

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



PILKINGTON BROTHERS LIMITED COMPLEX
15-33 MERCER STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2014

1. DESCRIPTION



Above: Pilkington Brothers Limited Office Building (1939), 31 Mercer Street; cover: Pilkington Brothers Limited Warehouses, 15 and 19 Mercer Street (1895 and 1910) (Heritage Preservation Services, 2014)

15-33 Mercer Street: Pilkington Brothers Limited Complex	
ADDRESS	15-33 Mercer Street (south side between John Street and Blue Jays Way) ¹
WARD	20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan D271, Lots 1-6; Plan 253A, Lots 8-12 & 18-19
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Pilkington Brothers Limited Complex
CONSTRUCTION DATE (completed)	15 Mercer: 1895; 19 Mercer: 1910; 31 Mercer: 1939
ORIGINAL OWNER	Pilkington Brothers Limited, glass manufacturers
ORIGINAL USE	Commercial/Industrial: warehouses and offices
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	15 Mercer: D. B. Dick, architect; 19 Mercer: Burke, Horwood & White, architects; 31 Mercer: Horwood & White, architects
DESIGN/CONSTRUCTION/MATERIALS	See Section 3
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Designated under Part IV, Section 29, Ontario Heritage Act, former City of Toronto By-law #347-92
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2014

¹ The property at 15-33 Mercer street has the confirmed address of 15 Mercer, with the individual buildings assigned convenience address of 15, 19 and 31 Mercer and the vacant parcel identified as 33 Mercer

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 15-33 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
1878 Apr	Plan D271 is registered on the south side of Mercer Street as a subdivision of Plan 57 (1853)
1878 Apr	George Verral purchases land on the south side of Mercer Street , west of John Street where he establishes the West End Cab Stables ²
1893 Dec	Members of the Pilkington family, operators of a British glass manufacturing company, acquire Verral's property ³
1894 Apr	Architect D. B. Dick prepares plans for the Pilkington Brothers' warehouse on Mercer Street ⁴
1895	"Pilkington Brothers Glass" is first recorded in the city directory at 15-19 Mercer Street
1895 Apr	Family members transfer the property with the warehouse to Pilkington Brothers Limited
1895 Sept	Pilkington Brothers Limited is assessed in the tax rolls for a building valued at \$8500
1909 Feb	Pilkington Brothers Limited acquires additional land on Mercer Street
1909 Apr	A building permit is issued for the second Pilkington Brothers Limited warehouse according to plans by the firm of Burke, Horwood and White, altering the 1895 warehouse at the same time
1909 Aug	The issuance of a building permit for a "four-storey brick and reinforced concrete warehouse" is reported in <u>Contract Record</u> ⁵
1909	The city directory records Pilkington Glass at 15-25 Mercer
1910 Sept	The tax assessment rolls value Pilkington's expanded complex at \$41,000
1911 May	Burke, Horwood and White design alterations to the fenestration at 15 Mercer ⁶
1923	The tract is transferred to Pilkington Brothers (Canada) Limited
1938 Sept	Architects Horwood and White design the office building (showroom) at 31 Mercer
1939 July	With the addition of 31 Mercer, the assessed value of the Pilkington Brothers Limited complex rises to \$50,000

² According to the Globe's tender calls, the stables were designed by the Toronto architectural firm of Langley, Langley and Burke, whose successors received the commissions for 19 and 31 Mercer

³ Over time, Pilkington Brothers Limited also acquired additional lands to the rear of the site fronting on the north side of Wellington Street West that form part of the legal description for the property

⁴ Verral is still recorded as the property owner in the September 1894 assessment rolls

⁵ When the assessment roll was compiled in September 1909, the value of the buildings did not increase from the previous year, suggesting that the new warehouse was not yet completed.

⁶ The plans for the alterations are housed in the City of Toronto Buildings Department, as well as the Horwood Collection at the Archives of Ontario, and show the addition of tripartite window openings in the first storey on the south wall , necessitating the removal of an entry

1951	Architect Albert E. Vine designs alterations to the fenestration on all three buildings
1969	Pilkington Brothers (Canada) Limited sells the Mercer Street property
1981	The property at 15-33 Mercer Street is listed on the City of Toronto Inventory of Heritage Properties
1982	The warehouses at 15 and 19 Mercer are altered, including the decorative brick infill in some of the window openings
1992	The former City of Toronto designates the property at 15-33 Mercer Street under the Ontario Heritage Act

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The property at 15-33 Mercer Street is located in the King-Spadina neighbourhood, which developed in the area north of Front Street West between Simcoe Street (east) and Bathurst Street (west) where King Street West and Spadina Avenue form the major cross-roads. Following the founding of the Town of York (Toronto), this area was reserved for the military but, with the rapid growth of the population, the community was extended as "New Town" with the western boundary set at Peter Street. As residential subdivisions appeared on either side of King Street West, King-Spadina emerged as an institutional enclave after York's original hospital (1820) was planned at King and John Streets, followed by Upper Canada College's first campus (1831) at King and Simcoe and the Third Parliament Buildings (1832) directly south on Wellington Street West. The departure of these institutions by the close of the 19th century left large tracts of land that were acquired for commercial and industrial development. This coincided with the Great Fire of 1904, which devastated the city's original manufacturing district and resulted in its relocation to King-Spadina. The area was ideal for this purpose, with its proximity to Toronto's business centre, streetcar service along King Street for workers, and transportation for goods by both the steam railways (which had arrived in Toronto in the 1850s) and shipping on Lake Ontario.

The King-Spadina neighbourhood retained its industrial character until the post-World War II period when manufacturers were drawn to Toronto's suburbs where taxes were lower and larger tracts of land were available for expansive facilities near new highways. While the clothing industry remained viable (with King-Spadina dubbed the Fashion District), many buildings stood vacant as the industrial zoning limited other uses. The district was reinvigorated in the 1960s following the restoration of the Royal Alexandra Theatre by entrepreneur "Honest Ed" Mirvish and the conversion of the adjoining warehouses into restaurants for theatre patrons. The renewal of this section of King Street West as Toronto's Entertainment District was secured with the unveiling of Roy Thomson Hall (1982) and the Princess of Wales Theatre (1992) at the end of the 20th century. With the adoption of the King-Spadina Part II Plan in the mid 1990s, the area was transformed yet again as a mixed-use community with residential condominiums and hotels.

15-33 Mercer Street: Pilkington Brothers Limited

The development of the property at 15-33 Mercer Street and the adjoining King-Spadina neighbourhood is illustrated on the historical maps and atlases found in Section 6. The origins of this site date to 1853 when a six-acre parcel known as the Mercer Block was surveyed for a residential subdivision under Plan 57, with the south side of Mercer Street registered as Plan D271 in 1878. During the latter year, George Verral commissioned Toronto architects Langley, Langley and Burke to design stables for his horse-drawn transportation company on Mercer Street near John Street. Verral's building was illustrated in 1884 on the first Goad's Atlas to cover the area (Image 5) and, a decade later, he conveyed the property to the owners of Pilkington Brothers Limited.

