



**STAFF REPORT
ACTION REQUIRED**

**51 Hanna Avenue – Intention to Designate under Part IV,
Section 29 of the Ontario Heritage Act**

Date:	March 21, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Trinity-Spadina – Ward 19
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\April 21 2011\teHPS06

SUMMARY

This report recommends that City Council state its intention to designate the property at 51 Hanna Avenue (Hinde and Dauch Paper Company Power House) under Part IV, Section 29 of the Ontario Heritage Act. City Council listed the property on the City of Toronto Inventory of Heritage Properties on July 22, 2004 when it was part of the neighbouring site at 43 Hanna Avenue.

Located on the southeast corner of Hanna Avenue and Snooker Street, the property containing the Hinde and Dauch Paper Company Power House at 51 Hanna Avenue is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act. The site is being adapted for commercial uses, and the property owners have agreed to its designation.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 51 Hanna Avenue under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

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

Financial Impact

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

ISSUE BACKGROUND

City Council included the property formerly known as 43 Hanna Avenue on the City of Toronto Inventory of Heritage Properties in 2004. The site, which extends along the east side of Hanna Avenue between Liberty Street (south) and Snooker Street (north), contains a former paper factory operated by the Hinde and Dauch Paper Company and subsequently used as a manufacturing and distribution facility by Irwin Toy Limited. The former factory buildings at the south end of the complex have been converted into a residential condominium named the Toy Factory Lofts and retain the street address of 43 Hanna Avenue. That portion of the property is under separate ownership and is not being recommended for designation.

At the north end of the property, the former Hinde and Dauch Paper Company Power House now known as 51 Hanna Avenue is being converted into a commercial development, including retail stores, restaurants and offices. Staff have determined that the proposed alterations to the listed property are minimal and support the adaptive reuse of the site.

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for the property at 51 Hanna Avenue. As a result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation. A location map (Attachment No. 1) and Photographs (Attachment No. 2) are attached. Located at the north end of the site, the Hinde and Dauch Paper Company Power House (1910-12, with additions) is composed of low-rise industrial buildings associated with the adjoining former paper factory.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The property at 51 Hanna Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located on the northeast corner of Hanna Avenue and Snooker Street in the neighbourhood now known as Liberty Village, the Hinde and Dauch Paper Company Power House is a representative example of early 20th century industrial architecture that is distinguished by its unique features, including the pair of tall brick

chimneys that stand as local landmarks. Associated during the 20th century with the Hinde and Dauch Paper Company and Irwin Toy Limited, the site is an integral part of the former industrial enclave developed southeast of King Street West and Dufferin Street, and is linked to its surroundings where many of the neighbouring industrial complexes are recognized on the City of Toronto's heritage inventory. The Reasons for Designation (Statement of Significance), which is the public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the owners of 51 Hanna Avenue and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

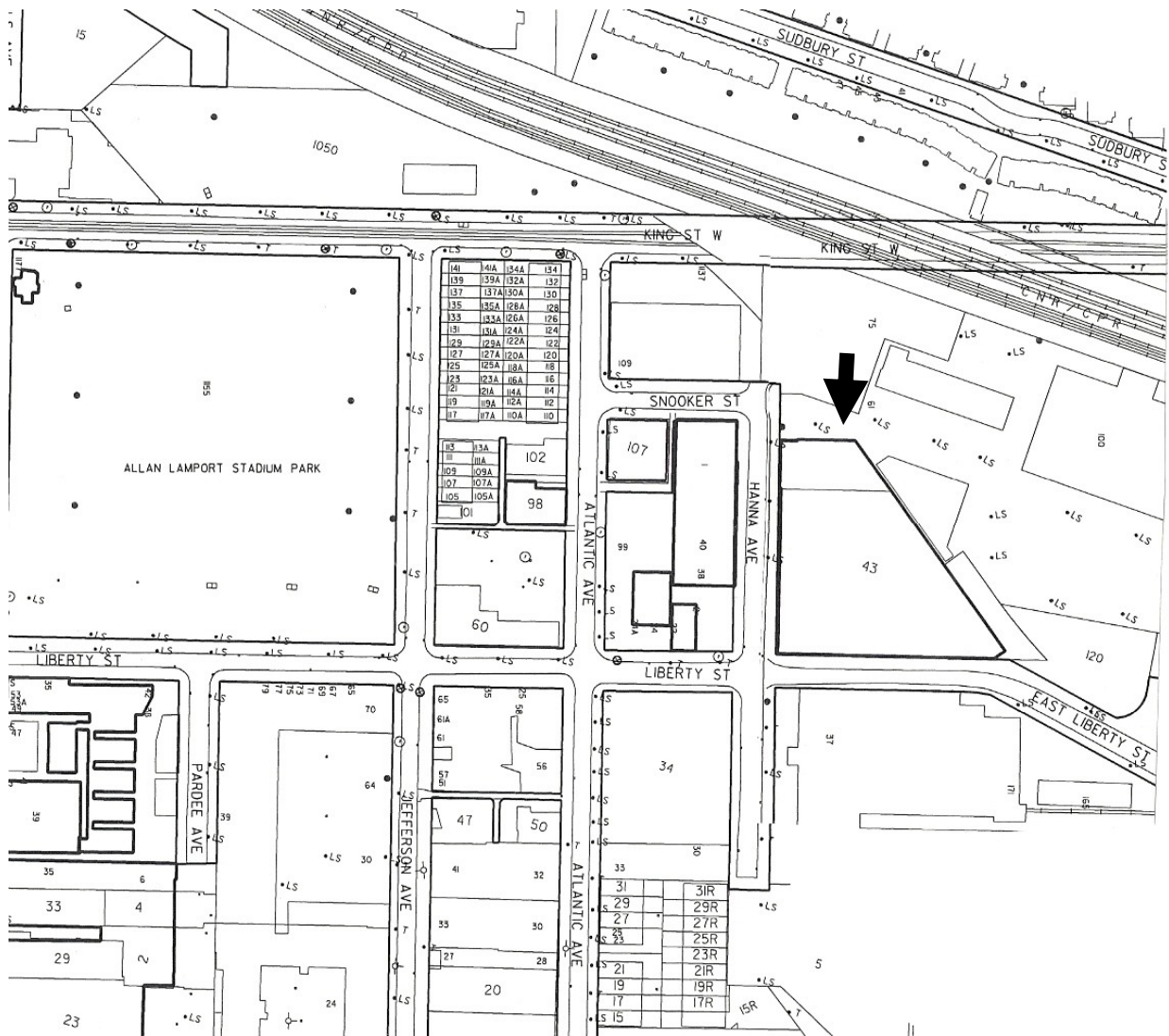
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SIGNATURE

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City Planning Division

ATTACHMENTS

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



The **arrow** marks the north portion of the property, which is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act

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



Photograph of the Hinde and Dauch Paper Company Power House, showing the west façade on Hanna Avenue (right) and the north elevation on Snooker Street (left)



Photograph of the Hinde and Dauch Paper Company Power House, showing the north façade on Snooker Street (right) and the northeast elevation (left)

Hinde and Dauch Paper Company Power House

Description

The property at 51 Hanna Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the southeast corner of Hanna Avenue and Snooker Street, the Hinde and Dauch Paper Company Power House (1910-12, with additions) is comprised of a group of low-rise industrial buildings associated with the adjoining paper factory.

