

Alterations to a Designated Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 263 Adelaide Street West

Date: July 24, 2017
To: Toronto Preservation Board
Toronto and East York Community Council
From: Chief Planner and Executive Director, City Planning Division
Wards: Ward 20, Trinity-Spadina

SUMMARY

This report recommends that City Council approve the proposed alterations for the heritage property at 263 Adelaide Street West in connection with the proposed redevelopment of the subject property, state its intention to designate 263 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement for the property. The applicant proposes to retain and conserve the primary elevation of the building on the property and integrate it into a new mixed use development.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage property at 263 Adelaide Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for the redevelopment of the site situated on the south side of Adelaide Street West, east of John Street, with such alterations substantially in accordance with plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, date-stamped received by Heritage Preservation Services May 15, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated July 28, 2017, date-stamped received by Heritage Preservation Services July 28, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to issuance of an Ontario Municipal Board Order (Case No. PL160318) in connection with the Zoning By-law Amendment appeal for the property at 263 Adelaide Street West:

1. The property at 263 Adelaide Street West shall be designated under Part IV, Section 29 of the Ontario Heritage Act;
2. The owner shall enter into a Heritage Easement Agreement with the City for the property at 263 Adelaide Street West in accordance with plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, date-stamped received by Heritage Preservation Services May 15, 2017, and on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Recommendation 1.a.3 in the report dated July 24, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;
3. The owner shall provide a detailed Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 263 Adelaide Street West prepared by ERA Architects Inc. dated July 28, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;
4. The owner shall enter into and register on the property at 263 Adelaide Street West one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment appeal for the property at 263 Adelaide Street West, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.3 in the report dated July 24, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have been enacted by City Council and to have come into full force and effect;
3. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and

thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. Provide a Heritage Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

5. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the property at 263 Adelaide Street West, including a heritage permit or a building permit but excluding permits for repairs, maintenance and usual and minor works acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have been enacted by City Council and to have come into full force and effect;

2. Provide building permit drawings for the specific phase of work for which the permit is being sought, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.3 in the report dated July 24, 2017 from the Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes to be prepared by the project architect and qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan and the Interpretation Plan;

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3 in the report dated July 24, 2017 from the Chief Planner and Executive Director, City Planning Division, the owner shall:

1. Have obtained final site plan approval for the subject properties, issued by the Chief Planner and Executive Director, City Planning Division;

2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.
2. City Council state its intention to designate the property at 263 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 263 Adelaide Street West (Reasons for Designation) attached as Attachment 10 to the report dated July 24, 2017 from the Chief Planner and Executive Director, City Planning Division.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections to the designation in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. 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.
6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 263 Adelaide Street West in a form and with content satisfactory to the Chief Planner and Executive Director and City Solicitor.
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of Heritage Easement Agreements for the property at 263 Adelaide Street West.

FINANCIAL IMPACT

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

DECISION HISTORY

On May 17, 18 & 19, 2005, the property at 263 Adelaide Street West was adopted by City Council for inclusion on the City's Heritage Register as part of the King-Spadina Area Study.

<http://www.toronto.ca/legdocs/2005/agendas/council/cc050517/te4rpt/cl013.pdf>

On November 8, 2016, City Council adopted Item TE19.11, Request for Direction Report — 263-267 Adelaide Street West — Zoning Amendment and Rental Housing Demolition Application, which included recommendations that City Council withhold a decision on the application and authorize staff to continue negotiations with the applicant. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.11>

The subject property is located within the boundaries of the King-Spadina Heritage Conservation District (HCD) study area which is subject to By-law No. 1186-2016, enacted by City Council on December 15, 2016. The by-law is intended to protect the integrity of the area for a period of one year to prohibit the demolition or removal of any buildings or structures that have been identified as potentially contributing to the heritage character of the area while it is under study. The property at 263 Adelaide Street West has been identified in the HCD study as a contributing property.

<http://www.toronto.ca/legdocs/bylaws/2016/law1186.pdf>

On May 24, 25, and 26, 2017 City Council adopted item CC29.7 - 263-267 Adelaide Street West - Zoning Amendment Application - Request for Direction, recommending that City Council accept the settlement offer dated May 16, 2017.

<http://www.toronto.ca/legdocs/mmis/2017/cc/bgrd/backgroundfile-103968.pdf>

ISSUE BACKGROUND

Policy Framework

Standards and Guidelines for the Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Provincial Policy Statement and Planning Act

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

Official Plan

The revised heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.28: "The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property."

Standards and Guidelines for the Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Description of Heritage Property

The development site is situated on the south side of Adelaide Street West between John Street and Duncan Street and is located within the boundaries of the King-Spadina Heritage Conservation District (HCD) study area. The property includes a five-storey commercial heritage building, known as the Purman Building.

Completed in 1915, the Purman Building has value as a well-designed example of the Chicago School commercial warehouse type in a Classical style. The property is associated with the late 19th – early 20th century development of the former Garrison Reserve as a prosperous commercial and industrial area. It is valued for its association with the prolific architectural partnership of A. R. Denison & Stephenson. The Purman

Building contributes contextually to the commercial warehouse scale and character of the King-Spadina district

The 2005 staff report recommending inclusion on the Heritage Register included a statement of significance that identified heritage attributes with a focus on the primary (north) façade. The current revised Statement of Significance can be found in this report as Attachment No.10 which now includes the rear (south) elevation as an attribute.

Development Application

The development proposal described in this report is the result of mediation discussions relating to the zoning by-law amendment application appeal for the proposed development. At its meeting on May 24, 2017 City Council adopted a report (May 17, 2017) from the City Solicitor supporting the current proposed development subject to a number of conditions including Council approval of the alterations to the heritage property at 263 Adelaide Street West under Section 33 of the Ontario Heritage Act.

A zoning by-law amendment application to redevelop the subject site was first submitted in April 2012 at which time the applicant proposed a 42-storey mixed-use building incorporating the north façade of the heritage building into a five-storey podium, with the tower above the Adelaide Street West (north) elevation of the Purman Building stepped back 4 metres from the front face of the building. Four of the six first floor window openings on the Adelaide Street West elevation were proposed to be lowered to grade and one window opening enlarged to accommodate a service entrance.

Subsequent revisions to the application in 2015 proposed a 6.7 metre step back of the sixth floor above the heritage building which then cantilevered to three metres from the front face of the heritage building for all floors above. Two of the first floor windows were proposed to be lowered with a third enlarged for servicing access.

The owner appealed the zoning by-law amendment application to the Ontario Municipal Board citing Council's failure to make a decision with the prescribed time frames set out in the Planning Act. The applicant subsequently entered into mediation discussions with City staff and submitted a revised proposal in a without prejudice settlement offer.

In the current proposal, the applicant proposes to develop the subject site at 263 Adelaide Street West by retaining in situ the main (north) five-storey elevation of the historic Purman Building and constructing a 48-storey tower atop the five-storey base building for a mixed use development.

COMMENTS

Current Proposal

The current proposal in the settlement offer dated May 9, 2017 proposes to retain the five-storey primary façade of the heritage building in situ and construct a 48-storey tower with a five metre step back on the sixth floor which tapers to a three metre step back at the tenth floor level. The east, west and south elevations will be replaced with new construction.

The easternmost first floor window will be lowered to grade and widened to a 4.7 metre width in order to allow for a servicing access and drive aisle. The westernmost first floor window will be lowered to grade with its original width maintained to provide a required additional egress. The central entrance to the building will be retained and lowered to grade level to provide for barrier-free access through a vestibule beyond. The remaining basement and first floor wood windows will be conserved while the windows on the residential floors (two to five) will be replaced with new wood windows to match the originals.

The original north facade parapet with a cornice and a central pediment with a pinnacle, all currently missing, will be restored based on original blueprints and historic photographs.

Assessment of Heritage Impacts

Staff's heritage conservation objectives for the property focused on the conservation of the heritage attributes located on north (Adelaide Street) elevation, consistent with the statement of significance prepared in 2005. The impact of the revised massing of the tower on the heritage building's scale, form and massing has been reduced from previous proposals by incorporating a gentler transition from a five-to a three-metre step back through a slope rather than a cantilever.

The massing policies for contributing properties in the draft King-Spadina Heritage Conservation District Plan include provisions to ensure that additions are designed to:

- be complementary to and distinguishable from such properties,
- conserve the heritage structure's three-dimensional integrity as seen from the public realm,
- maintain the primary horizontal and vertical articulation of the heritage building

The Purman Building was designed as a five-storey building with a well-detailed principal elevation facing Adelaide Street West and a fenestrated south elevation. A listed five-storey building fully abuts the east elevation while the west elevation is blank with no openings or articulation. The south elevation, identified as a heritage attribute, which backs onto a private lane and will be replaced by a new wall. A separate tower development has been approved for the vacant site directly west of the subject property which will obscure both the blank west elevation and the south elevation from the public realm.

The design and materials of the new tower at 263 Adelaide Street West introduces a contemporary and distinguishable component to the property. The proposed massing of the new tower atop the heritage building, stepped back at five-metres from the primary elevation and transitioning to three metres, conserves the five-storey three-dimensional integrity of the Purman Building when viewed from the street as well as its façade articulation and original materials.

The proposed interventions to the ground floor and basement levels have now been reduced to two sets of windows and the main entrance. While the introduction of a servicing entrance on Adelaide Street West was not initially supported by City Planning staff due the negative impacts on the both heritage attributes and the public realm, no

other options are available as loading access to the site from the rear and side elevations will not be possible due to the development of the site directly west of the subject property. With a reduction in the number of interventions to the ground floor and basement level windows to two, staff believes that the enlarging of existing window openings for a servicing entrance at the east end and a doorway at the west end would continue to maintain the arrangement of openings within the seven bays on the primary elevation, representing an acceptable level of impact. Further, four of the original sets of ground floor and basement level windows will be conserved in their entirety. The central entrance will be retained, conserved and lowered to allow for accessibility through a main entrance.

The restoration of the parapet, cornice, pediment and pinnacle, original elements which are no longer in place, will further contribute to the original heritage character of the building.

ERA Architects Inc. has prepared a draft Conservation Plan which will include lighting, interpretation and signage plans as part of the overall conservation strategy for the property. Staff will be working closely with the application on the completion of the Conservation Plan.

CONCLUSION

Staff have completed the attached Research and Evaluation Report (Attachment 11) for the property at 263 Adelaide Street West and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

The Statement of Significance (Attachment 10) for 263 Adelaide Street West and comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web-site in accordance with the City of Toronto Act provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

The proposed development is the result of a mediated settlement relating to the Zoning By-law Amendment appeal for the proposed development of a 48-storey mixed-use tower. Staff is satisfied that the impact of the proposed development has been reduced from the original application and that the proposal meets the intent of the Planning Act, the Provincial Policy Statement, City of Toronto's Official Plan heritage policies and the Standards and Guidelines for the Conservation of Historic Places in Canada. In addition, the applicant is committed to conserving the Adelaide Street West elevation including material conservation and the restoration of the missing parapet and related elements.

As a result, staff recommends that Council approve the proposed alterations, state its intention to designate and give authority to enter into a Heritage Easement Agreement for the property at 263 Adelaide Street West.

