

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



REID BUILDING
266 KING STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

July 2010

1. DESCRIPTION



Above: Reid Building, with 1904 (left) and 1909 (centre) warehouses, showing the west elevations on Ed Mirvish Way (the brick-clad building on the left is not part of the property)

Cover: 1909 warehouse (left) and 1913 warehouse (right), showing the south façades on King Street West

266 King Street West: Reid Building	
ADDRESS	266 King Street West (northeast Ed Mirvish Way)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 223E, Part Block D
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Reid Building
CONSTRUCTION DATE	1904: 5-storey warehouse, northeast corner of King Street West and Ed Mirvish Way (convenience address: 268 King Street West) 1909: 5-storey warehouse, east side of Ed Mirvish Way, north of King Street West (convenience address: 270 King) 1913: 5-storey warehouse, King Street West, east of Ed Mirvish Way (convenience address: 266 King)
ORIGINAL OWNER	Alexander T. Reid
ORIGINAL USE	Commercial/industrial (offices & warehouses)
CURRENT USE*	Commercial (offices) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	1904: warehouse, A. Frank Wickson, architect; 1909 & 1913: warehouses, Sproatt & Rolph, architects
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding; brick, stone and wood trim
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	1965-66: converted to restaurants
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2010

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 266 King Street West, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1904 Apr	The Featherbone Novelty Manufacturing Company buys land on the northeast corner of King Street West and Duncan Street (now Ed Mirvish Way) from private investors as recorded in land records
1904 June	A T Reid, manger of Featherbone, receives a building permit for a four-storey brick warehouse at Duncan Street and King Street West, with A. Frank Wickson identified as the architect
1904 Aug	The building is under construction according to the City's tax assessment rolls
1904 Dec	Featherbone sells the site to Alexander T. Reid
1906 Aug	Reid is the assessed owner of vacant land between the existing building and the Royal Alexandra Theatre to the east, as recorded on the tax assessment rolls
1908 Aug	The site of the former Featherbone Building is now occupied by the AT Reid Company, according to the tax assessment rolls and city directories
1909 Aug	AT Reid and Company receives a building permit for a five-storey factory on "Duncan near King," with Sproatt & Rolph named as the architects
1912	Goads Atlas for 1910 revised to 1912 shows the collection of buildings owned by Reid on the northeast corner of King Street West and Duncan Street
1913 Mar	AT Reid and Company receives a building permit for a five-storey brick factory on King Street, listing Sproatt & Rolph as the architects
1913 Aug	The tax assessment rolls record an "unfinished building" between the Royal Alexandra Theatre (east) and the existing A T Reid & Company Building on the corner of King and Duncan
1914 Aug	The two Reid Buildings on the King Street frontage are in place at #266-268 & #270-274 King according to the tax assessment rolls
1984	The property at 266 King Street West (with convenience addresses of #268 & #270 King and 11 Ed Mirvish Way) is listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The property at 266 King Street West is part of the King-Spadina Neighbourhood, the area that developed north of Front Street West between Simcoe Street and Bathurst Street, with King Street West and Spadina Avenue as its major commercial arteries. The origins of the district date to the late 18th century after the founding of the Town of York and the extension of that community westward as New Town. In the early 1800s, the relocation of the Provincial Legislature (Third Parliament Buildings, 1829-32) to Simcoe Place on Front Street West was accompanied by high-end residential development that drew community leaders to the

neighbourhood.¹ Founded in 1829, two years later Upper Canada College opened an expansive campus on Russell Square, the tract on the north side of King Street West, west of Simcoe Street. After the private boys' school moved to its present site on Lonsdale Road in 1891, representatives of the University of Toronto (which formed the College's Board of Governors) organized the subdivision and sale of the original property.

In the early 20th century when the Great Fire of 1904 destroyed the existing manufacturing district along Front Street near Bay Street, Toronto's industrial sector was re-established in the King-Spadina neighbourhood. The area was chosen for its proximity to the city centre, the availability of streetcar service for workers, and the presence of the steam railways, which had arrived in Toronto in the mid-1800s and constructed tracks and shipping facilities. The evolution of King-Spadina in the late 19th and early 20th centuries can be traced on the Goad's Atlases, extracts from which are included in Section 6 of this report.