The subject property was formerly part of a larger site known as 43 Hanna Avenue when it was listed on the City of Toronto Inventory of Heritage Properties in 2004. The subject site has been severed and renumbered as 51 Hanna Avenue, while the remainder of the property to the south (containing the former Hinde and Dauch Paper Company factory, parts of which were redeveloped as a residential condominium known as the Toy Factory Lofts) is not included in the Reasons for Designation.

Statement of Cultural Heritage Value

The Hinde and Dauch Paper Company Power House has design value as a representative example of early 20th century industrial design that is distinguished by its unique detailing. As a collection of industrial structures with boiler houses and a storage building, the complex features different heights and rooflines, with a dramatic stepped parapet on the north boiler house, and an extended skylight, tower and two tall brick chimneys (smokestacks) on the northeast structure that are highlights of the design.

The Power House is directly associated with the Hinde and Dauch Paper Company, the American manufacturer of corrugated paper products that operated its Canadian subsidiary in this location for nearly 60 years. During the closing decades of the 20th century, the facility was occupied by Irwin Toy Limited, a major Canadian distributor of toys and other novelties. The company was associated with such entertainment staples as the Hula Hoop, Slinky and Frisbee, which it supplied to independent retailers across the country.

Contextually, the property at 51 Hanna Avenue assists in defining, maintaining and supporting the historic character of the neighbourhood now known as Liberty Village, which originated as a manufacturing district southeast of King Street West and Dufferin Street. The Hinde and Dauch Paper Company (with its predecessors and successor) was a major presence among the collection of late 19th and early 20th century industrial complexes that are recognized on the City's heritage inventory. The Hinde and Dauch

Paper Company Power House is also related functionally, visually and historically to its surroundings where, as part of one of the area's large-scale former industrial complexes, it adjoins the Brunswick-Balke-Collender Company at 40 Hanna Avenue and the neighbouring Gillet Company at 41 Fraser and the Toronto Carpet Manufacturing Company at 1177 King Street. With its pair of landmark brick chimneys that are visible from vantage points in and outside the neighbourhood, the Hinde and Dauch Paper Company Power House stands as a local landmark.

Heritage Attributes

The heritage attributes of the portion of the property at 51 Hanna Avenue containing the Hinde and Dauch Paper Company Power House are:

- The collection of industrial buildings, comprised of the two-storey storehouse (west), the boiler house rising the equivalent of 3½ stories (north, centre), and the two-storey irregularly-shaped boiler house at the northeast corner
- The scale, form and massing of the structures
- The red brick cladding, with brick and stone trim
- On the two-storey storehouse (southeast corner of Hanna Avenue and Snooker Street), the two-storey rectangular plan, the north parapet on the flat roofline, and the placement of the segmental-arched and flat-headed openings on the north and west façades
- On the north boiler house (south side of Snooker Street, east of the two-storey storehouse), the rectangular plan rising the equivalent of 3½ stories, the gable roof with corrugated metal cladding and, at the west end, a stepped parapet, and the piers on the north façade
- On the northeast boiler house (northeast corner of the site), the two-storey plan, the angled northeast wall with flat-headed window openings, and the flat roof with the extended skylight and, near the east end, the projecting tower with window openings
- The two tall brick chimneys, or smokestacks, one of which is located at the east end of the complex, and the other that rises from the interior of the northeast boiler house

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**HINDE AND DAUCH PAPER COMPANY POWER HOUSE
51 HANNA AVENUE, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2011

1. DESCRIPTION



Above: Photograph of the Hinde & Dauch Paper Company Power House, showing the north (right) and northeast (left) elevations (Heritage Preservation Services, February 2011)

Cover: Photograph of the Hinde & Dauch Paper Company Power House on the southeast corner of Hanna Avenue and Snooker Street (Heritage Preservation Services, February 2011)

51 Hanna Avenue: Hinde & Dauch Paper Company Power House	
ADDRESS	51 Hanna Avenue (southeast corner of Snooker Street); formerly known as 43 Hanna Avenue
WARD	19 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 1062, Lot 10
NEIGHBOURHOOD/COMMUNITY	Liberty Village
HISTORICAL NAME	Hinde and Dauch Paper Company Power House
CONSTRUCTION DATE	1910-12 ¹
ORIGINAL OWNER	Hinde and Dauch Paper Company, paper & box manufacturers
ORIGINAL USE	Industrial (factory)
CURRENT USE*	Not applicable * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None identified for Power House
DESIGN/CONSTRUCTION	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Not applicable
ADDITIONS/ALTERATIONS	See historical timeline, below
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on the City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2011

¹ No building permit was located; see historical timeline in Section 2.i.

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 51 Hanna Avenue (formerly identified as 43 Hanna Avenue), 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
1887 June	Province of Ontario transfers land in the Ordnance Reserve to the Land Security Company
1887 Nov	Plan 765 is registered, with the subject property as Block “R”
1890	Goad’s Atlas shows the partial subdivision of the area
1892 June	Plan 1062 is registered, partitioning part of Plan 765
1892 Sept	The MacFarlane Shade Company owns and occupies part of the property ²
1894	Goad’s Atlas shows two buildings on the east side of Pacific Avenue (later Hanna Avenue), with access from the east extension of Liberty Street
1897 July	Menzie & Turner occupy the site and buy more property on Pacific Avenue the next year
1899	Goad’s Atlas outlines additional buildings on the east side of Pacific Avenue, north of Liberty Street
1902	The Menzie Manufacturing Company is recorded at 43 Pacific Avenue, where it is impacted by a fire in February 1902
1903	Following the 1902 fire, the updated Goad’s shows the alterations to the property
1904 May	Building permit #505 is issued for a factory for the Menzie Manufacturing Company
1907	George H. Hees Sons & Company Limited occupies 43 Pacific Avenue
1909	Pacific Avenue is renamed Hanna Avenue
1910 June	Hine & Dauch Paper Company acquires the site, which is recorded as ‘vacant’
1911	Hinde & Dauch Paper Company now occupies the property
1912 Dec	A building permit is issued for a factory with plans by architect F. R. Berry
1912	Goad’s Atlas for 1910 revised to 1912 shows the extension of the complex to the north end of Lot 10
1913 Aug	The assessed value of Hinde & Dauch’s factory complex rises significantly, reflecting the most recent development of the site
1914 June	A building permit is issued for a steel tower
1914 Aug	The assessed value of Hind & Dauch’s buildings more than doubles since the previous year’s assessment
1923	The updates to Goad’s Atlas show additional buildings, including the triangular-shaped structure at the northeast corner of the site
1926 Aug	The tax assessment rolls record an additional building on the site
1928 Nov	The Castle Concrete Construction Company and other contractors oversee alterations costing \$300,000
1929 Aug	The new factory building on the northeast corner of Hanna and Liberty is