CONTACT

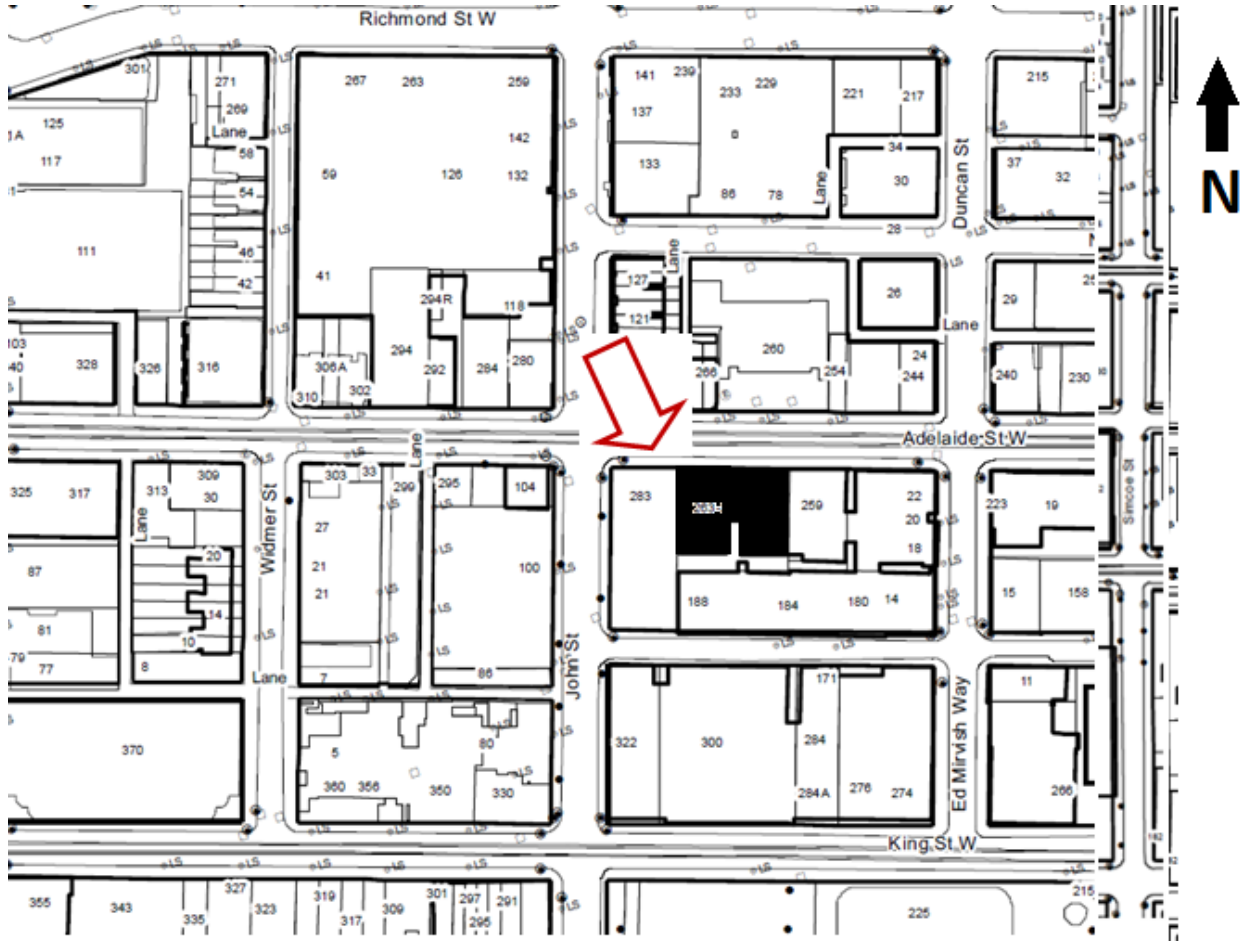
Sherry Pedersen BLA, MUP
Program Manager, Heritage Preservation Services
Heritage Preservation Services
Tel: 416-338-1089; Fax: 416-392-1973
E-mail: Sherry.Pedersen@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 - Location map
Attachment No. 2 - Aerial photograph
Attachment No. 3 - Photograph - principle (north) elevation
Attachment No. 4 - Photograph - west and south elevations
Attachment No. 5 - Proposal rendering - looking west
Attachment No. 6 - Site plan & ground floor plan
Attachment No. 7 - Drawings - north & east elevations
Attachment No. 8 - Drawings - west & south elevations
Attachment No. 9 - Drawing - north-south section detail
Attachment No. 10 - Statement of Significance (Reasons for Designation)
Attachment No. 11 - Heritage Property Research and Evaluation Report



This map is for information purposes only and is oriented with North at the top.

The exact boundaries of the property are not shown. The arrow marks the location of 263 Adelaide Street West on the south side of Adelaide between John and Duncan streets.





Photograph of the principal, north elevation of the Purman Building, 263 Adelaide Street West (Heritage Preservation Services [HPS], 2017)



Photograph of the central bay of the Purman Building with the building's name (HPS, 2017)

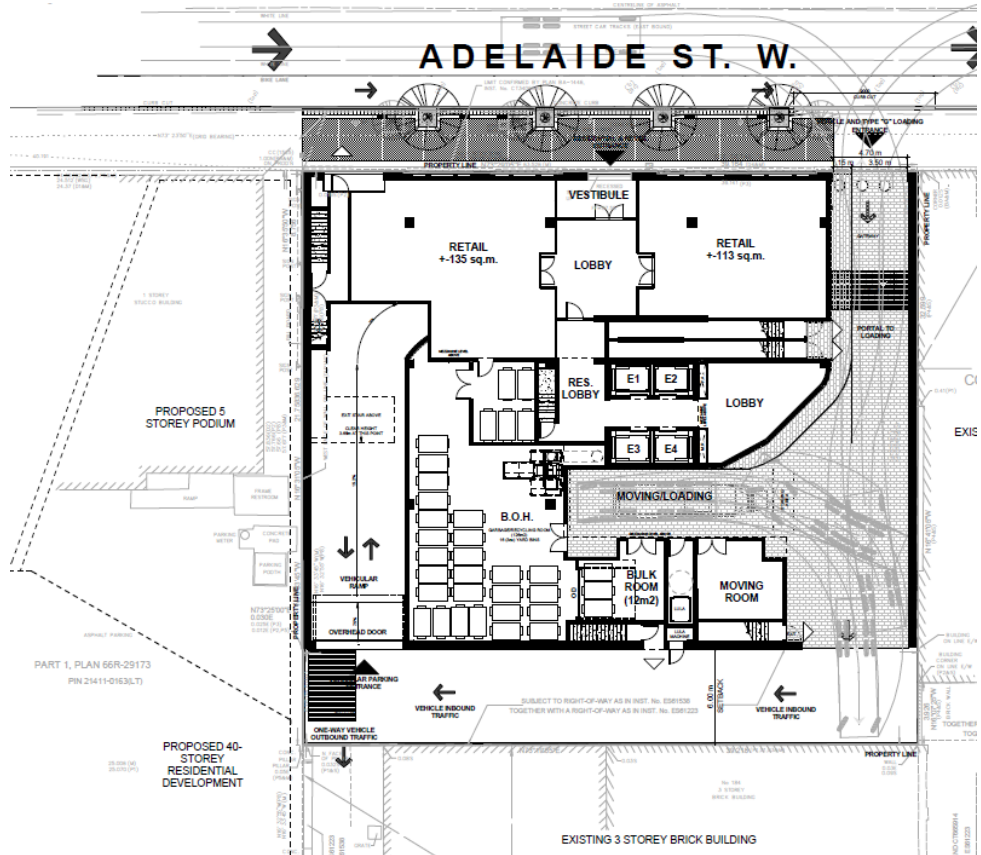
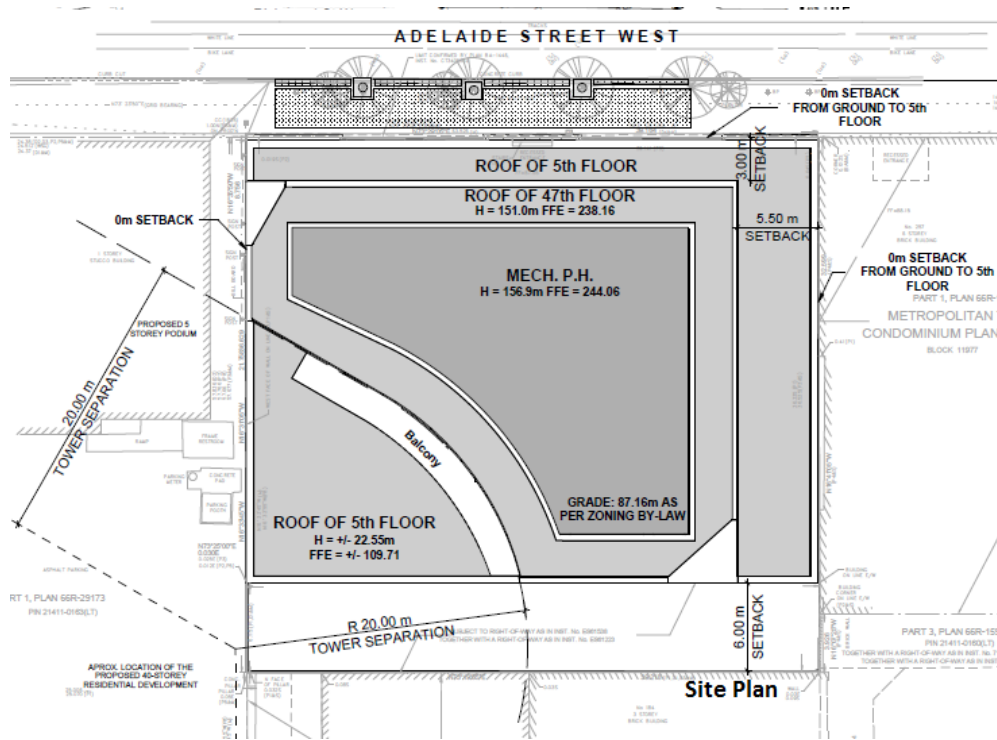


Photograph of the west and south elevations, Purman Building. (HPS, 2017)



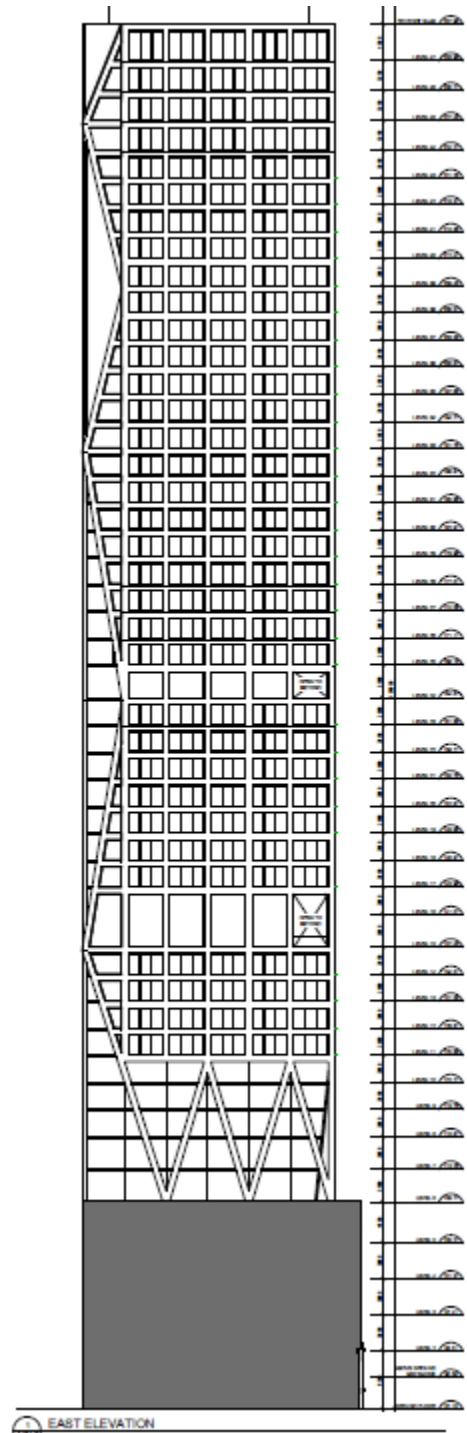
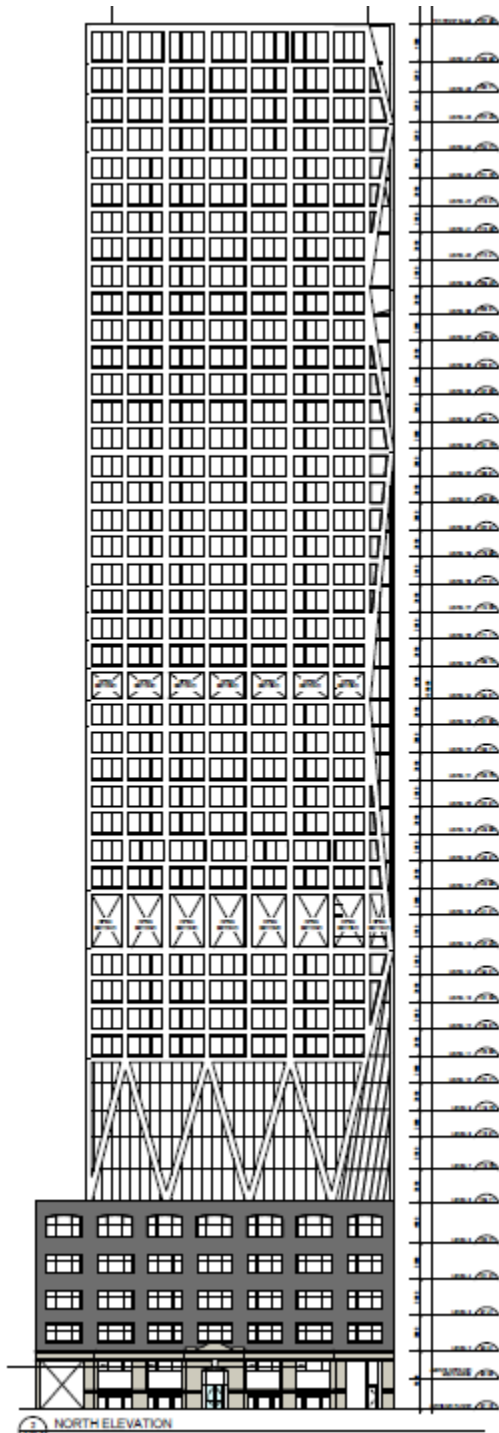
South elevation, Purman Building (HPS, 2017)