In the 1840s, brothers Richard and William Pilkington acquired the St. Helen's Crown Glass Company (founded 1826) in Lancashire. While the firm initially produced sheet glass for the domestic market, by adding polished plate glass to its inventory the company increased its business and turned its focus to exports. Pilkington Brothers became a private limited company in 1894, after which it began expanding its facilities in Britain and abroad and explored contemporary technologies in glass manufacturing through partnerships with both complementary and competing firms. The Ford Motor Company of Detroit partnered with Pilkington in the 1920s to develop a new process for ribbon (safety) glass. At the same time, Pilkington Brothers Limited secured the license for innovative PPG (Pittsburgh Plate Glass) machinery. The company assumed the British licence for vitrolite (opal glass) in 1932 and continued to produce this unique product until 1968. Pilkington Brothers co-founded Glass Fibres Limited to make glass fibres and optical and ophthalmic glass in the 1930s, and two decades later invented float glass as a form of distortion-free sheet glass. Pilkington Brothers Limited became a public company in 1970 and changed its name to Pilkington plc in 1987 to reflect its status as a holding company for a series of subsidiaries.

By the late 20th century, Canada was Pilkington Brothers Limited's most important overseas market, and the company choose Toronto as the location of its second warehouse in the country (after Montreal). As Pilkington developed additional facilities, "warehouses across Canada (excluding direct sales to Canadian importers) accounted for one-tenth of the total output of all types of glass manufactured by the company after 1900 and over 15 per cent by 1900."⁷ Pilkington also established a model town and factory in Thorold, Ontario where it produced sheet glass through a novel drawn cylinder process that turned into a near financial disaster for the company and resulted in closure of the enterprise in 1924.

In 1893, members of the Pilkington family acquired their first parcel on Mercer Street, which was located in the up-and-coming King-Spadina neighbourhood where the first

⁷ City of Toronto By-law 347-92

industrial buildings were in place.⁸ An added advantage of this location was its proximity to the Canadian Pacific Railway's spur line that ran directly south of the site. Pilkington's first warehouse at 15 Mercer Street was completed in 1895. The firm secured additional lands on Mercer Street in 1908 and 1909 where it commissioned a second warehouse and undertook alterations to the 1895 premises. The parent company established Pilkington Brothers (Canada) Limited as its subsidiary in 1922, and four years later the firm's Canadian headquarters were relocated from Montreal to Toronto. Pilkington's Canadian operation was headed by James Eustace Harrison, a leading Toronto businessman who joined the firm following an apprenticeship at the original St. Helen's glassworks. During Harrison's tenure, Pilkington's completed a separate office building for the Mercer Street property.

Pilkington Brothers (Canada) Limited occupied the property at 15-33 Mercer Street until 1969. The site was included on the City of Toronto Inventory of Heritage Properties in 1981 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1992 under former City of Toronto By-law 347-92.⁹

15, 19 and 31 Mercer Street: Architects

The three buildings that form the Pilkington Brothers Limited Complex were designed by notable Toronto architects and architectural firms. For its first warehouse completed in 1895, the company engaged architect D. B. Dick (1846-1925) to prepare the plans. Born in Scotland, David Brash Dick studied at the Edinburgh School of Design and trained with local architects before practicing in England. He moved to Canada in 1873 and formed a partnership with builder Robert Grant that was short-lived but resulted in an important commission for the Consumers' Gas Company Offices, after which Dick completed several projects for that firm's president, James Austin of "Spadina" and members of his family. As a result, Dick secured clients among Toronto's leading citizens and received projects from the University of Toronto, most prominently the restoration of University College after its near destruction by fire in 1890. Dick's practice encompassed all types of buildings, including the warehouses he completed for the Consumers' Gas Company and manufacturer William Howland in the decade before he prepared his plans for Pilkington Brothers Limited's warehouse (Image 8).

When Pilkington Brothers Limited undertook an expansion of its Mercer Street property in the first decade of the 20th century, the company engaged the well-known Toronto partnership of Burke, Horwood and White to design a second warehouse on the tract, as well as undertake alterations to the 1895 edifice. The practice was headed by architect Edmund Burke (1850-1919), who had apprenticed with his famous uncle, architect Henry Langley prior to joining him and another uncle, Edward Langley in the firm of Langley, Langley and Burke. While the partners continued to focus on the ecclesiastical

⁸ The earliest documented industrial warehouse in King-Spadina is the Gurney Stoveworks Complex at 520 King Street West, with the oldest section dating to 1873, followed by the Toronto Silverplate Company at 570 King in 1880 (the latter properties are recognized on the City's heritage inventory)

⁹ Former City of Toronto By-law 347-92 covers the entire property at 15-33 Mercer Street, but the Reasons for Designation describe the office building (1939) at 31 Mercer only

commissions that were the mainstay of Henry Langley's prolific career, they accepted a range of projects, including "cab offices and stables, Mercer street" for George Verral on the subject property at 15 Mercer Street.¹⁰ After Edward Langley retired in 1883, Henry Langley continued to work with Burke, who assumed the role of chief designer. Burke acquired the practice of deceased architect William Storm in 1892 and worked alone for three years, a period during which he designed the first Chicago-style cast-iron building in Toronto for department store entrepreneur, Robert Simpson (as well as its replacement after the first version was destroyed by fire). In 1895, Burke formed a new partnership with J. C. B. Horwood, who had apprenticed with Langley and Burke before seeking further training in New York City. Chicago-trained architect Murray White joined the firm in 1908, coinciding with Pilkington Brothers Limited's acquisition of additional land on Mercer Street for the second warehouse.

Pilkington Brothers Limited's distinctive office building was designed in 1938 by Horwood and White, who continued a successful architectural partnership after Burke's demise. For this project, "a comparison of the interior to contemporary ventures in England which used similar materials (pictured in Vitrolite Specifications, a publication produced by Pilkington in the 1930s), and the dissimilarity of the scheme to other commissions accepted by Horwood and White, suggests that the design was strongly influenced by the parent company and the desired integration of Pilkington innovations."¹¹

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 15-33 Mercer Street are found on the cover and in Section 2 of this report, with the archival images in Section 6 illustrating the changes to the site over time.

15 Mercer Street: 1895 Warehouse

Anchoring the east end of the Pilkington Brothers Limited complex, the 1895 warehouse is a well-articulated example of late 19th century industrial design that is distinguished by the exuberant corbelled brickwork on the north facade. The two-storey structure is clad and trimmed with red brick. The principal façade faces Mercer Street, where brick piers organize the wall into six bays beneath the flat roofline. This facade was altered in 1910 with changes to the one of the entries and several of the window openings (Image 10). The openings in the upper storey were reduced in height prior to 1951 when plans show alterations to the first floor (Image 12).¹² A more substantive change dated to 1992 when openings in the first storey were filled with elaborate brickwork described as "Flemish cross bond" on Image 17. The upper floor retains its original pattern of paired window openings and displays decorative brickwork beneath them. There are no heritage

¹⁰ Tender Call, Globe, April 4, 1878, 3

¹¹ City of Toronto By-law No. 347-92, 4

¹² The 1911 plans for alterations show flat-headed window openings on the rear (south) façade of 15 Mercer, suggesting that the segmental-arched window openings on the principal (north) façade (shown in Image 10) may have been altered at this time

attributes on the exposed east elevation, which was previously concealed by a neighbouring building, and none are identified on the rear (south) wall. The west wall abuts the Pilkington Brothers Limited's 1910 warehouse at 19 Mercer.

