carey Walker (1844-1925), and Sarah Jane Walker (1842-1926) were both born in England,¹⁰ where they married and had their first three children, Edwin E. (b.1869),

⁸ Assessment Rolls for Rear 153-163 Farley Avenue, taken in August 1900 for 1901.

⁹ City of Toronto Directories, 1878.

¹⁰ Sarah Jane's birthplace was recorded as Boston, Lincolnshire in her obituary in the Toronto Daily Star, 13 September, 1926, p. 13.

Louise (b. 1871) and Sidney (b. 1873). In 1873 they immigrated to Canada where three more children were born; Mabel (b. 1877), Stanley (b. 1879) and Homer (b. 1885).

Edwin Walker was first recorded in Toronto's City Directories in 1876 as a carpenter living at 55 Monck Street. The following year, as indicated above, both Edwin and Sarah were listed separately. It was unusual for married women to be listed in City Directories unless they had a form of employment. Typically they appeared in City Directories when they gained the status of widow. Sarah Jane was variously listed in the Directories through the 1880s and 1890s as Mrs. J, Mrs. C., Mrs. E., and Mrs. Edwin Walker, milliner and dressmaker, living and working at 516 Queen Street West, which was part of the characteristic commercial main street, three-storey row with shopfronts at the ground floor and residential accommodation above. By 1889, a new company had been formed 'E. C. and S. J. Walker,' and the directories indicated "Edwin C and Mrs. Sarah J., millinery mantels etc." Sarah acquired her own, separate listing under Walker, "Mrs. Sarah J. (E. C. and S. J. Walker), h 516 Queen St W."

The 'E. C. and S. J. Walker,' family business continued to operate through the 1890s. The 1891 Census indicated that the eldest children were employed by the company with Louise recorded as a 'millinery saleslady' and Edwin E. as a "millinery etc. merchant." By 1900, the Walker family business diversified. The original E. C. & S. J. Walker continued to operate at 536 Queen Street West¹¹ where the family still lived. A new company, E. C. Walker & Sons Ltd., hat manufacturers, opened at 422-4 Adelaide Street West. In November 1899 Edwin had purchased the property at 159-163 Farley Street, later known as 587 Richmond Street West and today known as 141 Bathurst Street, and with a mortgage jointly acquired with Sarah in April 1900, they built the factory for E. C. Walker & Sons Ltd. Their son Homer joined the new business as a bookkeeper. Stanley Walker opened a separate furrier company at 290 College Street.

In 1903, the original 'E. C. and S. J. Walker,' closed. Stanley took over the premises working and living at 536 Queen Street West, retaining a branch of his furrier business at 290 College Street. Edwin C., Sarah and Homer moved to a new home 212 Major Street in Harbord Village and Edwin E. relocated to live at 50 Bellevue Place (likely Bellevue Avenue) in Kensington Market. In 1911, the family relocated again to the High Park-Roncesvalles neighbourhood. Edwin, Sarah and Homer moved into a home at 157 Westminster Avenue. Edwin E. relocated to 223 Wright Avenue. Homer would subsequently purchase a house at 213 Howard Park Avenue and Stanley would join the family with a home at 248 Wright Avenue.

Edwin C. remained the president of E. C. Walker & Sons Ltd. until his death in 1925. Edwin E., had been the vice-president but took over as president and Homer who had served as secretary-treasurer added the title of vice-president. Homer would ultimately lead as president, with his brother's son, Sidney M. Walker, taking on the role of vice-president and secretary treasurer by 1959. When the Walker family sold the property in 1966, it was under the leadership of Sidney M. Walker, president and his son, Richard H. Walker, secretary treasurer. Reflecting the suburban housing trends of the 1950s

¹¹ The 1890 City Directories reflect the re-numbering of Queen Street addresses and 516 Queen Street West changed to 536 Queen Street West

and 1960s Sidney and Richard lived in a house at 2427 Bayview Avenue, in Willowdale, which has since been demolished and replaced by a townhouse complex.

The company, E. C. Walker & Sons Ltd., represents a 90-year business run by four generations of the Walker family, which was started by Sarah Jane Walker, an English immigrant, wife and mother. E. C. Walker died in a car crash on September 12, 1925 at the age of 83. The newspaper reports described him as a prominent businessman, "well-known in business circles," Director of the Canadian National Exhibition (C.N.E.) and a representative of the Canadian Manufacturer's Association on the C.N.E. Board.¹² Sarah Jane died exactly one year later on September 12, 1926. The newspaper report of her death describes her as the widow of Edwin Carey Walker, but there is no mention of her successful 25-year career as a milliner, the E. C. & S. J. Walker millinery business or the off-shoot company, E. C. Walker and Sons. However, following the death of her husband, as a widow, for the last year of her life, 'Sarah J. Walker' was once again listed in the City Directories. (Figures 26-27)

The Independent Cloak Co. Building

In July 1912, Samuel and Goldie Pasternack sold the property known as 579-585 Richmond Street West and occupied by 4 row houses to Joseph Bochnick and Louis Fluxgold, "trading as the Independent Cloak Co."¹³ The new owners engaged the architect Isadore Feldman to prepare designs for a four-and-a-half storey warehouse building. Building Permit No. 37072 was granted in September 1912 for a "four-storey brick warehouse."¹⁴ The completed warehouse departed from the permit and drawings for the Independent Cloak Co. as it was constructed with five and a half-storeys (extending the mid-section of the elevation to achieve the extra floor) and it also featured a more elaborate stone door case than the drawings indicated.¹⁵ (Figures 28-41)

The building appears to have been developed as manufacturing premises for the cloak company, which occupied only a single floor, and as an investment property with the additional floors being rented to other manufacturers. By August of 1913, the building was occupied by Joseph Bochnick and Louis Fluxgold, cloak manufacturers, Robert G. Long, glove manufacturer and Louis Freifeld, furrier.¹⁶ Two floors were still vacant. Unfortunately, in February 1914, disaster struck and the building was gutted by a fire.

The gutted building was purchased by Louis Yolles and Harry Schwartz. The assessment rolls taken in August 1914 noted that the value had plummeted from \$40,000 in 1913 to \$3,000. The 1915 city directories also recorded the property as occupied as an "unfinished building." By August, 1915, the building had been reconstructed as four-and-a-half storeys, minus the original attic storey. Two floors had been rented to Holden Morgan Co. Ltd., machinists and the other floors were recorded as vacant.

¹² *Toronto Daily Star*, 12 September, 1925, p.3.

¹³ Land Registry Records, Military Reserve, Block H, Lot 16, Instrument 22916

¹⁴ Hill, entry for Feldman.

¹⁵ Building Records, drawings by Isadore Feldman for the Independent Cloak Co.

¹⁶ This is according to the assessment rolls taken in August 1913 for 1914 and the City Directories. Neither reference the Independent Cloak Co. specifically referring to the owners Bochnick and Fluxgold.

For the next sixty years the building was occupied by a variety of tenants associated with the garment manufacturing of Toronto's Fashion District, as well as appliances and machinery. Holden Morgan Co. Ltd, known as auto engineers in the 1929 directory continued to rent the building and were joined by the Canadian Panama and Straw Hat Co. Ltd. By 1939, city directories indicate that three of five floors are vacant and two are rented to the Reliance Shoe Co. and Reed-Cameron, electrical appliances. By 1949 it was completely occupied by Louis K. Liggett Co. Ltd. In 1954, Bilt Rite Upholstery Co. Ltd. was the prime tenant. Other light manufacturers included Mondo Photo Ltd., Mondo Trading Co. Ltd. (toilet preparations), Silhouette Products and William Sayles Co., manufacturers' agents. In 1969 Bilt Rite Upholstery Co. Ltd. was the sole occupant.

By 1973, in line with the evolution of the King-Spadina neighbourhood away from its primary focus on manufacturing, city records indicate that the building had mixed uses for both offices and manufacturing. Permit applications in the 1980s indicate adaptive re-use of the building for publishers, printing plants, graphic designers and most recently, online food-service delivery. By 2006, the property, now known as 579 Richmond Street West had been purchased by 579-581 Richmond Street Inc.

Architect: Isadore Feldman

The factory building was designed by the architect Isadore Feldman (1887-1919).¹⁷ Feldman trained as an architect by apprenticing in the office of James P. Hynes from 1908-11 and in 1910 undertook further study in John Lyle's teaching studio. He opened his office as a sole practitioner in 1911 and then from 1915 until his untimely death at age 32 in 1919, Feldman was a partner in the firm of Hynes, Feldman and Watson.

The Independent Cloak Co. building is part of the body of work he produced between 1911 and 1915 as a sole practitioner when the predominance of his commissions were for Jewish clients with garment industry businesses in the King-Spadina neighbourhood. These commissions included the Cooper Cap Co., 1911, at Spadina and Grange avenues, the American Hat Frame Co, 1912, at Bathurst and Wellington streets, the Imperial Clothing Co., 1913, Richmond Street West, the Tip Top Tailors Block, 1914, Richmond Street West.

Feldman also designed the Aduth Israel Jewish Synagogue on Centre Avenue near Agnes Street in 1911,¹⁸ the Rottenberg Building, 1911, on University Avenue near Richmond Street West, the Wilsonia Apartments, on Wilson Avenue at Queen Street West, 1911, a block of seven stores with residential accommodation above on Queen Street West near Tecumseth for P. Shulman in 1912-13 and an office building for the National Chicle Co., 1914 for W. H. Martin.

¹⁷ Hill, R. G., editor, Biographical Dictionary of Architects in Canada, entry for Isadore Feldman.

¹⁸ The synagogue was demolished in 1960.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the properties which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria. An architectural description will be provided for the factory building at 141 Bathurst Street, which will be followed by a description of the building at 579 Richmond Street West.

141 BATHURST STREET - E.C. WALKER & SONS LTD.

The E. C. Walker & Sons Ltd. factory, located at 141 Bathurst Street, is unusual for a factory-type in the King-Spadina neighbourhood as it was constructed at the rear of the block, which was originally behind houses facing Richmond Street West and Bathurst on a site previously occupied by a coal yard. The building could be accessed from the laneway on Richmond Street West that passed behind the houses facing Bathurst, as well as from the open area that extended from Richmond, past the former office of the coal yard. The factory could also be seen from Bathurst Street through the laneway north of the house then located at 141 Bathurst Street. These factors of the site had an influence on the design and layout of the factory complex, as its principal elevation and main entrance faced west to the laneway and Bathurst Street and its service yard was located on the rear east side and accessed as per the former coal yard. (Figures 15-25)

The Walker family factory originally had a T-shaped plan, comprising a narrow rectangular, double-storey building (100 x 32') with a single-storey brick wing on the rear, east, side (approximately 32 x 22').¹⁹ The concept and form of the main volume is characteristic of the emergent King-Spadina factory typology with its internal structural grid of columns for easy accommodation of machinery and workers minimizing restrictions. The rectangular volume maximized daylight illumination from both the east and west sides.

The principal west elevation reflects the internal structural arrangement and uniformity of the space as it is divided into six bays of paired elongated window openings, separated by the brick half pilasters. The pilasters are unusual as they are not full height but descend from the eaves and terminate in corbels just below the tops of the first floor window openings. Apart from this, architectural elaboration is minimal and is found in the segmentally-arched heads of the window openings with their triple rows of headers at the ground floor and double rows at the upper floor. The window sills are concealed with painted metal flashing.²⁰ The main entrance of a factory was often treated with considerable detail. The Walker factory entry indicates an ambition towards refinement typical of the characteristic King-Spadina factory as it features a door flanked by sidelights (currently lacking glazing) with an elliptical-headed opening with a fanlight associated with Georgian-style architecture. The entrance was located towards the south end of the west elevation, so that it would align with the laneway and be viewed

¹⁹ The dimension 100 x 32' is equivalent to 30.5 x 9.75 metres. 32 x 22' is equivalent to 9.75 x 6.7 metres.