Despite the upheavals of the Great Depression of the 1930s followed by World War II, King-Spadina remained an active industrial area until the 1950s when the combination of large tracts of land, lower taxes and new highways for truck transport drew manufacturers to Toronto's suburbs. Although the clothing industry continued its dominance in the neighbourhood (which was later dubbed the Fashion District) many of the former warehouses stood vacant as the area's industrial zoning restricted other uses.² The revitalization of King Street, west of Simcoe began in the 1960s when Toronto entrepreneur Edwin "Honest Ed" Mirvish restored the Royal Alexandra Theatre and converted many of the adjoining warehouses into eating establishments that served the theatre's patrons. By the close of the 20th century, Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993) opened on this section of King Street West, which was named Toronto's Entertainment District.

Reid Building

The property at 266 King Street West contains a complex of structures collectively known as the Reid Building. In April 1904, the Toronto Daily Star reported the "purchase of the lot at the northeast corner of Duncan and King streets (sic), by the Featherbone Company, for their new factory."³ Three months later, a building permit for a four-storey warehouse was issued to Alexander T. Reid, general manager of the Featherbone Novelty Manufacturing Company, which produced "ladies' belts."⁴ The building, at the northeast corner of present-day King Street West and Ed Mirvish Way, and designed according to plans prepared by Toronto architect A. Frank Wickson, was recorded as "unfinished" when the tax assessment rolls were compiled in

¹ The institutional character of the area continued through the 19th century when Government House, the official residence of the Lieutenant-Governor of Ontario, was completed in 1870 on the southwest corner of King Street West and Simcoe Street, opposite Upper Canada College

² In 1996, the former City of Toronto adopted the King-Spadina Part II Plan, which relaxed land-use controls in the neighbourhood

³ Toronto Daily Star (April 30, 1904), 2

⁴ Although Building Permit #693, dated June 17, 1904 and reproduced in Section 6, describes a "four-storey" warehouses, it refers to the five-storey building at the northeast corner of present-day King Street West and Ed Mirvish Way.

August 1904. At the end of the year, Reid purchased the site from Featherbone.⁵ According to archival documents, the five-storey building on the east side of Ed Mirvish Way represented the second phase of construction, after a building permit was issued in 1909. Four years later, the warehouse on King Street, east of Ed Mirvish Way, was built. The 1909 and 1913 edifices were designed by Toronto architects Sproatt and Rolph according to the building permits. Following Reid's death in the late 1920s, his executors retained the properties until 1943. Ed Mirvish Enterprises acquired the site in 1965, two years after the company purchased and refurbished the adjoining Royal Alexander Theatre. The Reid Building, along with other warehouses on King Street in the block between Simcoe Street and Ed Mirvish Way, subsequently housed restaurants and other services catering to theatre patrons.

A. Frank Wickson, Architect

The first Reid Building (1904), originally known as the Featherbone Novelty Manufacturing Company Building, was designed by Toronto architect Arthur Frank Wickson (1861-1936). Wickson worked for the local architectural firm of Darling and Curry until 1890 when he formed a partnership with architect Norman B. Dick. Following Dick's untimely death five years later, Wickson practiced alone for a decade, during which time his projects included the Pure Gold Manufacturing Company Building (1901, and now known as the Gillett Building) on the northwest corner of King Street West and Ed Mirvish Way, opposite the subject property. Wickson opened an office with Alfred Holden Gregg in 1905, beginning a partnership that lasted for more than 30 years.

Sproatt and Rolph, Architects

The local Toronto architectural partnership of Sproatt and Rolph prepared the plans for the 1909 and 1913 warehouses. Henry Sproatt (1866-1934) received training in the office of architect A. R. Denison (who designed the neighbouring Nicholls Building at #220 King in partnership with George E. Stephenson in 1910) before working in New York City. He was a member of the firm of Darling, Sproatt and Pearson in the early 1890s before he formed a partnership in 1901 with Ernest Rolph (1871-1958), a draughtsman in the latter practice. While the pair accepted commissions for a range of projects, their best known work includes projects on the University of Toronto's campus, particularly their acclaimed Collegiate Gothic design for Hart House.