19 Mercer Street: 1910 Warehouse

As the second building on the site that stands in the centre of the complex, the Pilkington Brothers Limited Warehouse (1910) at 19 Mercer Street blends classical detailing from Edwardian Classicism, the most popular architectural style for all building types in the pre-World War I era, with the large-scale industrial fenestration denoting the utilitarian purpose of the structure (Image 10). The warehouse displays red brick cladding with brick and stone trim. Rising four stories to a flat roofline with a penthouse at the east end, piers divide the principal (north) facade into five bays that are symmetrically balanced, apart from the left bay that is narrower in width. An additional entry was made to the north façade in 1951 (Image 12), and the original entrance was altered in 1992 at the same time that decorative brick infill was placed in some of the window openings (similar to that on the 1910 warehouse and shown in Image 17). Above a cornice, the flat-headed window openings in the upper three stories remain between brick piers, along with corbelled brickwork above the fourth-floor window openings. The side elevations (north and south) have no distinguishing features where the upper portions of the walls are viewed above the 1910 warehouse (east) and the 1939 office building (west), and no heritage attributes are identified on the rear (south) wall (Image 18).

31 Mercer Street: 1939 Office Building

Placed at the west end of the complex, the design of the Pilkington Brothers Limited Office Building reflects the influence of both the Art Deco and Moderne styles popularized in the interwar era that were based on the simplicity and contemporary materials identified with industrial design. The styles shared a "preference for reflective materials," where "particularly on interior surfaces...new, manufactured materials such as polished metal, frosted glass, glossy black bakelite, glass blocks and tube neon lighting provide an exciting luminescence."¹³ This was the case for the Pilkington Brothers Limited Office Building where the application of many of these innovative products was not only for show, but provided a showcase of the company's merchandise for clients.

On a two-storey rectangular-shaped plan, the office building is faced with cut limestone (north) with brick, glass and metal detailing. The principal (north) façade on Mercer Street is divided into three bays beneath a flat roofline with coping. In each storey, the centre bay is elongated horizontally and contains a strip window with steel sash, glass blocks and trios of steel-framed ventilators. Slightly recessed in the left bay in a surround composed of black vitrolite, the main entrance has a transom and sidelights containing glass block. The original etched glass panel with the monogram and metal ornaments (illustrated in Image 11) has been removed and the coloured vitrolite street number replaced. The cargo door with a multi-paned transom designed for the right (west) bay

¹³ Maitland, 148

was altered. The entrances in the outer bays are surmounted in the upper floor by commercial windows with glass blocks. Beneath the roofline, the name band that identified "Pilkington Brothers (Canada) Limited" in steel letters (as shown in Image 11) was removed. The east elevation abuts the Pilkington Brothers Limited Warehouse (1910). When the office building was constructed, its west wall was concealed by a neighbouring residential structure (dating to the initial mid-19th century development of Mercer Street, later acquired by Pilkington Brothers Limited and visible in Image 18) that has been demolished. No heritage attributes are identified on the exposed west wall. Viewed in Image 18, the rear (south) elevation is clad in buff (yellow) brick, but otherwise complements the north façade with its horizontal strip windows with glass blocks.

The Pilkington Brothers Limited Office Building (1939) contains important interior features in the entrance vestibule and the lobby (including the staircase leading to the second floor) where the materials manufactured by the company were applied. The interior was devised to incorporate glass tile floors, coloured vitrolite doors, panels, soffits and brackets, black plate glass stair treads and copings, windows of glass block, plate glass and wired glass, and a panelled etched glass entrance door (Image 11). While much of this material was damaged, removed or replaced over time, a recent analysis of the site by heritage glass expert John Wilcox identified surviving mirror glass on the vestibule ceiling, and black vitrolite and "very rare fluted yellow vitrolite" on the walls where the south wall also displays "very rare blue agate vitrolite."¹⁴ Moving into the lobby with the staircase, black and bronze mirror glass (some with etching), pale green 'vitroflex' mirror glass, and glass light fixtures remain, as well as expanses of black vitrolite that Wilcox describes as "one of the best examples of vitrolite installation anywhere."¹⁵

CONTEXT:

The property data map attached as Image 1 shows the location of 15-33 Mercer Street. The Pilkington Brothers Limited Complex extends midblock along the south side of Mercer, the short street between John Street (east) and Blue Jays Way (west). The group faces the structure known historically as the John Tully House at 24 Mercer Street, which is a rare surviving example of a mid-19th century house form building that was converted to industrial and commercial uses, thereby illustrating the transformation of Mercer Street from its origins as a residential enclave to part of the city's manufacturing sector where the Pilkington Brothers Limited established its complex.

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

¹⁴ Wilcox, 12 and 15

¹⁵ Wilcox, 17

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

Representative Example of a Style and Type with a High Degree of Craftsmanship –

The Pilkington Brothers Limited Warehouse (1895) at 15 Mercer Street has cultural heritage value as a representative example of a late 19th century industrial building that forms part of the purpose-built complex of industrial and commercial structures at 15-33 Mercer Street that was commissioned by the British glass manufacturer. The Pilkington Brothers Limited Warehouse (1895) is distinguished by its red brick detailing, particularly the corbelled brickwork extending along the roofline and beneath the second-storey window openings on the north facade.

Representative Example of a Style and Type – Located at 19 Mercer Street, the Pilkington Brothers Limited Warehouse (1910) has cultural heritage value as a representative example of an early 20th century industrial building that forms the centrepiece of the purpose-built complex of industrial and commercial structures that was commissioned by the British glass manufacturer. The combination of the classical detailing drawn from Edwardian Classicism with the large-scale fenestration is typical of the industrial architecture of the era that mixed style with functionality.

Rare and Unique example of a Style and Type with a High Degree of Craftsmanship

- The Pilkington Brothers Limited Office Building (1939) at 31 Mercer Street has cultural heritage value as a rare example of a World War II-era office building with Art Deco and Moderne styling inside and out, including the unique application of glass products manufactured by the company. The office building is particularly distinguished by the exterior detailing with rare vitrolite embellishments, while the interior vestibule, lobby and staircase incorporate a combination of black and coloured vitrolite, green vitroflex, and mirrored and etched glass that has been described as one of Toronto's most significant examples of specialized glass usage.

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

Architects - The Pilkington Brothers Limited Complex is valued for its connections to the prominent Toronto architects and architectural firms responsible for its components.

As the earliest part of the complex, the Pilkington Brothers Limited Warehouse (1895) at 15 Mercer Street is associated with Toronto architect D. B. Dick, who was a leading practitioner in the city and gained fame through his commissions for the Consumers' Gas Company and at the University of Toronto. The Pilkington Brothers Limited Warehouse (1895) is among a small collection of documented industrial warehouses executed by Dick.

The Pilkington Brothers Limited Warehouse (1910) at 19 Mercer Street is linked to the important Toronto architectural firm of Burke, Horwood and White, which prepared its plans. The practice was headed by Edmund Burke, one of the most noteworthy architects of the era, whose partners, J. C. B. Horwood and Murray White brought valuable experience working with commercial and industrial buildings in New York City and Chicago. The Pilkington Brothers Limited Warehouse (1910) was one of Burke, Horwood and White's first commissions in Toronto.