²⁰ This material was identified in the ERA HIA, p. 28

from Bathurst Street. A secondary entrance with a tall transom window was located at the north end of the rear, east elevation which also featured a chimney. In contrast with the regularity of the east and west elevations, the north end elevation presents an irregular arrangement as two of the windows on the east side of the elevation which do not align. All of the windows have been bricked in. As the building is constructed on the southern property line, it is unlikely that there were windows on this elevation. This is confirmed by drawings from the 1990s.²¹

The choice of buff brick cladding seems unusual for factories in the King-Spadina neighbourhood at this time, but at this location between Adelaide and Richmond Streets the material relates to other prominent buildings and institutions such as the St. Mary's Church (1885-90), Rectory (1873), Old School (1877) and new School (1889) complex on MacDonnell Square (currently known as Portugal Square), on the west side of Bathurst Street and the John Mulvey House (1869), 125 Bathurst Street, with its later addition of the St. Mary's Arts & Literary Club (1909, now the Factory Theatre) as well as the semi-detached houses constructed on this section of the east side of Bathurst at 133-135 Bathurst Street.

The single storey wing on the rear is a much simpler building than the main factory; it lacks the pilasters and the windows are broader, though they retain the segmental arched heads with the triple rows of headers. On the east elevation, one window, with a flat-headed opening, appears to be a later alteration. The boiler room was located in this wing adjacent to the chimney, and like a summer kitchen, removed the heat and risk of fire from the main building.

The two-storey addition, completed before 1913, is a narrower rectangular volume measuring 73' 6" x 20',²² with openings only on the north and east faces. Extending along the southern boundary of the property and enclosing the yard to the north, it continues some of the features of the main building with subtle variations. On the long, north elevation, the pilasters of the main building, appear here as single-storey buttresses located at the ground floor, with painted caps, flanking single windows rather than pairs. Two doors face the courtyard, one at the east end of the north face, permitting an exit from the stairs and a broader door opening with 4 rows of bricks in its segmental-arched header. Above it the window in the second floor sits at a lower height. The east, end wall has two window openings at the second floor which have been filled in. As with the main building, the east and south walls rise above the roof line creating a parapet.

The two-storey link completed by 1913 and connecting the new wing with the original factory building is currently clad in aluminum siding. The long window on its east elevation may be original given its rectangular proportion and triangular head detail.

21 Building Permit File No. 258764, 15 September 1987.

22 The dimension 73.6 x 20' is equivalent to 22.4 x 6.1 metres.

579 RICHMOND STREET WEST - THE INDEPENDENT CLOAK CO.

In contrast to the E. C. Walker & Sons factory, The Independent Cloak Co. factory, by the architect Isadore Feldman, is representative of a more typical King-Spadina neighbourhood, factory type in both its design, and setting and in its inclusion of Classical elements which render it an example of an Industrial Classical style. Feldman designed the building with the characteristic features which included four storeys set on a raised basement,²³ with brick cladding and cast stone trim,²⁴ and a prominent entrance. The building was set right at the edge of the property line facing north on to Richmond Street West, with a laneway on its west, side elevation. A second laneway to the east was under different property ownership. (Figures 28-41) These two laneways along with the laneway to the west, described above as providing access to the Walker complex are part of the system of laneways which a part of the setting of industrial buildings in the King-Spadina neighbourhood.

The plans for the building reveal a rectangular volume with an open floor plan punctuated by a structural grid of 12x12" Georgia Pine posts supporting 10x16" Georgia Pine girders.²⁵ The floor plate was notched on its long eastern edge providing a set-back from the property line permitting sufficient distance for windows on the recessed flank. The entry and adjacent stair which provides immediate access to the upper ground floor plan or basement were accommodated in the un-notched part. The structural grid adjusted in the northern-most bay to accommodate the volume of the stairs. An elevator on the west side and a pair of washrooms at the south-east corners were the only other elements in the otherwise open floor plan. Notes indicate that walls enclosing these stairs and washrooms were constructed of splined plank. A stand pipe and two drain pipes set along the central east-west access provided roof drainage of the slightly sloped flat roof behind the surrounding parapets.

The design of the building's principal, north, elevation reflects the designs for the new skyscraper typology, applied also to department stores²⁶ and factories in the late-19th and early-20th centuries and which finds its stylistic roots in the urban Renaissance palazzo, as it divides the elevation from bottom to top with a base, a mid-section which corresponded to the grand upper floors of the palazzo and a top which repeats the condition of an attic storey and may also be represented by a prominent cornice. Feldman articulated the base of the building by providing a sequence of paired basement windows in contrast to the single windows above. Details such as a continuous cast stone belt course beneath the first floor windows and decorative brick corbelling further distinguish the base of the building.

Brick piers divide the building vertically into 5 bays and rise three-and-a-half storeys terminating at a series of segmental-arched window openings and a cornice which mark the end of the mid-section. The mid-section also contains "Chicago-style" windows with wider central lights, narrow side-lights with transoms above, which were features of the

23 The number of storeys above the raised basement was typically 3-5.

24 The stone is identified on the drawings as "art stone" a form of architectural pre-cast stone.

25 The dimensions 12x12" and 10x6" are equivalent to 30.5x30.5 cm and 25.4x15.2 cm.

26 The Hudson's Bay Co. store, originally known as the Robert Simpson Co., and located at the south-west corner of Yonge and Queen Street West is an excellent early example of the type, first completed in 1894 with later additions, and includes the characteristic Chicago windows as well as other features.

early Chicago skyscrapers. Projecting brick panels are located beneath each of these mid-section windows.

The attic storey windows were set above the cast-stone cornice which provided a continuous sill. They were flat-headed window openings with central mullions, echoing the pairs of the basement. The windows were flanked by decorative brick panels and topped by a band of soldier-course bricks below the galvanized iron coping of the parapet. While the north elevation drawings shows this decorative banding to be brick, on the west elevation, the drawing indicates it may have been "art stone," an alternative name for cast stone.

Beneath the articulation provided by the brick and stone detailing and the variety of window types, the principal elevation is essentially a grid of similarly-sized window openings reflecting the uniform space and grid structure of the factory within. The eastern-most bay of this five-bay elevation is differently designed with shorter window openings maintaining the Chicago-window tripartite division, and an entrance at the base indicating the principal access and the main (and only) staircase. At all floors in this end bay, the bricks and the cornice step forward to create a projecting bay giving the entrance more prominence. The drawings indicate that the entry was originally composed of a pair of doors with transom lights, but when built the entrance acquired a cast stone door case with alternating bands of stone, a recessed entry with corbels supporting a cornice, above which a second classical entablature was set with elaborate mutule blocks and plain cornice topped by a stone tablet with a simple recessed panel. It can be seen in the photographs taken in February 1914 just after the fire and remains today.

The 1914 photographs also indicate that when the building was constructed there was an additional and more significant departure from Feldman's drawings and that was the addition of an additional storey to the mid-section of the building so that the final building was five-and-a-half storeys when complete by August 1913.

The side elevations, facing east and west, and the rear south elevation are reflective of the factory typology as they are much simpler in their design. While the horizontal tripartite division of the Chicago-style is absent, these elevations retain the brick piers between openings, and also feature segmental arched headers at the top floor where the piers terminated in decorative corbelling. The side and rear elevations feature a combination of windows which were primarily steel factory-sash glazing or steel-framed, double-hung sash with wired glass lights. The elevation drawings indicate a loading bay adjacent to the elevator which is still present on the west elevation today.

Following the fire in February 1914, the Independent Cloak Co. factory was reconstructed as a four-and-a-half storey building, losing the top attic storey as designed by Feldman. The original windows have also been replaced, but the material retains much of its original integrity with the fine proportions and scale of the composition of the elevations and the brick and stone details.

iv. CONTEXT

The following section provides contextual information and analysis related to the properties at 141 Bathurst Street and 579 Richmond Street West, which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The two subject properties, 141 Bathurst Street and 579 Richmond Street West, are located on the block at the south-east corner of Bathurst and Richmond Street West in the King-Spadina neighbourhood and Heritage Conservation District. The area contains a mix of building types reflecting the evolving history of the neighbourhood over the past 180 years when the Military Reserve was surveyed to accommodate the expanding and recently incorporated City of Toronto. To the south of 141 Bathurst the early residential character of the area is maintained with a fine collection of late 19th-century house-form types. These include the John Mulvey House (1869) and the later addition of St. Mary's Arts & Literary Club (1909, now known as the Factory Theatre). Across Bathurst Street on the west side, is MacDonnell Square (now known as Portugal Square), originally laid out in the 1830s and designed as the termination point for Adelaide Street West and containing the St. Mary's Parish complex including the St. Mary's Church (1885-90), Rectory (1873), Old School (1877) and new School (1889) complex. These buildings are distinguished by their buff brick cladding which is a feature of the E. C. Walker & Sons Ltd. factory. At the south-west corner intersection of Bathurst and Richmond Street West is 164 Bathurst Street which contains a mixed use-commercial and residential building, at one time a hotel which dates to c. 1875. The north side of Richmond Street West, opposite and to the east of the subject properties also contains a late 19th-century streetscape of urban house types. (Figures 42-50)

The transformation of the King-Spadina neighbourhood in the early 20th century is represented by the subject properties which were constructed during the manufacturing phase of the neighbourhood contributing to its Fashion District Identity. Their low-rise brick clad massing, composition and details contribute to this evolving character. Later 20th-century, mid-rise development is represented in the commercial blocks on both sides of Richmond Street, including 620 Richmond Street West along with more recent commercial block at 555 Richmond Street West and the recently completed condominium at 608 Richmond Street West.

The subject properties are also adjacent to and partially bound by three laneways. Laneways are a distinctive feature of the King-Spadina neighbourhood and its development as an industrial hub in the later 19th and early 20th centuries.

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, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for

determining whether it is of cultural heritage value or interest. As demonstrated below, the properties at 141 Bathurst Street, and 579 Richmond Street West meet several criteria in all three categories.

Please note: the two properties, 141 Bathurst Street and 579 Richmond Street will be evaluated separately.

141 BATHURST STREET - E. C. WALKER & SONS LTD.

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a type and style:

Constructed in 1900 with later extensions, the E. C. Walker & Sons Ltd. hat factory at 141 Bathurst Street, has design value as a well-crafted example of the factory-warehouse type which emerged in Toronto in the late 19th and early 20th centuries. The Walker family factory exhibits the characteristic features of the type in the long, narrow, flat-roofed, two-storey volumes forming an L-shape around the rear single-storey wing. The facades, with their long rectangular windows, arranged in pairs between half-pilasters, are expressive of the internal post-and-beam factory structure. The regular bays of the half-pilasters and the principal entry with its broad elliptical arch, glazed fanlight and sidelights (currently without glazing) represent elements of Georgian classicism which render the Walker factory a fine example of Industrial Classicism. The choice of buff, brick cladding is shared with local landmarks including the adjacent St. Mary's church and school buildings constructed in the 1870s through the 1890s, the Joseph Mulvey house of 1869 and its adjoining, later, St. Mary's Arts and Letters Club of 1909 (now known as the Factory Theatre). In its setting, the Walker factory is distinctively atypical as it was constructed in a rear yard behind the houses facing Richmond and Bathurst Streets, benefitting from the laneway which lead to its principal west façade and maintaining access via an additional laneway to a rear service yard from Richmond Street.

HISTORICAL OR ASSOCIATIVE VALUE

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

Direct associations with a person and organization that is significant to a community and contributes to an understanding of a community and culture:

The property at 141 Bathurst Street has historical value for its association with E. C. Walker & Sons Ltd. a family-based, hat-making company which originated in the late 1870s and endured until the 1960s. The business was rooted in the millinery and dress-making enterprise initiated by Sarah J. Walker c. 1875, and flourished as 'E. C. and S. J. Walker' in a shop on Queen Street West when her husband Edwin C. Walker, a cabinet-maker, joined her enterprise, by 1889. In 1900, the Walkers purchased the property now known as 141 Bathurst Street and built the hat factory for E. C. Walker & Sons Ltd., including their sons, Edwin E. and Homer H. Walker in the operations. When Sarah Walker closed her business on Queen Street in 1903, their son, Stanley Walker, took over the premises with his furrier company. E. C. Walker & Sons Ltd. continued to operate as hat and cap makers and later as manufacturers of hat and bonnet frames and suppliers until they sold the premises in 1966. Through their 65 years of operation, E. C. Walker & Sons Ltd. were part of the early transformation of the King-Spadina district from a residential and institutional neighbourhood to Toronto's premium manufacturing hub, acquiring its Fashion District moniker. Following the sale of the property in 1966, the factory continued to be used as a warehouse through the 1980s. By 1990, it was part of the renaissance of the King-Spadina neighbourhood through its adaptive re-use as artist and photographers studios, typesetter's shop and as office space including tenants such as the Toronto Arts Council and Artscape.