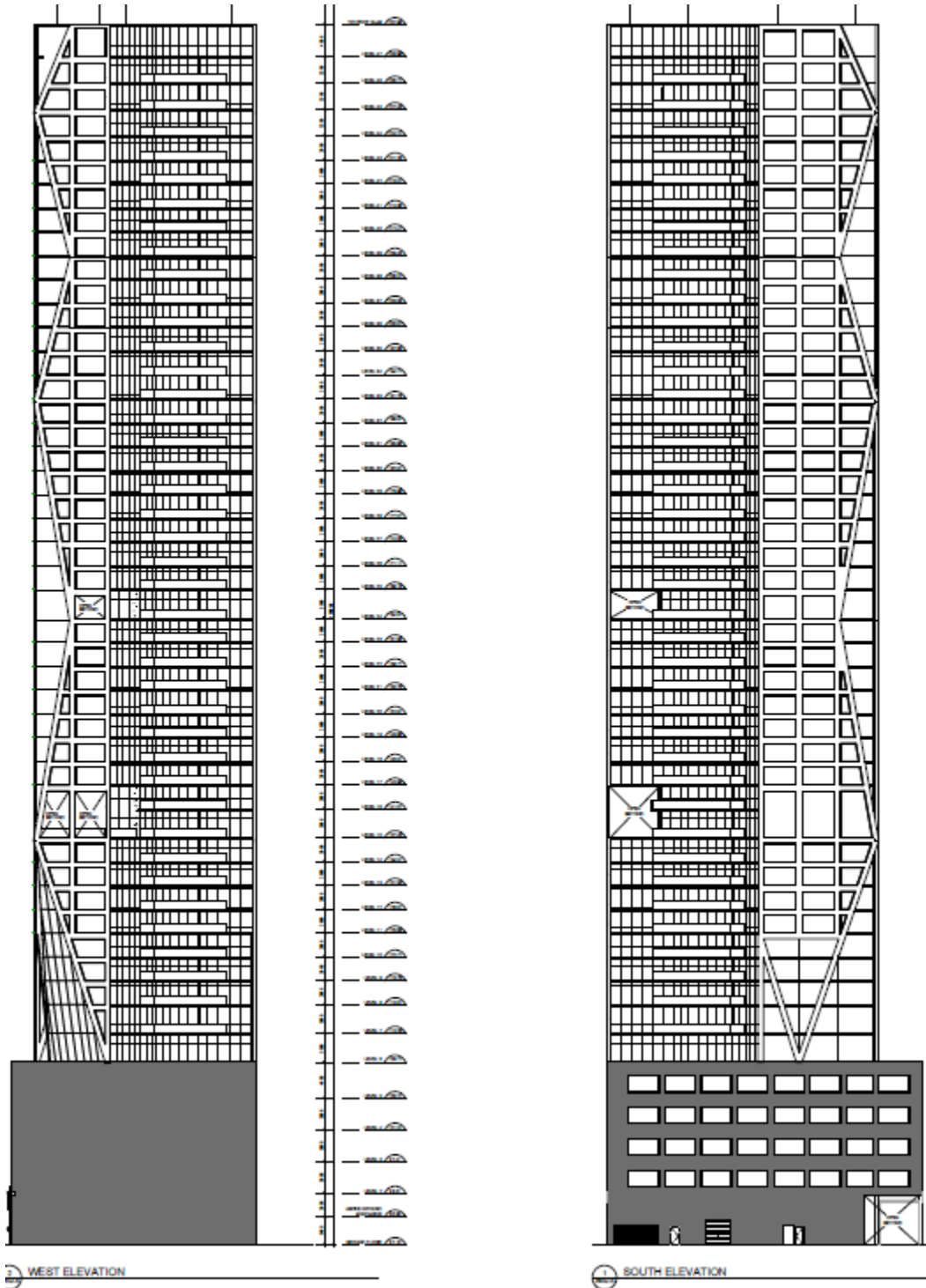


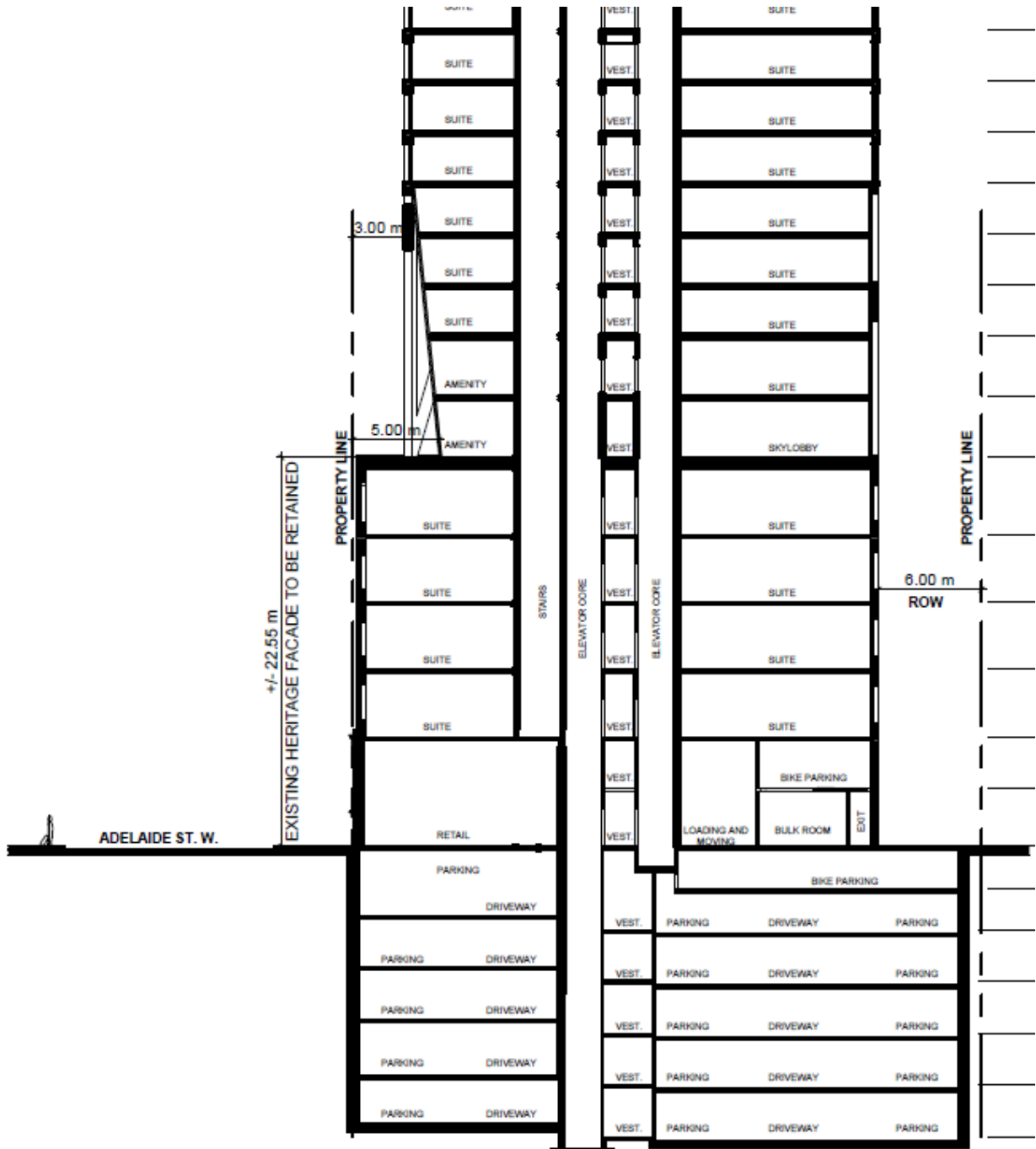


DRAWINGS: NORTH & EAST ELEVATIONS
263 Adelaide Street West

ATTACHMENT NO. 7







1 Building Section
1:100

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

Description

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

Statement of Cultural Heritage Value

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

The Purman Building has value as it contributes to an understanding of the historical development of the King Spadina neighbourhood as it transitioned from being primarily institutional and residential in the first three quarters of the 19th century to being a prosperous commercial and industrial area from the late 19th to mid-20th century. Located on a part of the property occupied by Upper Canada College from 1827-1891, the Purman building represents the redevelopment of the site for commercial and industrial uses following the college's departure to Deer Park. The building has value as it is associated with the prolific architectural partnership of A. R. Denison & Stephenson and in particular with the firm's promotion of fire-resistant timber mill construction for warehouses following the Great Toronto Fire of 1904.

Contextually, the Purman Building is important in defining and maintaining the late 19th-early 20th century commercial/industrial scale and character of the King Spadina area. The building is visually and historically linked to its surroundings, maintaining the variety of building types, scales and periods all of which support the neighbourhood's characteristic diversity. Commercial warehouses like the Purman Building represent a significant period of commercial prosperity for the neighbourhood as well as the recent revitalization of the King Spadina area. The high quality of design, materials and details contributes substantially to the overall character of the neighbourhood.

Heritage Attributes

The heritage attributes of the Purman Building are:

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

The following are not identified as heritage attributes:

The blank side elevations facing west and east.



PURMAN BUILDING
263 ADELAIDE STREET WEST

Prepared by:
Heritage Preservation Services
City Planning Division
City of Toronto

August 2017

1. DESCRIPTION



Above: Purman Building, 263 Adelaide Street West, with its principal (north) elevation facing Adelaide Street, (Heritage Preservation Services [HPS], 2017)

Cover: Purman Building, 1928 (City of Toronto Public Library [TPL], tspa_0112898f)

263 Adelaide Street West – Purman Building	
ADDRESS	263 Adelaide Street West
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	PLAN 216E PT BLK B SUBJ TO ROW
NEIGHBOURHOOD/COMMUNITY	King-Spadina HCD
HISTORICAL NAME	Purman Building
CONSTRUCTION DATE	1915
ORIGINAL OWNER	Purdy-Mansell Ltd.
ORIGINAL USE	Commercial for multiple tenants
CURRENT USE*	Commercial - Multiple-Dwelling
ARCHITECT/BUILDER/DESIGNER	A. R. Denison & Stephenson Architects
DESIGN/CONSTRUCTION/MATERIALS	Timber frame with stone and brick cladding
ARCHITECTURAL STYLE	Chicago Commercial style
ADDITIONS/ALTERATIONS	Removal of cornice on principal elevation
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	Listed on the Heritage Register
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	August 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 263 Adelaide Street West and applies the provincial evaluation criteria of Ontario Regulation 9/06 which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluations are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	With the establishment of the Town of York and Fort York, the site known as 263 Adelaide Street West is part of the military reserve known as the Garrison Reserve.
1827-1891	Upper Canada College occupies a large property bound by King, Adelaide, Duncan and John Streets.
1903	By this date the former Upper Canada College site has been subdivided into four blocks by the intersection of Duncan Street and Pearl Street
1913	Part of Block B on the south side of Adelaide is purchased by Purdy Mansell Ltd.
1914	A.R. Denison & Stephenson Architects prepare drawings for the Purman Building
1915	The Purman Building owned by Purdy Mansell is completed at 263 Adelaide Street West and rented to a variety of commercial and industrial based businesses
1940	By this date until the late 1980s the building is owned by City Garden City Press Cooperative and is known as the Garden City Press Building
1991	Building Records indicate that the building is owned by Guestville Enterprises Ltd.
2005	City Council adopted a motion to include the property on the Heritage Inventory
2011	Guestville Enterprises Ltd. sold the property to Adelaide Street Lofts
2012	A zoning amendment application for a 42-storey mixed-use building which would retain the existing five storey building has been submitted to City Planning and is currently under appeal at the OMB
2016	The property is part of the King-Spadina Heritage Conservation Study Area enacted by City Council on December 15, 2016 by by-law #1186-2016

ii. HISTORICAL BACKGROUND

King Spadina Neighbourhood

The property at 263 Adelaide Street is located in the proposed King-Spadina Heritage Conservation District (HCD),¹ a section of the City of Toronto that was originally allocated for defensive purposes (referred to as the Garrison Reserve when the Town of York and Fort York were established in 1793. (Image 1) Prior to European settlement, the area had been used by Indigenous Peoples for thousands of years. The Garrison Reserve provided a defensive buffer surrounding Fort York, extending from the lakeshore fort east to the Town of York, west to a boundary now known as Dufferin Street and north to Lot Street (now Queen Street). From 1797, under the Hon. Peter Russell², the town expanded westward into the reserve area initially as far as Peter Street.³ Following the end of the War of 1812 and the reduced need for defence, the town expanded further westward and Government institutions, such as the parliament buildings, hospitals, jails and schools were established in this part of the City.⁴ (Image 2) The early development of the area also included fashionable residential streets including John Street, Adelaide Street and Wellington Place and squares such as Clarence and Victoria Memorial Square.