iii. ARCHITECTURAL DESCRIPTION

The Reid Building is a complex of three warehouses that share features of Edwardian Classicism, the most popular style for commercial buildings in the pre-World War I era whose influence continued after the conflict.⁶ The appearance of the Reid Building resulted from developments in the 19th century, when innovative technologies, specifically steel frame

⁵ The vacant lot owned by Reid between the first Reid Building and the future site of the Royal Alexandra Theatre (1907) to the east was noted in the assessment roll of August 1906

⁶ Maitland, 121

construction and elevators, allowed buildings to grow increasingly taller. These advancements were coupled with the influence of the Chicago's World Columbian Exposition of 1893, which featured the "White City" of Beaux-Arts inspired and classically-detailed buildings. By the end of the 1800s, office buildings and warehouses hid their structural components and, in the case of manufacturers, production facilities behind facades that were embellished with classical elements. The introduction of the style coincided with Toronto's Great Fire of 1904, providing an opportunity for architects to embrace its simplicity, elegance and order in the warehouses that marked the new manufacturing district.

Edwardian Classicism is exhibited in the design of the warehouses comprising the Reid Building, where classical piers organize the generous fenestration that is one of the hallmarks of the style,⁷ and the detailing is restricted to the window openings and entrances. The 1904 and 1913 warehouses are united by their similar scale and high visibility on King Street West, and are complemented by the 1909 addition on Ed Mirvish Way.

1904 Warehouse (northeast corner of King Street West and Ed Mirvish Way)

The 1904 warehouse rises five stories above a base with window openings. Featuring a long rectangular plan beneath a flat roofline, the structure is clad with red brick (now painted) and trimmed with brick, stone and wood.⁸ The principal (south) façade is divided into three bays by monumental piers that organize the door and window openings. The first three floors contain flat-headed window openings that are taller in the lower floor and feature corbelled detailing and recessed spandrel panels. In the fourth and fifth stories, segmental-arched openings contain three-part windows. The main entrance is raised and centered in the first floor where it is flanked by narrow window openings and surmounted by an entablature. On the west elevation facing Ed Mirvish Way, the segmental-arched window openings are symmetrically placed in the wall and reduced in height from the lower floor upward. The east wall adjoins the 1913 warehouse.

⁷ Blumenson, 166

⁸ The 1913 warehouse is pictured in the archival photograph included in Section 6 of this report, showing the original red brick cladding

1909 Warehouse (east side of Ed Mirvish Way, north of King Street West)

The five-storey warehouse dating to 1909 is attached to the rear (north) wall of the original 1904 structure, and complements it with its brick cladding (now painted) and the placement and detailing of the window openings on the west façade. Its flat roofline is slightly lower than the 1904 warehouse. To the north, the four-storey brick-clad warehouse at the southeast corner of Ed Mirvish Way and Pearl Street is not related to the subject properties.⁹

1913 Warehouse

The five-storey warehouse dating to 1913 has a raised base with window openings. Displaying a long rectangular plan beneath a flat roofline, the structure is clad with brick (now painted) and trimmed with brick, stone and wood. Monumental piers flank the principal (south) façade, where the main entry is placed beside and surmounted by round-arched window openings in the first storey. The openings, including the flat-headed windows in the upper stories, are highlighted with voussoirs and keystones. Segmental-arched window openings are symmetrically placed on the east elevation, while the west wall adjoins the 1909 warehouse.

iv. CONTEXT

The Reid Building is located on the northeast corner of King Street West and Ed Mirvish Way (formerly the south end of Duncan Street). The 1904 and 1913 warehouses (with the north wing dating to 1909) on King Street West are adjoined on the east by the Royal Alexandra Theatre (1907), and further east, the three warehouses at #212, #214 and #220 King, which date to the early 20th century and were associated with the Canadian General Electric Company. On the opposite (northwest) corner of King Street West and Ed Mirvish Way, the Gillett Building anchors the east end of the block that extends west to John Street and contains a group of warehouses from the same era, as well as the Princess of Wales Theatre. Looking south across King Street West, the Reid Building faces the open space between Metro Hall and Roy Thomson Hall.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression,	X

⁹ The building, identified as 11 Duncan Street (Ed Mirvish Way) and completed following the issuance of a building permit in November 1906, was designed by Toronto architects Wickson and Gregg for the Fleming Atwell Printing Company.

