



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 24 Mercer Street

Date:	December 20, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\February 14 2012\teHPS05

SUMMARY

This report recommends that City Council state its intention to designate the property at 24 Mercer Street (Alexander Johnston House) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. Located on the north side of Mercer Street between John Street and Blue Jays Way, the site was listed on the City of Toronto Inventory of Heritage Properties in 1983.

The property is part of a development application, and the designation of the site would enable City Council to control alterations, enforce heritage property standards and maintenance, and refuse demolition. Following research and evaluation, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 24 Mercer Street (Alexander Johnston House) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

City Council listed the property at 24 Mercer Street on the City of Toronto Inventory of Heritage Properties on April 18, 1983.

ISSUE BACKGROUND

The property at 24 Mercer Street is subject to a development application. Listed on the City of Toronto Inventory of Heritage Properties for nearly 30 years, the site retains its cultural heritage values and integrity as one of the earliest surviving residential buildings in downtown Toronto that was updated in the early 20th century when the area became part of the King-Spadina manufacturing district.

The proposed designation would enable staff to work with the property owners and encourage the retention of the site's heritage values and attributes. A location map (Attachment No. 1) and Photograph (Attachment No. 2) are attached.

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for 24 Mercer Street. As a result of this assessment, staff have determined that the property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. The Alexander Johnston House is significant as a rare surviving example of an urban town house in downtown Toronto that was designed by the early Toronto architect John Tully and updated in the early 20th century for manufacturing purposes. The site also has contextual value as it reflects the historical development of the King-Spadina neighbourhood.

The Reasons for Designation (Statement of Significance), which is the Public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

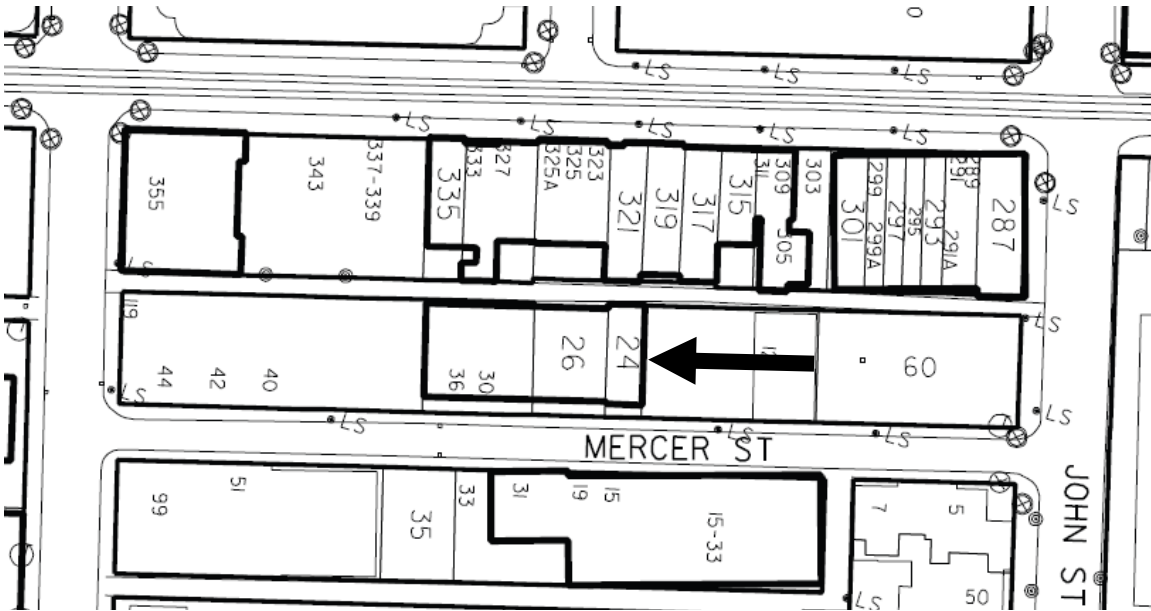
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SIGNATURE

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Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only;
the exact boundaries of the property are not shown.

The **arrow** marks the location of the site.



Photograph: Heritage Preservation Services, 2011

Alexander Johnston House

Description

The property at 24 Mercer Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the north side of Mercer Street between John Street and Blue Jays Way, the Alexander Johnston House (1858) was constructed as a two-storey town house that was expanded with the addition of the third storey. The site was listed on the City of Toronto Inventory of Heritage Properties in 1983.

Statement of Cultural Heritage Value

The property at 24 Mercer Street contains the Alexander Johnston House (1858), which is a rare surviving example of an urban town house in Toronto and among the oldest surviving buildings in the city. While altered for factory use in the early 20th century when the third floor was added, the structure retains its appearance as a house form building from the mid 1800s.

The design of the Alexander Johnston House is credited to early Toronto architect John Tully, and remains one of the few extant examples of his work in the city.

Contextually, the property at 24 Mercer Street is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. The Alexander Johnston House was converted to a hat block producing factory after the turn of the 20th century, a transformation that ensured its survival during the era when most of the original residential housing in King-Spadina was replaced by commercial buildings and industrial warehouses.