² MacFarlane is also spelled “McFarlane” and “Macfarlane” in various archival sources

	partially completed when the tax assessment roll is compiled
1935 Jan	The Disher Steel Construction Company receives a permit for a support for a steel stack
1937 July-Aug	A building permit is issued for a 230-ton coal bunker and to “build an addition to factory for boiler house No. 1”
1944 Jan	A numbered plan shows the buildings at the north end of the site, numbered 1, 5 & 4 from Hanna Avenue eastward
1944 Apr	A building permit is issued for an addition to the steel stack on the boiler house
1948 Sept	An application is made to alter the coal bunker
1950 Nov	A building permit is approved for interior alterations to enlarge the boiler house
1963	Domtar Pulp & Paper Limited & Packaging occupies the site
1967	The property is recorded as vacant
1967 Feb	Representatives of Irwin Toy Limited acquire the site
1967 June	A building permit for alterations shows the boiler room with 3 boilers (numbered east to west), with a coal receiver projecting from the angled northeast wall
1967 Sept	A building permit is issued to Irwin Toy Limited to erect a chimney on the north elevation of the paper mill building, rising 58 feet above the roof
1968	Irwin Toy Limited is recorded at 43 Hanna Avenue, along with other tenants including the Ideal Toy Company of Canada
2004	Toronto City Council includes the property on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

Liberty Village

The property at 51 Hanna Avenue is located in the neighbourhood now known as Liberty Village, which extends from the south side of King Street West between Strachan Avenue (east) and Dufferin Street (west). In 1793, when the Town of York was established as the new capital of the Province of Upper Canada, the area extending west of the townsite to the Humber River was set aside for the military as the Ordnance Reserve or Garrison Common. The municipality began encroaching into the military reserve as early as 1797 when “New Town” was created between Old Town and Peter Street. Additional land was taken in the Ordnance Reserve in the 1830s as the community spread westward to Bathurst Street. When the City of Toronto was incorporated in 1834, its west boundary was set at Dufferin Street.

Portions of the Ordnance Reserve were devoted to institutional uses, including the Provincial Lunatic Asylum that opened on Queen Street West by the mid 19th century.³ At this time, the future character of the area was determined when the first steam railways extended their lines along the waterfront and westward across the military reserve. In the 1870s, the Central Prison for Men opened on a 20-acre parcel near Strachan Avenue and King Street West, followed by the Andrew Mercer Reformatory for Women on the latter

³ The walls of the former Provincial Lunatic Asylum remain and are designated under Part IV, Section 29 of the Ontario Heritage Act

street. These institutions are shown on Goad's Atlas for 1884 (Image 2 in Section 6 of this report). In the late 1800s, additional acreage along the south side of King Street West, east of Dufferin Street, was subdivided. Industry gravitated to the area, drawn by the proximity of the railways and the completion of the Canadian Pacific Railway's King Street West underpass that improved vehicular access. The internationally known Massey-Harris Company (later Massey-Ferguson), which manufactured agricultural equipment on King Street, and Inglis, producers of boilers, heavy machinery and electrical appliances on Strachan Avenue, were the locality's most prominent occupants. However, other industries developed smaller factory complexes south of King Street between the railway corridor to the east and Dufferin Street on the west.

Hanna Avenue

The lands adjoining present-day Hanna Avenue were subdivided in 1887 when the Land Security Company registered Plan 765. The layout of the site is illustrated on Goad's Atlas for 1890 (Image 3), where Hanna Avenue was originally named Pacific Avenue.⁴ The street was L-shaped, with the short end running parallel with King Street West and extending one block between Atlantic and Pacific Avenues.⁵ Two years later, Plan 1062 was overlaid on part of this tract, and by September 1892 the MacFarlane Company was manufacturing window coverings in a building on the east side of Pacific, north of Liberty Street. The company expanded its property and constructed another building by 1894 (as illustrated on Goad's Atlas in Image 4). Three years later, MacFarlane rented its premises to Menzie and Turner, another window shades producer that was renamed the Menzie Manufacturing Company when it turned to furniture making. The additional buildings that were added to the site are outlined on updates to Goad's Atlases in 1899 and 1903 (Images 5 and 6), with part of the complex on Liberty Street removed following a devastating fire in February 1902.⁶ Menzie purchased parts of the property and, in 1904, commissioned Toronto architects Chadwick and Beckett to design a new factory. George H. Hees and Sons Limited was the third fabricator of window coverings to occupy the site in 1907. Three years later, the Hinde and Dauch Paper Company became the new owners.

Hinde and Dauch Paper Company

The Hinde and Dauch Paper Company was founded in 1880 as the Sandusky (Ohio) Paper Company to produce straw wrapping paper used by butchers. Eight years later, the company's milling operation was leased and later purchased by James J. Hinde and Jacob J. Dauch, who began their careers supplying straw to Ohio factories. The entrepreneurs acquired several local mills before incorporating the Hinde and Dauch Paper Company in

⁴ The street was renamed in 1909, after the City of Toronto annexed the Town of West Toronto Junction. Pacific Avenue was a prominent thoroughfare in the latter community, and retained its name after the amalgamation.

⁵ With the development of the Liberty Village neighbourhood, the short end of Hanna Street was renamed Snooker Street and extended eastward.

⁶ A report on the fire was published in the New York Times

1900. Ten years later, the business acquired property for a branch plant in Toronto where it produced corrugated paper and containers (Image 10).

In June 1910, Hinde and Dauch owned the now vacant premises on Hanna Avenue, while operating their business in a former machine shop on Sudbury Street.⁷ The status of the Hanna Avenue property is illustrated on Goad's Atlas for 1910, updated to 1912 (Image 7). At the end of the latter year, the company engaged Toronto architect Francis R. Berry to design a new factory.⁸ This structure, which was completed in 1913 and shown on the plan reproduced in Image 11, was part of a large expansion of the complex. Illustrated on the updates to Goad's Atlas in 1923 (Image 8), the impact of these changes was reflected in significant increases to the assessed values of the site.⁹ In 1928, Hinde and Dauch acquired the remaining frontage along Hanna Avenue where the current factory buildings on the northeast corner of Liberty Street were completed.¹⁰

According to Goad's Atlas, updated to 1912 (Image 7), Hinde and Dauch had developed the triangular-shaped property at the southeast corner of Hanna Avenue and present-day Snooker Street before undertaking the more substantial additions on the remainder of the site. However, in 1937, the company received buildings permits to install a 230-ton coal bunker and "build addition to factory for boiler room".¹¹ One of the elevations that accompanied the building permit is attached (Image 12). The updated site is shown on a plan for the complex dated 1944 (Image 11, where the power house and its appendages are marked as Buildings 1, 4 and 5), as well as on an atlas revised to 1945 (Image 9). The west wall of the north boiler house retains the outline of a former gable-roofed structure, which was apparently replaced by the two-storey storehouse on the southeast corner of Hanna Avenue and Snooker Street.

