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- 5 -06- 2003

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JUN 11 2003
CONSERVATION REVIEW
BOARD

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
222 LANSDOWNE AVENUE
CITY OF TORONTO, PROVINCE OF ONTARIO

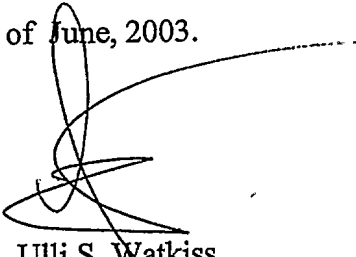
NOTICE OF PASSING OF BY-LAW

Loblaws Properties Ltd.
22 St. Clair Avenue East
Suite 201
Toronto, Ontario
M4T 2S5

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

Take notice that the Council of the City of Toronto has passed By-law No. 436-2003 to designate 222 Lansdowne Avenue as being of architectural value or interest.

Dated at Toronto this 3rd day of June, 2003.


Ulli S. Watkiss
City Clerk

GW
KT

✓ RR

Authority: Humber York Community Council Report No. 3, Clause No. 41,
as adopted by City of Toronto Council on April 14, 15 and 16, 2003
Enacted by Council: May 23, 2003

CITY OF TORONTO

BY-LAW No. 436-2003

To designate the property at 222 Lansdowne Avenue (National Cash Register Company Building) as being of architectural value or interest.

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the property at 222 Lansdowne Avenue (National Cash Register Company Building) and upon the Ontario Heritage Foundation, notice of intention to designate the property and has caused the notice to be published in a newspaper having a general circulation in the municipality, as required by the *Ontario Heritage Act*; and

WHEREAS no notice of objection to the proposed designation was served upon the City Clerk; and

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

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

1. The property at 222 Lansdowne Avenue, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural value or interest under Part IV of the *Ontario Heritage Act*.
2. 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. City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 222 Lansdowne Avenue 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 as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 23rd day of May, A.D. 2003.

MEL LASTMAN,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**1.0 INTRODUCTION**

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 222 Lansdowne Avenue (National Cash Register Company Building) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 222 Lansdowne Avenue is recommended for designation for architectural reasons. The National Cash Register Company Building was constructed in 1935-36 according to the designs of Toronto architect Thomas E. Muirhead for the Toronto branch plant of the American company.

The National Cash Register Company Building displays design elements associated with the Art Moderne style. The principal (east) façade, the first two bays with paired window openings on the side elevations (north and south), and the coping along the flat roofline are included in the Reasons for Designation. On the single-storey rectangular plan, limestone is applied to the yellow brick walls for the door surround, window sills, band courses and dentils. The principal façade is organized into three parts with a central projecting frontispiece that contains the main entrance (the original doors have been replaced). Flat-headed window openings are placed in trios on the frontispiece, and in pairs along the remainder of the east façade and the easterly portions of the north and south walls. The window openings on the east and north elevations contain steel sash windows.

The property at 222 Lansdowne Avenue is located on the southwest corner of Dundas Street West and Lansdowne Avenue. The National Cash Register Company Building is a good example of Art Moderne styling applied to an industrial building. Located near a prominent intersection, the property is a landmark in the Brockton neighbourhood.

1.1 HERITAGE PROPERTY PROFILE

NATIONAL CASH REGISTER COMPANY FACTORY

ADDRESS:	222 Lansdowne Avenue (southwest corner of Lansdowne Avenue and Dundas Street West)
WARD:	18 (Davenport)
NEIGHBOURHOOD/COMMUNITY:	Brockton
HISTORICAL NAME:	National Cash Register Company Building
CONSTRUCTION DATE:	1935-1936
ORIGINAL OWNER:	National Cash Register Company
ORIGINAL USE:	Industrial (factory)
CURRENT USE: *	Vacant (* <i>this does not refer to permitted use(s) defined by the Zoning By-law</i>)
ARCHITECT/BUILDER/CRAFTSMAN:	Thomas E. Muirhead, architect
ARCHITECTURAL STYLE:	Art Moderne
DESIGN/CONSTRUCTION:	Steel frame construction, brick cladding and stone detailing
ALTERATIONS:	c.1947 one storey south addition; 1950, west addition; c. 1970, cladding and glazing altered
HERITAGE CATEGORY:	Category C (Neighbourhood Heritage Property)
RECORDER:	Nancy Byrtus and Kathryn Anderson
REPORT DATE:	August 2002

2.0 HISTORICAL OCCUPANCY:

2.1 BROCKTON

Dundas Street West was surveyed as a military highway connecting the Town of York with Lake Huron. To fund the macadamization of Dundas Street, toll gates were positioned at strategic intervals, including one between Dufferin Street and present-day Lansdowne Avenue. At this location, a community named Brockton developed from "a cluster of houses, three of which are taverns" (Patterson, 5). By the mid-19th century, the extension of four steam railway lines through the area created an industrial district on Dundas Street west of Lansdowne Avenue specializing in rope, basket and furniture making enterprises. Brockton was incorporated as a village in 1881, three years before the City of Toronto annexed the municipality.

The property at the southwest corner of present-day Dundas Street West and Lansdowne Avenue was part of Park Lot 32, granted by the Crown to Alexander McDowell. His descendant, Angus McDowell, donated this portion of the lot for the first St. Helen's Roman Catholic Church.