Heritage Attributes

The heritage attributes of the property at 24 Mercer Street are:

- The scale, form and massing of the structure that rises three stories above a raised base with window openings
- The brick cladding, with brick and stone detailing, including the pattern brickwork with quoins on the west facade
- The flat roof above the attic storey with its corbelled brickwork, oversized brackets and segmental-arched window openings

- The symmetrical organization of the principal (south) façade into three bays, with the main entrance elevated and recessed in the left (west) bay
- The flat-headed window openings in the first two stories, with stone lintels, six-over-six sash windows (that are characteristic of the 19th century), and sills
- The east elevation, which is viewed from Mercer Street.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ALEXANDER JOHNSTON HOUSE
24 MERCER STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2011

1. DESCRIPTION



Above and cover: 24 Mercer Street showing the principal (south) façade, east wall and factory addition to the rear (north) (Heritage Preservation Services, 2011)

24 Mercer Street: Alexander Johnston House	
ADDRESS	24 Mercer Street (north side between John Street and Blue Jays Way)
WARD	20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 57, Lot 14 (Mercer Street, north side)
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Alexander Johnston House
CONSTRUCTION DATE	1857
ORIGINAL OWNER	Alexander Johnston, hotel keeper
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	John Tully, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone & wood detailing
ARCHITECTURAL STYLE	Georgian
ADDITIONS/ALTERATIONS	1920, alterations, A. F. Patton, architect
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	December 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 24 Mercer Street, 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
1853 Apr	Plan 57 is registered on the Mercer Block, bounded by present-day King Street West, John Street, Wellington Street and Blue Jays Way (formerly Peter Street)
1854 Sept	Alexander Johnson (sic) purchases Lot 14 on the north side of Mercer Street ¹
1856 Mar	The subject property remains vacant according to <u>Brown's General Toronto Directory</u>
1857	The tax assessment roll records Johnston as the owner of the vacant lot
1857 May	Tenders are called for a brick house on Mercer Street designed by architect John Tully ²
1858	Johnston's house is in place, with William Gibbon, an accountant, as the first tenant
1858	The brick house at 24 Mercer Street is illustrated on Boulton's Atlas (Image 4)
1860	Building materials are first described in the tax assessment rolls, when barrister John Reid is the tenant in a brick house owned by Johnston ³
1909	Herbert G. Shaw, president of the Toronto Hat Block Company, purchases the site
1916	The assessment rolls record an increase in the building's value ⁴
1920	Architect A. F. Patton is named on the plans altering the building
1923	The factory addition to the site is illustrated on an update to Goad's Atlas (Image 8)
1952	Shaw sells the subject property
1983	The property at 24 Mercer Street is listed on the City of Toronto Inventory of Heritage Properties

¹ As shown on Browne's Plan of 1862 (Image 5), Plan 57 was surveyed using the same lot numbers along each of the east-west streets within the range of the survey; also, Johnston's name is spelled without the "t" in land records

² Archival records indicate that John Tully lived on Mercer Street in the 1850s, but in a wood-frame house further west of the subject property

³ Johnston's is the only brick house on Mercer Street according to the tax rolls

⁴ Between August 1915 and 1916, the assessed value of the building rose from \$700 to \$2200; this coincided with the addition of a single-storey factory to the rear (north), which was recorded in building records; the factory size was increased through subsequent additions and alterations in 1920

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The property at 24 Mercer Street is located in the King-Spadina Neighbourhood, which developed north of Front Street West between Simcoe Street (east) and Bathurst Street (west), with King Street West and Spadina Avenue as its major cross-roads. Following the founding of the Town of York in 1793, the area between the townsite and the Humber River was initially reserved for military purposes. In 1797, Old Town was extended westward to Peter Street as “New Town” with King Street as the main commercial street linking the communities. Following the War of 1812, trustees of Toronto General Hospital acquired the lands on the northwest corner of King Street West and John Street where York’s first hospital was in place by 1820.⁵ The construction of the Provincial Legislature (Third Parliament Buildings, 1829-32) on present-day Wellington Street West coincided with the opening of the original Upper Canada College (in 1831, following the founding of the school two years earlier) near the northwest corner of King Street West and Simcoe Street. These institutional complexes attracted community leaders to the neighbourhood, resulting in the construction of high-end residences, including Elmsley House (future side of Government House, the Lieutenant-Governor of Ontario’s residence) on the southwest corner of King Street West and Simcoe Street.

By the end of the 19th century, the Provincial Legislature and Upper Canada College had left the King-Spadina neighbourhood, opening their former tracts for redevelopment with commercial and industrial buildings. With this evolution of the area already underway, Toronto’s industrial sector relocated here after the city’s existing manufacturing district was destroyed in the Great Fire of 1904. King-Spadina provided access to the city’s business centre, street car service for workers, and transportation for goods via the steam railways (which had arrived in Toronto in the mid 1800s) with shipping facilities nearby.

The transformation of the King-Spadina area in the late 19th and early 20th centuries can be traced on maps and atlases for the period, extracts from which are reproduced in Section 6 of this report (Images 2-9).

King-Spadina remained an active industrial area until the post-World War II era when manufacturers migrated to the Toronto suburbs offering lower taxes, larger tracts of land, and access to new highways. While the clothing industry retained its profile in the neighbourhood (which was later dubbed the Fashion District), many buildings stood vacant as the area’s industrial zoning restricted other uses. The district was renewed again in the 1960s following the restoration of the Royal Alexandra Theatre by entrepreneur “Honest Ed” Mirvish and the conversion of many of the former warehouses

⁵ Initially used by the provincial government, the hospital did not accept patients until 1829. Additional buildings were constructed on the hospital grounds to treat and house the influx of immigrants suffering from cholera in the 1830s and, following the Irish potato family in 1847, typhus. In 1854, Toronto General Hospital relocated to Gerrard Street East, and the King Street West lands were sold for residential development

and commercial edifices into eating establishments for theatre patrons. By the end of the 20th century, Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993) opened on King Street, west of Simcoe, which became known as Toronto's Entertainment District. The adoption of the King-Spadina Part II Secondary Plan in the mid 1990s furthered the transition of the neighbourhood to a mixed-used community, including residential condominiums and hotels.