In the 1850s the railway reached the City of Toronto, with rail yards constructed in the southern section of the neighbourhood. Wealthier residential uses left, however middle and working class housing continued to be developed, concurrent and often alongside industries which established the commercial vitality of the area. After World War II, as roads replaced railways and manufacturing shifted out of the heart of the city to its periphery, the vacant warehouses were adaptively re-used, providing commercial offices and the foundation for a vibrant arts and entertainment district attracting artists and creative types. While along the south side of King Street, between John and Simcoe streets, the early 19th century institutional character of the area returned with the establishment of Roy Thomson Hall and Metro Hall.

Two blocks north of King and John streets, the Purman Building is located at 263 Adelaide Street West on the south side of Adelaide Street between Duncan and John Streets. This block was originally part of a larger site occupied from 1829 -1891 by Upper Canada College.⁵ (Images3-6) Throughout the 19th century this block and two to the south, bound by Simcoe on the East and John on the west, and Front Street to the south were occupied by three institutions: Upper Canada College, Government House and the Parliament Buildings. The properties surrounding them were subdivided into

1 The King Spadina Heritage Conservation District Study Area was enacted by City Council on December 15, 2016, By-Law 1186-2016.

https://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/HCDs/King-Spadina/Final_King-Spadina%20HCD%20Plan.pdf

2 Peter Russell (1733-1808) was the Receive General and Auditor for Upper Canada and temporary President and Administrator for the province (1797-1799) after Lieutenant Governor Simcoe returned to England

3 Likely named for Russel and his estate Petersfield which stood at the top of Peter Street north of Queen Street.

4 The Town of York was incorporated as the City of Toronto in 1834.

5 The College moved to Deer Park in 1891.

small lots and built as residential development. When the institutions departed, the access provided by the railways made these properties ripe for industrial development.

By 1903, Duncan Street had been extended south of Adelaide to King Street cutting the former Upper Canada College site in half. (Image 7) Pearl Street further subdivided it on an east-west axis so that the former college site was subdivided into 4 blocks (marked A-D). Block B had been occupied by the college's boarding houses, but by 1903 these had been replaced by the Telfer Manufacturing Company. The other three blocks gradually filled in with other industries (Block C east on Adelaide, contained the Canada Printing Company, Block A to the south facing King contained Eclipse Whitewear Co. and the Pure Gold Manufacturing Company. D remained vacant, but by 1924, Goad's indicates the extensive industrial development on the site and on the blocks to the south where CPR spur lines began to fill the old Government House site. (Image 8) By 1957 this site and that of the Parliament Buildings were completely occupied by railway lines.

263 Adelaide Street West

The assessment recorded on August 29, 1913 for the 1914 Assessment Rolls indicate that a vacant lot identified as Part Block B on the south side of Adelaide Street, now known as 263 Adelaide Street West was owned by Purdy Mansell Ltd.⁶

The company Purdy Mansell Ltd. Plumbers, Steam and Gas Fitters was located at 61-63 Albert Street. Alexander S. Purdy (d. 1921) was president and William Mansell (1860-1938), the vice-president. In 1915, Purdy lived at 402 Palmerston Avenue and Mansell lived at 492 Dovercourt Road, later moving to 80 Baby Point Road. While few records of Purdy have been found an account of Mansell's life indicates he was born in Southampton, U.K. and came to Canada in 1864 with his family.⁷ He and Eveline Hill married in 1880 and had 6 children. In 1887, he was one of three founding partners of Purdy Mansell Mashinter, plumbers and steamfitters, which by the 1890s was known as Purdy Mansell. In 1891, Purdy Mansell Mashinter had provided the "plumbing, and gas fitting and also steam warming and ventilating"⁸ in the new Ontario Parliament Buildings. Mr. Mansell was a member of the Lakeview Curling and Bowling Club, Rotary International, the Masonic Lodge and was a member of the Humbercrest United Church.

Purdy and Mansell commissioned the architects A. R. Denison & Stephenson to design a five storey building with a raised basement which included twelve separate units for rental. They never occupied the building themselves as their company premises were located at 61-63 Albert Street, which is now part of the new Toronto City Hall site. The drawings for the Purman Building were complete in April 1914.

In August 1914, the property was still recorded as vacant, but by August 1915, the assessment rolls indicate that the building owned by Purdy Mansell had been completed and was occupied by several tenants including Robert Simpson Co. Ltd.

⁶ Assessment Rolls for Ward 4, Division 1. The assessments were typically done in the year prior to the year of assessment, i.e. the 1914 assessment rolls were based on information recorded in August of 1913.

⁷ <https://www.geni.com/people/William-Mansell/6000000012808780445>

⁸ Sessional Papers, Legislature of the Province of Ontario, Volume 5, Volume 24 Part 5, 1892, p. 29.

Grocery Department, the Industrial & Technical Press Ltd., the Canadian Machine Telephone Co. Ltd., the Pictorial Review Co., Richards Glass Co. Ltd., and the Seamless Rubber Co. The building had five floors and an additional floor in the raised basement. Each floor had two separate units.⁹ In the first year of its occupation, the assessment rolls indicate that some of the units were still empty.

Over the next years, printing and publishing remained high in the list of tenants including William E. Coutts, greeting cards, Sterling Printing and Publishing Co., Hodder and Stoughton Ltd. and the Musson Book Co., the Industrial and Educational Publishing Co., There were more industrial uses too including the William Beardmore Manufacturing Co. (brass workers), Lambert Pharmaceutical Co., British Aluminium Co., and the British Dye Stuffs Corporation Ltd.

Following Mansell's death in 1938, the building was purchased by the Garden City Press Cooperative. The mix of printing and publishing along with industrial companies and production continued. The former included the Graphic Equipment Ltd, printing presses, MonoLino Typesetting Co., the Canadian Institute of Science and Technology, and Duncan Roberts and Sons Graphic Arts. The latter included the Dominion Anilines and Chemicals Ltd. factory, Firestone Tire & Rubber Co. of Canada Ltd., Rogers Radio Tubes Ltd., factory.

During the late 1940s the engineers Babcock and Margison were commissioned to assess the structural integrity of the building for its use by printing companies and to accommodate the compact but heavy printing presses such as the recently developed Crabtree two-coloured press known as the Monarch which could print sheets as large as 3 x 4.' (Image 9)

In the 1950s the fashion industry became a third type of tenant represented initially by the Quality Slipper and Vest Co., G.C.P. Peters Braid Manufacturing Co. Panama Sportswear along with various jewellery and jewellery craft companies. By 1975, the Canadian Folk Arts Council, the Community Folk Arts Council and Metro Caravan represented the neighbourhood's shift towards culture and entertainment uses.

In the early 1990s building permits indicates that under the ownership of Guestville Enterprises, applications were made to change the designated use from "Warehouse, Class A, Garment Factory and Printing Plant to Warehouse Garment Factory and Carpenter's Shop. Permits from 1993 indicate extending the use informally to include five artists' studios with the inclusion of showers and the designated use was extended to include "electronic equipment factory building" for ERSA systems.

A.R. Denison and Stephenson Architects

A. R. Denison & Stephenson Architects were commissioned to undertake the design of the Purman Building. Colonel Arthur Richard Denison (1857-1923) was a son of Colonel Richard Lippincott Denison, a member of the influential Denison family, whose members owned several of the original Park Lot estates including Dovercourt where Arthur was born, as well as Brookfield, Belle Vue, Heydon Villa and Rusholme. A. R.

⁹ The City Directories and plans filed with Building Records at the City of Toronto indicate that these units were frequently further subdivided and let out to separate tenants.

Denison was a prolific architect with more than 100 projects across Ontario who practised for over 40 years from 1878 and formed numerous partnerships. The longest was with George E. Stephenson (1874-c.1922) from 1906-1921.¹⁰ Stephenson had articulated with Denison & Fellowes in 1894-6, worked as a draughtsman until 1906 when Denison offered him a partnership. The firm was commissioned by the Ontario Government to design school prototypes for rural villages which were published in 1909 in the book, "Plans for Rural School Buildings." In 1908 the firm designed the Lakeview Curling Club House, and as William Purdy was a member this may have been how the future client and architects met.

Apart from schools, the partnership received commissions for banks, residences, hospital buildings and warehouses. With regard to the latter type, Denison published an article on the "high degree of fire protection" offered by mill construction using timber in 1917 and featured the Purman Building.¹¹ (Image10) He argued that timber mill construction was economical in terms of space provided, time required and cheapness of materials. He also noted that a higher level of fire protection was also achieved as all surfaces and elements were exposed. Foundations were to be of concrete and the footings and connections for the timber elements would be metal. Heavy timber such as British Columbia fir was used as the density made it stronger and more fire resistant.¹²

iii. ARCHITECTURAL DESCRIPTION

The Purman Building at 263 Adelaide Street West is a five storey building with a raised basement built on a u-shaped plan with windows on its north and south elevations. (Images 11-12)

The design of the Purman building is a representative of the commercial Chicago style which was both aesthetically and technically driven by the advances in design of commercial/industrial buildings in the late 19th century. The key technical components were the structure of the building which relied on a grid of steel or wood beams and columns, providing a flexible open interior to accommodate machinery and the storage of goods which meant the outer skin was no longer structural. The second technical advance was the invention of the passenger elevator, which permitted buildings to achieve greater heights than previously possible when relying on stairs or hoists.

Aesthetically, the principal elevations of Chicago-style buildings were tripartite with a well-detailed and decorated base, a middle that was repeated from floor-to-floor, and a top which typically featured a projecting cornice creating a prominent identity on the city's skyline. Between 1890 and 1920 the elements of the building were typically rendered in a manner derived from the Classical style, here a contemporary take on the 16th century Italian Renaissance Palazzo, but could also reflect the varying tastes of the time by including Art Nouveau, Neo-Gothic and, eventually in the 1920s–1930s, Art Deco and Style Moderne characteristics.

10 Biographical and practice details have been taken from Hill, ed., Biographical Dictionary of Architects in Canada.

11 Denison, p. 219

12 The Great Toronto Fire of 1904 which destroyed approximately 20 acres of the downtown warehouse district had a lasting influence on the design of buildings in Toronto

The Purman Building was designed as rectangular block with its principal elevation facing north to Adelaide Street and the south side including a u-shaped light well accommodating fire exits. (Images 13-14) The plan reveals a central entry with stairs, a passenger elevator and two freight elevators and a light well on the central axis providing access to two separate suites, each with a washroom and a vault on either side of the entry. To augment fire resistance, the stairs were metal and concrete and the vaults were brick-lined. (Image 15) With these specific functions arranged around the central bay, the rest of the floor area was unencumbered open space punctuated by the equally-spaced structural grid of wood posts.¹³ As the building was intended for tenants, this provided flexibility for potential subdivision of the space into smaller rooms. The regularly spaced structural grid of the floor plans is reflected on the north and south elevations of the building with the regular grid of window openings. (Images 11-12 and 17-18) On the principal north elevation, the elements of the Chicago style as well as those of the Italian Renaissance are present in the organization of the elevation with a stone base, repeated middle section and decorative prominent top. The elevation is vertically arranged into seven equal bays with the central bay having a projecting entrance and the two end bays also projecting and then terminating in curved pediment-like cornices with raised parapets behind. This bi-lateral symmetry was a typical feature of 16th century Renaissance palazzos.