CONTEXTUAL VALUE

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

Important in defining, maintaining or supporting the character of an area:

Constructed in 1900, the E. C. Walker & Sons factory building is important as it maintains and supports the late 19th and early 20th-century industrial character of the King-Spadina neighbourhood through its low-rise scale, brick cladding and factory typology features combined with classical elements. Set back from the street, and viewed from both Richmond Street West and Bathurst Street, its unusual setting is indicative of the evolving history of the neighbourhood as industrial uses began to predominate in the former residential and institutional neighbourhood.

Physically, functionally, visually or historically linked to its surroundings:

For over 120 years, the E. C. Walker & Sons factory building has been physically, functionally and historically linked to its surroundings, initially as a contributor to the City's manufacturing hub and emerging Fashion District and for the past 50 years as part of the regeneration of the King-Spadina neighbourhood as a vibrant commercial and cultural centre.

579 RICHMOND STREET WEST - INDEPENDENT CLOAK CO.

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a type and style:

The Independent Cloak Co. building has design value as a fine example of the factory type, designed in the Industrial Classical style which proliferated in the factories of the King-Spadina neighbourhood in the early 20th century. The factory typology is present in the flat-roofed, rectangular massing of the four-and-a-half-storey volume, brick cladding, windows arranged in a grid pattern expressive of the internal post and beam structure and its manufacturing function. Additional factory features include the loading dock on the west elevation, adjacent to the elevator, the raised roof parapet concealing the elevator housing and the chimney. The Industrial Classical style is present in the modulation of the factory design through the articulation of the principal (north) façade with a series of brick pilasters stretching the height of the façade from the cast stone base to the cornice with corbelled, segmentally-headed arches at the top, decorative corbelling and a stone belt course beneath the first floor windows and projecting brick panels beneath each window in the upper stories. The classical style of the stone framing of the door (now mostly painted over) with its deep recess, corbel brackets, and moulded mutule blocks beneath a plain cornice topped by a stone tablet with a simple recessed panel are further elements which elevate the public, street-facing façade of the factory with the civic language of classicism and contribute to the Industrial Classical style.

HISTORICAL OR ASSOCIATIVE VALUE

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

Direct associations with a person and organization that is significant to a community:

The property has historical value for its contribution to the development of the King-Spadina neighbourhood as Toronto's manufacturing and employment hub from the early to mid-20th century. Its adaptive re-use as office and studio space from the 1980s forward was part of the renaissance of King-Spadina. Following a common practise of factory development and enterprise in the neighbourhood, Joseph Bockneck and Louis Fluxgold, proprietors of the Independent Cloak Company commissioned the building as a factory for themselves which would be supported by additional tenants. Although the

Independent Cloak Co. sold the property following the fire in 1914, the building continued to be important in the King-Spadina neighbourhood as it was the location for a variety of manufacturing enterprises over the next 60-70 years related to the garment industry as well as the automotive and upholstery industries.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The Independent Cloak Co. is valued as it represents the work of the architect Isadore Feldman (1887-1919) during the period when he operated as a sole practitioner and had a predominance of factory commissions for Jewish clients working in the garment industry. Along with the Independent Cloak Co. these commissions included the Cooper Cap Co., 1911, at Spadina and Grange avenues, the American Hat Frame Co, 1912, at Bathurst and Wellington streets, the Imperial Clothing Co., 1913, Richmond Street West, the Tip Top Tailors Block, 1914, Richmond Street West. Feldman's work contributed to the emergence of the garment industry in the King-Spadina neighbourhood as it gained its Fashion District identity. His work represents the growing economic importance of the Jewish community to the city's manufacturing economy. The 1911, Adath Israel Jewish Synagogue, designed by Feldman and located on Centre Avenue near Agnes Street, in the 'Ward' contributed to the establishment of Jewish religious and cultural life in the early 20th century and its representation in the City of Toronto.

CONTEXTUAL VALUE

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

Important in defining, maintaining or supporting the character of an area:

Located on the south side of Richmond Street West between Portland Street and Bathurst Street, the Independent Cloak Co. building has, since 1913, contributed to defining and maintaining the late 19th and early 20th-century industrial character of the King-Spadina neighbourhood through its low-rise, rectangular massing, brick cladding with classical elements of its factory typology.

Physically, functionally, visually or historically linked to its surroundings:

For over 100 years, the Independent Cloak Co. building has been physically, functionally and historically linked to its surroundings, initially as a contributor to the City's manufacturing and employment hub and emerging Fashion District and for the past 40 years as part of the regeneration of King-Spadina neighbourhood as a vibrant commercial and cultural centre.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 141 Bathurst Street (E. C. Walker & Sons. Ltd. factory, entrance address, 581 Richmond Street West) and 579 Richmond Street West (Independent Cloak Co.) and determined that the properties meet 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 and that they are significant built heritage resources.

The properties at 141 Bathurst Street and 579 Richmond Street West are located on the south-east corner of the intersection of Bathurst Street and Richmond Street West. Their significance is found in their design and physical value as they are both representative of an early 20th-century industrial building typology, whose low-rise, brick-clad design with classical detailing, exhibiting an Industrial Classical style are characteristic of the King-Spadina neighbourhood. While the Independent Cloak Co. building is typical in its situation at the edge of its property boundary facing Richmond Street West, E. C. Walker & Sons factory is unique in its setting as it is set-back from Richmond and Bathurst Streets on land originally behind the residential buildings that lined these two streets. The laneways from Richmond Street which access the Walker factory are part of the network of laneways that are characteristic of the industrial history of this neighbourhood.

The factory at 141 Bathurst Street has historic value for its 65-year association with E. C. Walker & Sons, a four-generation family hat-making business which originated with Sarah Jane Walker, in the 1870s and contributed to the establishment of King-Spadina as the city's manufacturing hub and Fashion District in the early-mid 20th century.

The Independent Cloak Co. building at 579 Richmond Street West has value as it is associated with the historic development of manufacturing in King-Spadina to which it contributed as the location for many businesses related to the garment industry, upholstery and automotive manufacturing. It is also valued as a representative of the work of the architect Isadore Feldman who as a sole practitioner had many commissions for members of the Jewish community to build factories related to the garment industry in King-Spadina between 1911 and 1915.

These two early 20th-century factories are valued for their contribution to and maintenance of the distinctive heritage character of the King-Spadina neighbourhood, through their low-rise scale and massing, brick cladding with decorative detailing and their industrial character which reveals their historic contribution to the growth of the manufacturing sector in Toronto and to the neighbourhood's late 20th-century regeneration.

CONTACT

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SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment No. 1 - Maps and Photographs
Attachment No. 2 - List of Research Sources
Attachment No. 3 - Statement of Significance (Reasons for Designation):
141 Bathurst Street
Attachment No. 4 - Statement of Significance (Reasons for Designation):
579 Richmond Street West

MAPS AND PHOTOGRAPHS:
141 Bathurst Street and 579 Richmond Street West

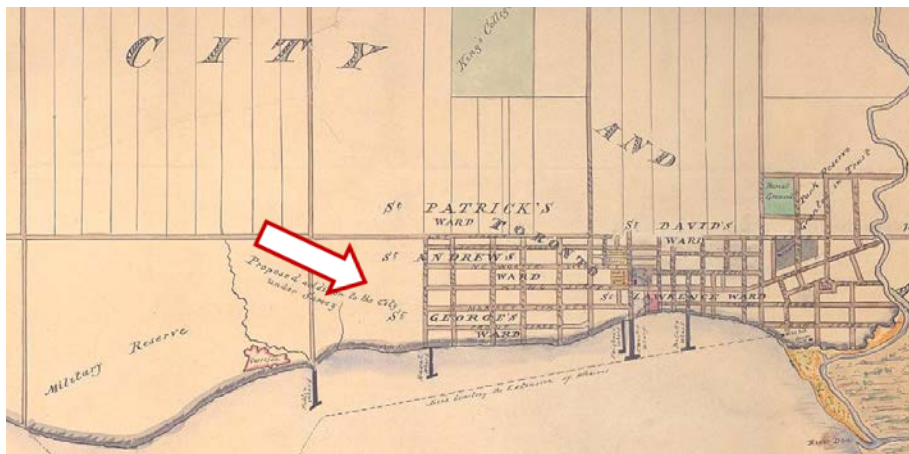
ATTACHMENT 1



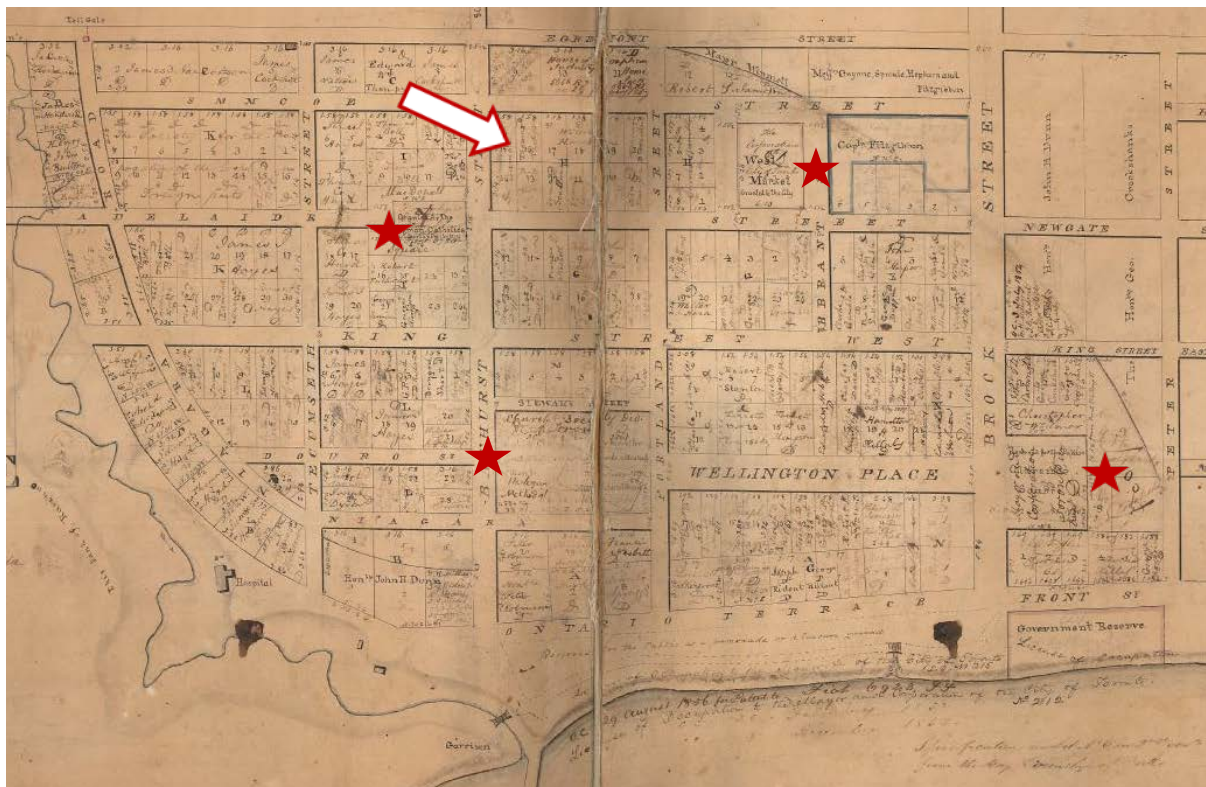
1. City of Toronto Map: showing the subject properties' location and approximate boundaries with the building footprint at 141 Bathurst Street and 579 Richmond Street West. This location map is for information purposes only; the exact boundaries of the properties are not shown. North is at the top of the map.