Located at 31 Mercer Street, the Pilkington Brothers Limited Office Building was designed by the notable Toronto architectural firm of Horwood and White, the successor firm to Burke, Horwood and White, which also prepared the plans for the adjoining warehouse (1910) at 19 Mercer Street. While Horwood and White executed commissions for an array of building types, the Pilkington Brothers Limited Office Building is among the firm's more unusual projects that was predicated on the incorporation of the structural glass manufactured by Pilkington's.

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

Surroundings – Contextually, the Pilkington Brothers Limited complex, with the Warehouses (1895 and 1910) and Office Building (1939) is valued for its historical and visual links to its surroundings on Mercer Street where it forms an enclave of late 19th- and early 20th century industrial and commercial buildings. The site contributed to the development of Toronto's manufacturing district in the King-Spadina neighbourhood, a process that began in the late 19th century when Pilkington's established its first warehouse on Mercer Street and was accelerated after the Great Fire of 1904 when the company expanded the complex.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 15-33 Mercer Street has design, associative and contextual values. The Pilkington Brothers Limited Warehouses and Office Building have cultural heritage

value as a collection of industrial and commercial structures that were purpose-built for the British glass manufacturer according to the designs of Toronto architects D. B. Dick, who prepared the plans for the 1895 warehouse, and the partnerships of Burke, Horwood and White and the successor firm of Horwood and White, who were responsible for the 1910 warehouse and the 1939 office building, respectively. The interior of the office building where the vestibule, lobby and staircase display the company's products is considered one of the best surviving examples of specialized glass use in Toronto. Contextually, the Pilkington Brothers Limited complex is historically and visually linked to the evolution of Mercer Street as it contributed to the development of the manufacturing district in the King-Spadina neighbourhood.

5. SOURCES

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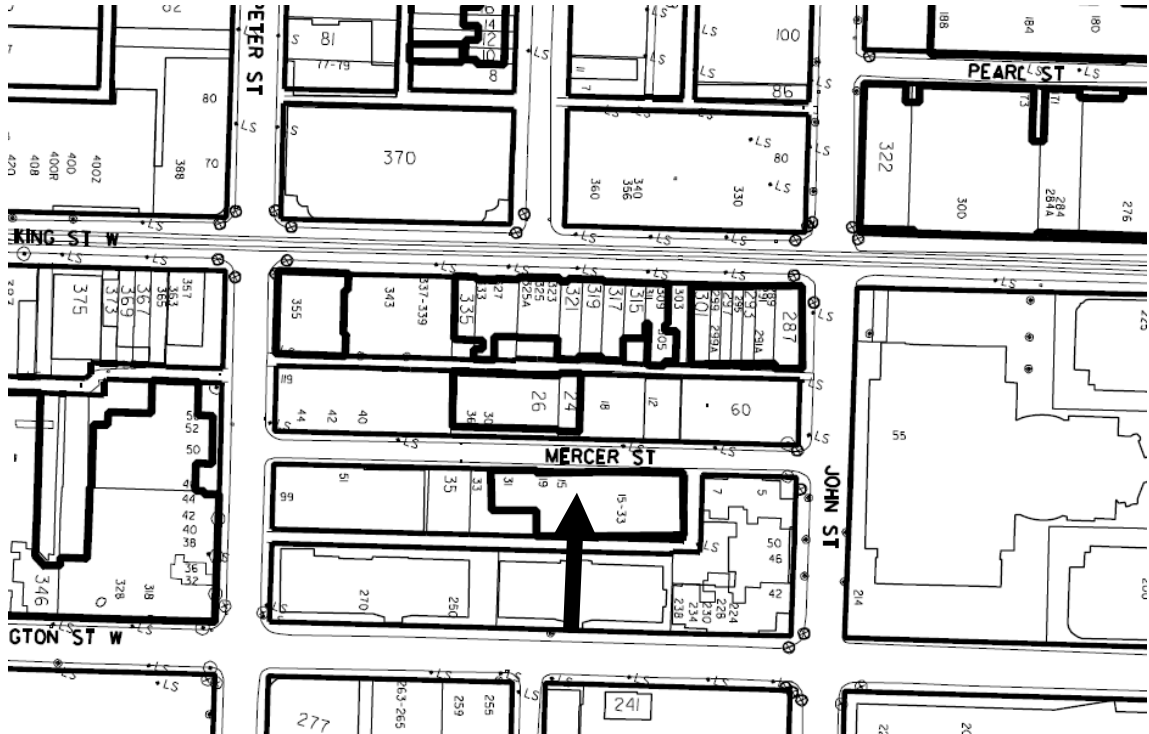
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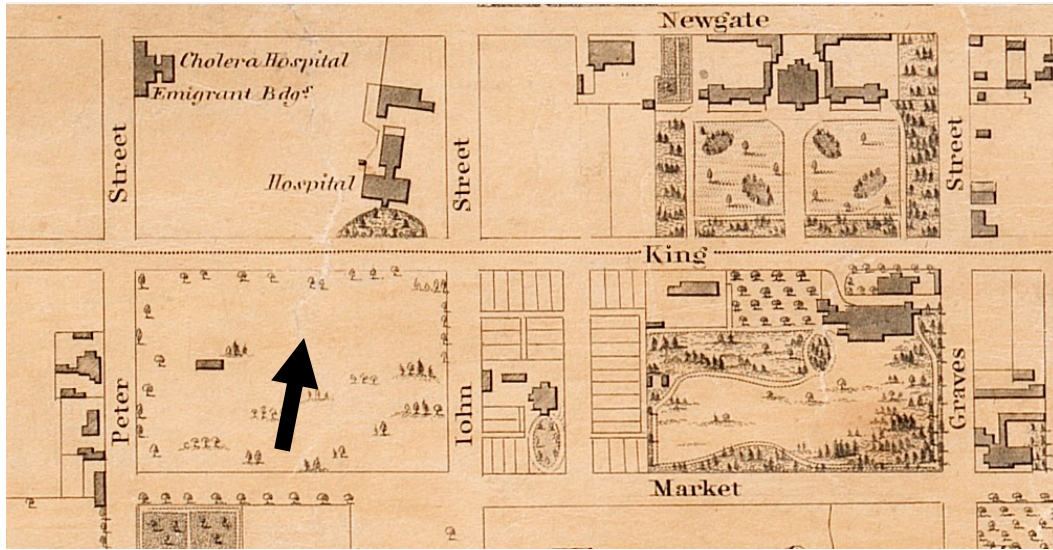
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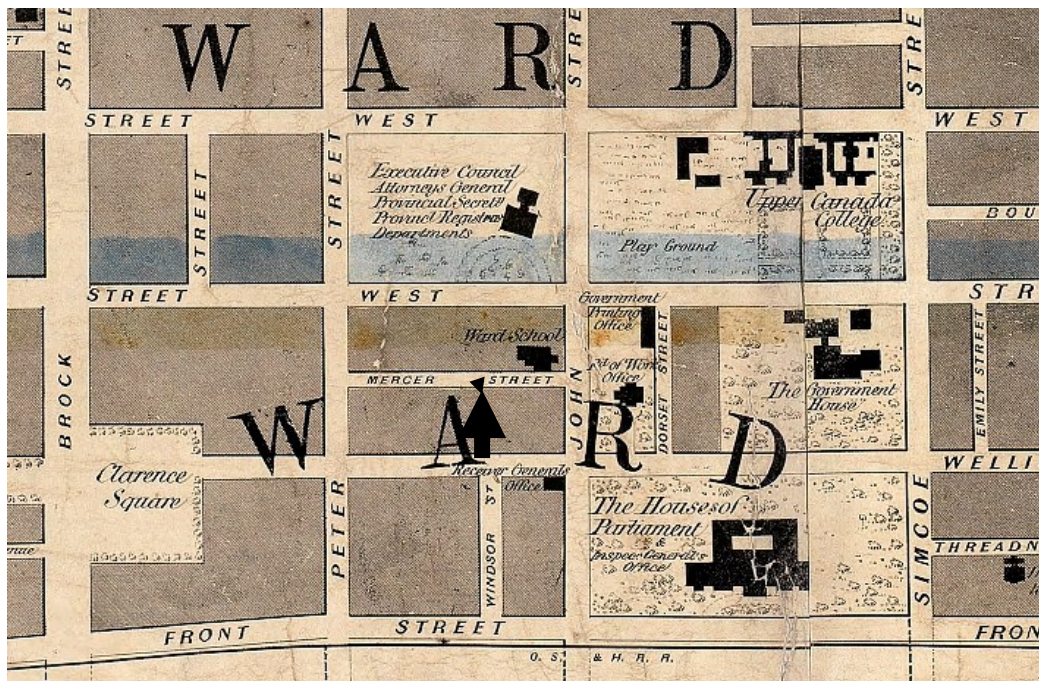
5. IMAGES – historical maps and atlases are followed by other archival images