The stone base has a smooth ashlar facing of alternating stone courses of two different heights. (Images 18-20) The central entrance is framed by an archway which steps forward and features a flattened pediment as well as a keystone in the arched opening below the carved Roman script "Purman Building" which is set on the plain frieze beneath the projecting cornice which separates the stone base from the upper floors. Varied decorative brick and stone panels between the windows contribute to the emphasis on the two outer bays. (Image 21) Alternating bands of stone and brick at the top floor, with central keystones and large impost blocks of the segmental arches contribute to the elaboration of the top of the building. (Image 22) This is terminated by the raised central curved parapet with a flourish of stone scrolls supporting a flag pole which is flanked by the more simply detailed raised parapets over the outer bays with their simple rectangular step and square inset panel of stone and brick. (Image 11, as above)

The original double doors shown in the drawings have glazed openings whose frames with pilasters, arches and keystones reinforce the Italian Renaissance influence. (Image 23) The basement windows have stone piers separating the three sash while the first floor window have tripartite sash matching those windows in the upper stories, but feature large windows for display. The windows in the upper stories are elongated horizontally with a broader central bay and two outer bays with opening sash and a transom above. The pattern was favoured by the Chicago school but with its wider central window also echoes the Palladian window of the Italian Renaissance. Each window features a stone lintel. The windows at the fifth floor as part of the elaborate top of the building feature segmental arched openings.

¹³ Note re article by Stephenson and the use of wood instead of steel following the fire of 1904.

In contrast to the carefully modulated and detailed principal north elevation, the south elevation facing a private laneway indicates its rear orientation and functionality. (Image 24) The structural order of the interior plan is once again evident in the grid of openings on the rear elevation with narrower openings of the three central bays corresponding to particular uses in the centre of the building. The rear elevation is clad with yellow brick and the windows are of industrial steel glazing with opening sections. As the plan was deep, the large size of the windows and inclusion of the light well maximized natural light on every floor and permitted skylights to allow daylight into the basement level.

With regards to the east and west elevations, as the Purman Building and the Telfer Manufacturing Co. on the east were built up to the property boundaries, the elevation is not visible. The west elevation was clad in red brick with no fenestration in anticipation of the construction of an adjacent building. A vacant lot is adjacent. (Image 25)

Interior

The main entry hall opened onto a shallow landing with a central set of stairs ascending a half level to the first floor and two narrower stairs descending to the raised basement level on either side. (Image 26-27) The walls have a glazed white tile dado approximately 4' high and terminated by a decorative tile band with a projecting classical profile. The walls above the dado were plain brick, but in the entry these have now been plastered and a later panel moulding added. True to Denison's assertion that to ensure fire prevention, all surfaces be exposed, the beams and wood ceilings are exposed. The original metal frame staircase with concrete treads remains according to the original architect's drawings. (Image 28)

iv. CONTEXT

Located on the south side of Adelaide Street between Duncan and John streets, the Purman Building, completed in 1915, belongs to a second wave of development which saw properties first occupied by institutions replaced by commercial/industrial buildings typically of five stories in height and built up to the edge of the property creating a solid urban street frontage in the King Spadina area. Originally part of a vital commercial and industrial community in this district, following the departure of manufacturing uses, the warehouses have been adaptively re-used creating the core of a thriving arts, entertainment and cultural neighbourhood. In 1970, the adaptive re-use of Eclipse Whitewear Co. building at 322 King Street at the north-west corner of King and John streets by Diamond and Myers Architects lead the way for this redevelopment of existing building stock and rebirth of the area. Very little A few examples of the Victorian residential neighbourhood, constructed primarily in the last quarter of the 19th century but occasionally including townhouses from c1850, survive on various blocks throughout the King Spadina area. The three, grand row-houses opposite the Purman Building at 266 Adelaide Street West combined with those on the north-east corner of Adelaide and John Street (109-127 John Street) represent this residential character. (Images 29-31) To the east of Purman, a commercial warehouse building of a similar period, materials and scale survives. While opposite it and next to the houses a late twentieth century fire station with a large forecourt, but a similar low scale adds to the neighbourhood's mix. The rest of Adelaide Street, represents the broader King-Spadina neighbourhood characterised by low-rise mid-twentieth century commercial buildings, with later mid-rise blocks and recent high-rise residential towers.

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. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. 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	X

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

Denison published an article on the "high degree of fire protection" offered by mill construction using timber in 1917 and featured the Purman Building.¹⁴ (Image10) He argued that timber mill construction was economical in terms of space provided, time required and cheapness of materials. He also noted that a higher level of fire protection was also achieved as all surfaces and elements were exposed. Foundations were to be of concrete and the footings and connections for the timber elements would be metal. Heavy timber such as British Columbia fir was used as the density made it stronger and more fire resistant.

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	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The Purman Building has value as it contributes to an understanding of the historical development of the King Spadina neighbourhood as it was transformed from being primarily institutional and residential in the first three quarters of the 19th century to being commercial and industrial from the late 19th to mid-20th century. Located on a part of the property occupied by Upper Canada College from 1827-1891, the Purman

¹⁴ Denison, p. 219

building represents the redevelopment of the site for commercial and industrial uses following the college's departure to Deer Park. The building has value as it is associated with the prolific architectural partnership of A. R. Denison & Stephenson and in particular with the firm's promotion of fire-resistant timber mill construction for warehouses following the Great Toronto Fire of 1904.

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

Contextually, the Purman Building is important in defining and maintaining the late 19th-early 20th century commercial/industrial scale and character of the King Spadina area. The building is visually and historically linked to its surroundings, maintaining the variety of building types, scales and periods all of which support the neighbourhood's characteristic diversity. Commercial warehouses like the Purman Building represent a significant period of commercial prosperity for the area as well as the recent revitalization of the neighbourhood. The high quality of their design, materials and details contributes substantially to the overall character of the neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 263 Adelaide Street West, containing the Purman Building has design, associative and contextual values.

Completed in 1915, the Purman Building, has design value as an example of the Chicago School commercial warehouse type in a revised Classical style. The property has value as it is associated with the late 19th – early 20th century development of the former Garrison Reserve from an institutional enclave to a prosperous commercial precinct. It is also valued for its association with the prolific architectural partnership of A. R. Denison & Stephenson.

Situated in the proposed King Spadina Heritage Conservation District, on the south side of Adelaide Street West, between Duncan and John Streets, the Purman Building supports to the commercial warehouse scale and character of the neighbourhood which has been a key factor in the regeneration of King Spadina area.

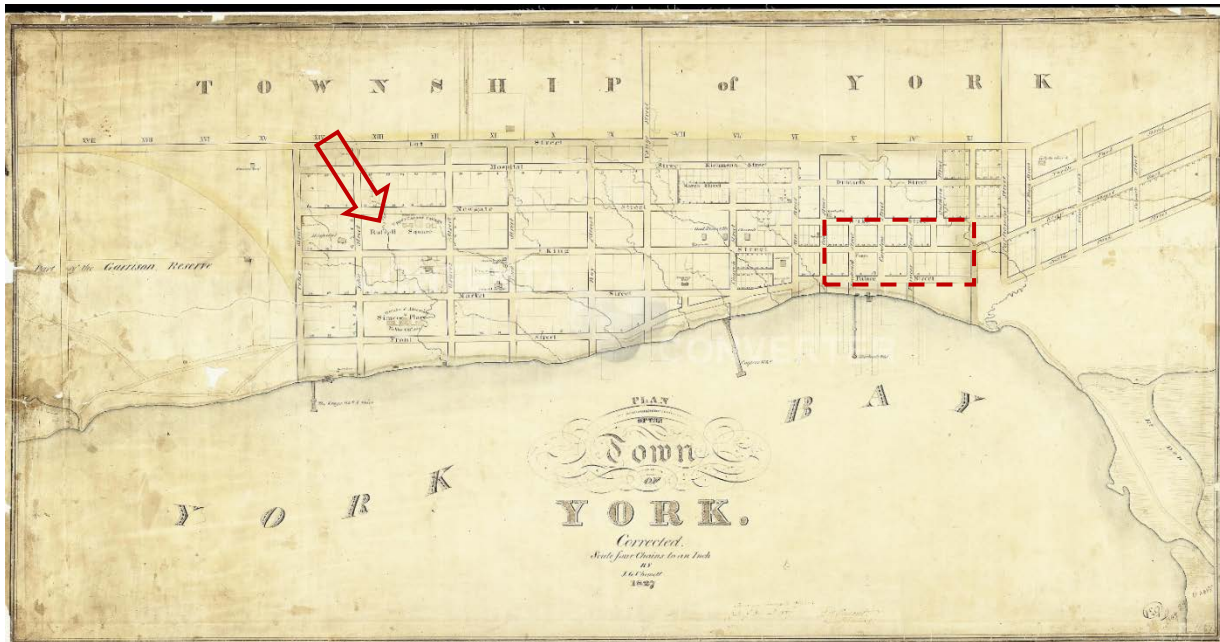
5. SOURCES

Archival Sources

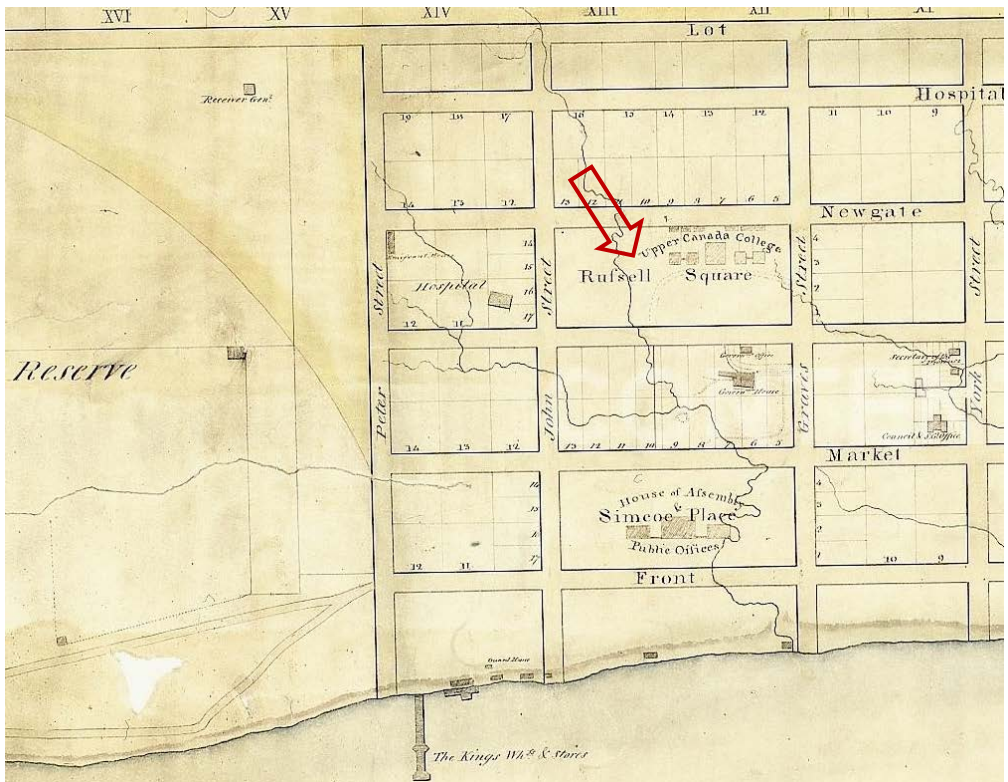
Assessment Rolls, Ward 4, Division 1.
Boulton, William Somerville. *Atlas of the City of Toronto and Vicinity*. 1858
City of Toronto, Building Records, 263 Adelaide Street West, 1947-2002.
City of Toronto Directories, 1913 ff.
Chewett, J. G. *Plan of the Town of York*, 1827
Denison, A. R., "Slow Burning and Mill Construction," *Contract Record*,
14 March, 1917, pp. 219-220.
Goad, Charles E. *Atlas of the City of Toronto and Suburbs*. 1884, 1890, 1899, 1903,
1913, 1924. (CTA)
Photograph of the Purman Building, 1928, Toronto Public Library, tpsa_0112898f.
Wadsworth & Unwin. *Map of the City of Toronto*. 1872.