24 Mercer Street

The property at 24 Mercer Street is found on the north side of the street, midway between John Street and Blue Jays Way (formerly Peter Street). The development of this part of the King-Spadina neighbourhood dated to 1853 when a six-acre tract known as the Mercer Block was surveyed for a residential subdivision. While the original allotment was depicted on Cane's map of 1842 (Image 2), Mercer Street is first outlined on Fleming, Ridout and Schreiber's plan dated 1857 (Image 3) and, five years later, Browne's map illustrates the layout of the building lots (Image 5).

In 1854, Alexander Johnston acquired Lot 14 on the north side of Mercer Street. According to commercial directories and the municipal tax assessment rolls,⁶ the site was developed by 1858 when an accountant named William Gibbon was Johnston's tenant. Boulton's Atlas was published in that year, and Johnston's Mercer Street property contained the only brick building on the street apart from the schoolhouse on the corner of John Street (Image 4). The current street numbering was adopted by 1860 when the house was occupied by barrister John Read. A decade later, merchant John Donnelly was in the midst of a long-term tenancy. Johnston's heirs sold the site near the close of the 19th century.

Goad's Atlases show the status of the property at 24 Mercer Street around the turn of the 20th century when the neighbourhood was changing from a residential district to the city's manufacturing centre. In 1909, the site was acquired by Herbert G. Shaw, owner of the Toronto Hat Manufacturing Company on Adelaide Street West. The Alexander Johnston House became the Toronto Hat Block Company's premises where wood forms were produced for the shaping and display of felt hats. Tax rolls show a substantial increase in the assessed value of the site between 1915 and 1916 when a single-storey factory was added to the rear of the house form building. The complex was further altered in 1920 with the addition of two stories to the factory, as well as changes to the Alexander Johnston House that included the replacement of the former gable roof with a parapet. Shaw retained the property until 1952. It was recognized on the City of Toronto Inventory of Heritage Properties in 1983.

⁶ The tax assessment rolls for St. George's Ward in the late 1850s and early 1860s have no dates indicating either when the information was compiled or when the documents were signed by the assessors

John Tully, Architect

The design of the Alexander Johnston House is attributed to early Toronto architect, engineer and surveyor John Tully (1818-1886). While building permits do not exist for the mid 19th century, tender calls published in The Globe newspaper reveal that in May 1857 Tully was listed as the architect for a brick house on Mercer Street.⁷ Boulton's Atlas for 1858 indicates that present-day #24 Mercer was the only brick dwelling on the street (Image 4). This remained true in 1860 when building materials were first recorded in the tax assessment rolls.

Born in Ireland, little is known about Tully's origins and architectural training prior to the early 1840s when he came to Canada with his younger brother, Kivas.⁸ John Tully obtained a position in the office of the notable architect and city surveyor John Howard where he assisted with the plans for the Provincial Lunatic Asylum (beginning in 1844). Beginning a solo practice in 1846, Tully spent much of his subsequent career in Toronto submitting entries to design competitions and applications for appointments as the municipal surveyor and assessor. Apart from a commission for the House of Refuge in 1850, Tully is remembered for his residential projects prior to 1866 when he relocated first to Chicago, then New Mexico.

The Alexander Johnston House is one of the few buildings in Toronto designed by John Tully that have survived. In the King-Spadina neighbourhood, the two original units of Hughes Terrace (1856) remain at 319-321 King Street West, while two other portions dating to 1855 were reconstructed following a fire (Image 14). Similar to #24 Mercer, other works identified as Tully's were updated in the 150 years since their construction, including the extant row housing at 191-197 Church Street and the town houses at 68-70 Shuter Street (Images 11 and 12).⁹ One of Tully's best-known commissions was Walnut Hall, the row housing (1856) on Shuter Street near George Street, which partially collapsed and has been demolished (and shown in the archival photograph attached as Image 13).

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 24 Mercer Street are found on the cover and in Sections 1 and 6. Views of the site in the early 1980s, prior to its inclusion on the City's heritage inventory, are attached as Image 16.

The Alexander Johnston House reflects the Georgian style that was popular for the first generation of buildings in Toronto during the early to mid 1800s. Named for the reigns of early-18th to early-19th century English monarchs, Georgian designs were applied to all types of buildings and recognized by the application of restrained classical detailing and symmetrically organized openings. While the style appeared in detached residences

⁷ During this period, John Tully lived on Mercer Street, west of the subject building in a wood-frame house that is shown on Boulton's Atlas (Image 4)

⁸ Kivas Tully (1820-1905) served as Provincial Architect in the later 19th century

⁹ McHugh, 170

built for the upper classes, "...for the urban dweller of lesser means, its strict rules of balance and proportion were more likely displayed on row housing."¹⁰ While not a row house,¹¹ the Alexander Johnston House features a raised basement with the main entrance elevated at one end of the principal façade. Although the conversion of the dwelling for manufacturing purposes in the early 20th century resulted in the removal of the gable roof and the addition of the full third storey, as built it likely resembled extant Toronto houses such as the William Lyon Mackenzie House at 82 Bond Street (Image 10) and Scadding House in Trinity Square (not shown) that retain their gable roofs.¹²

Rising three stories above an elevated base with window openings on the south wall, the Alexander Johnston House is clad with red brick and trimmed with brick, stone and wood, including contrasting buff brick applied for the quoins on the south facade. While the flat roof is the result of updates to the structure in 1920 following its conversion as a factory, at the south end brick brackets that once supported the cornice remain.¹³ The principal (south) façade is divided symmetrically into three bays with the main entrance elevated and recessed in the left (west) bay. Lintels highlight the doorway and, in the first two floors, the flat-headed openings that contain six-over-six sash windows. Above decorative corbelled brickwork, the attic storey (which displays different brick cladding) contains segmental-arched window openings with brick flat arches. The side elevations (east and west) are blank, with the west wall concealed by the adjoining building. At the north end, the original house is adjoined by a three-storey L-shaped factory wing that is not identified as a heritage attribute.

iii. CONTEXT

The Alexander Johnston House is found on the north side of Mercer Street, a short one-way street extending between John Street and Blue Jays Way. The site is shown on the attached property data map (Image 1), and its context is illustrated in a photograph looking west along the street toward Blue Jays Way (Image 18). The Alexander Johnston House faces the Pilkington Glass Factory at 15-31 Mercer Street, a complex of low-rise factory and office buildings dating to the late-19th and early-20th centuries that is designated under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 347-92 (Image 15).

