

# TORONTO STAFF REPORT

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April 21, 2006

To: Toronto Preservation Board  
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 260 Richmond Street West (Tip Top Tailors Warehouse) - Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the *Ontario Heritage Act*  
Trinity-Spadina - Ward 19

Purpose:

This report recommends that City Council include the property at 260 Richmond Street West (Tip Top Tailors Warehouse) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV of the Ontario Heritage Act.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2006 Policy and Research budget.

Recommendations:

It is recommended that:

- (1) City Council include the property at 260 Richmond Street West (Tip Top Tailors Warehouse) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 260 Richmond Street West (Tip Top Tailors Warehouse) under Part IV of the *Ontario Heritage Act*;
- (3) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;

- (4) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Representatives of the owners have requested that the property at 260 Richmond Street West be designated under Part IV of the *Ontario Heritage Act* to enable them to apply for federal funding through Canada's Historic Places Initiative. To be eligible to receive a grant from the Commercial Heritage Properties Incentive Fund (CHPIF), the property must be designated under the *Ontario Heritage Act* or have a Heritage Easement Agreement, as well as be included on the Canadian Register of Historic Places.

E.R.A. Architects Inc., consultants for the property owner, has provided the material in support of the nomination of this property for designation under the *Ontario Heritage Act* as well as inclusion on the Canadian Register of Historic Places. Staff have evaluated the property and determined that it merits inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV of the *Ontario Heritage Act* according to the criteria for municipal designation prescribed by the Province of Ontario.

Comments:

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3) and include a statement of cultural heritage value and description of the heritage attributes of the property. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Statement of Reasons for Designation

The property at 260 Richmond Street West is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. The Tip Top Tailors Warehouse (built in 1914 with an addition in 1924) has design, historical and contextual value as a well-designed early 20<sup>th</sup> century industrial building by Toronto architects Isadore Feldman and Kaplan and Sprachman that contributes to the character of the area.

The Reasons for Designation, including a description of the heritage attributes of the property, are available for viewing from the City Clerk's Department or from Heritage Preservation Services, Research and Policy, City Planning Division, City of Toronto.

Conclusions:

It is recommended that City Council include the property at 260 Richmond Street West (Tip Top Tailors Warehouse) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV of the *Ontario Heritage Act*.

Contact:

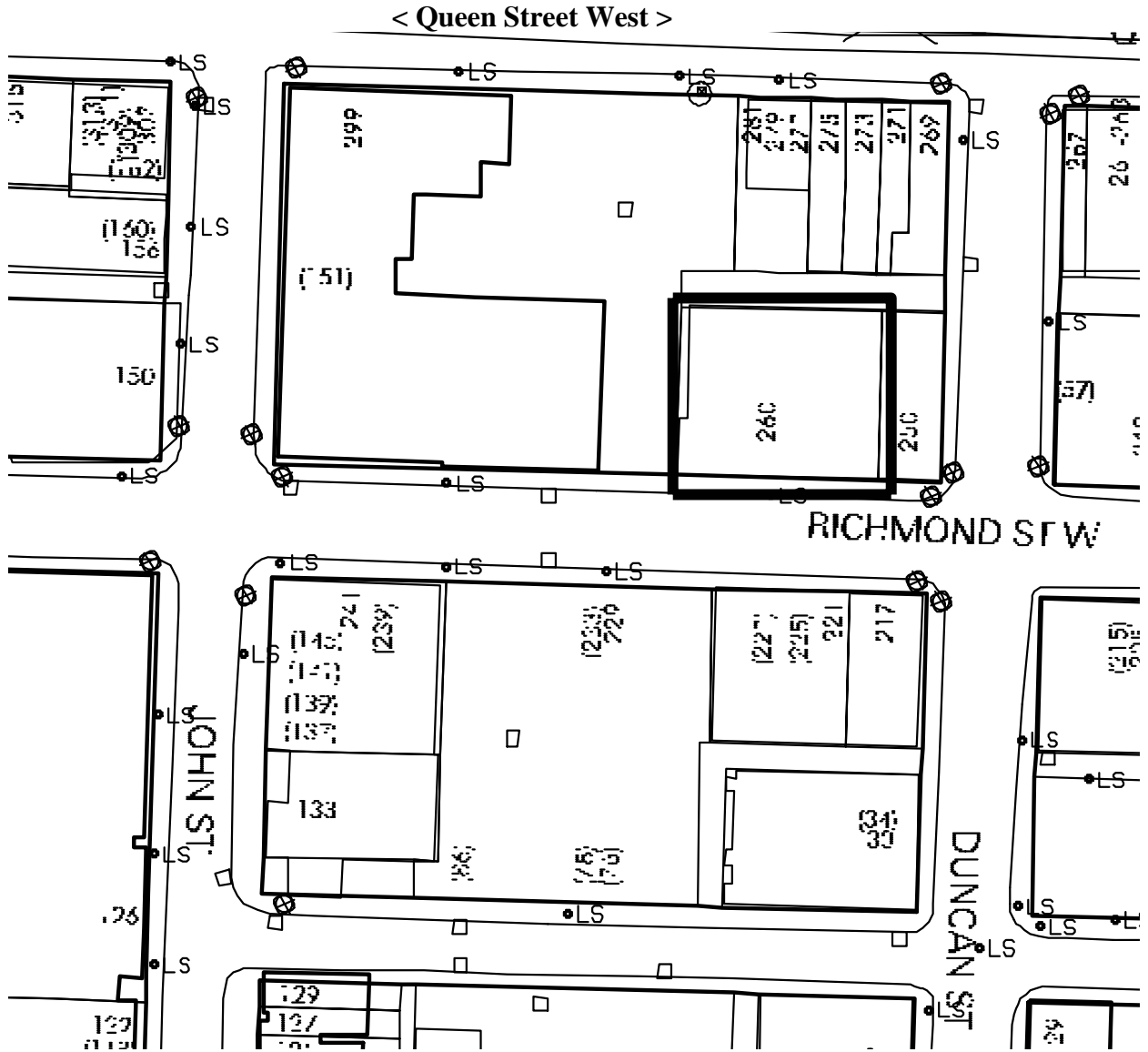
Brian Gallagher  
Co-ordinator, Heritage Preservation Services  
Tel: 416-338-1083  
Fax: 416-392-1973  
E-mail: [bgallau@toronto.ca](mailto:bgallau@toronto.ca)

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Barbara Leonhardt  
Director, Policy and Research

List of Attachments:

Attachment No. 1 – Location Map 260 Richmond Street West (Tip Top Tailors Warehouse)  
Attachment No. 2 – Photographs 260 Richmond Street West (Tip Top Tailors Warehouse)  
Attachment No. 3 – Reasons for Designation 260 Richmond Street West (Tip Top Tailors Warehouse)





**View to east showing the principal (south) façade and west wall (left)**



**View to west, showing the principal (south) façade;  
the east wall (right) abuts the neighbouring building**

**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 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 20<sup>th</sup> 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