Secondary Sources

Arthur, Eric. *Toronto: No Mean City*. 1964
Careless, J. M. S. *Toronto to 1918: an Illustrated History*. 1984.
Lundell, Liz. *The Estates of Old Toronto*. 1997.
Hill, Robert, editor. *Biographical Dictionary of Architects in Canada*: entry for
A.R. Denison <http://www.dictionaryofarchitectsincanada.org/node/1637>
G.E. Stephenson <http://www.dictionaryofarchitectsincanada.org/node/2054>
Hitchcock, Henry-Russell. *Architecture: Nineteenth and Twentieth Centuries*.
3rd ed. 1971.
Kalman, Harold. *A History of Canadian Architecture*. 1994.
Ng, Nathan. *Historical Maps of Toronto*.
<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
Taylor Hazel Architects. *King Spadina Heritage Conservation District Study*. 2014.
Toronto Star, "Deaths: Purdy, Alexander S." October 12, 1921, p. 20.
Toronto Star, "Business Man Buried – Many Attend Funeral," October 13, 1921, p. 13.
(Alexander S. Purdy notice)
Toronto Daily Star, "William Mansell Buried," January 24, 1938, p. 3.
Upper Canada College, 1890, photograph from the Ontario Archives, 10002101,
retrieved from Taylor on History website:
<https://tayloronhistory.com/tag/russell-square-york/>



2. J. G. Chewett, Plan of the Town of York, 1827: showing the original Town of York (dashed rectangle), the subsequent expansion westwards to Peter Street with the Garrison Reserve beyond. (Ng)



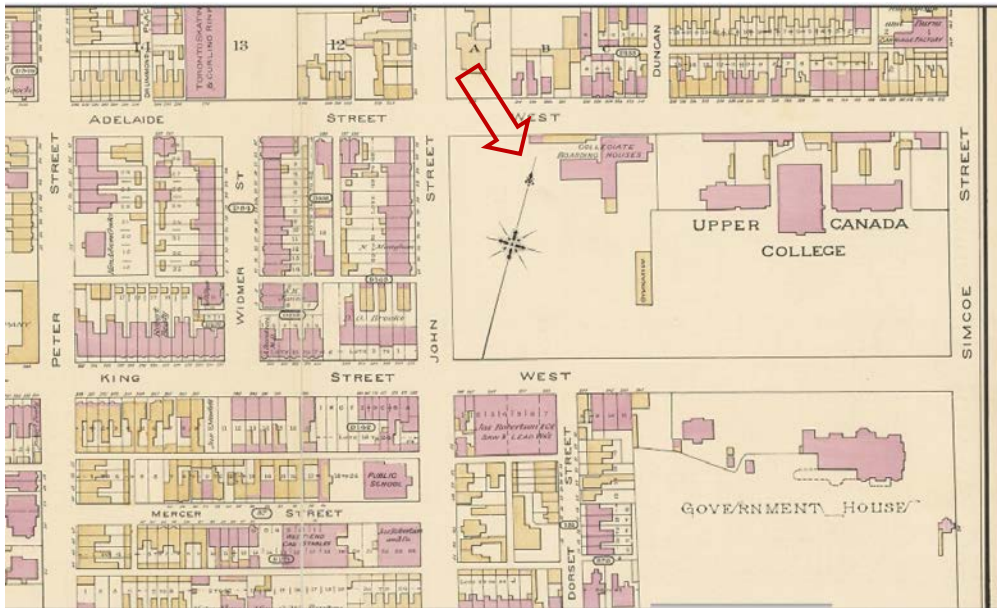
3. J. G. Chewett, Plan of the Town of York, 1827, (detail): showing the various institutions including the House of Assembly, Government House and, on Russell Square, Upper Canada College. N.B. Newgate Street is now Adelaide and Graves Street is Simcoe (Ng)



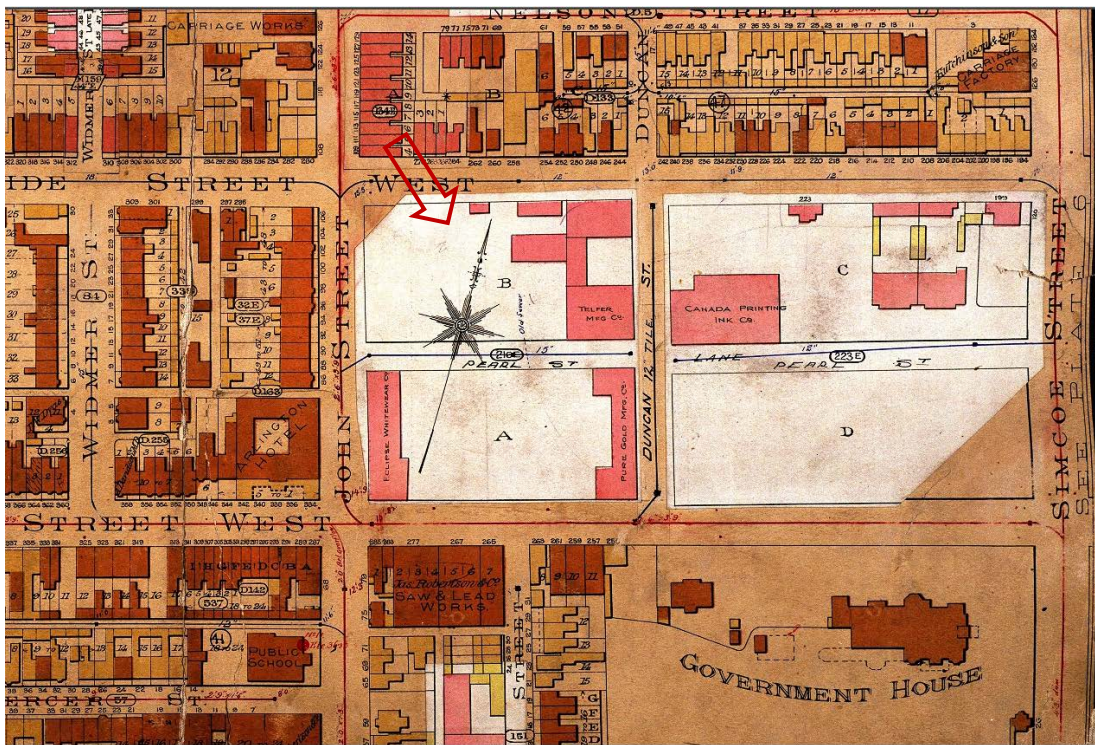
4. W. S. Boulton, Atlas of the City of Toronto and Vicinity, 1858, (detail): showing the development of the area including the institutions identified above, and the steady subdivision for residential development. (Ng)



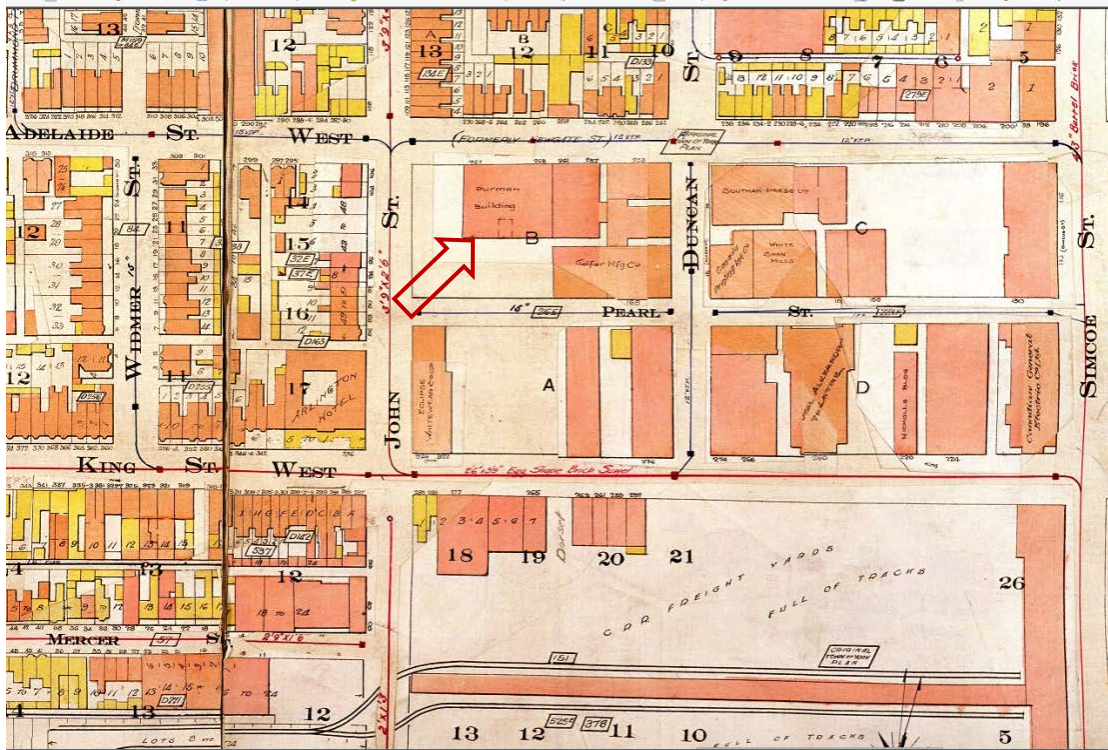
5. Upper Canada College, 1890, (Ontario Archives 10002101)



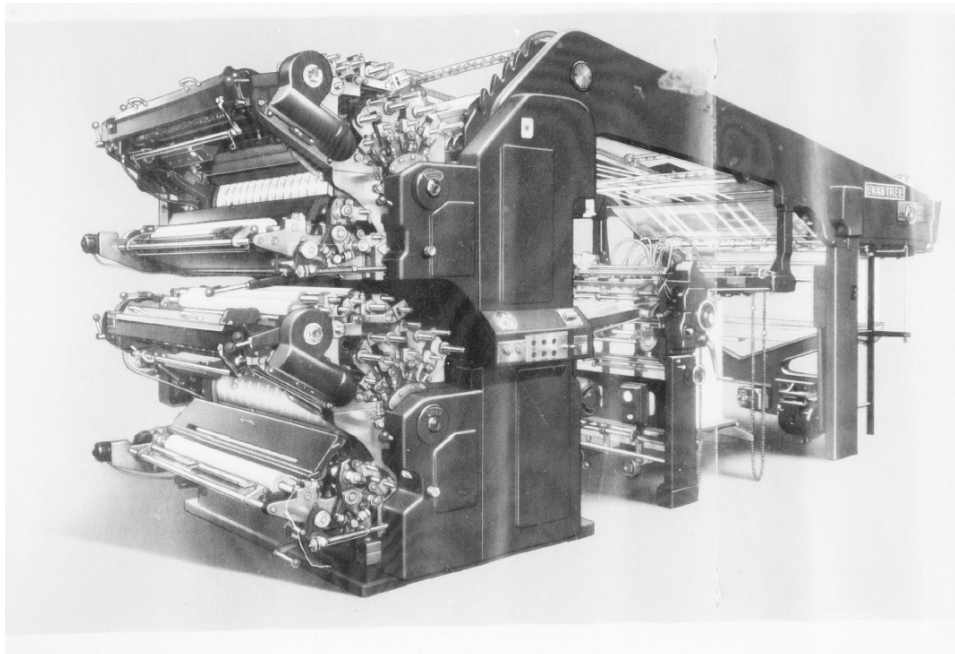
6. Goads Atlas, 1884, (Detail): showing the residential development surrounding Upper Canada College and its boarding houses on the west side of the block (CTA)



7. Goad's Atlas, 1903, showing the block following the departure of Upper Canada College and its subdivision into four parts by the extension of Duncan Street and the introduction of Pearl Street and the industrial buildings which have begun to occupy the block. (CTA)



