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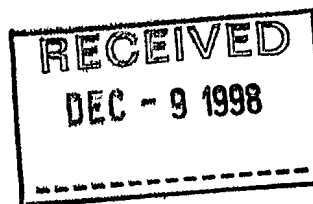


Economic Development, Culture
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Culture Division, North York
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December 3, 1998



Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
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Dear Sir/Madam:

I am pleased to advise you that the City of Toronto Council at its meeting held on October 30, 1998, enacted By-law No. 812-1998 to designate the Joseph Shepard/Dempsey Brothers Store, 250 Beecroft Road, as being of historic or architectural value or interest under Part IV of *The Ontario Heritage Act, 1990 R.S.O. Chapter O.18*. Please find a copy of By-law 812-1998 attached.

If you require further information on the matter of designation, please do not hesitate to contact me.

Yours truly,

A handwritten signature in cursive script, appearing to read "Beth Hanna".

Beth Hanna, Manager
Culture Division, North York

/bh

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Authority: North York Community Council Report No. 2, Clause No. 15,
as adopted by Council on March 4, 5 and 6, 1998
Enacted by Council: October 30, 1998

CITY OF TORONTO

BY-LAW No. 812-1998

**To designate the land and buildings at 250 Beecroft Road
as being of architectural and historical value or interest.**

WHEREAS the Ontario Heritage Act, R.S.O. 1990, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS the Council of the former City of North York has, in November 1997, caused to be served upon the owners of the lands and premises known municipally as the Dempsey Brothers Store, 250 Beecroft Road, and upon the Ontario Heritage Foundation, notice of intention to designate the property, and has caused the notice of intention to be published once in a newspaper having a general circulation in the municipality; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the former City of North York;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The real property more particularly described in Schedule "A" to this by-law and municipally known as 250 Beecroft Road (the Dempsey Brothers Store), is designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper land registry office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of 250 Beecroft Road and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

ENACTED AND PASSED this 30th day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"

The Joseph Sheppard House - Dempsey Brothers Store
250 Beecroft Road

Part of PIN: 10143-0295 (R)

Part of Blocks 1 and 4, Plan 2097 North York, being shown as Parts 1 and 8 on Reference Plan 64-R13976, **SAVE AND EXCEPT** Parts 15, 16, 21, 22 and 29 on Reference Plan 64R-13302, in the City of Toronto (formerly in the City of North York).

SCHEDULE "B"

The restored Joseph Sheppard/Dempsey Brothers Store, located at 250 Beecroft Road (relocated from 4804 Yonge Street) is recommended for *Designation* on architectural and historical grounds.

The Joseph Sheppard/Dempsey Brothers Store is a landmark heritage building in North York and takes on great significance in connection with the early development of its locale. Built in 1860, by Joseph Sheppard II, the building was constructed as a general store and originally included the Sheppard family's residence. In 1866, a post office was added. The post office, and subsequently the immediate surrounding community, was called "*Lansing*". Situated at the crossroads of Yonge Street and Sheppard Avenue, the store served as a depot for the coach from Yorkville to Richmond Hill. It then became the milk depot for local farmers and was the main source of all manufactured goods in the vicinity. In 1888, Benjamin R. Brown took over the operation of the store. He purchased it in 1904 and sold it to George and William Dempsey in 1923. From that time, the building operated as the well-known Dempsey Brothers Hardware store and was owned by a member of the Dempsey family until the late 1980s.

Architecturally, the Dempsey store is a unique example of a rural mid-19th century building constructed in the Georgian Survival style with NeoClassical influences. Its recent restoration has reintroduced those picturesque architectural elements that were added to the exterior of the building during the closing decades of the 19th century.

The Store measures 2-½ storeys in height with a slightly off-centred, 4-ranked, front facade at the upper storey level. The high pitch of the gabled roof is characteristically Georgian, but the compounded wooden eaves, cornice returns and extended overhang at the sides of the structure are details more characteristic of NeoClassic buildings.

The original sash windows at the upper storey have six-over-six muntin arrangements and are NeoClassic in their styling. The attic windows at the gable-ends (symmetrically 2-ranked) have three-over-one muntin arrangements on the south side and one-over-one on the north - all are early 20th century replacements. The upper storey windows on the front elevation feature segmentally-arched heads, while those on the south, west, and north sides feature jack-arched (flat) lintels. Most windows have stone sills.

The window configuration of the ground floor has been reconstructed to reflect the building's original storefront appearance. Situated at the south-east corner of the building, the storefront is symmetrical within its own configuration. It is composed of a centre, double-door, recessed entrance with transom (the recess has an obtusely angled, glazed design on both of its sides), flanked by two large storefront windows having 9-lights each. A third identical window having the same 9-light arrangement exists at the return of the storefront on the south elevation. The storefront windows are also flanked by full-height, wooden pilasters. Also rebuilt on this facade, is the separate ground floor entrance denoting the original residential component of the store. It consists of a 4-sectioned panelled door, rectangular 3-light transom and segmentally arched brick head. A fifth six-over-six window with segmentally-arched head has also been reinstated to the right of this entrance.

The verandah covering the storefront is significant, reconstructed, last quarter of the 19th century addition to the Store. It comments on the fashionable tastes and preferred architectural treatments of the late-Victorian era adapted to the structure. The verandah consists of chamfered posts and elaborate fret-work at each consecutive bay (12 structural bays in total). A wooden sign-band of generous height meets the roof of the verandah at the exterior wall and also spans the entire east-front and a section of the south elevation of the building.

Adding to the picturesque character of the Joseph Sheppard/Dempsey Brothers Store is the use of dichromatic brickwork on the exterior. The corners are constructed in a quoined pattern of buff coloured brick, but the most elaborate use of dichromy can be found below the eave area and gable-ends (continuing at the eave datum line). Here the buff brick pattern takes on an inverted, 3-tiered, corbelled configuration with lower brick band and serves to broaden the appearance of the wooden cornice and eave area.

On the interior, original elements such as historic trims, baseboards, window casings and door surrounds have been conserved, restored and reintroduced in the display room (former store area) and upper storey areas. The north stairway constructed from pine has been conserved *in situ* and is also a significant element of the interior. Other important original features include the pine plank floor located in the upper storey area and narrow strip wood flooring in the display room, vestibule and lower stairhall.