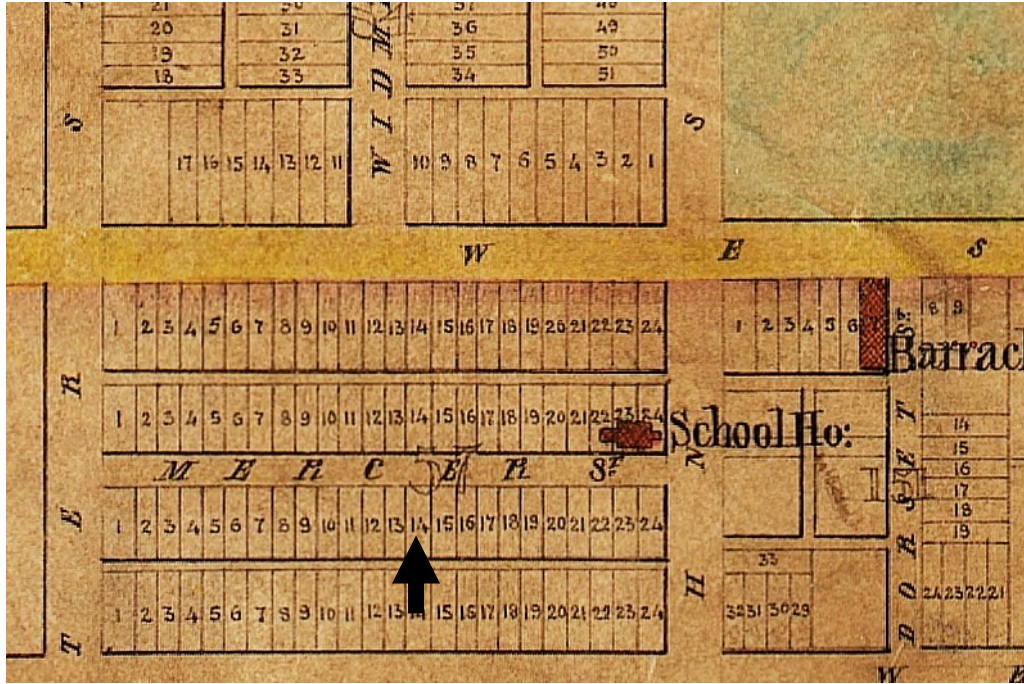
1. City of Toronto Property Data Map: showing the location of the property at 15-33 Mercer Street



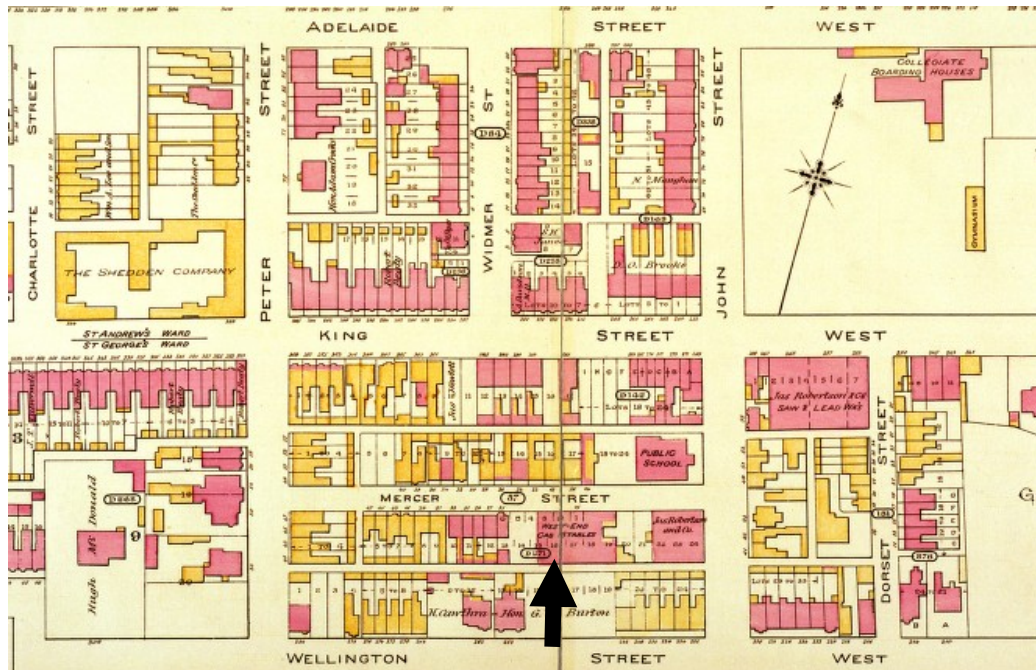
2. Topographical Map of the City and Liberties of Toronto, Cane, 1842: showing the undeveloped Mercer Block on the south side of King Street between John and Peter Streets, with the original Toronto General Hospital directly north and Upper Canada College to the northeast



3. Plan of the City of Toronto, Fleming, Ridout and Schreiber, 1857: showing Mercer Street in place between John and Peter Streets