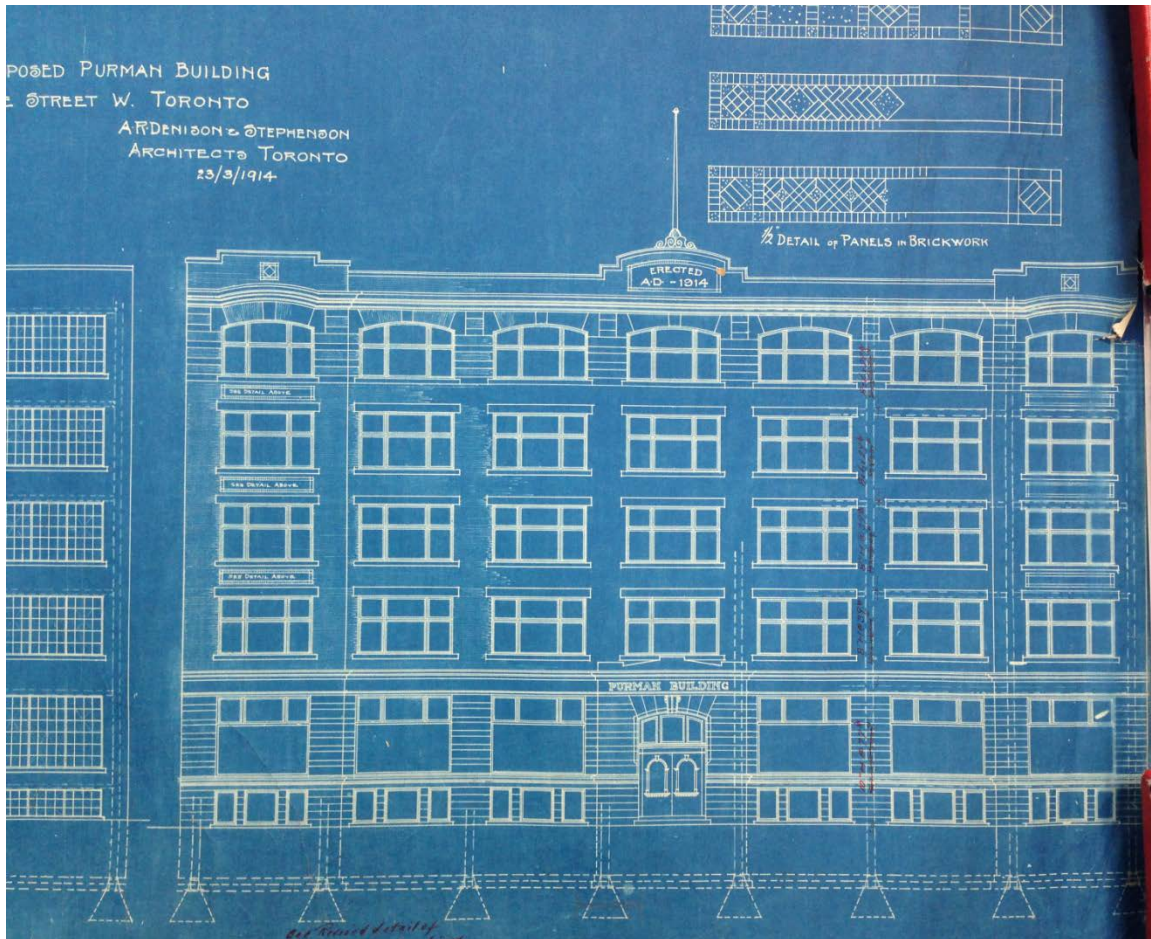
8. Goads Atlas, 1924 showing the Purman Building constructed on the south side of Adelaide Street on part of the west half of Block B. (CTA)



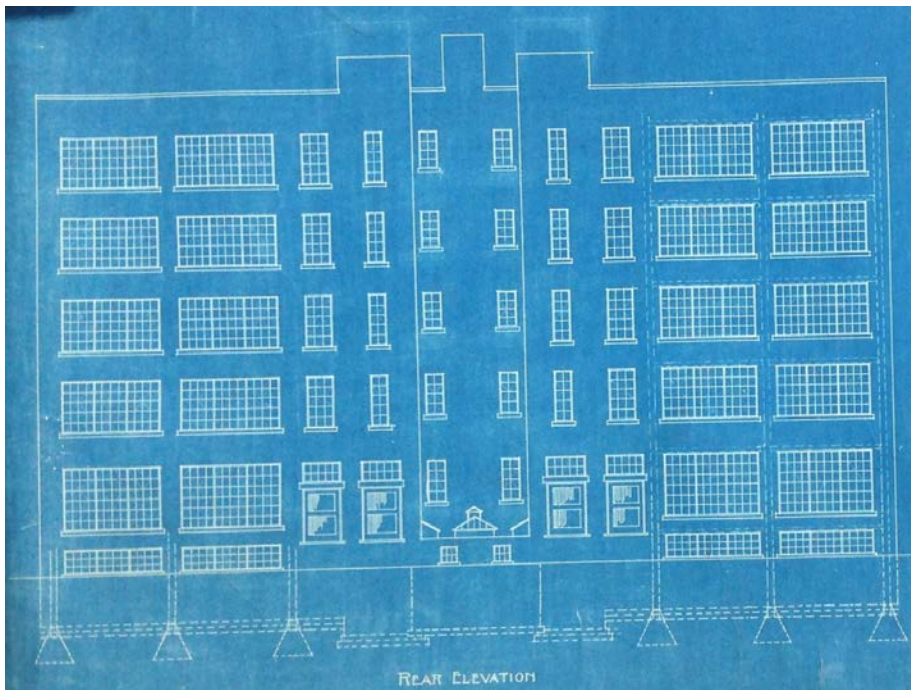
9. The engineers Babcock and Margison assessed the structure of the building to ascertain that it could accommodate such large machinery as the newly developed Crabtree Two-coloured Press, known as the Monarch which could accommodate sheets up to 3' x 4' (123 x 93 cm) and a print worker could stand within the machine to operate the controls. (Building Records, File No. 44046)



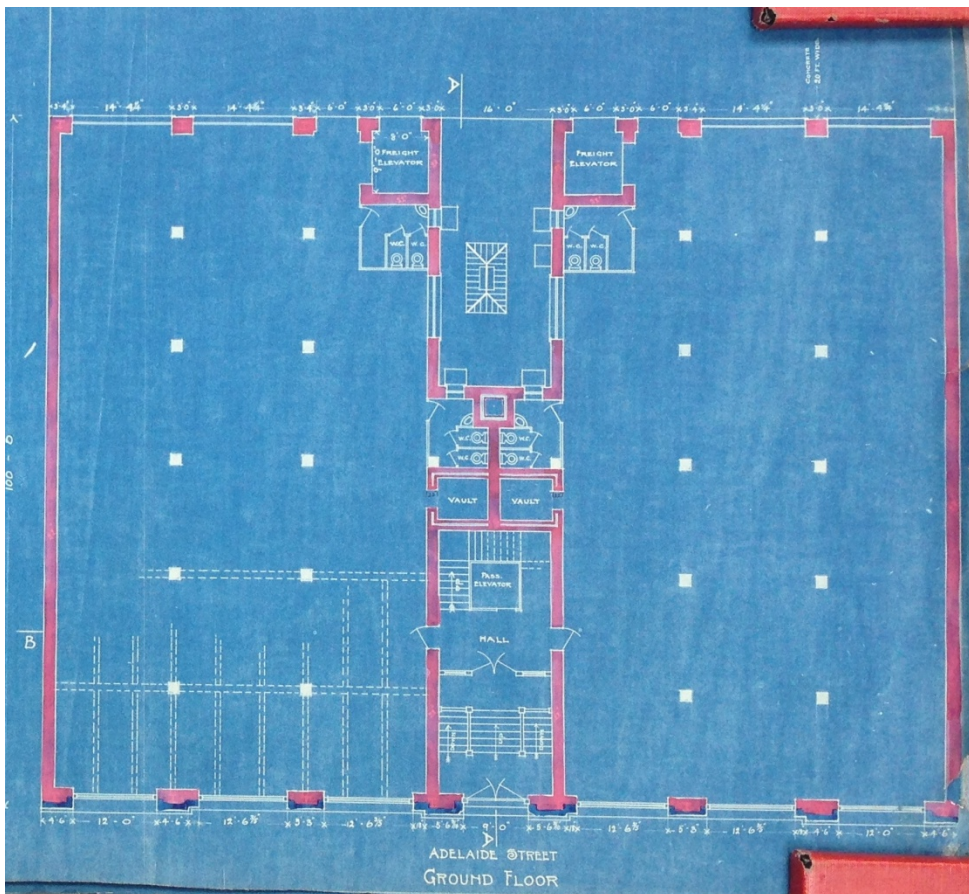
10. The Purman Building, "a good example of slow burning construction" featured in Denison's article for Contract Record, March 1917, p. 220.



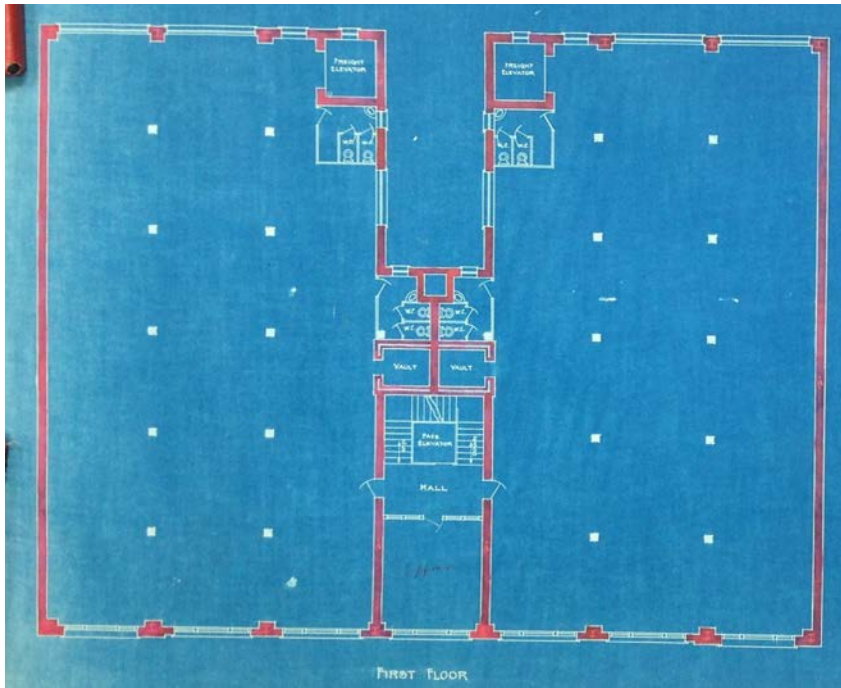
11. A.R. Denison & Stephenson, "Plans of Proposed Purman Building, 263 Adelaide Street West, Toronto, North Elevation, 23 March 1914. Front Elevation (CTA)



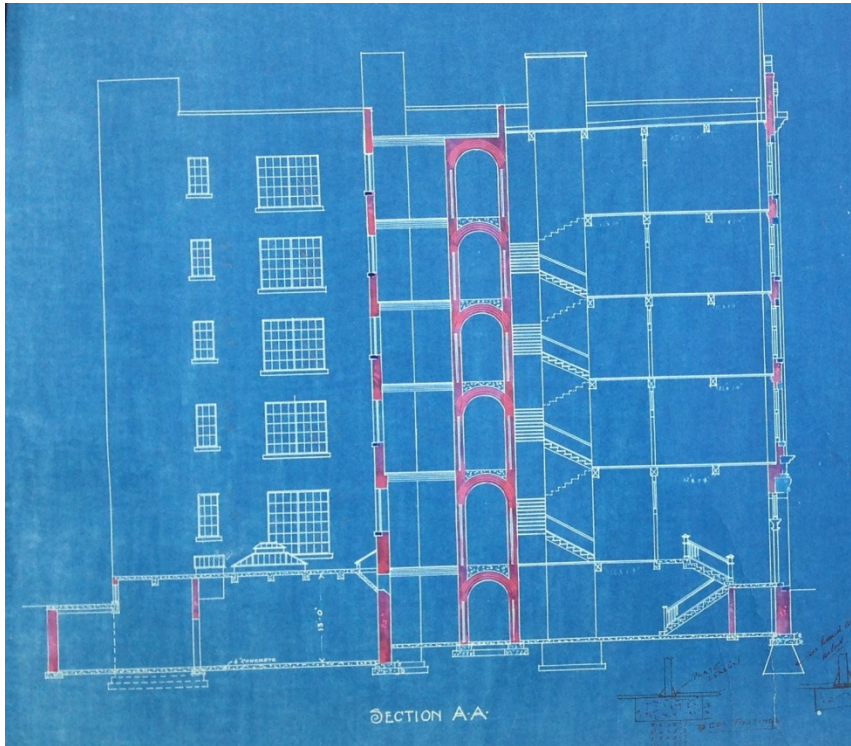
12. "Plans of Proposed Purman Building, 263 Adelaide Street West, Toronto, North Elevation, 23 March 1914, Rear Elevation" (CTA)