Prior to World War II, Hinde and Dauch acquired several paper producing companies in the United States, eventually operating 26 manufacturing plants in 18 cities.¹² In 1953, one of its subsidiaries, the West Virginia Pulp and Paper Company (Westavo) took control of the American parent company. Westavo's expansion plans in Canada included the completion of a new facility in Etobicoke. The St. Lawrence Company, a major Canadian pulp and paper enterprise, acquired Hinde and Dauch's operations in Canada in 1959 and subsequently became a division of another Canadian conglomerate, Domtar

⁷ Kennedy, unpagged

⁸ According to the [Biographical Dictionary of Architects in Canada](#), Berry was a English-trained architect who, following his arrival in Toronto in 1906, worked with a series of prominent local architects, among them G. W. Gouinlock (best-known for his designs at Exhibition Place) and the firm of Horwood and White. His known works include residential and religious commissions, as well as additions and alterations to the Women's Christian Temperance Union (now Covenant House) at 20 Gerrard Street East, which is designated under Part IV, Section 29 of the Ontario Heritage Act

⁹ According to the tax assessment rolls, the values of the buildings alone rose from \$16,000 in 1912, to \$46,000 in 1913 and \$100,000 the next year

¹⁰ Replacing the former house form buildings depicted on Goad's Atlases between 1894 and 1923, these industrial buildings have been restored and converted to the Toy Factory Lofts

¹¹ Building Permit #55956, July and August 1937, Building Records, City of Toronto, Toronto and East York

¹² Kennedy, unpagged

Pulp and Paper Limited and Packaging. According to the city directory, the Hanna Avenue factory complex stood vacant in 1967 when it was acquired by Irwin Toy Limited. A major importer and distributor of toys and novelties, including the popular Hula Hoop, Slinky and Frisbee, Irwin Toy Limited also manufactured some products on-site. The company occupied the property for nearly 35 years, during which time a large chimney was added to the north elevation of the paper mill buildings.

iii. ARCHITECTURAL DESCRIPTION

The Hinde and Dauch Paper Company Power House anchors the north end of the factory complex. While the buildings are typical of the utilitarian industrial designs of the early 20th century, the sombre red brick cladding that links the structures, as well as the stepped parapet and stone-trimmed piers that mark the central structure on Snooker Street were inspired by Edwardian Classicism, the favoured style for most building types before World War I.

The Hinde and Dauch Paper Company Power House is located at the north end of the factory complex where it has elevations on Hanna Avenue (west) and the recently renamed Snooker Street (north). It is organized into sections with different heights, with a two-storey building (marked as a storeroom on some archival documents) on the southeast corner of the intersection that extends south on Hanna Avenue. Directly east, the main boiler house that rises the equivalent of 3½ stories is aligned with Snooker Street directly east of Hanna Avenue. It adjoins a two-storey building that was designed as a boiler house for the complex, which features an angled northeast corner.

The two-storey building at the southeast corner of Hanna and Snooker has a rectangular plan with a long wall forming the west façade (Images 14-15). The flat roofline displays a parapet on the north end. Red brick is applied for the cladding and detailing. The first-floor has oversized segmental-arched openings for windows, while small flat-headed windows are placed in the second storey. Some of the openings on the west wall have been altered. The north elevation on Snooker Street (Image 16) is only two bays wide and has a pair of flat-head window openings in each floor, which are decreased in size in the upper storey. The east elevation adjoins the other parts of the complex, while the south wall abuts the neighbouring building.

On the south side of Snooker Street, the centre building rises the equivalent of 3½ stories beneath a gable roof with corrugated metal cladding and a stepped parapet at the west end (Image 16). Clad and trimmed with red brick, the long rectangular plan extends along the south side of Snooker Street where the north façade is organized into six bays by brick piers with caps. Its narrow east wall is attached to the two-storey boiler house at the northeast corner of the site (Image 17). Clad and trimmed with red brick, the angled northeast wall displays flat-headed openings. This structure has two brick smokestacks, one rising from the interior and the other on the east exterior wall, as well as a tower with window openings and a long rectangular skylight (Images 16 and 17).

iv. CONTEXT

The property now identified as 51 Hanna Avenue is located on the southeast corner of Snooker Street, as shown on the property data map below (Image 1). The Hinde and Dauch Paper Company Power House is attached to the north end of the former factory complex, which occupies a large irregularly-shaped site. At the south end, the factory buildings (dating to 1928-29) have been restored as the Toy Factory Lofts (referencing Irwin Toy Limited). On the opposite (west) side of Hanna Avenue, the Brunswick-Balke-Collender Company Factory (1913) is a large-scale factory complex for a former producer of billiards tables and bowling alley installations, with a landmark chimney at the south end of its property. It is recognized on the City’s heritage inventory, along with the former Gowans Kent and Company Warehouse (later Barrymore Furniture, 1912) near the northwest corner of Hanna and Snooker, and numerous other properties in the neighbourhood now known as Liberty Village.¹³

3. EVALUATION CHECKLIST

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

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example of a Type – While the Hinde and Dauch Paper Company Power House is typical of utilitarian industrial architecture in the early 20th century, it is distinguished by the unique details that contribute to its design significance. As a collection, the structures anchor the north end of the industrial complex where one of the boiler houses is angled on the northeast corner. The group has a visible presence at the corner of Hanna Avenue and Snooker Street, where the configuration of the streets allows the buildings to be viewed from different angles. The central and tallest of the three buildings stands out with its narrow plan, the sharp angles of the stepped parapet at the west end of the roof, and the enlivening of the north wall with piers. It is the centrepiece

¹³ The properties identified on the City’s heritage inventory, some of which are also designated under Part IV, Section 29 of the Ontario Heritage Act, include the Central Prison Chapel, the Liberty Storage Warehouse, the gardener’s house for the Mercer Reformatory, the massive Toronto Carpet Factory complex at King Street West and Fraser Avenue and, further east, the headquarters of the Massey-Harris Manufacturing Company at 915 King Street West

of the group, between the two-storey storage building on the west, whose lower scale enables views of the other parts of the power house complex, and the two-storey boiler house to the east, whose angled northeast wall introduces an unexpected tension to the overall design. The most dramatic parts of the collection are the two tall brick chimneys, one at the east end of the boiler house and the other rising from the interior of the structure, which are highlights of the industrial design.

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

Organization – The property at 51 Hanna Avenue is directly associated with the Hinde and Dauch Paper Company, the American manufacturer of corrugated paper products that operated its Canadian subsidiary in this location for nearly 60 years. Hind and Dauch’s acquisition of the property followed its development in the late 19th and early 20th centuries by three successive manufacturers who produced window coverings on-site. Hinde and Dauch oversaw the most dramatic improvements to the complex, including the large-scale factory at the corner of Hanna Avenue and Liberty Street (which now houses the Toy Factory Lofts) and the power house complex at the north end, which is the subject of this report. The last industrial occupant was the Irwin Toy Limited, a Toronto-based company founded in 1926, which distributed many of the most popular products of the late 20th century, including the Hula Hoop, Slinky and Frisbee.