material or construction method	
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example of a Style and Type – The Reid Building, with the 1904, 1909 and 1913 components, forms a complex of warehouses that are united by their classical styling and high visibility at the northeast corner of King Street West and Ed Mirvish Way. While the 1904 and 1913 warehouses on King Street West share a similar height, each structure is distinguished by distinctive architectural detailing, while the north addition (1909) features a complementary scale, cladding, and fenestration.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Organization - The Reid Building is significant as one of the first industrial complexes developed on the north side of King Street on Russell Square, the former Upper Canada College campus located west of Simcoe Street. The 1904 warehouse was designed for the Featherbone Novelty Manufacturing Company and subsequently acquired by the company’s manager, Alexander T. Reid, who financed the two adjoining buildings to the south and east. The 1913 warehouse is associated with the Toronto publishing house of McClelland and Stewart, which was founded in 1906 as McClelland, Goodchild and Stewart and subsequently occupied quarters at #266 King.

Person - Historically, the property at 266 King Street West is associated with Toronto businessman Edwin “Honest Ed” Mirvish (1914-2007), who revitalized King Street West with his restoration of the Royal Alexandra Theatre in the early 1960s. Over the following decades, Ed Mirvish Enterprises acquired many of the warehouses along the street, including the Reid Building, which was one of the first to house restaurants catering to theatre patrons. Following the revitalization of the Royal Alexandra and the conversion of the adjoining buildings, Roy Thomson Hall (1982) opened on the south side of King Street, and Ed Mirvish Enterprises commissioned the Princess of Wales Theatre (1992) at 300 King Street West. Duncan Street between King Street West and Pearl Street was renamed Ed Mirvish Way to honour the entrepreneur’s contributions to the cultural life of the neighbourhood.

Architect - The original Reid Building at the northeast corner of King Street West and Ed Mirvish Way was designed by Toronto architect A. Frank Wickson, who is perhaps best known for his 1906 design (in association with Alfred A. Chapman) of the former Toronto Reference Library at College Street and St. George Street (more recently the Koffler Student Services Centre at the University of Toronto). While Wickson accepted commissions for all types of buildings, he was chosen to design the original Reid Building following the completion of the

Gillett Building (originally occupied by the Pure Gold Manufacturing Company, 1901) at #276 King Street West, opposite the subject property.

The 1909 and 1913 additions to the Reid Building are associated with the architectural practice of Sproatt and Rolph. After gaining experience with many of Toronto’s best-known firms, Henry Sproatt and Ernest Rolph formed a partnership in 1899 and, in the 35-year period that followed, designed numerous landmark buildings. Sproatt and Rolph were noted, in particular, for their designs on the University of Toronto campus, including Hart House and edifices for Victoria College (now Victoria University). Their extensive industrial portfolio included projects for the T. Eaton Company, Christie, Brown and Company, and Neilson Chocolate Limited.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Character – The property at 266 King Street West contributes to the historical character of the King-Spadina neighbourhood as it developed after the Great Fire of 1904 as the city’s new manufacturing sector. The Reid Building was among the first of the warehouses completed along King Street, west of Simcoe Street, on Upper Canada College’s original campus at Russell Square, as the area evolved from an institutional enclave to an industrial precinct. Following the gradual departure of manufacturing interests from King-Spadina in the decades after World War II, the Reid Building was one of the complexes converted to commercial uses as this section of King Street West became the centre of the city’s Entertainment District

Surroundings – The Reid Building is historically, visually, physically and functionally linked to its setting on the north side of King Street West where it forms part of the collection of early 20th century warehouses between Simcoe Street and John Street. Anchoring the northeast corner of King Street West and Ed Mirvish Way, the Reid Building complements the neighbouring warehouses in its historical vintage, scale and classical styling. On the east, the Reid Building overlooks the Royal Alexandra Theatre, which is a local landmark as well as a National Historic Site.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 266 King Street West has cultural heritage value. Located on the northeast corner of King Street West and Ed Mirvish Way (formerly Duncan Street), the Reid Building is a group of three early 20th century warehouses that were designed with Edwardian Classical features by leading architectural firms of the era. As one of the first industrial complexes developed on the former Upper Canada College campus, the Reid Building contributes to the historical character of the King-Spadina neighbourhood as it evolved from an institutional precinct to an industrial area, and is also linked to its setting on King Street West where it forms part of a collection of warehouses from the early 1900s. The acquisition of the buildings by entrepreneur Ed Mirvish

followed his restoration of the Royal Alexandra Theatre, which revitalized King Street West as the city's Entertainment District.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 223 E, Part Block D

Assessment Rolls, City of Toronto, 1900 ff.