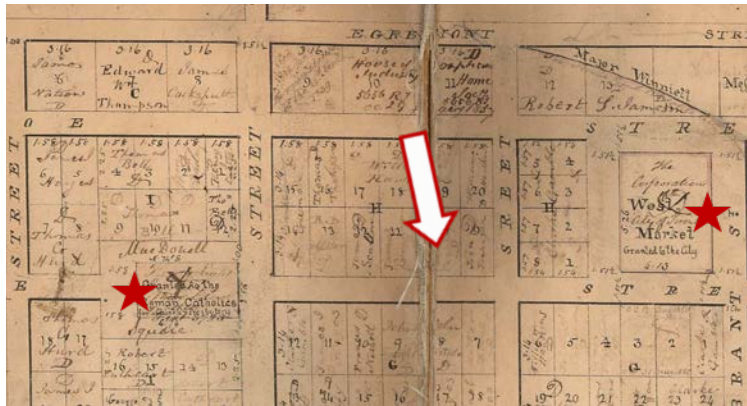
2. Aerial view of the properties at 579 Richmond Street West (left arrow) and 141 Bathurst Street (right arrow) looking east (Google Maps, 2020)



3. 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 east of the fort identified as the "proposed addition to the City under Survey." The arrow indicates the approximate future location of the subject properties. (Ng)



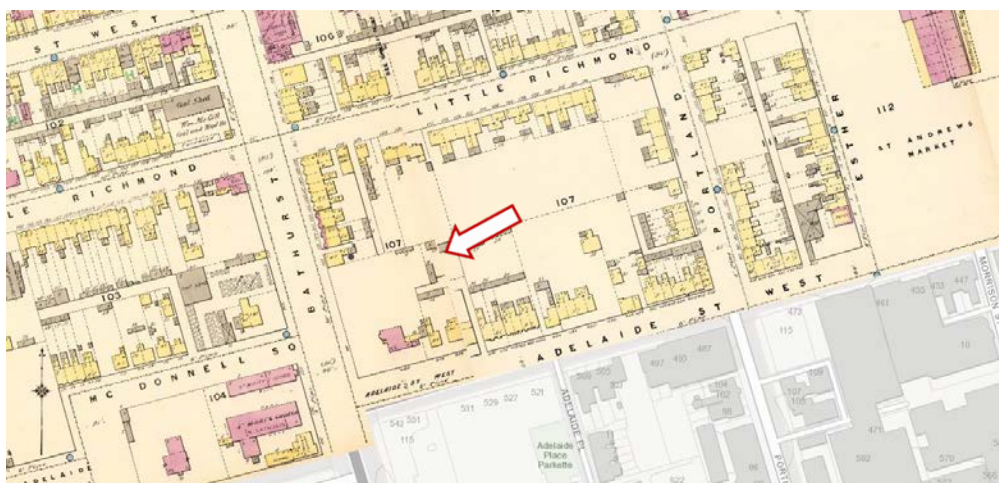
4. Detail of the 1837 Map of the Military Reserve by William Hawkins, Deputy Surveyor, showing the subdivision of the land east of the Garrison Creek and west of Peter Street. The arrow marks the future location of the properties at 141 Bathurst Street and 579 Richmond Street West. Note the width of Wellington Place and its termination in two squares, Victoria and Clarence Square and Brock Street, now known as Spadina Avenue. Two additional squares MacDonell Square (now Portugal Square) and the Western Market were also part of the survey. The stars are located adjacent to each square. The arcuated line at the upper right indicates the boundary of the former Military Reserve (Ng)



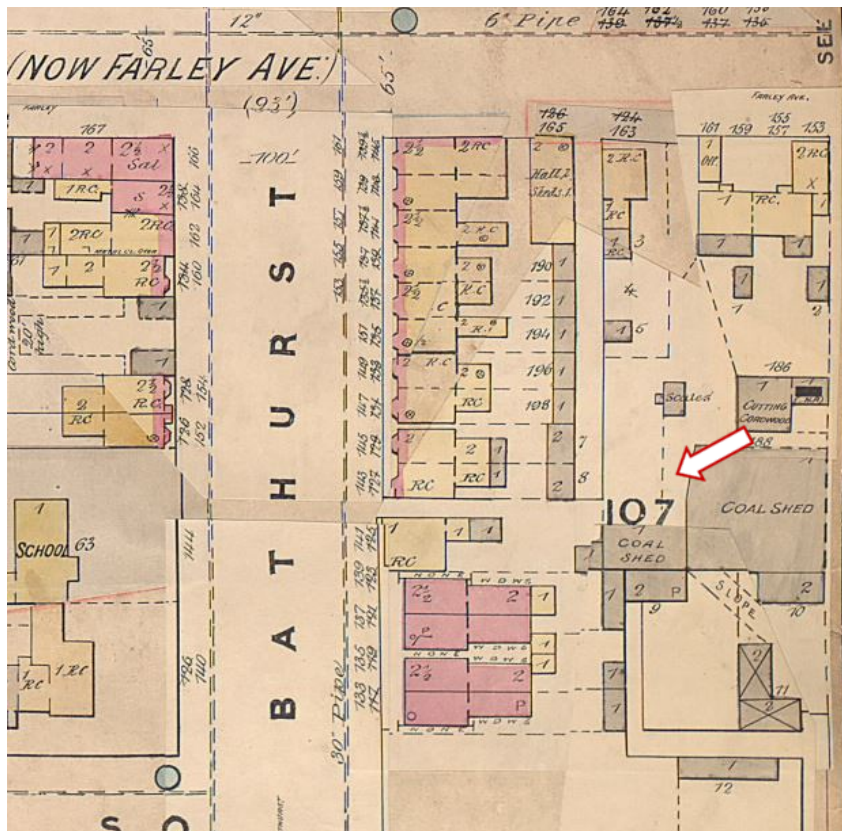
5. Detail of the 1837 *Map of the Military Reserve* by William Hawkins, Deputy Surveyor, showing the neighbourhood with Section H, Lots 15 and 16 of the current subject properties at 141 Bathurst and 579 Richmond Street West, with MacDonell Square to the west side of Bathurst Street and the West Market, east of Portland Street. (Ng)



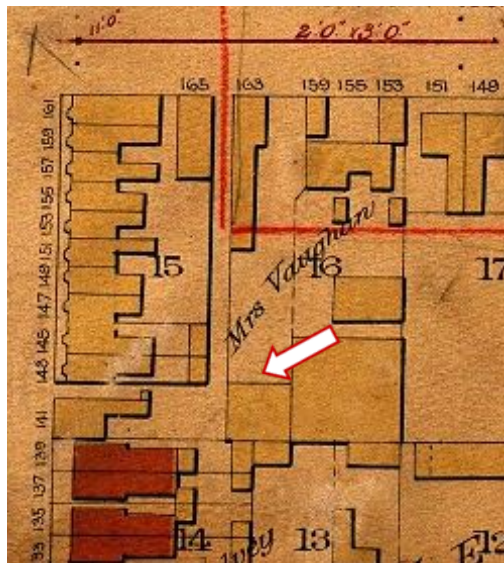
6. Detail of the 1858 *Atlas of the City of Toronto and Vicinity*, W. S. Boulton, showing the residential development along Richmond Street West and in the neighbourhood. (City of Toronto Maps)



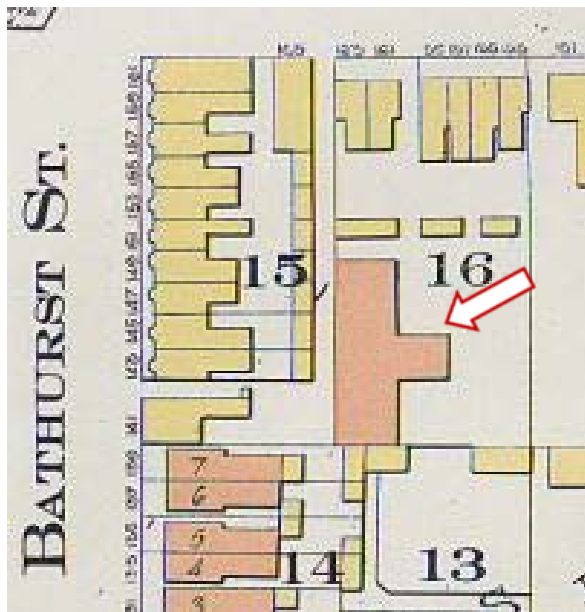
7. Section of the 1880 Goads Atlas (overlaid on a current city map), showing the development of the neighbourhood with St. Mary's Roman Catholic Church and School on MacDonell Square, the row of semi-detached houses at 143-161 Bathurst Street and St. Andrews Market to the east (City of Toronto Maps)



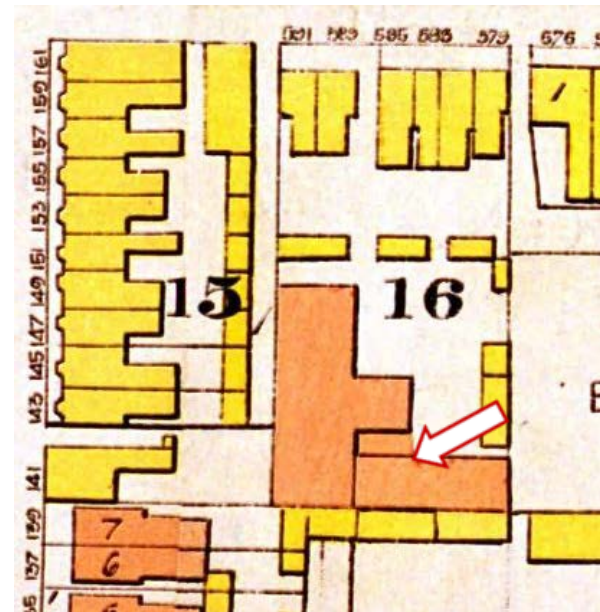
8. 1889 Goads Atlas (detail) showing the development of the subject site at the south-east corner of Bathurst Street and Richmond Street West (then known as Farley Avenue), the houses along Bathurst Street and the various access laneways to the rear of the block where the coal shed and wood cutting shed



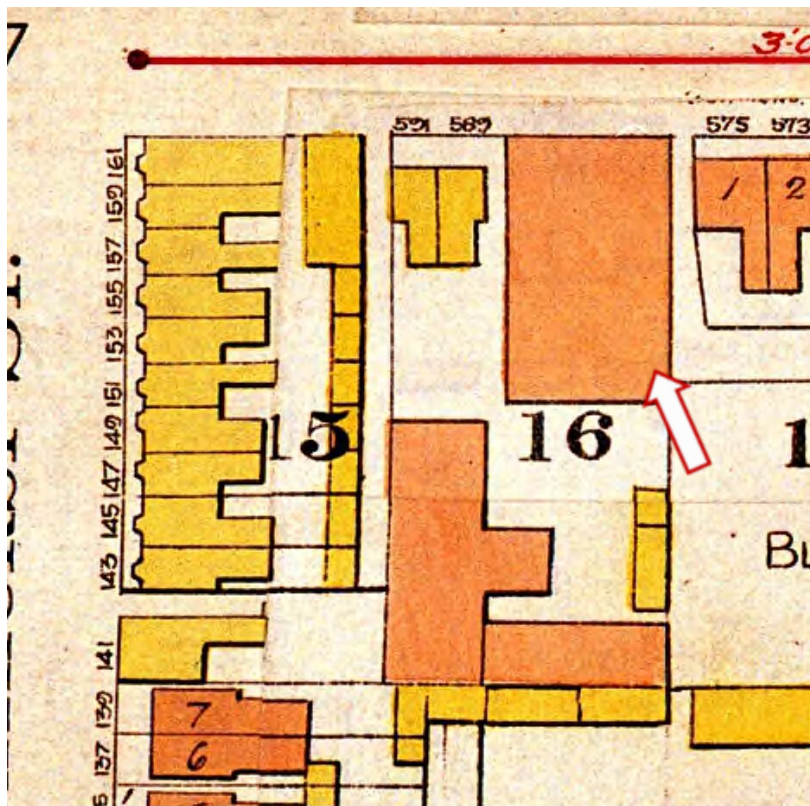
9. 1903 Goads Atlas (detail) showing the subject properties, but without an update indicating the completion of the E. C. Walker & Sons Ltd. Factory which assessment rolls indicate was completed by August of 1900 (Ng)