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	X

Character – The property at 61 Hanna Street is a significant industrial complex that assists in defining, maintaining and supporting the historic character of the area now known as Liberty Village. As the Goad’s Atlases for the late 1800s and early 20th century illustrate (Images 2-8), this section of the former Ordnance Reserve near King Street West and Dufferin Street developed as a manufacturing enclave where the industrial complex identified with 51 Hanna Avenue was among the first in place. The collection of buildings formerly associated with Hinde and Dauch anchors one end of the industrial district, fills the east side of Hanna Avenue between Liberty Street and present-day Snooker Street, and overlooks the neighbourhood to the west where numerous properties are recognized on the city’s heritage inventory (as pictured in Image 13).

Surroundings – The property at 51 Hanna Avenue is also functionally, visually and historically linked to its surroundings in the industrial sector that was developed southeast

of King Street East and Dufferin Street at the close of the 19th century and afterward. The Hinde and Dauch Paper Company Power House is attached to the north end of a factory complex that originated in the 1890s and became one of the largest manufacturing enterprises in the neighbourhood. The breadth of its complex was matched by the Brunswick-Balke-Collender Factory (1913) that stands opposite on the west side of Hanna Avenue with its own distinctive power house and chimney. The Hinde and Dauch Paper Company Power House is an integral part of the collection of industrial buildings in the area that were commissioned by enterprises that included the Toronto Carpet Manufacturing Company (1898-99) at King and Fraser, the Gillett Company (1912) at Fraser and Liberty, and the Sunbeam Incandescent Lamp Factory (later Canadian General-Electric, 1908) at Liberty and Dufferin.

Landmark – With the scale of the complex, its position at the east end of the former industrial enclave adjoining King and Dufferin Streets and, in particular, its unique and visible brick smokestacks, the Hinde and Dauch Paper Company Power House is a local landmark in the Liberty Village neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 51 Hanna Avenue has design, associative and contextual values. The Hinde and Dauch Paper Company Power House consists of a group of buildings that are representative of early 20th century industrial architecture with unique details, including the scale and massing of the individual elements and the simplified classical detailing. While the complex has been altered over time, it retains its integrity as the former industrial buildings continue to communicate their cultural heritage values. Historically associated with the Hinde and Dauch Paper Company for nearly 60 years and Irwin Toy Limited in the last decades of the 20th century, the property is contextually significant as an integral part of the collection of industrial buildings in the former King and Dufferin Streets manufacturing sector that contributes to the character of the neighbourhood where it is also a local landmark with its distinctive brick chimneys.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 762, Block “R”, and Plan 1062, Lots 1-11

Aerial Map, City of Toronto, 1947

Assessment Rolls, City of Toronto, St. George’s Ward, 1891, and Ward 5, Division 1, 1892 ff.

Building Permits, #1525 (December 24, 1912), #12538 (June 16, 1914), #42917 (January 1935), #55956 (July & August 1935), #79956 (January 1944), #80534 (April 1944), #11077 (November 1950), #95558 (June 1967), and #96889 (September 1967)

City of Toronto Directories, 1892 ff.

Goald’s Atlases, 1884, 1890, 1894, 1899, 1903, 1910 revised to 1912, and 1910 revised to

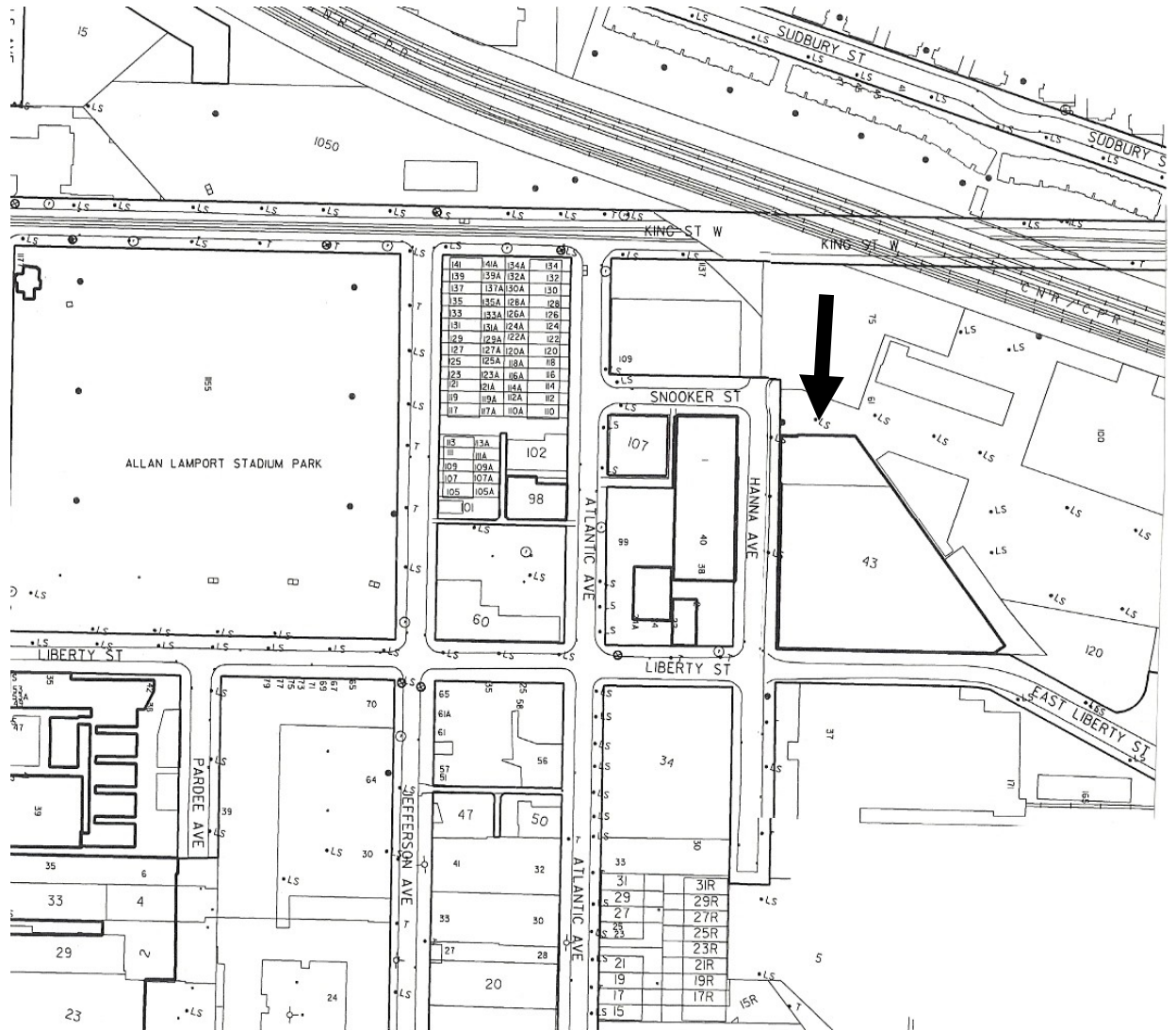
1923

Photograph, "Aerial view, looking east from the south end of Dufferin Street," dated "1920?", City of Toronto Archives, Fonds 1244, Item 2420
Underwriters Insurance Company Atlases, October 1930 revised to March 1941, and October 1930 revised to August 1945