Building Permits #693 (June 17, 1904), #5892 (November 9, 1906), #16658 (July 30, 1909) and #2353 (March 10, 1913), City of Toronto Archives

Building Records, Toronto and East York, 266 King Street West, 1965-2001

City of Toronto Directories, 1900 ff.

Goad's Atlases, 1884-1923

Photographs, City of Toronto Archives, Fonds 1231, Item 2165, and Fonds 1244, Item 3035

Photograph, Toronto Reference Library, Item B12-34b

Secondary Sources

Art in Architecture: Toronto landmarks 1920-1940, City of Toronto Archives, 1987

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986

Blumenson, John, Ontario Architecture, 1990

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"Ernest Rolph," Entry in Biographical Dictionary of Canadian Architects, 1850-1950, www.dictionaryofcanadianarchitects.org

"Frank Wickson", Entry in Biographical Dictionary of Canadian Architects, 1850-1950, www.dictionaryofcanadianarchitects.org

-----, and William Kilbourn, Toronto Observed, 1986

"Gillett's buy a fine factory," Toronto Daily Star (April 30, 1904), 2

"Henry Sproatt," Entry in Biographical Dictionary of Canadian Architects, 1850-1950, www.dictionaryofcanadianarchitects.org

Kalman, Harold, A History of Canadian Architecture, Vol. 2, 1993

Kluckner, Michael. Toronto: the way it was, 1988

Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992

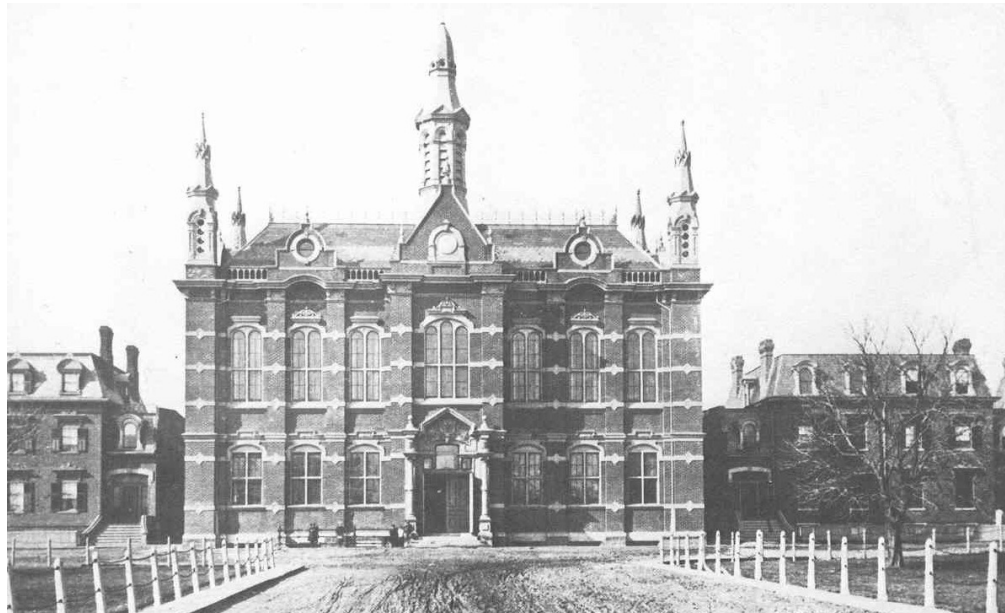
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

"New contracts," Toronto Daily Star (September 17, 1904), 5

6. IMAGES



Photograph of the Reid Building at the northeast corner of King Street West and Ed Mirvish Way, showing the south (right) façades of the 1904 (centre) and 1913 (right) warehouses, with the north warehouse (1909) visible on the far left