2.2. NATIONAL CASH REGISTER COMPANY

John H. Patterson founded the National Cash Register Company in Dayton, Ohio in 1884 and, two years later, opened international markets for its mechanical cash registers. With the

development of innovative patents, the product line was expanded to include electrical cash registers, accounting and adding machines, and business forms. NCR became a publicly owned company in 1926 and, after World War II, produced the first low-cost computer for the mass market. In 1991, NCR merged with AT&T.

The National Cash Register Company Building was constructed between 1935 and 1936 as a branch plant of the Ohio parent company. With a machine shop, assembling, shipping and receiving areas and a stock department on-site, the National Cash Register Company employed a sizeable workforce. Knob Hill Farms was the principal occupant of the complex from 1977 to 2000.

The property at 222 Lansdowne Avenue was included on the City of Toronto Inventory of Heritage Properties in 2002.

3.0 ARCHITECTURAL DESCRIPTION:

3.1 ARCHITECTURAL STYLE

The National Cash Register Company Building displays the streamlined scale, horizontal emphasis, stepped profile and restrained Classicism inspired by Art Moderne styling. The style was popularized in North America following the Century of Progress Exposition in Chicago in 1934 where industrial design and materials influenced a range of building types.

3.2 ARCHITECT, BUILDER OR CRAFTSMAN

Toronto architect Thomas E. Muirhead received the commission for the National Cash Register Company Building at 222 Lansdowne Avenue. In the 1920s, Muirhead designed car showrooms for companies on Bay Street north of College Street. In the same neighbourhood, Muirhead prepared the plans for the Kenson Apartments (1927) at 51 Grosvenor Street, a site that is recognized on the City of Toronto Inventory of Heritage Properties.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

Rising from smooth masonry foundations, the National Cash Register Company Building features a single-storey rectangular plan with stone coping along the flat roofline. The principal (east) façade and side walls (north and south) are clad in yellow brick, with limestone detailing applied for the entrance surround, window sills, band courses and dentils. The principal façade features a tripartite design with a central projecting frontispiece that is stepped above the flanking end pavilions. The three sections of the façade are linked by continuous band courses with dentils that extend above the door and window openings. The main entrance is positioned in the frontispiece. Double doors (the original doors have been replaced) are set in a stone surround that rises the height of the wall (the company's name was originally applied in bas-relief above the doors). Flat-headed window openings are placed in trios to flank the entry. On either side, brick piers organize pairs of flat-headed window openings that contain steel sash windows. The band courses, coping and paired window openings wrap around the easterly two bays of the end (north and south) walls. The openings on the north elevation contain steel sash windows. The rear (west) wall of the original building and the additions are not included in the Reasons for Designation.

4.0 CONTEXT

The property at 222 Lansdowne Avenue is bounded by Dundas Street West on the north, Lansdowne Avenue on the east and, on the south and west, the lines of the present-day Canadian Pacific Railway and Canadian National Railways. The angle of Dundas Street and the right-of-way of the railway lines create the unusual triangular shape of the property. The National Cash Register Company Building is set back from Lansdowne Avenue, which separates the property from the residential neighbourhood to the east.

Along Dundas Street West, the former Brockton Town Hall at #1617 and the St. Helen's Roman Catholic Church and related buildings at #1674-1688 are other Brockton landmarks that are listed on the City of Toronto Inventory of Heritage Properties.

5.0 SUMMARY: SIGNIFICANCE

The property at 222 Lansdowne Avenue is architecturally significant as the location of the National Cash Register Company Building, a factory whose design and detailing is inspired by the Art Moderne style. Located on a prominent corner in the former community of Brockton, the National Cash Register Company Building is an important neighbourhood feature.

SCHEDULE "B"

PIN 21335-0037 (LT).

Part of Park Lot 32 in Concession 1 Fronting the Bay in the Geographic Township of York as in CA699475 in the Land Titles Division of the Toronto Registry Office (No. 66) in the City of Toronto and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2003-037 dated March 20, 2003, as set out in Schedule "C".

SCHEDULE C

DUNDAS STREET WEST

ARC = 11.4m±

26.4m±

130.4m±

1m±

ARC = 21m±

57.2m±

26.4m±

291.2m±

149.2m±

No. 222
(NATIONAL CASH REGISTER COMPANY BUILDING)

LANDSDOWNE AVENUE

WARASH AVENUE

LUCKY TERRACE

274, 272, 270, 268, 266, 262, 260, 258, 256, 254, 252, 250, 248, 246, 244, 242, 240, 238, 236, 234, 232, 230, 228, 226, 224, 222, 220, 218, 216, 214, 212, 210, 208, 206, 204, 202, 200, 198, 196, 194, 192, 190, 188, 186, 184, 182, 180, 178, 176, 174, 172, 170, 168, 166, 164, 162, 160, 158, 156, 154, 152, 150, 148, 146, 144, 142, 140, 138, 136, 134, 132, 130, 128, 126, 124, 122, 120, 118, 116, 114, 112, 110, 108, 106, 104, 102, 100, 98, 96, 94, 92, 90, 88, 86, 84, 82, 80, 78, 76, 74, 72, 70, 68, 66, 64, 62, 60, 58, 56, 54, 52, 50, 48, 46, 44, 42, 40, 38, 36, 34, 32, 30, 28, 26, 24, 22, 20, 18, 16, 14, 12, 10, 8, 6, 4, 2

TORONTO

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

WARD 1B - DAVENPORT
DATE: MARCH 20, 2003

SKETCH No. PS-2003-037