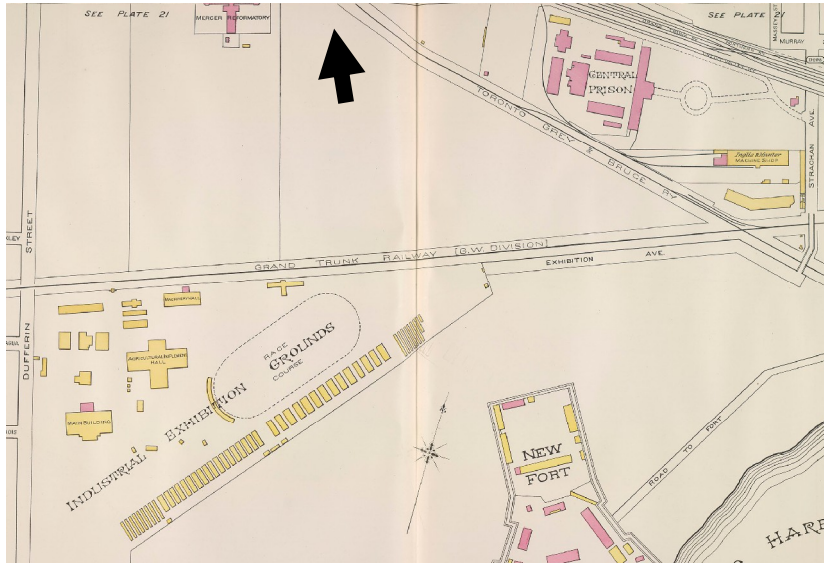
Books, Periodicals, Newspaper and Internet Sources

Advertisement, "Hinde and Dauch", Globe and Mail (May 27, 1937), 5
"Alterations, Hinde and Dauch Paper, cost \$300,000", Contract Record (November 28, 1928)
Arthur, Eric, Toronto: No mean city, 3rd ed., revised by Stephen A. Otto, 1986
Dendy, William, Lost Toronto, 2nd ed., 1993
"F. R. Berry," entry in the Biographical Dictionary of Architects in Canada 1800-1950, www.dictionarofarchitectsincanada.org
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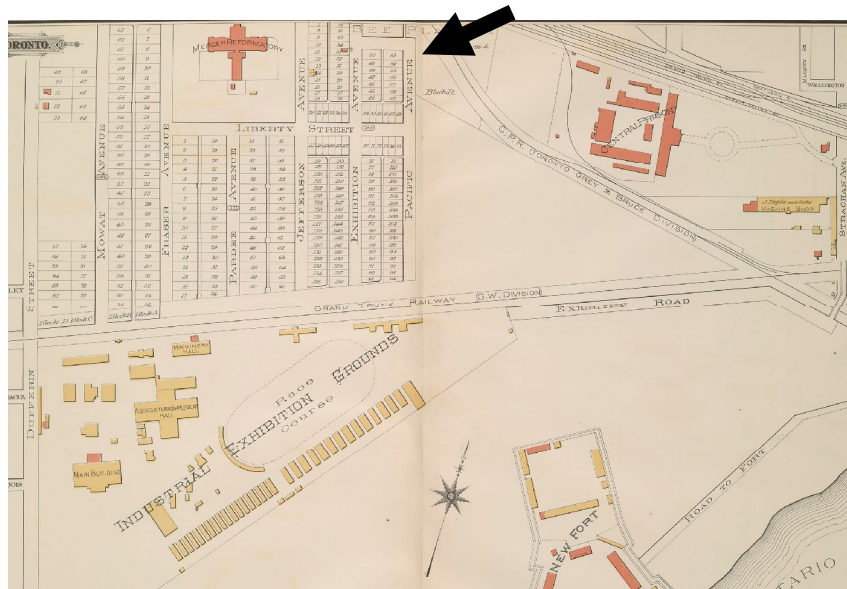
6. IMAGES



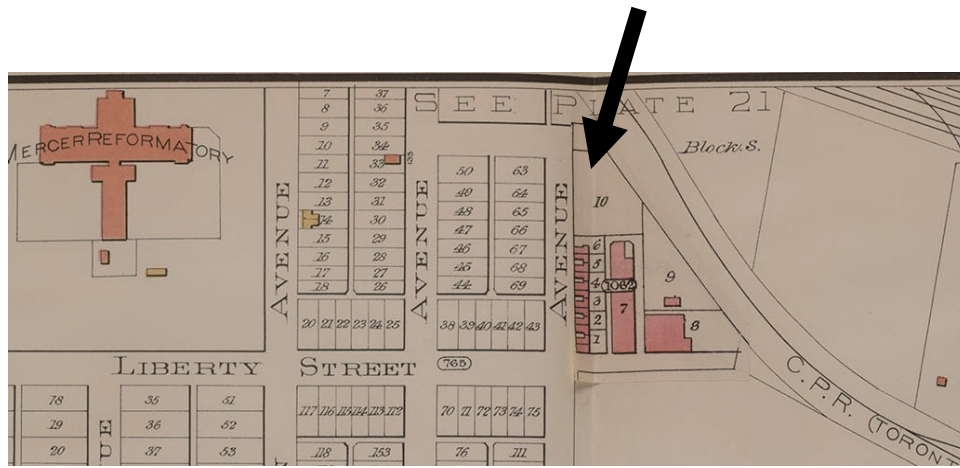
1. Property Data Map, City of Toronto: the subject property, formerly part of 43 Hanna Avenue and now renumbered as 51 Hanna Avenue, is marked by the **arrow**



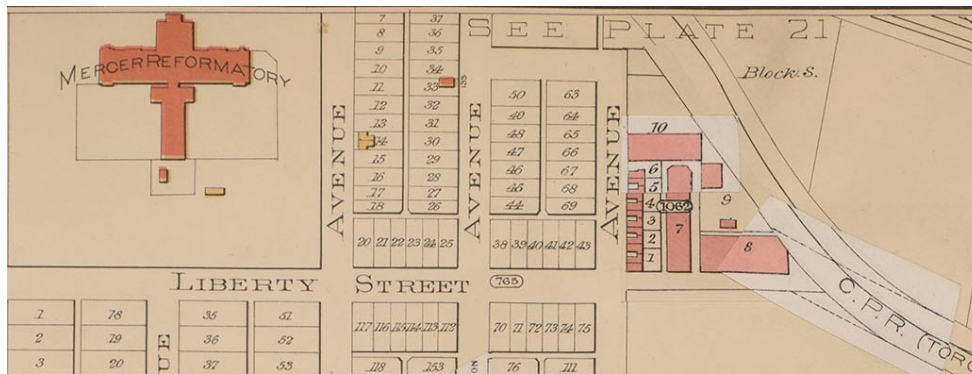
2. Goad's Atlas, 1884: showing the area south of King Street West (which extends along the top of the map) where the subject property has not yet been subdivided (its general location is indicated by the **arrow**). Dufferin Street marks the west (left) edge of the map, with the Central Prison for Men complex to the east (right) and the exhibition grounds to the south (bottom)