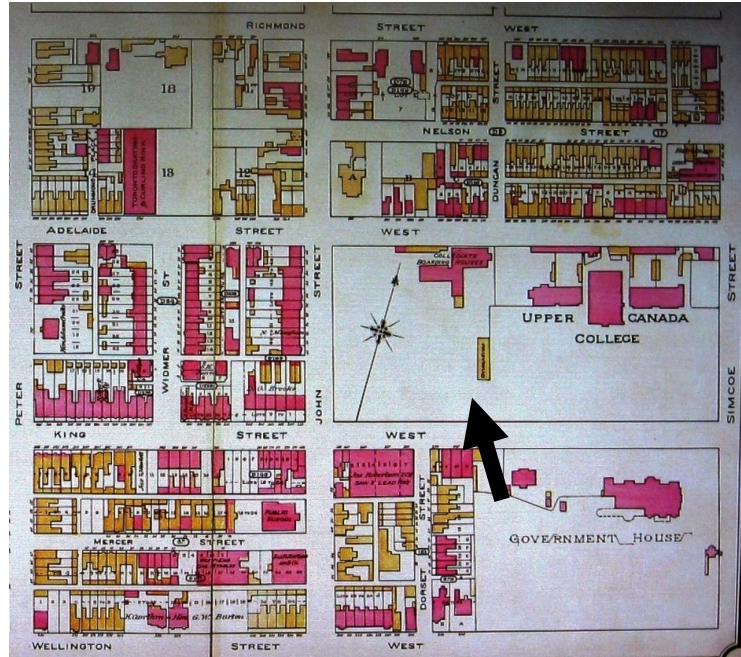
Historical photograph of Upper Canada College, showing the main campus (with the buildings facing south toward King Street) where the Reid Building was constructed in three phases in 1904, 1909 and 1913 (Source: Toronto Reference Library, Item B12-34b)



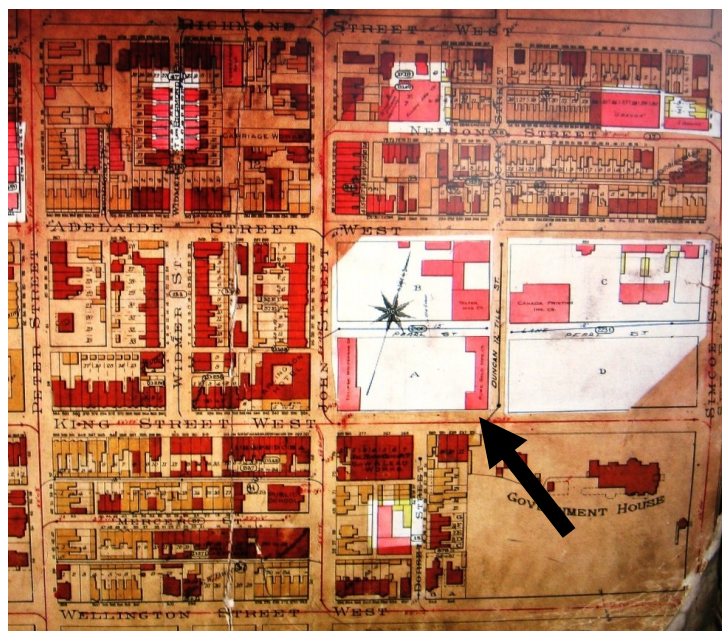
Photograph dated 1909, showing the second Reid Building (1909) in the background on the left (with Government House in the foreground) (Source: City of Toronto archives, Fonds 1244, Item 3035)



