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City Clerk's Office

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Toronto and East York Community Council
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
260 RICHMOND STREET WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

REC'D/RECEIVED

25 -07- 2006

439287 Ontario Limited
225 Duncan Mill Road
Suite 320
Toronto, Ontario
M3B 3K9

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 260 Richmond Street West (Trinity-Spadina, Ward 20) under Part IV of the Ontario Heritage Act.

Reasons for Designation: Tip Top Tailors Warehouse: 260 Richmond Street West

Description:

The property at 260 Richmond Street West is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design or physical value, historical or associative value, and contextual value. Located on the north side of Richmond Street West between John Street (west) and Duncan Street (east), the five-storey warehouse was constructed in 1914 for Tip Top Tailors. In 1924, a sixth floor was added to the original building and a complementary six-storey addition attached to the east end.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 260 Richmond Street West is related to its design or physical value as a representative example of an industrial building from the World War I period that displays a high degree of craftsmanship with the application of terra cotta on portions of the principal (south) façade.

The cultural heritage value of the Tip Top Tailors Warehouse also relates to its historical or associative value as it reflects the practices of Toronto architect Isadore Feldman and the architectural firm of Kaplan and Sprachman. Feldman, whose individual commissions included the American Hat Frame Company Building at 49 Bathurst (a recognized heritage property), designed the Tip Top Tailors Warehouse before forming a partnership with J. P. Hynes and A. E. Watson in 1915. As Hynes, Feldman and Watson, the firm's projects included all types of buildings, among them Allen's Theatre (now known as the Music Hall) at 147 Danforth Avenue, which is included on the City of Toronto Inventory of Heritage Properties. Harold Kaplan and Abraham Sprachman were among the first practicing Jewish architects in Toronto, and were known for their designs for movie theatres across Canada, beginning in 1936 with the completion of the Eglinton Theatre at 400 Eglinton Avenue West (the property is designated under Part IV of the Ontario Heritage Act).

The cultural heritage value of the property at 260 Richmond Street West is also connected to its historical or associative value for its direct association with an organization that is significant to the development of the

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business community in Toronto. Founded by David Dunkelman in 1909 to manufacture men's clothing, Tip Top Tailors became one of Canada's leading retailers in the 20th century.

The cultural heritage value of the Tip Top Tailors Warehouse is also associated with its contextual value as it defines and supports the industrial character of the area. The property is situated south of Queen Street West within the King-Spadina neighbourhood where neighbouring properties include the Wesley Building (now known as the CHUM-City Building) at 299 Queen Street West, which displays similar terra cotta cladding and is designated under Part IV of the Ontario Heritage Act.

Heritage Attributes:

The heritage attributes of the Tip Top Tailors Warehouse related to its cultural heritage value as a representative example of an industrial building displaying a high degree of craftsmanship are found on the principal (south) façade, south roofline and the portions of the side elevations (east and west) described below, consisting of:

- The cladding on the principal (south) façade: the white terra cotta on the original five-storey five-bay section above the base; the limestone on the sixth storey of the original building (1914), the entire six-storey addition (1924), and the bases of both sections; and, the light-coloured brick on the south ends of the east and west elevations
- The definition of the south roofline by a crenellated parapet, with stepped and arched sections, egg and dart moulding, and two lion head gargoyles under the arches
- The organization of the principal (south) façade, extending six floors above a raised base; the vertical division of the wall into eight bays of varying widths that are separated by piers and recessed pilasters with reliefs at the fifth and sixth stories; and, the horizontal division of the wall by the watertable above the base and the cornice with a scroll pattern and dentils between the fourth and fifth stories
- The detailing on the south façade, specifically the banding on the raised base with window openings, and the quoins that wrap around the corners of the east and west elevations
- The principal (south) entrance, which is contained in a round-arched opening in the east (right) bay of the 1914 section (the original doors have been replaced)
- The flat-headed window openings, with spandrel panels beneath the second through the fourth-storey openings and square panels with reliefs above the fifth- and sixth-storey openings
- The portions of the east and west elevations, extending 33 feet or 10.06 metres from the south façade, with the light-coloured brick cladding, the quoins and, on the west wall only, the painted signage reading "TIP TOP TAILORS SUITS AND O'COATS MADE TO MEASURE"

The Reasons for Designation do not include the remainder of the east and west elevations and the rear (north) wall.

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 24th of July, 2006, which is **August 23, 2006**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 24th day of July, 2006.

Ulli S. Watkiss
City Clerk