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

¹⁰ Cruikshank, 42

¹¹ As demonstrated in archival documents, as well as the historical maps illustrated in Section 6, the house at #24 Mercer was built as and remained a single unit

¹² All of the referenced properties are included on the City's heritage inventory

¹³ The addition of a "parapet to the former gable roof" is described in the plans altering the building, dated 1920 and filed in the City of Toronto's Buildings Department

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

Rare and Unique Examples of a Style and Type – The Alexander Johnston House is a rare surviving example of a mid-19th century urban town house designed in the Georgian style, and among the oldest remaining buildings in Toronto.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
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

Architect - The Alexander Johnston House is an important surviving example of the work of early Toronto architect John Tully who remains best known in the city for his residential commissions in the mid 19th century.¹⁴

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	N/A
iii. landmark	N/A

Surroundings – The Alexander Johnston House is historically linked to its surroundings on Mercer Street in the King-Spadina neighbourhood where it reflects the earliest development of the area as a residential community adjoining King Street West. With the removal of the other 19th century buildings on the street (with the exception of the earliest section of the Pilkington Glass Factory at #15 Mercer that represents the industrial conversion of the district), the house form building is the only historical reminder of the appearance of the original appearance of the neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 24 Mercer Street has design, associative and contextual values.

¹⁴ As described in Section 2, Tully executed relatively few projects during the time he practiced in Toronto, with few buildings remaining and others identified as attributions rather than confirmed commissions

Associated with early Toronto architect John Tully, the Alexander Johnston House is a rare example of an urban town house designed in the Georgian style that stands as one of the oldest remaining buildings in both the King-Spadina neighbourhood and the City of Toronto. Contextually, the property reflects the historical development of King-Spadina from an early 19th century residential and institutional enclave to Toronto's central manufacturing district where the Alexander Johnston House was adapted for factory use in the early 20th century. The property retains its cultural integrity as the Alexander Johnston House displays the form, scale and massing, the placement of openings, decorative brickwork and roof detailing associated with its origins as a mid-19th century residential building.

SOURCES

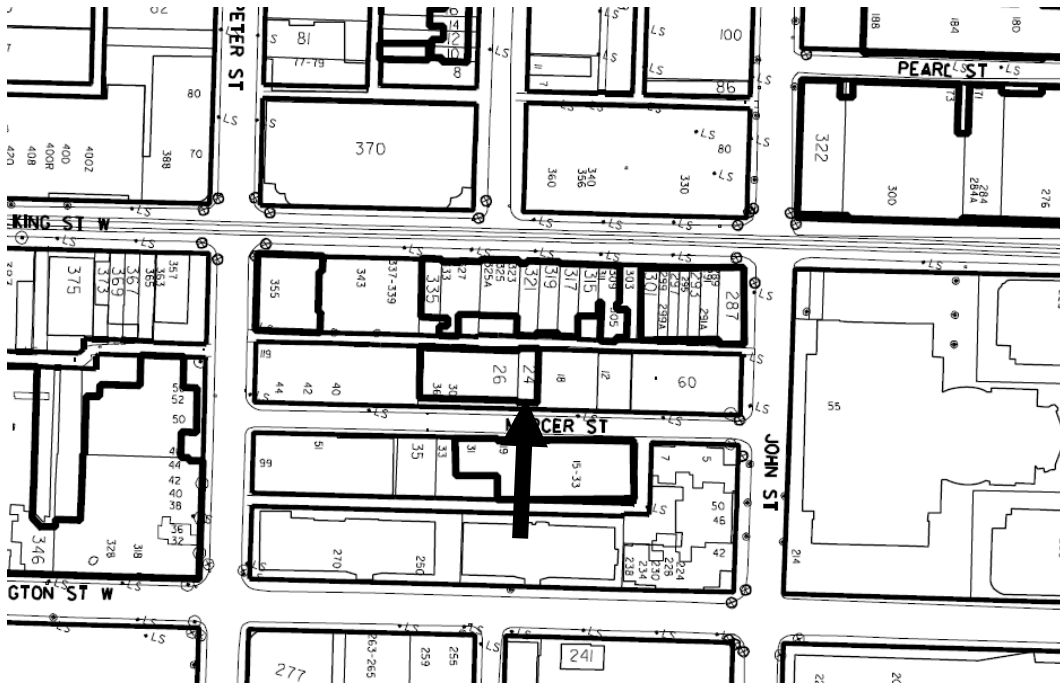
Archival Sources

Abstract Indices of Deeds, Plan 57, Lot 14, Mercer Street, north side
Assessment Rolls, City of Toronto, St. George's Ward and Ward 4, Division 1
Building Records, Toronto and East York, plans for alterations and additions to
24 Mercer Street
Boulton's Atlas, 1858
City of Toronto Directories, 1856 ff.
Goad's Atlases, 1880, 1884, 1890, 1894, 1899, 1903, and 1910 revised to 1912 and 1923
Photograph, Shuter Street, 1934, City of Toronto Archives, Fonds 200, Series 372, Item
1719
Plan of the City of Toronto, Browne, 1862
Plan of the City of Toronto, Fleming, Ridout and Schreiber, 1857
Topographical Map of the City of Toronto and Liberties, Cane, 1842
Underwriters' Survey Bureau Atlas, July 1954 partially revised to January 1964

