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City Clerk's Office

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**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**

**214 KING STREET EAST (including the property formerly known as 204 KING  
STREET EAST and 185 FREDERICK STREET)**

**CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW 223-2019**

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

**ONTARIO HERITAGE TRUST**

**MAY 03 2019**

Take notice that the Council of the City of Toronto has passed By-Law No. 507-2019 to designate 204 King Street East (including the property formerly known as 204 King Street East and 185 Frederick Street) (Toronto Centre, Ward 13) as being of cultural heritage value or interest.

**RECEIVED**

Dated at Toronto this 2<sup>nd</sup> day of May, 2019.

*for* Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council  
Item TE7.13, as adopted by City of Toronto Council on  
July 16, 17, 18 and 19, 2007

**CITY OF TORONTO**

**BY-LAW 507-2019**

ONTARIO HERITAGE TRUST  
MAY 03 2019  
RECEIVED

**To designate the property at 214 King Street East (including the property formerly known as 204 King Street East and 185 Frederick Street) as being of cultural heritage value or interest.**

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 214 King Street East as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused Notice of Intention to be provided in accordance with the requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 214 King Street East, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage 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 B 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 owners of the property at 214 King Street East and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1, Notice requirements under the Ontario Heritage Act.

Enacted and passed on March 28, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## SCHEDULE A

### STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

#### **214 King Street East (formerly known as 204 King Street East and 185 Frederick Street): Adam Brothers Harness Manufacturing Company Building**

##### Description

The property at 214 King Street East 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, historical and contextual value. The property located at the northeast corner of King Street East and Frederick Street contains two historical buildings separated by an infill structure. Historical records indicate that the six-storey commercial building at the west end of the group (formerly identified as 204 King Street East and 185 Frederick Street) was completed in 1903 for John and Charles Adam, owners of the Adam Brothers Harness Manufacturing Company. The property was listed on the City of Toronto Inventory of Heritage Properties in 1996, and a Heritage Easement Agreement was registered in 2001.

##### Statement of Cultural Heritage Value

The Adam Brothers Harness Manufacturing Company Building is architecturally notable for its Renaissance Revival design, reflecting the style popularized around the turn of the 20<sup>th</sup> century and characterized by the horizontal division of the walls with applied Classical detailing.

Historically, the Adam Brothers Harness Manufacturing Company Building is associated with the practice of Toronto architect George M. Miller. One of the most productive architects in Toronto at the turn of the 20<sup>th</sup> century, Miller was best known for his commissions for the Massey family, including Massey Hall (1894) at 15 Shuter Street and the Lillian Massey Household Sciences Building (1912) at 153 Bloor Street West. Along with the latter properties, the Gladstone Hotel (1890) was another project completed by Miller that is recognized on the City's heritage inventory.

With its location on a prominent corner in the Old Town of York neighbourhood, the Adam Brothers Harness Manufacturing Company Building supports the character of the area. It anchors the west end of a group of buildings that maintains the continuity of the block east of Frederick Street through their shared materials and setback. The property at 214 King Street East also contains the W. R. Drummond and Company Dairy Supply Warehouse, and the infill structure that separates the Adam Brothers and Drummond buildings.

### Heritage Attributes

The heritage attributes of the Adam Brothers Harness Manufacturing Company Building related to its cultural heritage value as a well-detailed example of Renaissance Revival styling are found on the principal (south) facade on King Street East, the west elevation facing Frederick Street, and the flat roofline, consisting of:

- The six-storey rectangular-shaped plan with a truncated southwest corner
- The red brick cladding with brick and stone trim
- The cornice with corbelled brickwork marking the flat roofline
- The raised sandstone base with flat-headed window openings with stone sills
- The horizontal organization of the five-bay south façade and the eight-bay west elevation
- The stone cornice that divides the building above the second storey, separating the rusticated brickwork on the lower floors from the smooth brick cladding above
- The location of the principal entrance on the corner, where double doors and a round-arched transom are surmounted by exaggerated limestone keystones (the original doors and transom light have been removed)
- Above the corner entry, the single window openings placed in each storey that reflect the shape and detailing of the fenestration on the King and Frederick Street facades
- The fenestration in the first floor, with large round-arched window openings along the King Street East wall and in the first (south) bay on the Frederick Street façade
- The placement of pairs of flat-headed window openings in the remainder of the first floor on Frederick Street and in the second storey on the south and west elevations
- The detailing of the first- and second-storey window openings with brick voussoirs
- Above the cornice, the brick piers with stone bases and capitals that organize paired window openings in the third through the sixth stories
- The flat-headed window openings in the third, fourth and fifth floors, and the round-arched window openings in the top storey
- The detailing of the window openings in the upper floors with sandstone sills, brick voussoirs and stone keystones
- On the west (Frederick Street) elevation, the placement of a secondary entrance (this entry has been altered)

The east elevation, which abuts the neighbouring building, and the rear (north) wall are not included in the Reasons for Designation.

**214 King Street East: W. A. Drummond and Company Dairy Supply Warehouse**Description

The property at 214 King Street East 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 categories of design and contextual value. Located on the northwest corner of King Street East and Frederick Street, the property contains two heritage buildings separated by an infill structure. The four-storey building at the east end of the group was completed in 1911 for William Graham and first occupied by the W. A. Drummond and Company Dairy Supply Warehouse. Toronto architect S. A. Waggett prepared the plans. The property was listed on the City of Toronto Inventory of Heritage Properties in 1985, and a Heritage Easement Agreement was registered in 2001.

Statement of Cultural Heritage Value

The W. A. Drummond and Company Dairy Supply Warehouse is a good example of the Renaissance Revival design applied to an industrial building. Popular at the turn of the 20<sup>th</sup> century, the style is identified by the horizontal division of the walls with applied Classical detailing. With its location in the Old Town of York neighbourhood, the W. A. Drummond and Company Dairy Supply Warehouse supports the character of the area. It anchors the east end of a group of buildings that maintains the continuity of the block east of Frederick Street through their shared materials and setback. The property at 214 King Street East also contains the Adam Brothers Harness Manufacturing Company Building at the northwest corner of Frederick Street (now part of 214 King Street East and formerly identified as 204 King Street East and 185 Frederick Street), and the infill structure that separates the Adam Brothers and Drummond buildings.

Heritage Attributes

The heritage attributes of the W. A. Drummond and Company Dairy Supply Warehouse related to its cultural heritage value as a good example of Renaissance Revival styling are found on the principal (south) façade and roofline, consisting of:

- The principal (south) façade, extending four stories above a basement with window openings
- The brick cladding with stone, brick and metal trim
- The organization of the south façade, which is divided into five bays by piers that are clad with rusticated stone in the base and first floor, with brick in the upper stories
- The main entrance, which is placed at street level in the narrow centre bay
- The stone doorcase with rusticated stonework, piers, and an entablature with dentils that contains double doors (the original doors have been replaced) under a segmental-headed transom with oversized voussoirs and a keystone
- In all floors, the flat-headed window openings with continuous stone lintels and sills (the windows have been replaced)
- In the second, third and fourth floors, the window openings that are divided by brick mullions

- Marking the flat roof, the moulded metal cornice with dentils that runs above a course of corbelled brickwork
- The stone datestone, numbered "1911", which is placed in the centre bay between the second and third-storey window openings.

The side elevations (east and west) and the rear (north) wall are not included in the Reasons for Designation.

**SCHEDULE B**

**LEGAL DESCRIPTION**

214 King Street East

PIN 21094-0054 (LT)

PART OF LOTS 14, 15 AND 16, NORTH SIDE OF KING STREET, TOWN OF YORK PLAN,  
DESIGNATED AS PARTS 1, 2, 3, 4 AND 5, PLAN 66R-30550

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)