

Authority: Toronto and East York Community Council Item TE26.12, as adopted by City of Toronto Council on October 2, 3 and 4, 2017

CITY OF TORONTO

Bill 1382

BY-LAW -2017

To designate the property at 263 Adelaide Street West (Purman Building) 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 263 Adelaide Street West (Purman Building) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known municipally as 263 Adelaide Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention 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*; 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 263 Adelaide Street West, 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 263 Adelaide Street West 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 December , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
263 ADELAIDE STREET WEST

The property at 263 Adelaide Street West (Purman Building) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 263 Adelaide Street West contains the Purman Building, completed in 1915, a five storey timber-framed commercial warehouse building with a raised basement and brick and stone cladding. The property is located in the proposed King Spadina Heritage Conservation District.

Statement of Cultural Heritage Value

The Purman Building at 263 Adelaide Street West has value as a well-designed representative example of a commercial warehouse building with timber-framed mill construction. The building's construction and design is an example of the Chicago School with its application of the Classical style and the emphasis on a decorated base, distinctive top and uniform middle section. Its carefully calibrated design is expressive of the internal structural grid and it is dressed with a contemporary interpretation of the Italian Renaissance style which displays a high degree of craftsmanship and artistic merit.

The Purman Building has value as it contributes to an understanding of the historical development of the King Spadina neighbourhood as it transitioned from being primarily institutional and residential in the first three quarters of the 19th century to being a prosperous commercial and industrial area from the late 19th to mid-20th century. Located on a part of the property occupied by Upper Canada College from 1827-1891, the Purman building represents the redevelopment of the site for commercial and industrial uses following the college's departure to Deer Park. The building has value as it is associated with the prolific architectural partnership of A. R. Denison & Stephenson and in particular with the firm's promotion of fire-resistant timber mill construction for warehouses following the Great Toronto Fire of 1904. Contextually, the Purman Building is important in defining and maintaining the late 19th- early 20th century commercial/industrial scale and character of the King Spadina area. The building is visually and historically linked to its surroundings, maintaining the variety of building types, scales and periods all of which support the neighbourhood's characteristic diversity. Commercial warehouses like the Purman Building represent a significant period of commercial prosperity for the neighbourhood as well as the recent revitalization of the King Spadina area. The high quality of design, materials and details contributes substantially to the overall character of the neighbourhood.

The heritage attributes of the Purman Building are:

- The setback, placement and orientation of the building on the south side of Adelaide Street West between Duncan and John Streets
- The scale, form and massing of the five-storey commercial warehouse building with a raised basement
- The principal (north) elevation with its brick and stone cladding
- The stone detail on the north elevation including the stone base of the basement and first floor with its projecting moulding beneath the first floor windows, the entablature with its plain frieze and moulded cornice, the decorative stone details on the outer bays at the third, fourth and fifth levels and the stone banding and decorative details of the top storey as well as the stone lintels in the window openings of the second, third and fourth floors
- The stone details around the central entrance on the north elevation including the stepping forward of the stone cladding, the pediment above the entablature, the letters stating "PURMAN BUILDING" in capitals, the keystone in the segmental-arched opening surrounding the entrance and the tri-partite division of the segmental-arched transom over the door below
- The arrangement of openings on the principal (north) elevation into seven equal bays on the five floors and the raised basement
- The subdivision of the window openings into a tri-partite arrangement varies from floor to floor. Typically from the second to fifth floors each window opening features a vertical tripartite division with a wider fixed central pane, two narrower outer openings with double hung sash and a transom light with three parallel vertical divisions above. At the basement level there is no transom and the tripartite division is made by stone piers. At the first floor level, the window openings are large and the tripartite transom is set over two large fixed panes. At the top level the window openings have segmental-arched tops. From the first to fifth level the windows were made of wood
- The rear (south) elevation with its brick cladding and metal factory sash glazing
- The arrangement and size of openings on the south elevation

The following are not identified as heritage attributes:

The blank side elevations facing west and east.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21411-0294(LT)

PART BLK B, PLAN 216-E, PARTS 1 & 2, PLAN 66R-29363

City of Toronto, Province of Ontario
Registry Division of the Toronto Registry Office (No. 66)