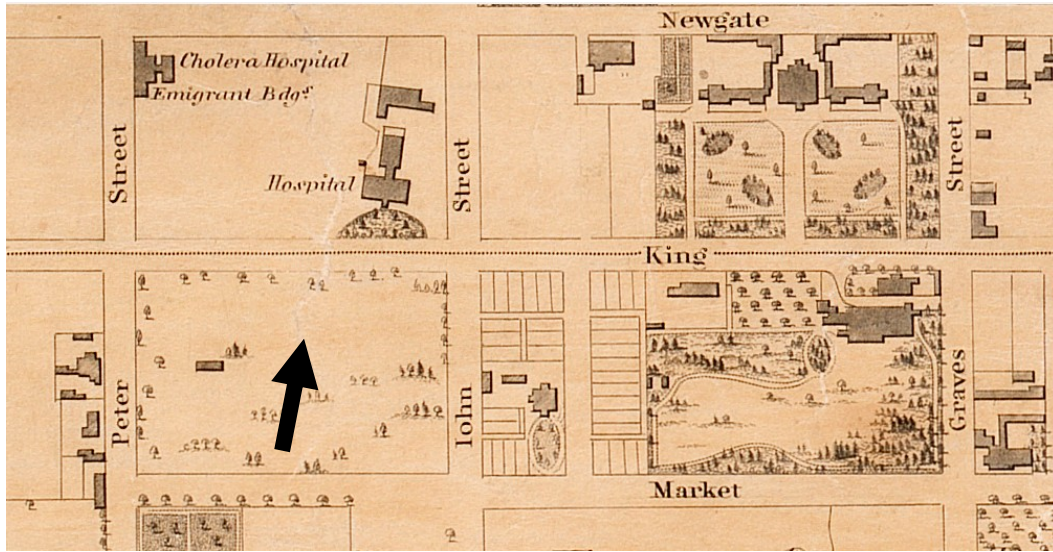
Secondary Sources

"Albert Ferguson Patton," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, www.dictionarofarchitectsincanada.org
Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
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----- and William Kilbourn, Toronto Observed, 1986
"John Tully," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, www.dictionarofarchitectsincanada.org
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Otto, Stephen A. Otto, John Tully, typescript, November 4, 1980
Tender Call, The Globe, May 22, 1857

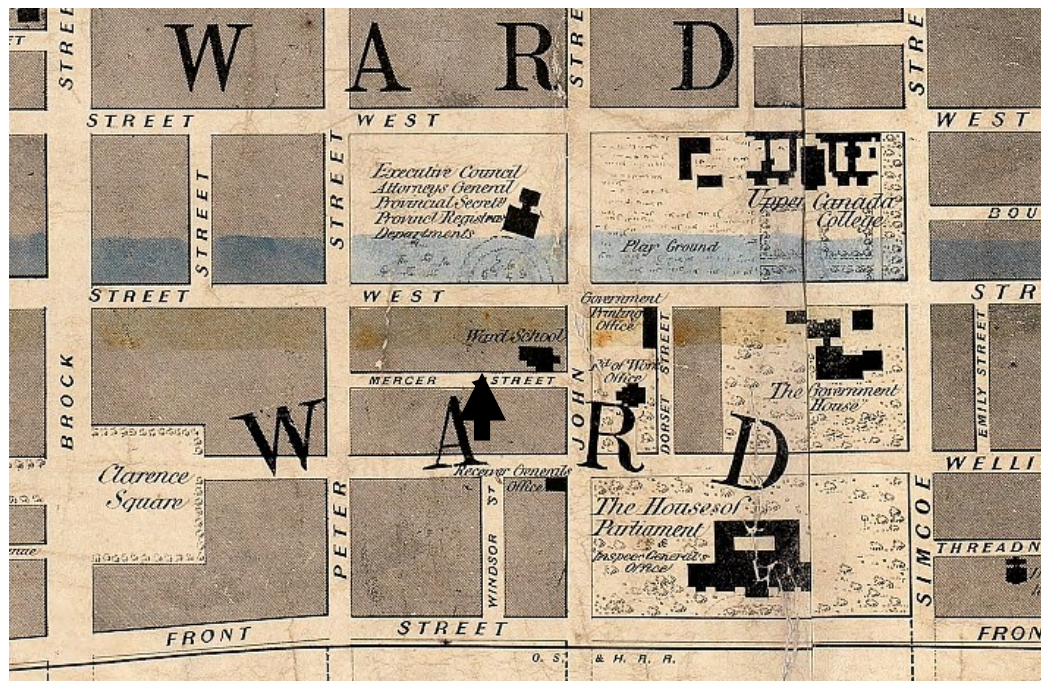
5. IMAGES – maps, photographs, etc.