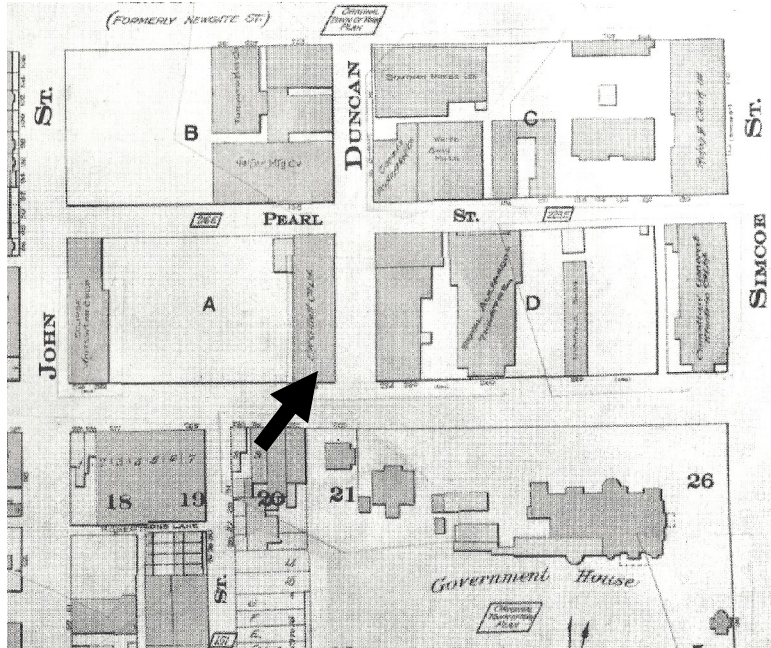
View of King Street West, looking west from Simcoe Street, and showing the Reid Building in July 1927, where the segmental-arched window openings on the east elevation of the 1913 warehouse are visible (Source: City of Toronto Archives, Fonds 1231, Item 2165)



Excerpt, Goad's Atlas, 1884, showing King Street West before the relocation of Upper Canada College. The future site of #266 King is marked by the arrow (Source: City of Toronto Archives)



Excerpt, Goad's Atlas, 1903, showing the removal of most of the buildings associated with Upper Canada College, and the introduction of the first warehouses along King Street West. The future site of #266 King is marked by the arrow (Source: City of Toronto Archives)



Excerpt, Goad's Atlas, 1910 revised to 1912, showing the Reid Building prior to the construction of the 1913 warehouse (Source: City of Toronto Archives)



Excerpt, Goad's Atlas, 1910 revised to 1923, showing the King Street West warehouses in place, including the Reid Building complex at the northeast corner of King and Duncan, west of the Royal Alexandra Theatre (Source: City of Toronto Archives)

BUILDING PERMIT

No. 693

Plan No. _____
Lot No. _____

Toronto, JUN 17 1904 190

Permit granted to

Mr. A. J. Reid
To erect a Four Storey Brick Warehouse

on Cor Duncan & King St
Architect A. L. Wickham
Builder Holby Bros.
Cost of Building, \$ 130 000 00
Plans and Specifications approved by _____
City Architect

No. of Block Plan _____
Limit A. Water, \$ _____

This permit does not include any openings in sidewalk or encroachment past line of Street.

Building Permit #693 (June 17, 1904) for the original Reid Building (Source: City of Toronto Archives)

BUILDING PERMIT

No. 16658

Plan No. _____
Lot No. _____

Toronto, JUL 30 1909 190

Permit granted to

Mr. A. F. Reid & Co. King & Duncan
To erect a 5 story brick factory

on near King St
Duncan St
Architect Sproatt & Ralph
Builder W. Hughes
Cost of Building, \$ 22 000
Plans and Specifications approved by _____

No. of Block Plan _____
Limit A. Water, \$ _____

This Permit does not include any openings in sidewalks or encroachment past line of Street.

Building Permit #16658 (July 30, 1909) for the five-storey building on the east side of Ed Mirvish Way (formerly Duncan Street), north of King Street West (Source: City of Toronto Archives)

BUILDING PERMIT

DEPARTMENT OF CITY ARCHITECT AND SUPERINTENDENT OF BUILDING

Plan No. _____
Lot No. _____

No. 2353 Toronto, March 10 1913

Permission is hereby granted to Mr. A. J. Rand C. Ltd.
 Address 166 King St. W. to erect 5 storey high building
 on the _____ side of 166 King St. W.
 near _____ in Limit a in accordance
 with plans and specifications approved by this department.

Architect Spratt & Ralph Estimated Cost, \$ 35,000
 Builder J. A. Winkett Ltd. Permit Fee, \$ 1975

NOTICE—To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the City Engineer.

This permit is granted on the express condition that the said building, etc., shall in all respects conform to the provisions to By-Law 4861 of the City of Toronto, regulating the construction of buildings, etc.

This permit lapses on the expiry of six months from the date of issue unless active work under it is sooner commenced.

[Signature]
City Architect and Superintendent of Building

This Permit does not include any opening in sidewalk or enclosure about part of or street

Building Permit #2353 (March 10, 1913) for the east extension on King Street West (Source: City of Toronto Archives)