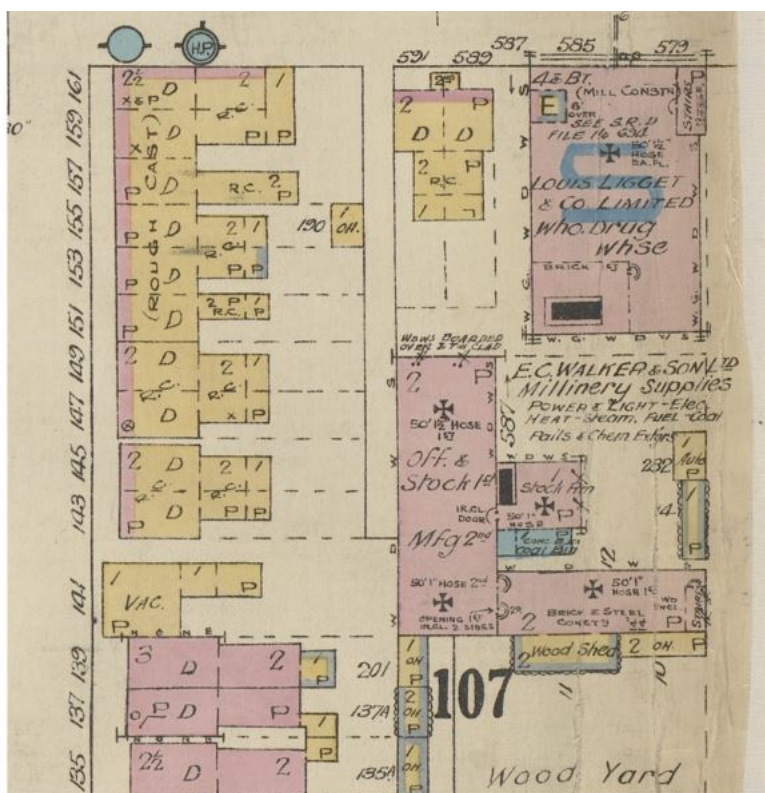
10. 1910 Goads Atlas (detail) showing the completed T-shaped E. C. Walker & Sons Ltd. factory (left) (Ng)



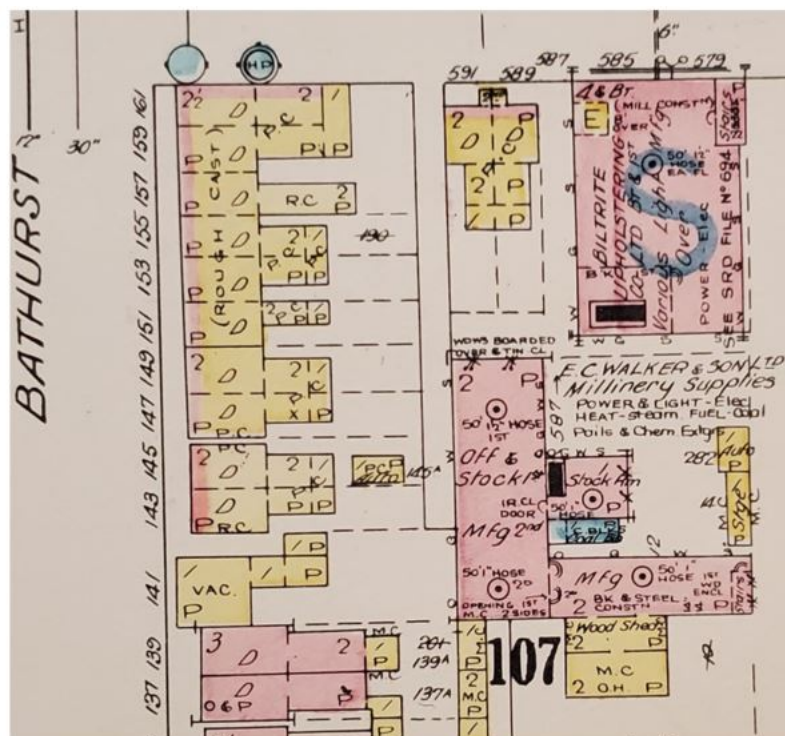
11. 1913 Goads Atlas (detail) showing the extension of the Walker factory along the southern edge of the property with a long narrow wing, clad in brick and an infill section linking the wing to the bottom of the 'T' (right) (Ng)



12. 1924 Goads Atlas (detail) showing the Independent Cloak Co. factory, which had been completed by August 1913, at 579 Richmond Street West (Ng)



13. Goads Underwriters Insurance Atlas showing the existing vacant house at 141 Bathurst, the footprint of the link between the T of the original building and the later extension. (CTA, Series, 2453, File 1 Item 83)



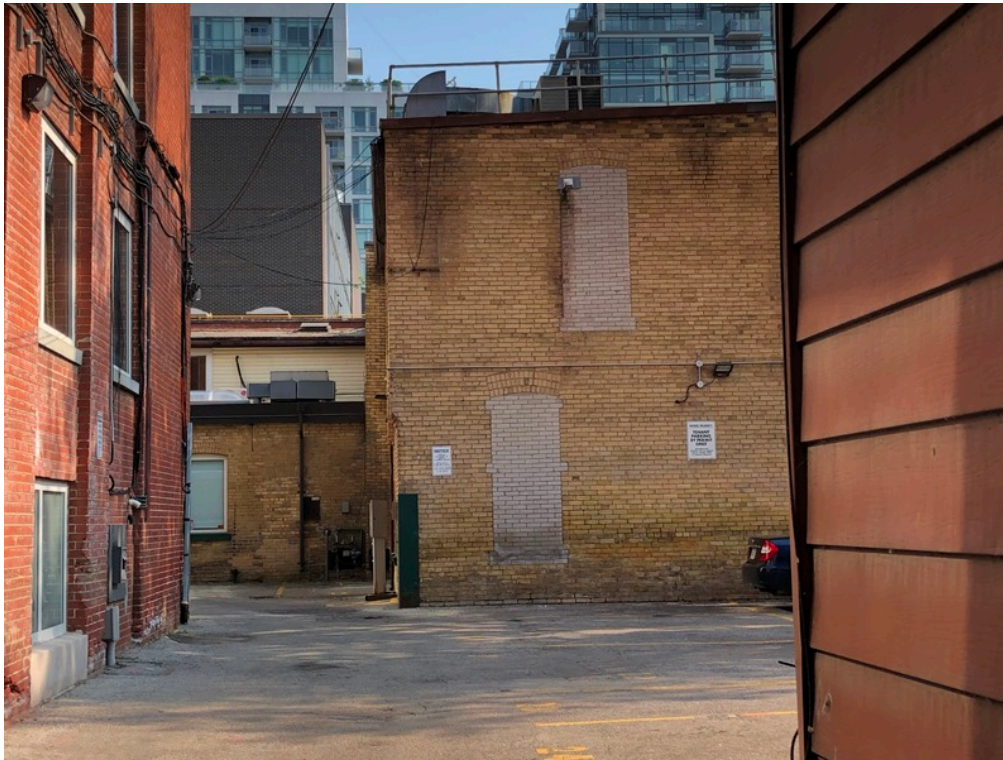
14. 1954 Underwriters Insurance Plan showing the house still extant at 141 Bathurst Street. (CTA, Series, 2453, File 1 Item 83)



15. View of the E. C. Walker & Sons Ltd. factory, 141 Bathurst Street, from Bathurst Street with its principal entrance at the south end of its west elevation (HP, 2021)



16. Original approach to and view of the E. C. Walker & Sons Ltd. factory from the laneway from Richmond Street West, with its principal elevation facing west towards Bathurst Street (HP, 2021)



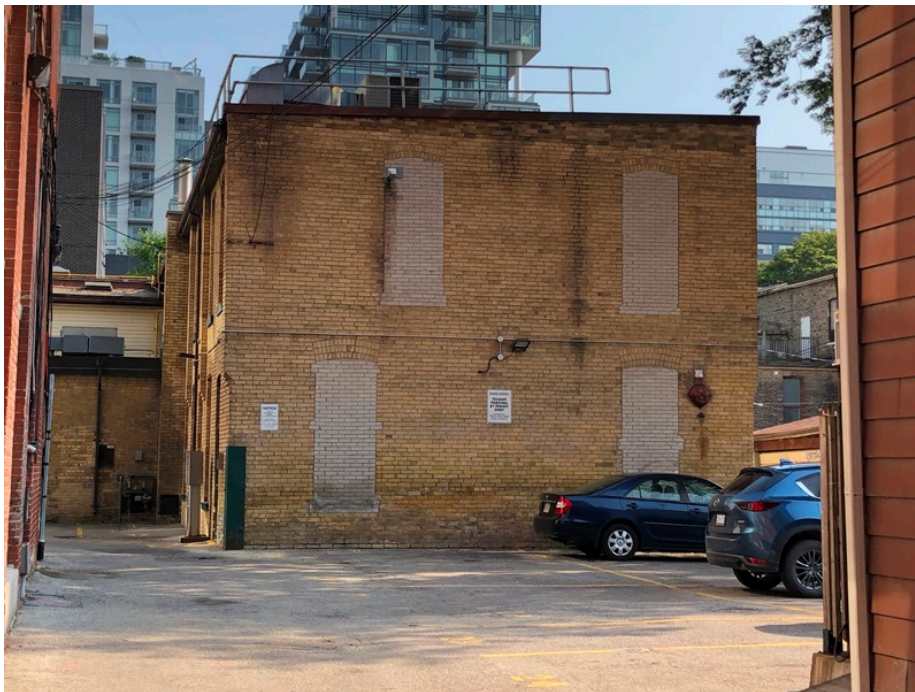
17. View along the laneway to the west of 579 Richmond Street West towards the rear yard of E. C. Walker & Sons Ltd. factory (HP, 2021)



18. Principal, west elevation, E. C. Walker & Sons Ltd. (HP, 2021)



19. West elevation, showing the entrance with sidelights and fanlight, E. C. Walker & Sons Ltd. (HP, 2021)



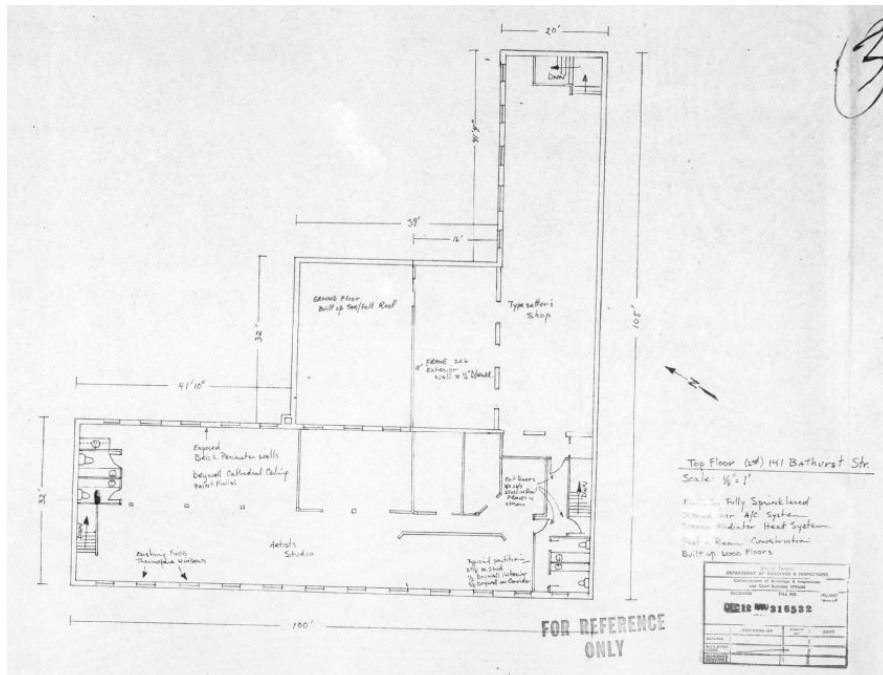
20. Side elevation facing north, E. C. Walker & Sons Ltd., as viewed from the laneway on the west side of 579 Richmond Street West. (HP, 2021)



21. Rear elevation facing north, E. C. Walker & Sons Ltd., showing the east elevation of the main block and the single storey wing. The spire of St. Mary's church is seen in the distance (HP, 2021)



22. Rear, east side, E. C. Walker & Sons Ltd., showing the north elevation of the later addition, the two-storey infill, clad in aluminum siding, the original single storey wing and the east elevation of the main block (HP, 2021)



25. E. C. Walker & Sons factory building, Second Floor Plan, 141 Bathurst Street, 1990. Note the original structural posts in the main wing (Building Permit, 316532, December 12, 1990, Building Records, City of Toronto)

THE TORONTO DAILY STAR, SATURDAY, SEPTEMBER 12, 1925.