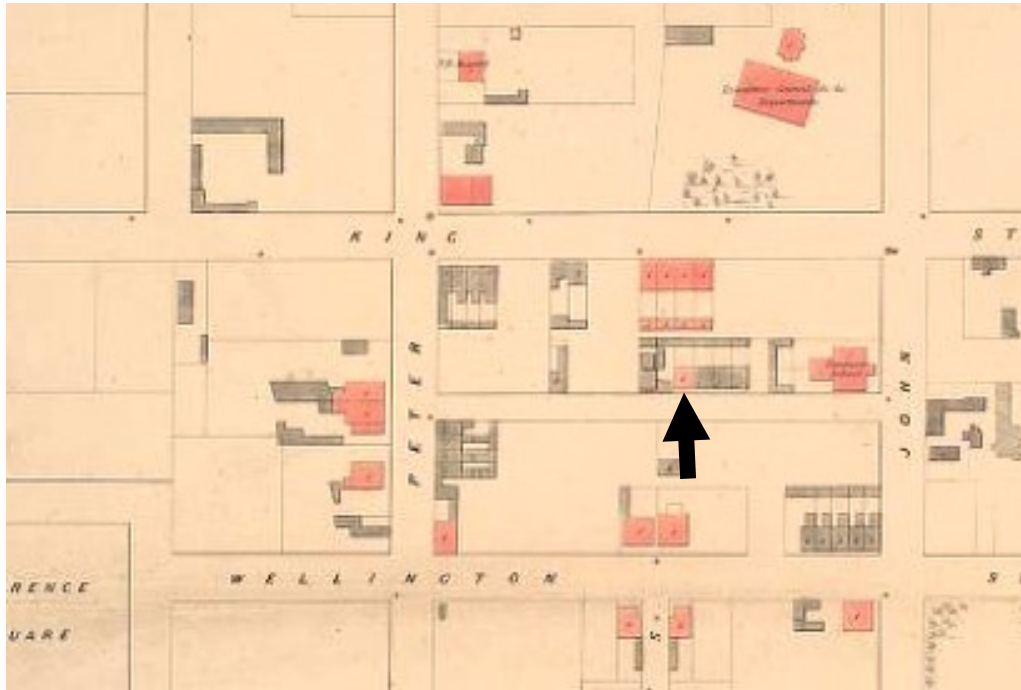
1. City of Toronto Property Data Map: showing the location of the property at 24 Mercer Street



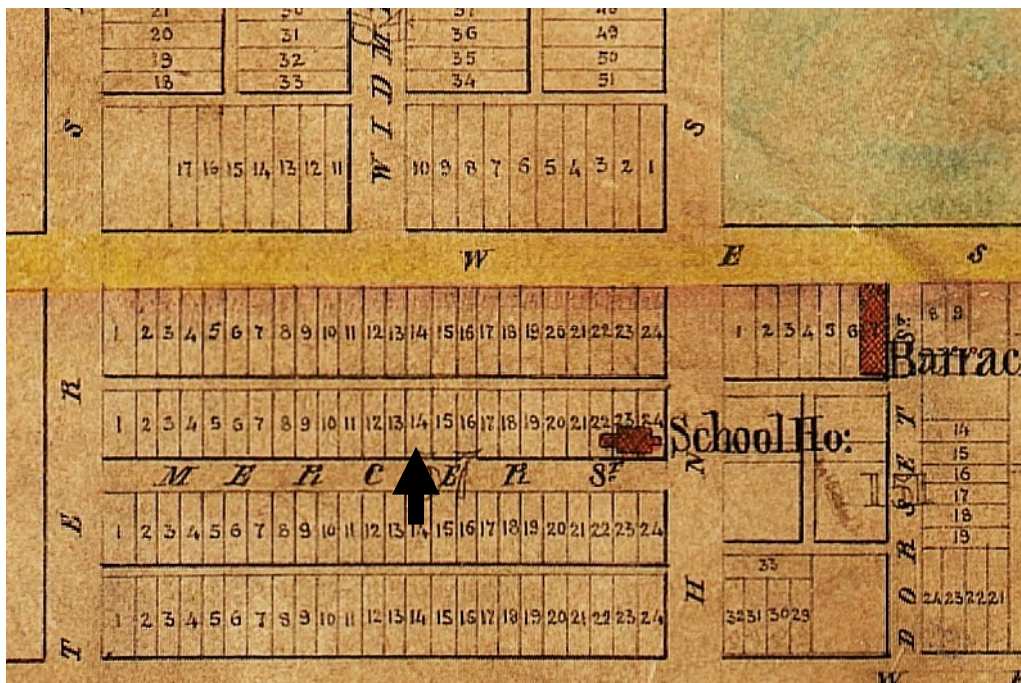
2. Topographical Map of the City and Liberties of Toronto, Cane, 1842: showing the undeveloped Mercer Block on the south side of King Street between John and Peter Streets, with the hospital directly north and Upper Canada College to the northeast