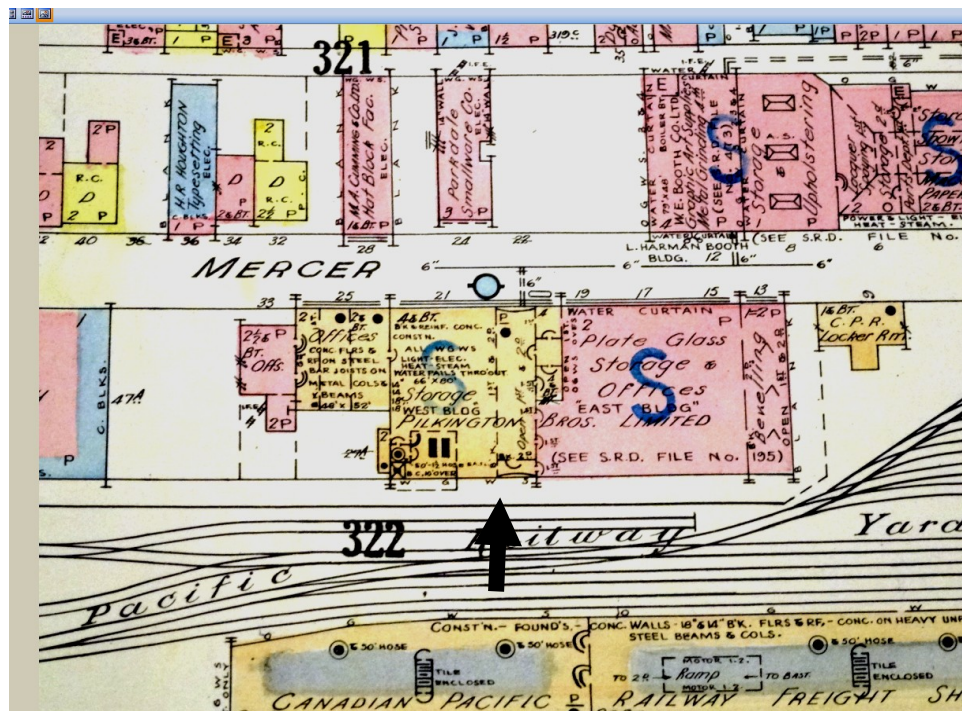
4. Plan of the City of Toronto, Browne, 1862; showing the subdivision of the Mercer Block where the subject property was first surveyed under Plan 57 on the south side of Mercer Street, west of John Street



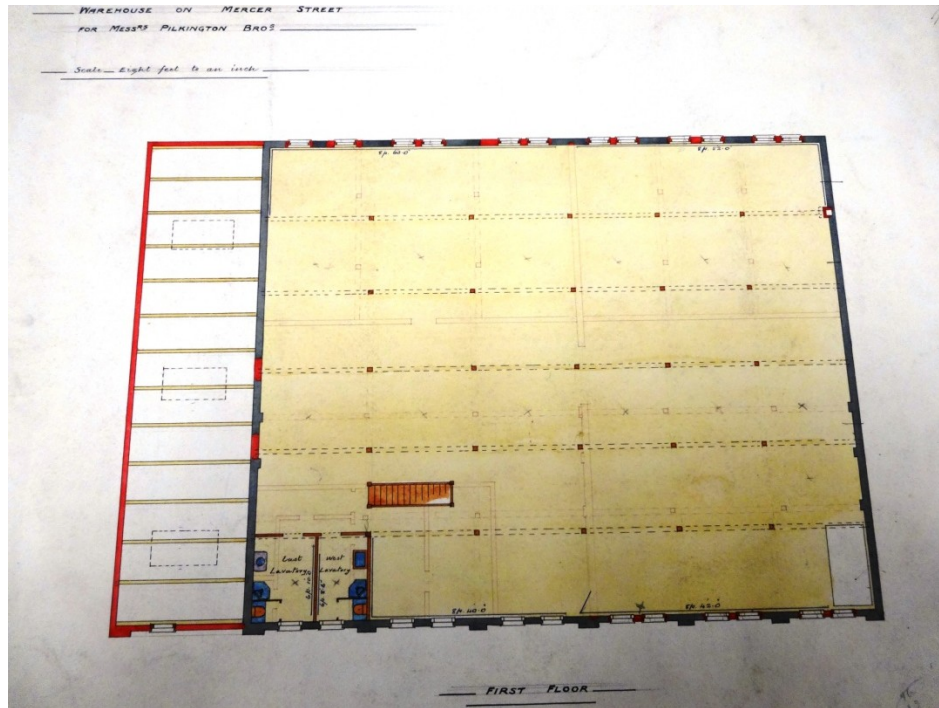
5. Goad's Atlas, 1884; showing Mercer Street with George Verral's "West End Cab Stables" (1875) on the east part of the subject property



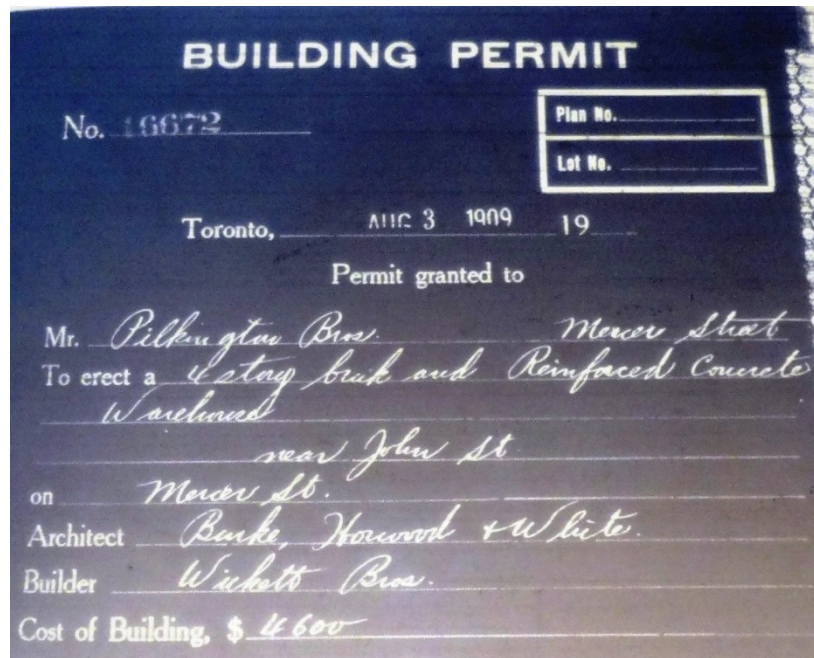
6. Goad's Atlas, 1910 revised to 1912 (below): showing the Pilkington Brothers Limited's 1895 and 1910 warehouses in place on Mercer Street where the majority of buildings remain residential (the complex is adjoined to the east by the J. Robertson and Company's buildings)



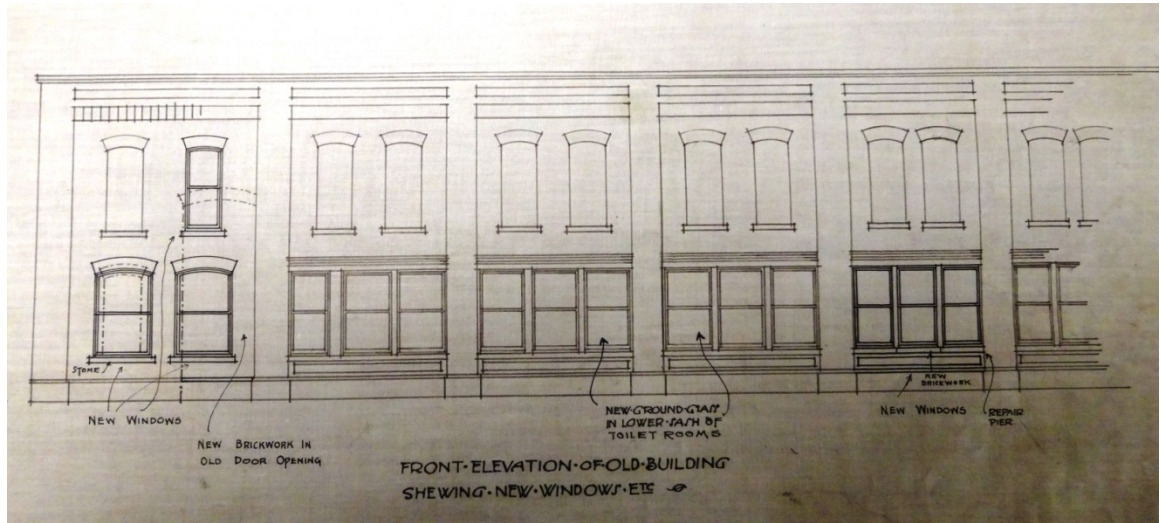
7. Underwriters' Survey Bureau Atlas, 1954 updated to 1964: showing the Pilkington Brothers Limited Complex and its context on the south side of Mercer Street