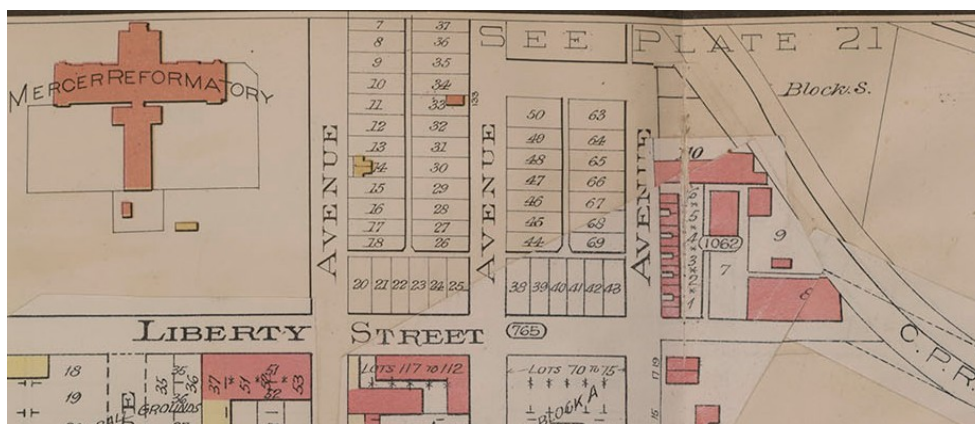
3. Goad's Atlas, 1890: showing the partial subdivision of the area and the layout of the street pattern, but prior to the registration of the plan for the subject property (which is marked by the **arrow**)



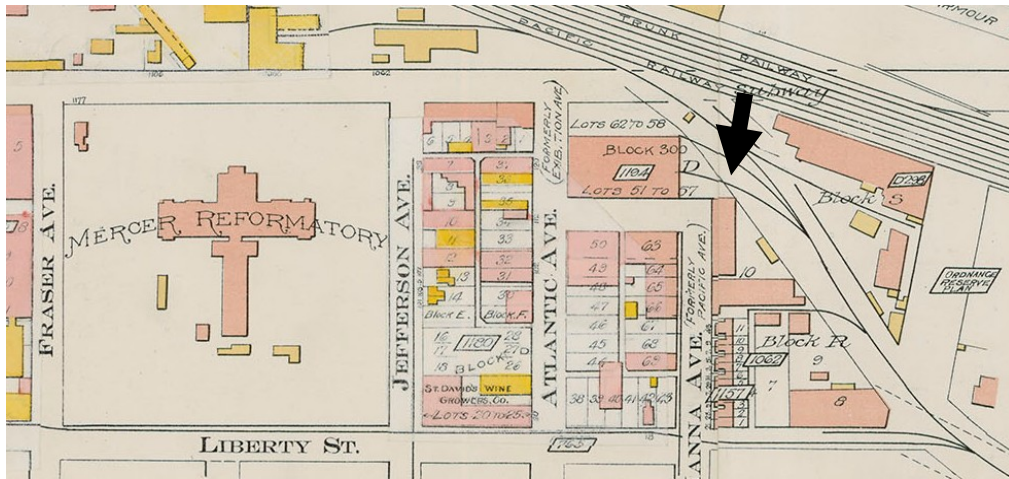
4. Goad's Atlas, 1894: detail of the area, showing the first buildings on the subject property, with house form buildings on Pacific Avenue (now Hanna Avenue) and industrial buildings with access from Liberty Street (now East Liberty Street). The north end of the site remains undeveloped (as marked by the **arrow**)



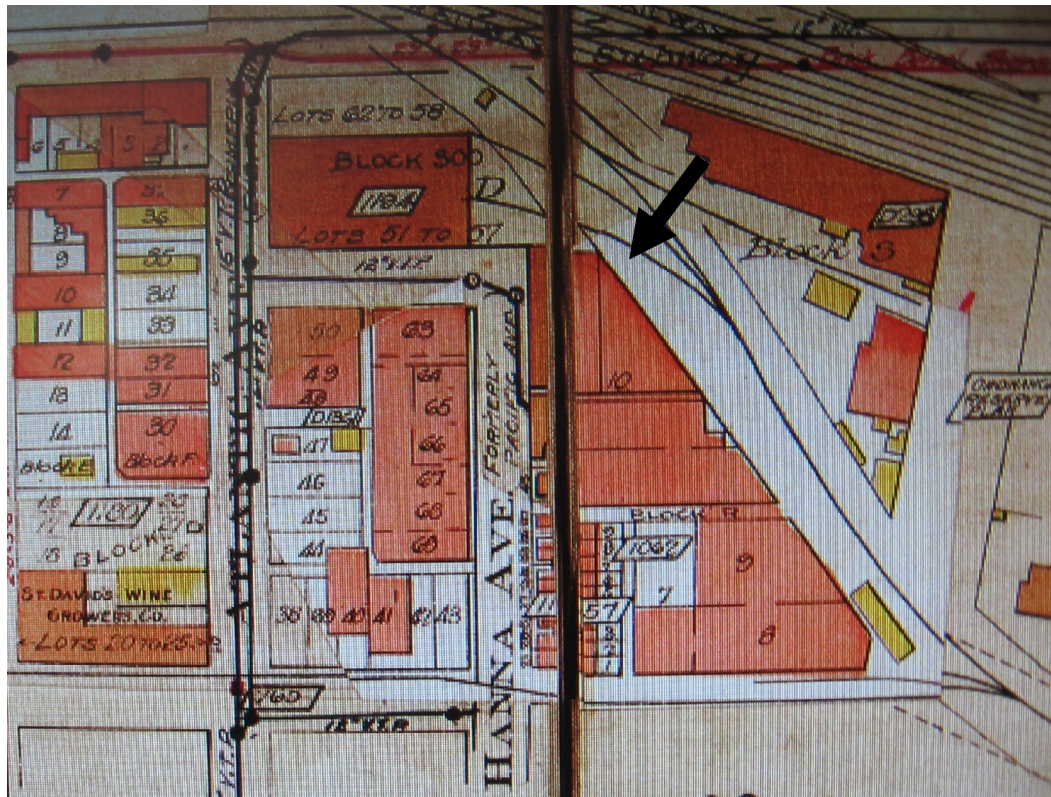
5. Goad's Atlas, 1899: detail showing the expansion of the subject property with the completion of additional buildings