Air Sprinters From Chicago

YOM ECK'S FAMOUS TEAM TO MEET CANADA'S BEST
Sports Day at the C. N. E. The four sprinters from Chicago, who are expected to make a strong showing in the coming federal election campaign, are: Tom Eck, who was defeated by Major-General the Hon. S. C. Nowburn at the last federal election, announced to-day that he will seek the Liberal nomination again and offers a pledge that he will work for the repeal of the old Tobacco Act, a way time measure which prohibits importation of alcoholic beverages by the provinces. Incidentally are that the team and days may line up in other ridings on the issue.

Liquor Question Federal Issue?

Special to The Star
Hamilton, Ont., Sept. 11. — A strong effort is being made here to make liquor a leading issue in the coming federal election campaign. John Newlands, Liberal, who was defeated by Major-General the Hon. S. C. Nowburn at the last federal election, announced to-day that he will seek the Liberal nomination again and offers a pledge that he will work for the repeal of the old Tobacco Act, a way time measure which prohibits importation of alcoholic beverages by the provinces. Incidentally are that the team and days may line up in other ridings on the issue.

NEW POULTRY BREED ON TRIAL IN CANADA

Hon. John S. Martin Imports Danish Leghorns-Dominion Has Wide Market
In reply to an expression of wonder that one who is known throughout the country as an enthusiast on Wyandottes should import Danish

DRIVERS BOTH SWEAR OTHER'S AUTO DID IT

Bench Fines One Man \$100 and Lets the Other Man Off
Lester Jones was yesterday fined \$100 and costs in traffic court, convicted of charges of reckless driving.
After patiently listening to an hour's evidence descriptive of an automobile accident which occurred at the intersection of Nairn and Hope avenues, at 5 p.m. August 28, Magistrate Browne finally found Jones guilty.
The case was unique inasmuch as both drivers in the collision appeared in court charged with the same offence. Benjamin Rich, the driver of the other car in the collision, pleaded not guilty to the charge preferred against him. No one except occupants of the cars near the accident, and the case was finally dismissed. The constable after investigation brought both men to court.
Following Rich's dismissal, he gave evidence in the case of Jones, the other driver. He swore that it was Jones' car that had hit his, that he himself had been going very slowly, and that Jones had been going twenty miles an hour. He was

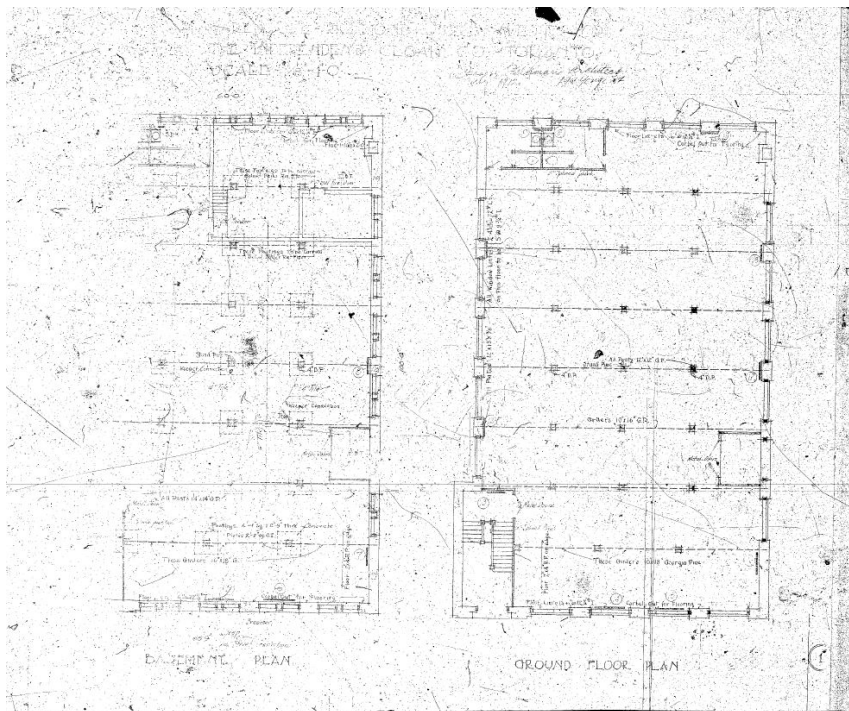
Long Life Is Ended In Mrs Walker's Death

The Globe (1844-1936); Sep 13, 1926; ProQuest Historical New pg. 13

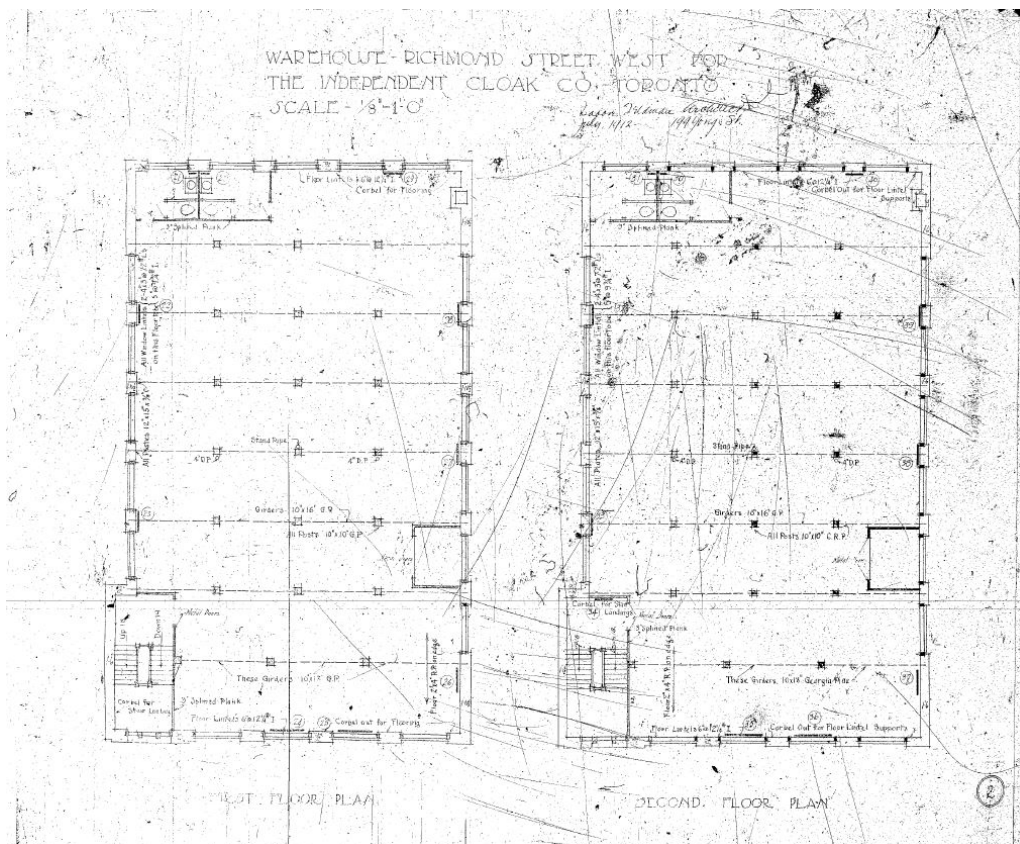
Long Life Is Ended In Mrs. Walker's Death

Mrs. Sarah Jane Walker, widow of Edwin Carey Walker, died at her home, 157 Westminster Avenue, on Saturday, Sept. 11. Mrs. Walker was born at Boston, Lincolnshire, England, in 1842, and she and her husband came to Toronto in 1873, where they have since resided. The decedent is survived by three sons, Edwin, Stanley and Homer, all of Toronto, and one daughter, Mrs. David Fleming of Hamilton. The funeral service will be held at her residence, 157 Westminster Avenue, on Tuesday, at 3.30 p.m. It will be remembered that just one year ago, on the same date, Sept. 11, Mrs. Walker's husband was killed in a motor accident.

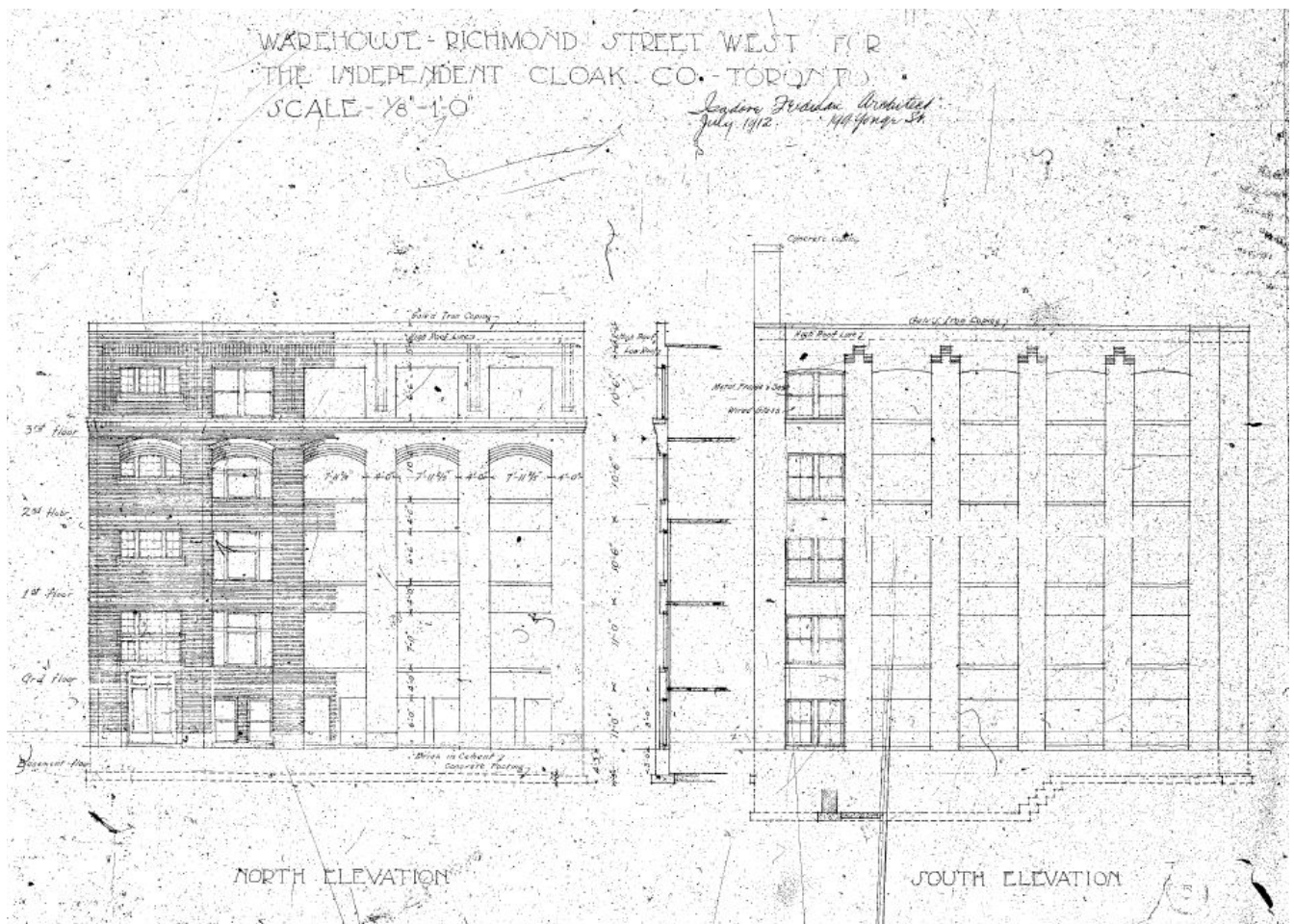
26. Report of Edwin C. Walker's death, Toronto Daily star, September 12, 1925, p. 3
27. Report of Sarah Jane Walker's death, Globe and Mail, September 13, 1926, p. 13.