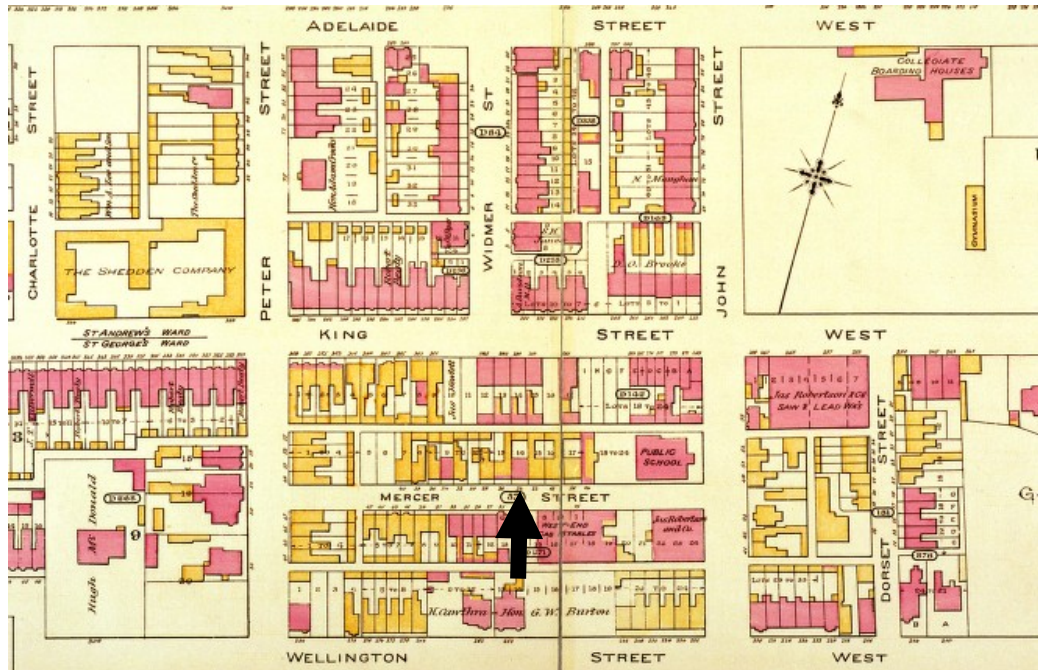
3. Plan of the City of Toronto, Fleming, Ridout and Scheibner, 1857: showing the subject property where Mercer Street has been laid out, and the institutional buildings that continue to dominate the neighbourhood



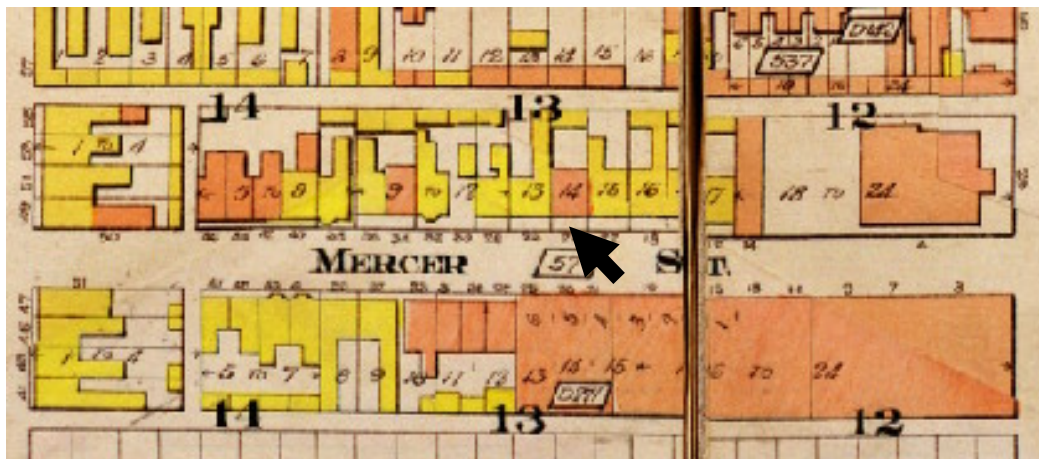
4. Boulton's Atlas, Plate 25, 1858: showing the building at 24 Mercer Street in place. Other extant buildings include Hughes Terrace directly north of the subject property



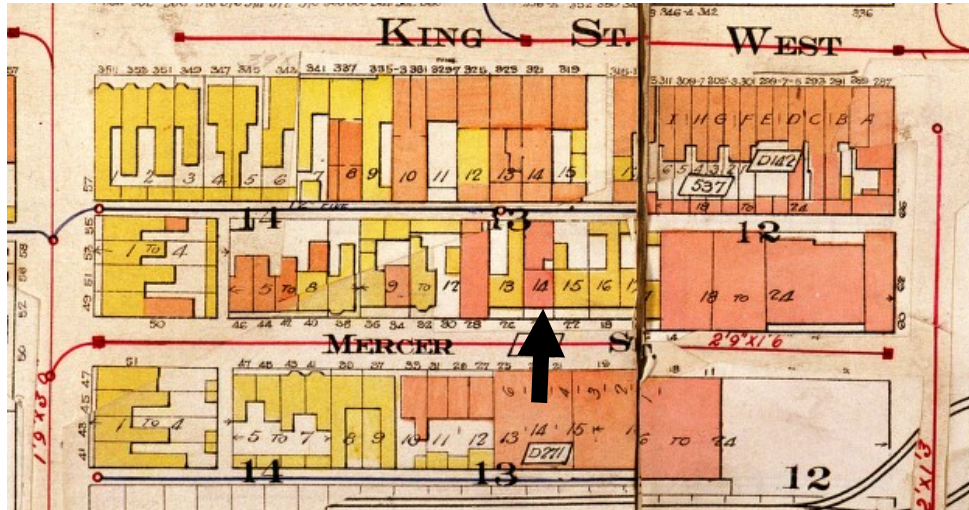
5. Plan of the City of Toronto, Browne, 1862: showing the subdivision of the Mercer Block where the subject property is Lot 14 on the north side of Mercer Street