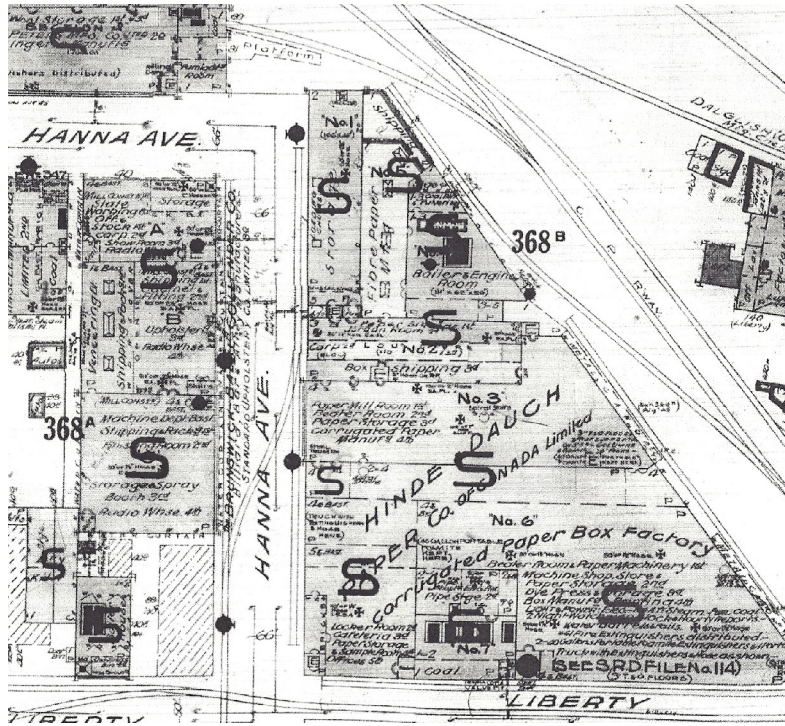
6. Goad's Atlas, 1903: detail showing the alterations to the subject property after the 1902 fire



7. Goad's Atlas, 1910 revised to 1912: showing the development of the north end of the site for the Hinde & Dauch Paper Company (marked by the **arrow**)



8. Goad's Atlas, 1910 revised to 1923: showing additional buildings, including the triangular-shaped structure at the northeast corner of the complex (marked by the **arrow**)



9. Underwriters Insurance Company Atlas, October 1930 revised August 1945, showing the 1928-30 factory at the southwest corner of the property

**Corrugated and Solid Fibre Shipping
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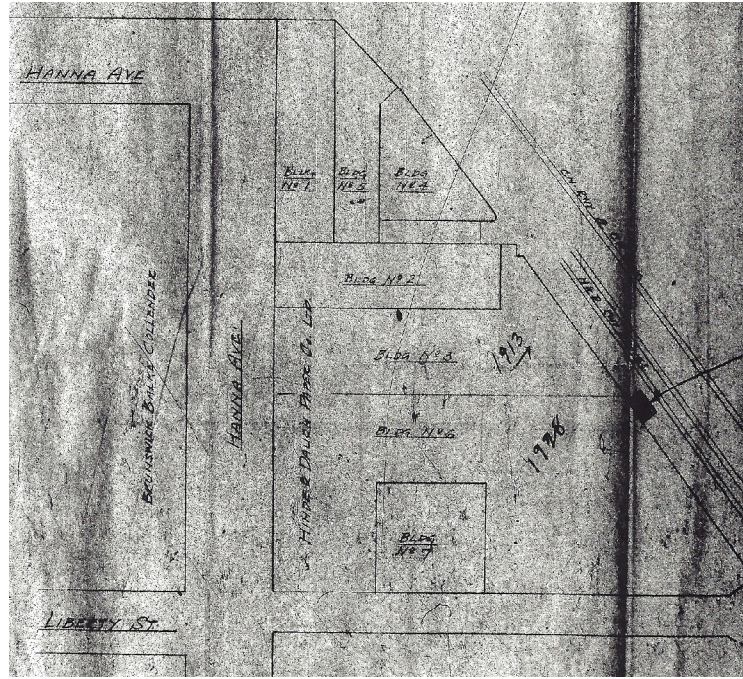
Supplied by

HINDE & DAUCH PAPER CO.

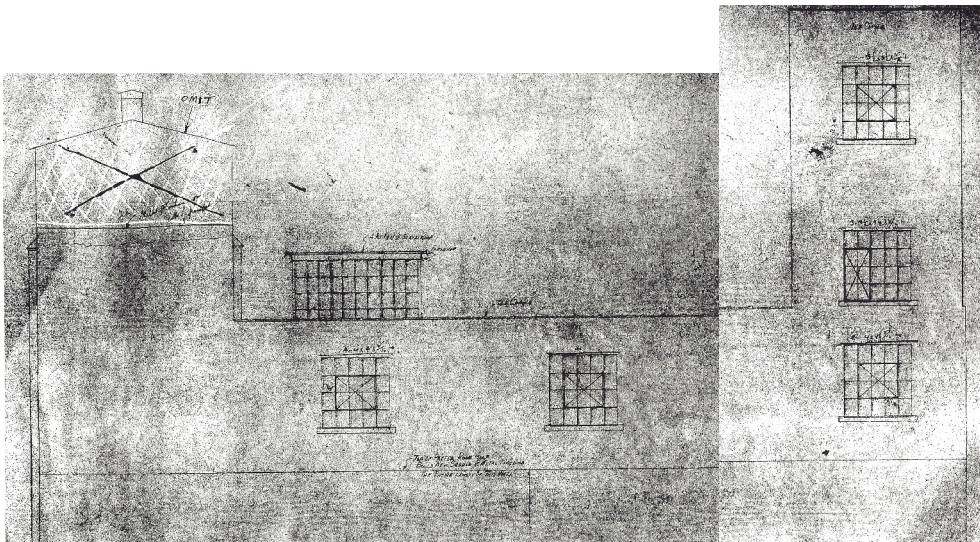
of Canada Ltd.

43 Hanna St., Toronto. Lakeside 4052.

10. Advertisement, Globe and Mail, May 27, 1932



11. Building Permit #79956 (January 1944): showing the location and numbering of the buildings



12. Building Permit #55956 (August 1937): showing plans for an addition with a boiler room to the Hinde and Dauch Paper Company factory (Building Records, Toronto and East York, City of Toronto)



13. Aerial Photograph: showing the area south of King Street West (left) and Dufferin Street (bottom), dated circa 1920, with the location of the Hinde & Dauch Paper Company marked by the **arrow**. The date is incorrect, because the 1928-29 portion of the complex at Hanna and Liberty Streets is in place. The photograph is enlarged below (City of Toronto Archives, Fonds 1244, Item 2420)





14. Photograph, looking south along the east side of Hanna Avenue from Snooker Street and showing the Hinde & Dauch Paper Company Power House on the left, with the other factory buildings further south (right) that are now part of a separate condominium development (Heritage Preservation Services, February 2011)



15. Photographs, showing the west elevation of the Hinde & Dauch Paper Company Power House (Heritage Preservation Services, February 2011)



16. Photograph of the north elevation of the Hinde & Dauch Paper Company Power House (Heritage Preservation Services, February 2011)



17. Photograph of the northeast elevation of the Hinde & Dauch Paper Company Power House with the two chimneys and the east tower (near the east chimney, left) rising above the rooflines of the complex (Heritage Preservation Services, February 2011)