13. Ground Floor Plan, Purman Building showing the structural grid, entry stairs, elevator and main stairs as well as the skylights to the basement. (CTA)



14. First Floor/typical Plan for the Purman Building (CTA)



15. Section AA, through the centre of the building showing the brick lined vaults and the light well at the rear of the building. (CTA)



16. Photograph of the Purman Building taken in 1928 showing the original cornice details. (TPL, tspsa_0112898f)



17. Current Photograph of the Purman Building (HPS 2017)



18. View of the base of the Purman Building (HPS, 2017)



19. View of the entry with the stone surround, transom light and later doors (HPS, 2017)



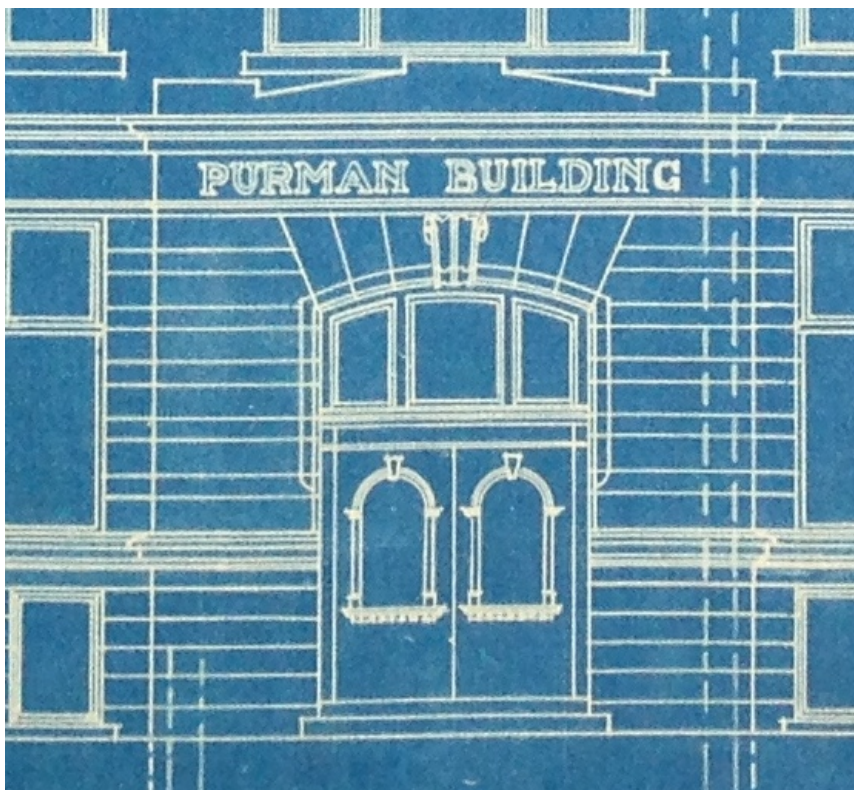
20. Detail of top of main entry with the Purman Building name, the arch with corbel keystone and the small pediment above the cornice. (HPS, 2017)



21. Decorative brick and stone panels which are featured at the outer bays of the building (HPS, 2017)



22. Fifth Floor, brick and stone details. (HPS, 2017)



23. Detail of South Elevation drawing showing the design for the original doors. (CTA)



24. Rear (south) elevation, showing the original steel window sash, arrangement of openings and original delivery doors (HPS, 2017)



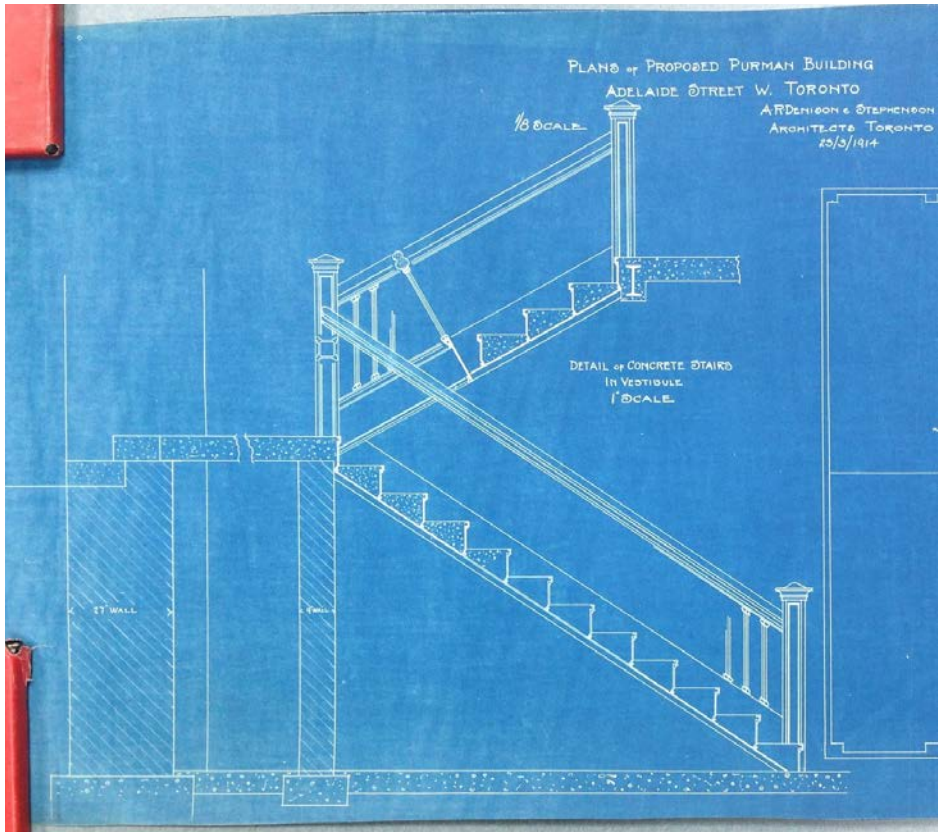
25. West elevation and part of the south elevation viewed from John Street (HPS, 2017)



26. Entry Lobby showing the original metal and wood handrail and the glazed brick tile dado. (HPS, 2017)



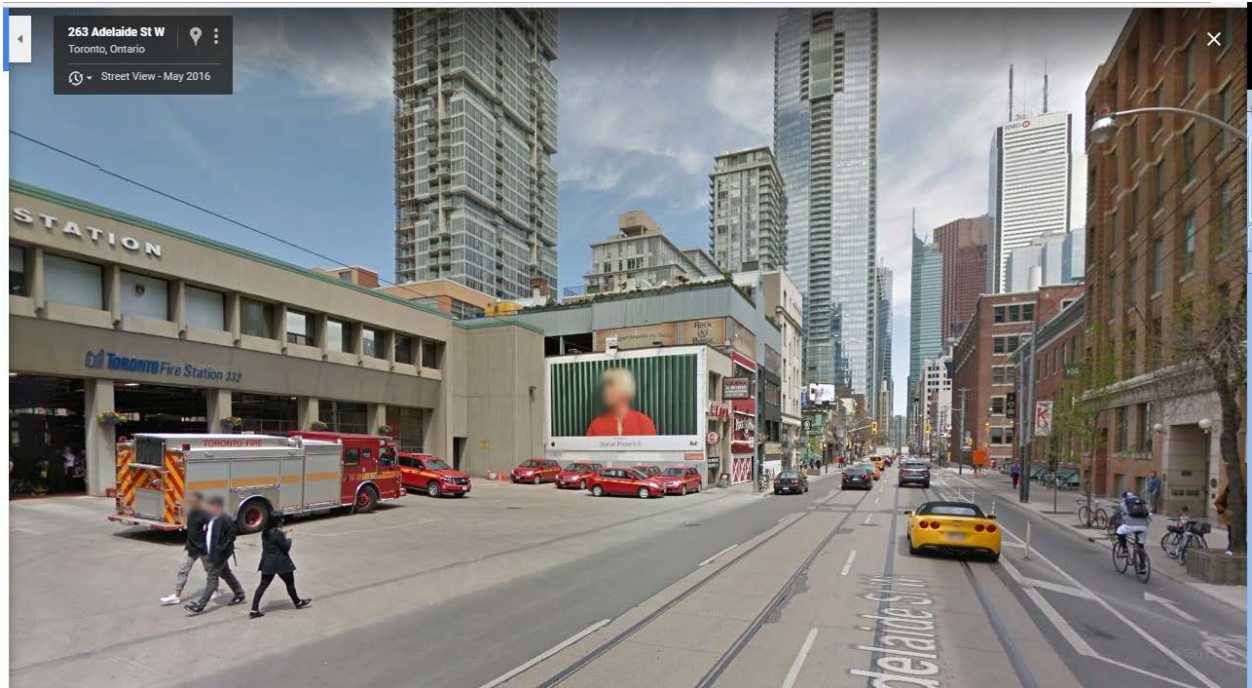
27. Main Stairs showing the glazed tile dado and brick walls above. (HPS, 2017)



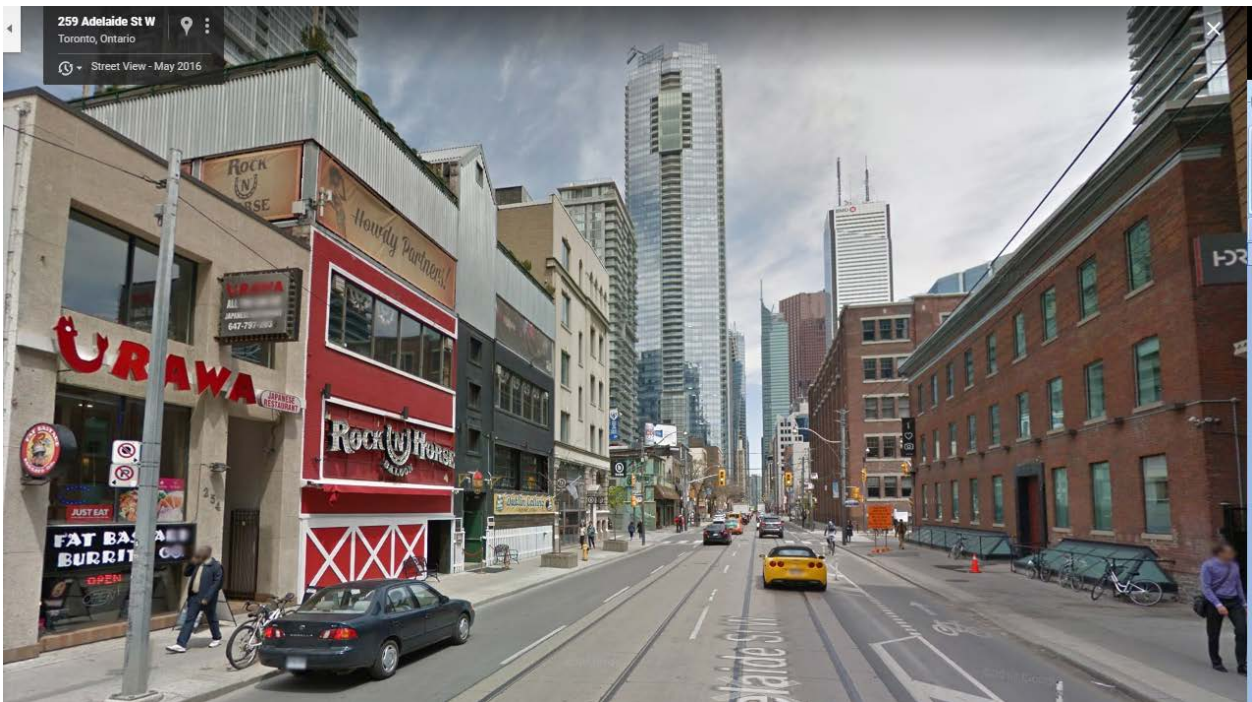
28. Denison & Stephenson detail drawing of stair construction showing metal and concrete. (CTA)



29. View looking west on Adelaide Street with the Victorian row-houses on the north side opposite 263 Adelaide Street West. (Google Street View, 31 July 2017)



30. View looking east on Adelaide Street with the fire station and fore-court on the north side opposite 263 Adelaide Street West and the low-rise warehouses and commercial blocks. (Google Street View, 31 July 2017)



31. View looking east on Adelaide Street with the low-rise warehouses and commercial blocks. (Google Street View, 31 July 2017)