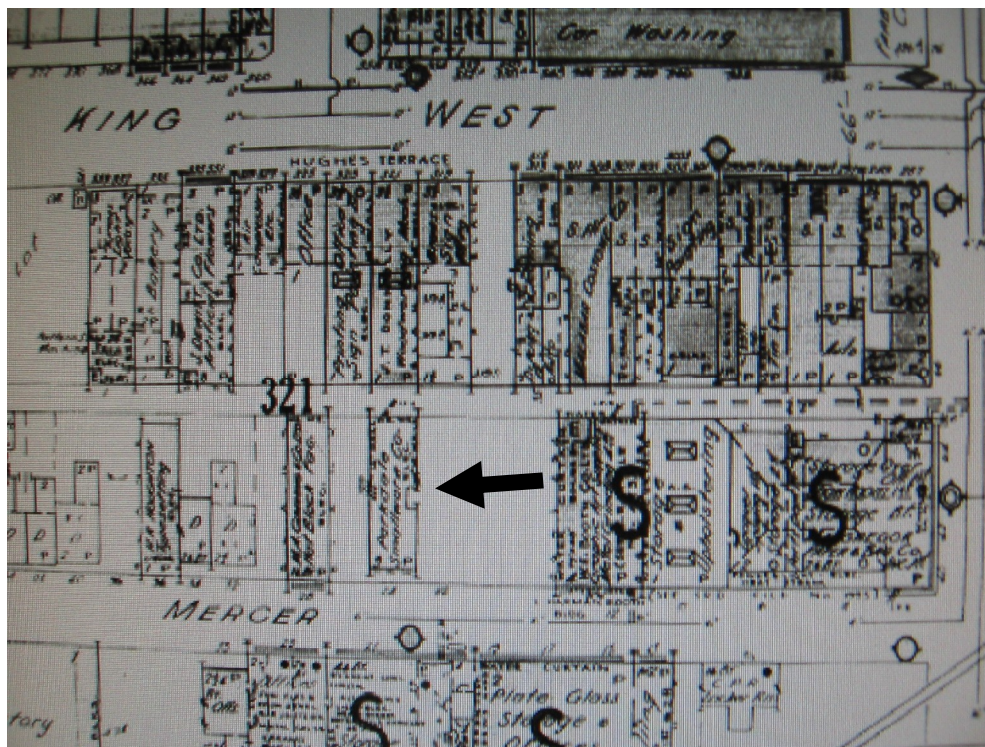
6. Goad's Atlas, 1884; showing the development of Mercer Street, where the Alexander Johnston House remains one of two brick residential buildings on the north side of the street. Changes to the surrounding neighbourhood are shown with the first commercial and industrial buildings on King Street West and Mercer Street, while some of the institutional buildings remain in place at the east end of the district



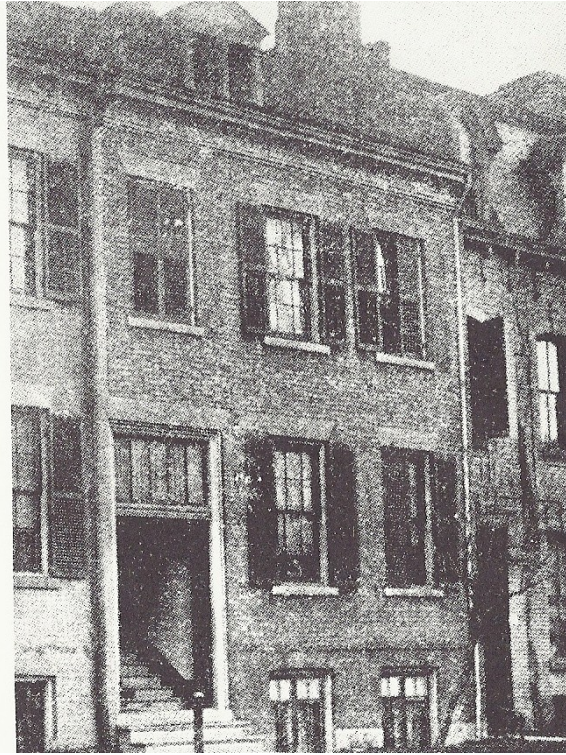
7. Goad's Atlas, 1910 revised to 1912 (below): showing the subject property in place as additional buildings are constructed on Mercer Street



8. Goad's Atlas, 1910 revised to 1923; showing the property at 24 Mercer Street with the rear (north) L-shaped addition for the Toronto Hat Block Company



9. Underwriter's Survey Bureau, July 1954 partially revised January 1964: showing the subject property on the north side of Mercer Street



10. Photograph: Mackenzie House (1857), 82 Bond Street: a rare surviving pre-Confederation row house in Toronto, shown c. 1890 before the removal of the adjoining two units (Toronto Observed, 84)



11. Photograph, Row Housing (1848), 191-197 Church Street: showing the four-unit row housing that is attributed to John Tully and where #195 (second from the left) was replaced following a fire (Old Toronto Houses, 42)



12. Photograph, Row housing (c. 1856), 68-70 Shuter Street: showing a pair of pre-Confederation row houses (right) attributed to John Tully (the group included two additional buildings, left, which were rebuilt in the 1890s) (Heritage Preservation Services, 2011)



13. Archival Photograph, Walnut Hall (1856), 102-110 Shuter Street: designed by architect John Tully as row housing and later converted to apartments, the four-unit complex was demolished in 2007 after standing vacant for many years (City of Toronto Archives, Fonds 200, Series 372, Item 1719, November 5, 1934)



14. Photograph, 319-321 King Street West: showing the two original units of Hughes terrace (1856), designed by architect John Tully and located directly north of the subject property at 24 Mercer Street



15. Photograph, Pilkington Glass Factory, 15-22 Mercer Street: showing the property opposite 24 Mercer Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act (Heritage Preservation Services, 2011)



16. Photographs, 24 Mercer Street, 1980s: prior to the inclusion of the property on the City of Toronto Inventory of Heritage Properties (Toronto Historical Board)



17. Photograph, 24 Mercer Street: showing the surviving roof detailing and the addition of the third storey (Heritage Preservation Services, 2011)



18. Photographs, 24 Mercer Street, 2011: showing the south and east elevations with the factory extension (above) and the placement of the building on the north side of Mercer Street (below). (Heritage Preservation Services, 2011)