28. 579 Richmond Street West: Basement and Ground Floor Plans for the "Warehouse, Richmond Street West for the Independent Cloak Co., Toronto" drawing of the north and south elevations, dated July 1912 and signed by Isadore Feldman, Architect, 199 Yonge Street. (City of Toronto Building Records)



29. Isadore Feldman, First and Second Floor plans for the Independent Cloak Co. factory, July, 1912. (City of Toronto Building Records)



32. "Warehouse, Richmond Street West for the Independent Cloak Co., Toronto" drawing of the north and south elevations, dated July 1912 and signed by Isadore Feldman, Architect, 199 Yonge Street. (City of Toronto Building Records)



33. City Architect photograph "South side Richmond near Bathurst," No. 84, date February 26, 1914 of the Independent Cloak Co. building, on the south side of Richmond near Bathurst. The photograph shows that the original building was built as five-and-a-half storeys, departing from the drawings by adding an additional floor to the mid-section. Remnants of the original Chicago-style windows remain on the principal elevation facing Richmond Street with steel factory sash glazing on the west side elevation. The signage at the top says "Wholesale, L. Freifeld & Co." Louis Freifeld was recorded as a furrier and tenant with one of the two largest rental spaces as he occupied two of the upper floors of the building in the assessment rolls recorded on August 29, 1913. (City of Toronto Archives, Series 372, s0372, ss001,it0084)



34. Principal, north and side west elevation, Independent Cloak Co., 579 Richmond Street West (HP, 2021)



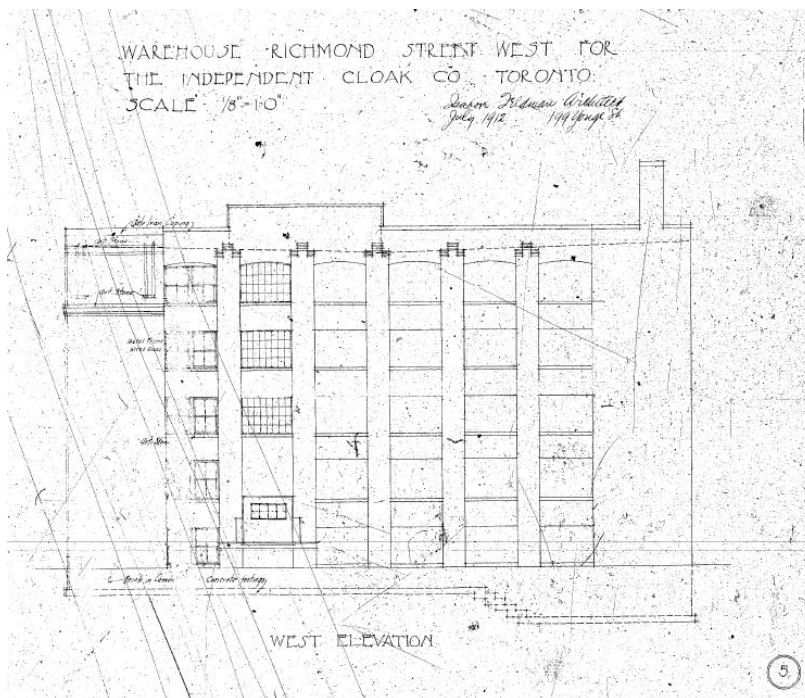
35. James Salmon photograph, "Fire on the South Side of Richmond Street", date February 6, 1914, showing the Independent Cloak Co. building after the fire (City of Toronto Archives, Fonds 1231, f1231, it0365)



36. Principal, north and side, east elevations, Independent Cloak Co. (HP, 2021)



37. Principal, entry with art stone door case, north elevation, Independent Cloak Co. (HP, 2021)



38. West elevation drawing, "Warehouse, Richmond Street West for the Independent Cloak Co., Toronto" dated July 1912 and signed by Isadore Feldman, Architect, 199 Yonge Street. The drawing shows the loading dock, as well as art stone detailing on the attic storey with cast iron coping, and the double-hung sash windows are described as being of metal with wired glass (City of Toronto Building Records)



39. Side, west elevation, Independent Cloak Co., looking south, past the loading door along the laneway to E. C. Walker & Sons factory yard (HP, 2021)



City of Toronto Archives, Series 372, s0372_ss0001_it0087

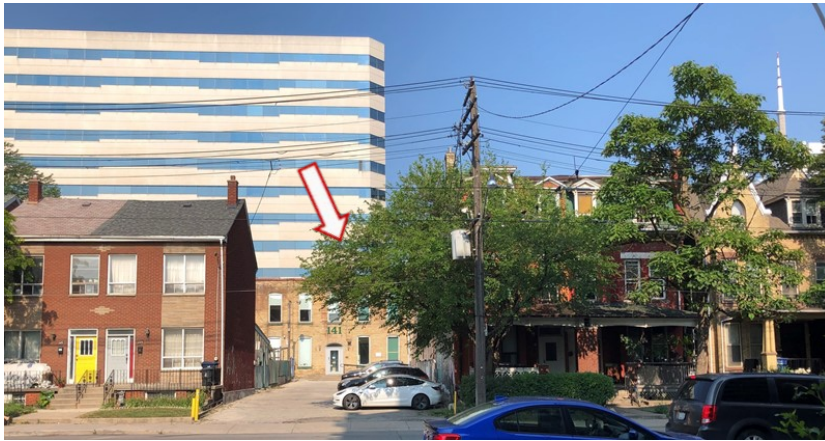
40. City Architect photograph No. 87, of the south side of the Independent Cloak Co. building following the fire, with E. C. Walker & Sons, Ltd. rear yard and factory wing on the left, February 26, 1914 (City of Toronto Archives, Series 372, s0372, ss001,it0087)



41. Rear, south elevation of the Independent Cloak Co. building with E. C. Walker & Sons, Ltd. rear yard and factory wing on the left (HP, 2021)



42. Photograph of the south-east corner of Richmond Street West and Bathurst Street, showing the Independent Cloak Co. (arrow) and the adjacent context of mid-rise towers and late 19th century housing. (HP, 2021)



43. Photograph of the east side of Bathurst Street, south of Richmond Street West, showing E. C. Walker & Sons (arrow) as viewed from Bathurst Street and flanked by unlisted properties to the north (left) and listed properties, at 129-139 Bathurst Street containing 19th century house-form buildings to the south (right) (HP, 2021)



44. John Mulvey House, 1865, 125 Bathurst Street, with the St. Mary's Arts & Letters Club (now the Factory Theatre), designated under Part IV of the Ontario Heritage Act. (Toronto Historical Board, 1990)



45. St. Mary's Church, 1885-90, 124 Bathurst Street, designated under Part IV of the Ontario Heritage Act (HP, 2021)

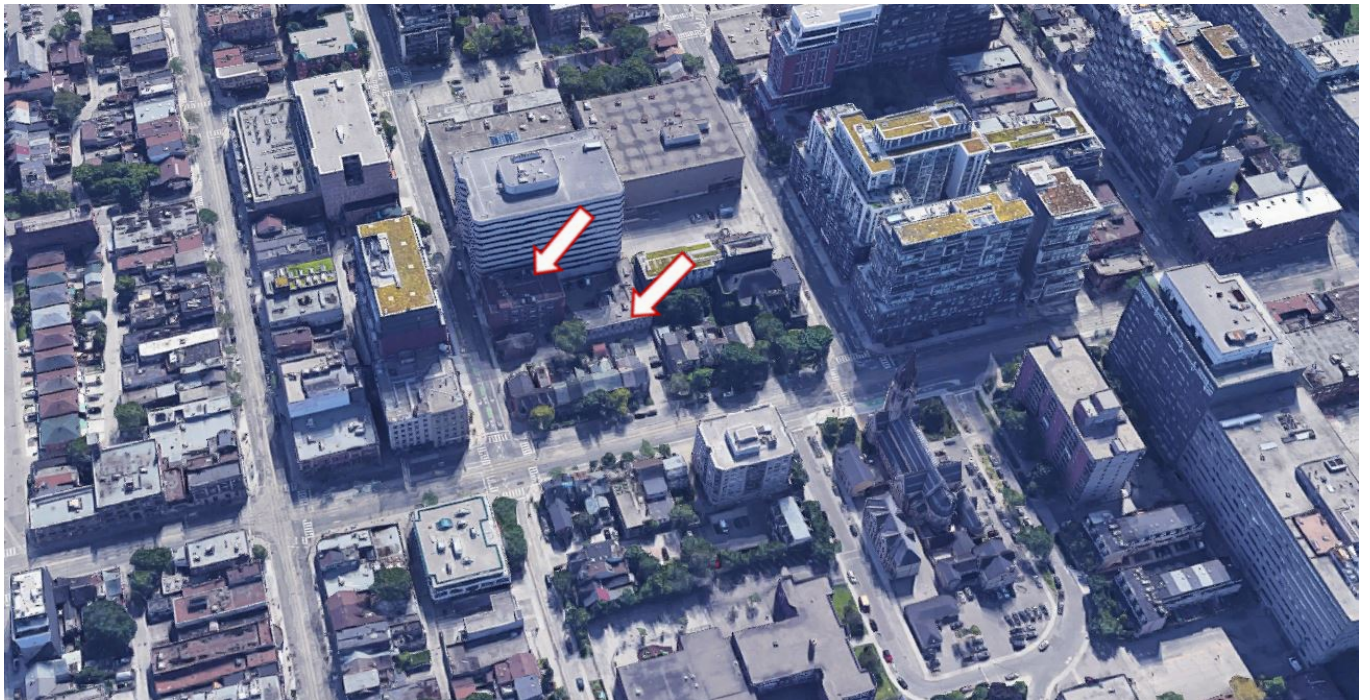
46. Old St. Mary's Separate School, 1877, (left) and St. Mary's Separate School, 1889 (right), both are listed heritage properties (HP, 2021)



47. 164 Bathurst Street, c.1875, recommended for designation under Part IV, Section 29 of the Ontario Heritage Act (HP, 2021)



48. Late 19th century house-form properties on the north side of Richmond Street West to the east of the Independent Cloak Co., including the listed heritage property at 600 and 602 Richmond Street West (far left) (HP, 2021)



49. Aerial view, looking east of the properties' context and showing the mix of periods, scales and typologies. (Google Streetview, 2021)

Archival Sources

Assessment Rolls, (City of Toronto Archives [CTA]).
Boulton, W. S. *Atlas of the City of Toronto and Vicinity*, 1858
Canada, Department of Trade and Commerce, Dominion Bureau of Statistics, Census of Industry: Report on the Hat & Cap Industry in Canada, 1927.
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Building Permits for 141 Bathurst Street and 579 Richmond Street. Building Permit File No. 258764, 15 September 1987. File No. 258974, 21 August, 1987, File No. 316532, 12 December, 1990. City of Toronto Building Records.
City Architects, "South Side Richmond Street - burned building" 26 February 1914, Photographs, Former City of Toronto, Dept. of Public Works, CTA, Fond 200, Series, 372, Subseries 1, Items 84, 85, 86, 87.
City Directories (CTA)
Fleming, Ridout & Schreiber. *Plan of the City of Toronto, Canada West*. 1857.
Goad, Charles. *Atlas of the City of Toronto and Suburbs*, 1884 -1924. (CTA)
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Land Registry Office Records, Plan 685, Lot 2. Plan 110, Lots 26-35.
Ng, Nathan. *Historical Maps of Toronto*.
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Underwriters Survey Bureau, *Insurance Plan of the City of Toronto*, 1954. CTA, Series 2453, File 21, item 96.
W. S. Gibson & Sons, Land Surveyors, Survey of Part of Lot 15, Section H, for Mr. E. C. Walker & Sons Ltd., 24 May, 1955.