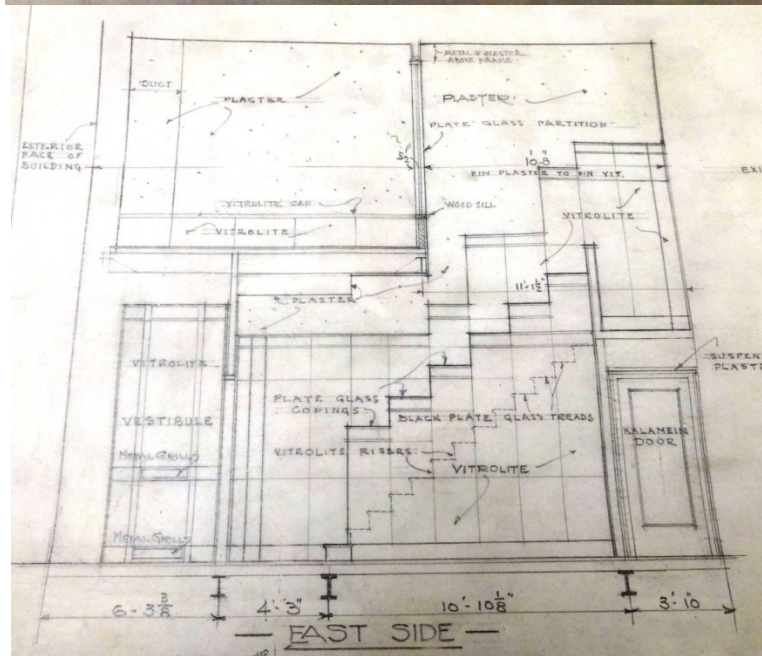
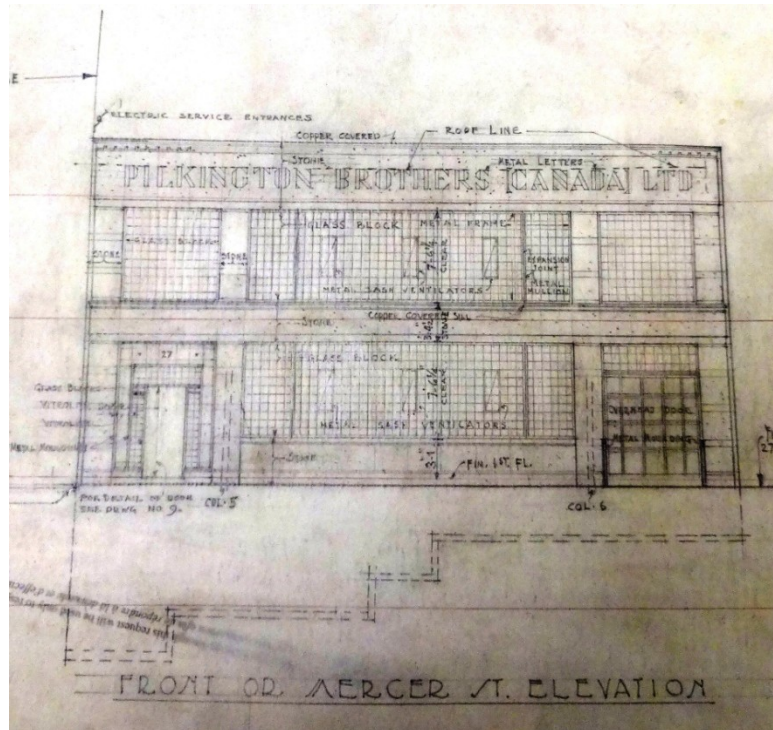
8. Architectural Drawing, 15 Mercer Street: showing the plan for the first phase of the Pilkington Brothers Limited's complex designed by architect D. B. Dick (Archives of Ontario, #C11-329)



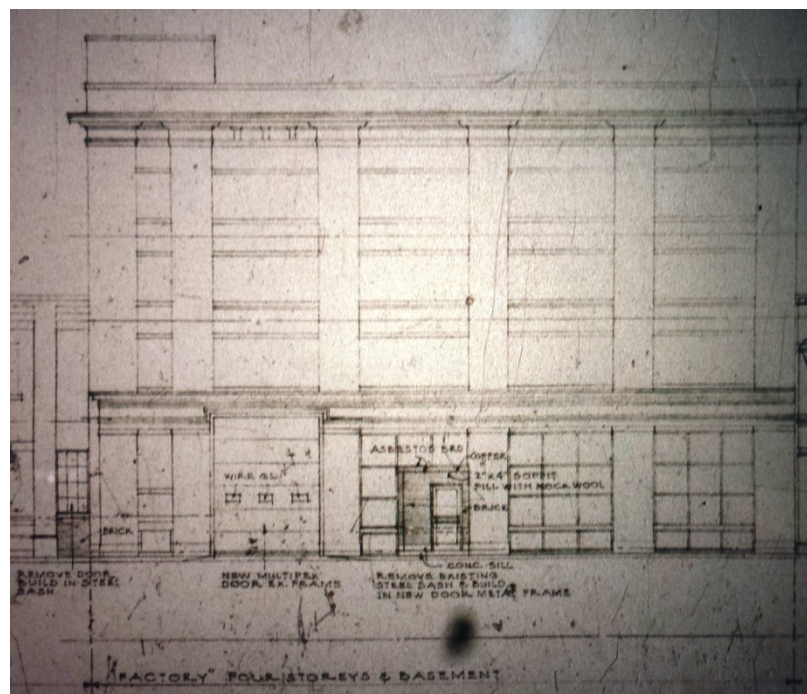
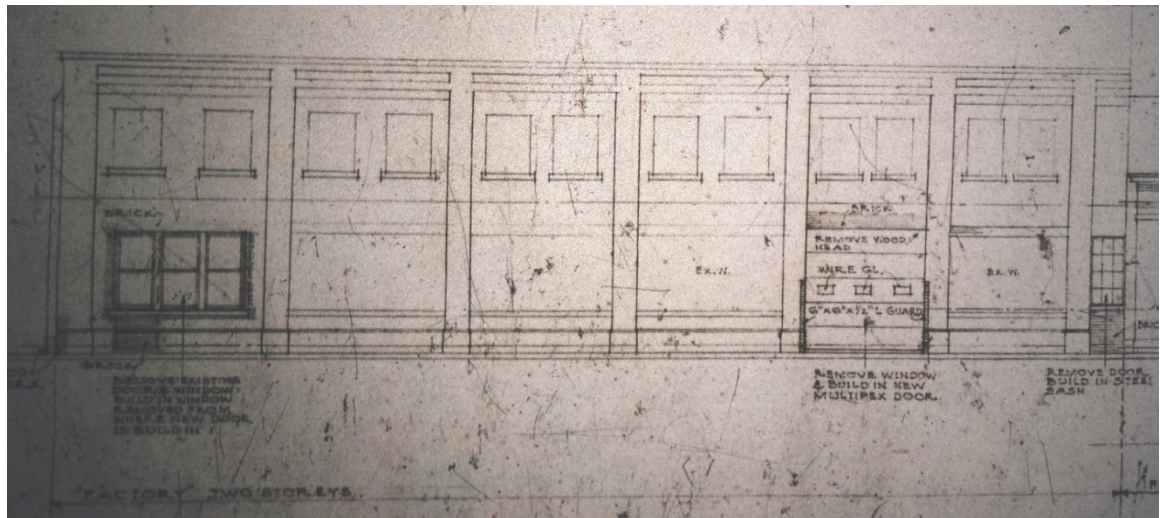
9. Building Permit #16672, August 1909: for the Pilkington Brothers Limited's second warehouse at 19 Mercer Street (City of Toronto Archives)