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Globe and Mail, "Long life is ended in Mrs. Walker's death," Sept 13 1926, p. 13
Hill, Robert ed., Biographical Dictionary of Architects in Canada, entry for Isadore Feldman. [Feldman, Isadore | Biographical Dictionary of Architects in Canada](#)
Kalman, Harold. *A History of Canadian Architecture, Vol.2*, Toronto, 1994.
Lundell, Liz. *The Estates of Old Toronto*. 1997.
Ng, Nathan. *Historical Maps of Toronto*.
<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
The Toronto Daily Star, "E.C. Walker is killed in crash with train," Sept 12 1925, p. 3

141 BATHURST STREET
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 141 Bathurst Street, entrance address 581 Richmond Street West, (E. C. Walker & Sons Ltd.), 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

Description

The property at 141 Bathurst Street is located near the south-east corner of Bathurst Street and Richmond Street West in the King-Spadina neighbourhood. A two-storey, brick-clad factory in the Industrial Classical style was constructed in 1900 for E. C. Walker and Sons Ltd., hat manufacturers, and extended between 1910 and 1913. Located in a rear yard behind the houses facing Richmond Street West (then known as Farley Avenue), the property was originally accessed through laneways and was known as 159-163 Farley Avenue and by 1913 as 587 Richmond Street West. The Walker property was extended, c.1949, with the purchase of the property at 141 Bathurst Street providing access from Bathurst Street. After 1954 the original 19th-century house at 141 Bathurst was demolished and replaced with a parking lot. E. C. Walker & Sons Ltd. maintained the address at 587 Richmond Street West, referencing the address at 141 Bathurst Street as the company storeroom.

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

Statement of Cultural Heritage Value

Constructed in 1900 with later extensions, the E. C. Walker & Sons Ltd. hat factory at 141 Bathurst Street has design value as a well-crafted example of the factory-warehouse type which emerged in Toronto in the late 19th and early 20th centuries. The Walker family factory exhibits the characteristic features of the type in the long, narrow, flat-roofed two-storey volumes forming an L-shape around the rear single-storey wing. The facades with their long, rectangular windows, arranged in pairs between half-pilasters, are expressive of the internal post-and-beam factory structure. The regular bays of the half-pilasters and the principal entry with its broad elliptical arch, glazed fanlight and sidelights (currently without glazing) represent elements of Georgian classicism which render the Walker factory a fine example of Industrial Classicism. The choice of buff brick cladding is shared with local landmarks including the adjacent St. Mary's church and school buildings constructed in the 1870s through the 1890s, the Joseph Mulvey house of 1869 and its adjoining, later, St. Mary's Arts and Letters Club of 1909 (now known as the Factory Theatre). In its setting, the Walker factory is distinctively atypical as it was constructed in a rear yard behind the houses facing

Richmond and Bathurst Streets, benefitting from the laneway which lead to its principal west façade and maintaining access via an additional laneway to a rear service yard from Richmond Street.

The property at 141 Bathurst Street has historical value for its association with E. C. Walker & Sons Ltd. a family-based, hat-making company which originated in the late 1870s and endured until the 1960s. The business was rooted in the millinery and dress-making enterprise initiated by Sarah J. Walker c. 1875, and flourished as 'E. C. and S. J. Walker' in a shop on Queen Street West when her husband Edwin C. Walker, a cabinet-maker, joined her enterprise by 1889. In 1900, the Walkers purchased the property now known as 141 Bathurst Street and built the hat factory for E. C. Walker & Sons Ltd., including their sons, Edwin E. and Homer H. Walker in the operations. When Sarah Walker closed her business on Queen Street in 1903, their son, Stanley Walker, took over the premises with his furrier company. E. C. Walker & Sons Ltd. continued to operate as hat and cap makers and later as manufacturers of hat and bonnet frames and suppliers until they sold the premises in 1966. Through their 65 years of operation, E. C. Walker & Sons Ltd. were part of the early transformation of the King-Spadina district from a residential and institutional neighbourhood to Toronto's premium manufacturing hub, acquiring its Fashion District moniker. Following the sale of the property in 1966, the factory continued to be used as a warehouse through the 1980s. By 1990, it was part of the renaissance of the King-Spadina neighbourhood through its adaptive re-use as artist and photographers studios, typesetter's shop and as office space including tenants such as the Toronto Arts Council and Artscape.

Constructed in 1900, the E. C. Walker & Sons factory building is important as it maintains and supports the late 19th and early 20th-century industrial character of the King-Spadina neighbourhood through its low-rise scale, brick cladding and factory typology features combined with classical elements. Set back from the street, and viewed from both Richmond Street West and Bathurst Street, its unusual setting is indicative of the evolving history of the neighbourhood as industrial uses began to predominate in the former residential and institutional neighbourhood.

For over 120 years, the E. C. Walker & Sons factory building has been physically, functionally and historically linked to its surroundings, initially as a contributor to the City's manufacturing hub and emerging Fashion District and for the past 50 years as part of the regeneration of the King-Spadina neighbourhood as a vibrant commercial and cultural centre.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the E. C. Walker & Sons Ltd. factory at 141 Bathurst Street as a representative of a well-crafted late-19th and early, 20th-century factory type:

- The setback, placement and orientation of the building on its lot at the south-east corner of the intersection of Bathurst Street and Richmond Street West with laneway access to the building from Richmond Street West
- The scale, form and massing of the flat-roofed, narrow, two-storey, L-shaped building with a single-storey rear extension
- The buff brick cladding
- The arrangement of the long rectangular window openings on the principal west façade, rear north façade and rear east façade in pairs between half buttresses
- The chimney on the east side of the main building

The following heritage attributes contribute to the design and physical value of the E. C. Walker & Sons Ltd. factory at 141 Bathurst Street as a representative of the Industrial Classical style:

- The principal entry on the west façade, with its broad elliptical arch, fanlights and sidelights characteristic of Georgian style architecture
- The half pilasters which provide the classical ordering of traditional full-length pilasters or columns

Contextual Value

The following heritage attributes contribute to the contextual value of the property at 141 Bathurst Street as it supports the late-19th and early, 20th-century character of the King-Spadina neighbourhood as characterized by low-rise, brick-clad factory buildings with period details:

- The scale, form and massing of the buff brick-clad, two-storey building with a flat roof and regularly spaced pairs of windows on its principal (west) facade
- The Industrial Classical details as outlined above
- The setting of the factory building in the centre of the block and originally constructed behind house-form buildings and accessed by two laneways from Richmond Street as reflective of the transformation of the King-Spadina neighbourhood from a residential and institutional enclave to the City's industrial hub

579 RICHMOND STREET WEST
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The property at 579 Richmond 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.

Description

The property at 579 Richmond Street West, located on the south side of Richmond Street West between Portland Street and Bathurst Street, contains a factory building constructed in 1913 to the designs of the architect Isadore Feldman in the Industrial Classical style for the Independent Cloak Co. Originally constructed as a five-and-a-half-storey factory, following a fire in 1914, it was reconstructed as four-and-a-half storeys.

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

Statement of Cultural Heritage Value

The Independent Cloak Co. building has design value as a fine example of the factory type, designed in the Industrial Classical style which proliferated in the factories of the King-Spadina neighbourhood in the early 20th century. The factory typology is present in the flat-roofed, rectangular massing of the four-and-a-half-storey volume, brick cladding, windows arranged in a grid pattern expressive of the internal post and beam structure and its manufacturing function. Additional factory features include the loading dock on the west elevation, adjacent to the elevator, the raised roof parapet concealing the elevator housing and the chimney. The Industrial Classical style is present in the modulation of the factory design through the articulation of the principal (north) façade with a series of brick pilasters stretching the height of the façade from the cast stone base to the cornice with corbelled, segmentally-headed arches at the top, decorative corbelling and a stone belt course beneath the first floor windows and projecting brick panels beneath each window in the upper stories. The classical style of the stone framing of the door (now mostly painted over) with its deep recess, corbel brackets, and moulded mutule blocks beneath a plain cornice topped by a stone tablet with a simple recessed panel are further elements which elevate the public, street-facing façade of the factory with the civic language of classicism and contribute to the Industrial Classical style.

The property has historical value for its contribution to the development of the King-Spadina neighbourhood as Toronto's manufacturing and employment hub from the early to mid-20th century. Its adaptive re-use as office and studio space from the 1980s forward was part of the renaissance of King-Spadina. Following a common practice of

factory development and enterprise in the neighbourhood, Joseph Bockneck and Louis Fluxgold, proprietors of the Independent Cloak Company commissioned the building as a factory for themselves which would be supported by additional tenants. Although the Independent Cloak Co. sold the property following the fire in 1914, the building continued to be important in the King-Spadina neighbourhood as it was the location for a variety of manufacturing enterprises over the next 60-70 years related to the garment industry as well as the automotive and upholstery industries.

The Independent Cloak Co. is valued as it represents the work of the architect Isadore Feldman (1887-1919) during the period when he operated as a sole practitioner and had a predominance of factory commissions for Jewish clients working in the garment industry. Along with the Independent Cloak Co. these commissions included the Cooper Cap Co., 1911, at Spadina and Grange avenues, the American Hat Frame Co, 1912, at Bathurst and Wellington streets, the Imperial Clothing Co., 1913, Richmond Street West, the Tip Top Tailors Block, 1914, Richmond Street West. Feldman's work contributed to the emergence of the garment industry in the King-Spadina neighbourhood as it gained its Fashion District identity. His work represents the growing economic importance of the Jewish community to the city's manufacturing economy. The 1911, Adath Israel Jewish Synagogue, designed by Feldman and located on Centre Avenue near Agnes Street, in the 'Ward' contributed to the establishment of Jewish religious and cultural life in the early 20th century and its representation in the City of Toronto.

Located on the south side of Richmond Street West between Portland Street and Bathurst Street, the Independent Cloak Co. building has, since 1913, contributed to defining and maintaining the late 19th and early 20th-century industrial character of the King-Spadina neighbourhood through its low-rise, rectangular massing, brick cladding with classical elements of its factory typology.

For over 100 years, the Independent Cloak Co. factory building has been physically, functionally and historically linked to its surroundings, initially as a contributor to the City's manufacturing and employment hub and emerging Fashion District and for the past 40 years as part of the regeneration of the King-Spadina neighbourhood as a vibrant commercial and cultural centre.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the Independent Cloak Co. factory at 579 Richmond Street West as a representative of a well-crafted, early, 20th-century factory type:

- The setback, placement and orientation of the building on its lot at the south side of Richmond Street West between Portland Street and Bathurst Street with laneway access on the west side
- The scale, form and massing of the flat-roofed, rectangular-plan, four-and-a-half storey building, including, on the west elevation, the chimney and the raised parapet indicating the location of the elevator and the loading dock

- The red brick cladding with stone trim and prominent entry
- The arrangement of the window openings in a regular grid on the north, south, east and west facades alternating with variations such as a blank wall or smaller windows indicating the location of the staircases and elevators.

The following heritage attributes contribute to the design and physical value of the factory at 579 Richmond Street West as a representative of the Industrial Classical style:

- The design of the elevations with full-height brick piers, segmentally-arched window openings at the top floor with brick corbelling, the stone band and decorative brick corbel banding beneath the first floor level windows
- The principal entry on the north façade, with its stone door case including a deep recess, corbel brackets and projecting cornice with decorative stone tablet above

Contextual Value

The following heritage attributes contribute to the contextual value of the property at 579 Richmond Street West as it supports the late-19th and early, 20th-century character of the King-Spadina neighbourhood as characterized by low-rise, brick-clad factory buildings with period details:

- The scale, form and massing of the brick-clad, four-and-a-half-storey building with a flat roof and regularly spaced grid of windows
- The Industrial Classical details as outlined above