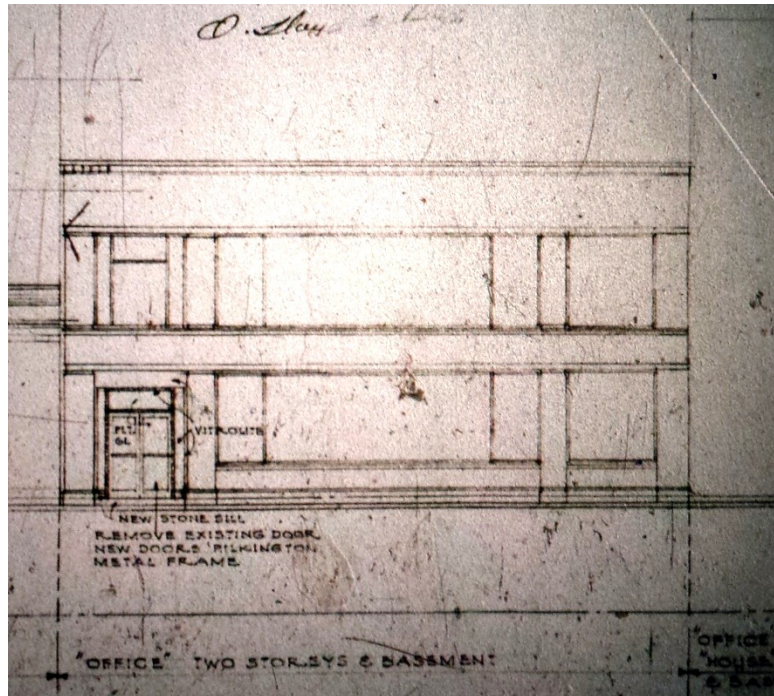
10. Architectural Drawings, 15 and 19 Mercer Street, 1910: showing the alterations to the "old" (1895) Pilkington Brothers Limited Warehouse (above) at the same time the second warehouse was designed (below) (Archive of Ontario #C11-601)



11. Architectural Drawing, 31 Mercer Street, 1938: showing the north facade of the Pilkington Brothers Limited Office Building (above) and the interior vestibule, lobby and staircase (below) (Archives of Ontario, #C11-1318)



12. Architectural Drawings, 15 and 19 Mercer Street, 1951: showing alterations to the Pilkington Brothers Limited Warehouses according to the plans of architect Albert E. Vine (City of Toronto Building Records, #13494)



13. Architectural Drawing, 31 Mercer Street, 1951: showing the alterations to the entrance of the Pilkington Brothers Limited Office Building according to the plans of architect Albert E. Vine (City of Toronto Building Records, #13494)



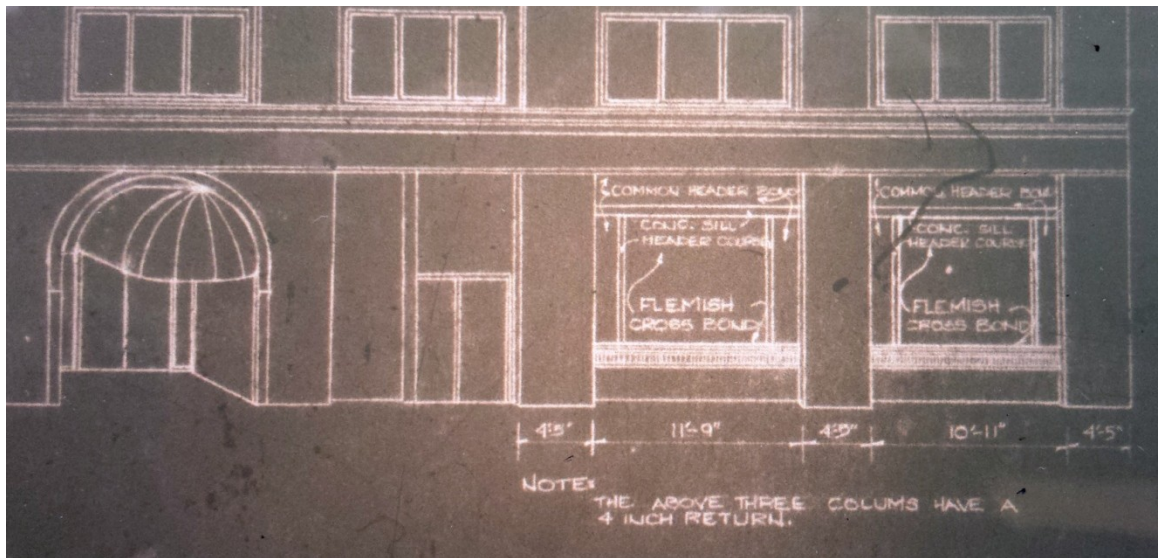
14. Archival Photograph, Mercer Street, 1973: looking west from John Street to Peter Street (present-day Blue Jays Way) and showing the Pilkington Brothers Limited Complex on the south side of the street (left) (City of Toronto Archives, Fonds 2043, Series 1587)



15. Archival Photographs, 15-33 Mercer Street, 1973: showing the Pilkington Brothers Limited Warehouses at 15 and 19 Mercer Street (above) and the Office Building at 31 Mercer Street (below) (City of Toronto Archives, Fonds 2043, Series 1587)



16. Archival Photographs, 31 Mercer Street, 1980: showing the interior vestibule, lobby and staircase of the Pilkington Brothers Limited Office Building (Toronto Historical Board)



17. Architectural Drawing, 19 Mercer Street, 1992: showing the alterations to the Pilkington Brothers Limited Warehouse (1910) with the enclosure of the first-floor window openings with decorative brickwork (similar alterations were made to some of the first-floor openings on the 1895 warehouse at 15 Mercer) (City of Toronto Building Records)



18. Archival Photographs, 15-33 Mercer Street, 1991: showing the Pilkington Brothers Limited Complex from the east (above) and west (centre) with part of the rear (south) elevations (below). The house form building at 33 Mercer Street (centre, right) was acquired by the company and later demolished (Toronto Historical Board)