ATTACHMENT NO. 4

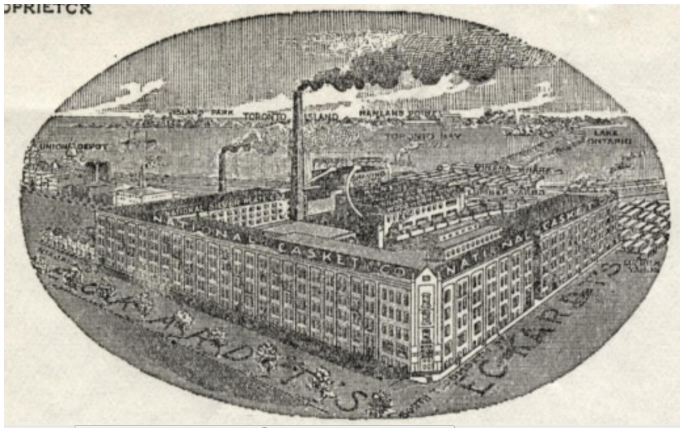
HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT

NATIONAL CASKET COMPANY FACTORIES
89-109 Niagara Street
Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2014

1. DESCRIPTION



Above: National Casket Company Factories, *(Toronto Public Library, 1908)*
Cover: National Casket Company Factories *(Heritage Preservation Services, 2014)*

Address and Name of Property	
ADDRESS	89-109 Niagara Street
WARD	19 Trinity-Spadina
LEGAL DESCRIPTION	Plan 655 Blk C Plan D246 Pt Blk A RP 63R512 Parts 1& 2
NEIGHBOURHOOD/COMMUNITY	South Niagara District
HISTORICAL NAME	The National Casket Company Factories
CONSTRUCTION DATE	89-91 Niagara: 1883-4 95-97 Niagara: 1886 101-107 and 109 Niagara: 1887
ORIGINAL OWNERS	89-91 Niagara: Thomas, John and Sam Nichols 95-97 Niagara: William H and Frances Essery 101-7 and 109 Niagara: S C Kanady and A R Riches
ORIGINAL USE	Factories
CURRENT USE*	Commercial/Live-work Studios
ARCHITECT/BUILDER/DESIGNER	William Wallace Blair (89-91 Niagara Street) Unknown (95-109 Niagara Street)
DESIGN/CONSTRUCTION	Brick-clad
ARCHITECTURAL STYLE	Georgian Neo-Classicism / Italianate Romanesque
ADDITIONS/ALTERATIONS	Multiple additions and alterations including 89-91 Niagara: rear building (1895), removal of pediment and addition of mansard roof (after 1898) 95-97 Niagara: removal of pediment and insertion of two new doorways 101-107 Niagara: one-bay extension over original laneway between 1899 and 1903, removal of pediment and insertion of new doorway Additional outbuildings added and removed at rear of property
CRITERIA	Design/Associative/Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	31 December 2014

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 89-109 Niagara Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1787	Treaty Number 13, known as the Toronto Purchase, land comprising the former York Township is acquired by the British from the Mississaugas. The purchase was re-confirmed with a second treaty in 1805
1793	The Town of York and Fort York with its surrounding Military Reserve (also known as the Garrison Common) is established by Lieutenant Governor John Graves Simcoe
1797	The Town of York, originally contained in ten blocks bound by Front, Berkeley, Duke (now Adelaide) and George Streets expands west of George as far as Peter Street and north to Lot (now Queen Street)
1834	Incorporation of the City of Toronto. The City boundaries are extended west to Dufferin Street. Garrison Common land from Peter Street to Garrison Creek is surveyed and released for sale
1837-1842	Garrison Hospital is built on the western end of the plot of land surveyed and bordered by Bathurst Street, Niagara Street, and Tecumseth Street with the Garrison Creek escarpment providing the fourth southern boundary
1853	Lots 2-6, Block B of the Military Reserve is patented by John Henry Dunn
1872	Lot 2-6, Block B, Military Reserve Plan is sold by Dunn's heirs to James Isaac Dickey, Nathaniel Dickey and John Neil of Toronto, of Dickey, Neil & Co.
1876	Dickey, Neil & Co. subdivide the land and register it as Plan D246
1883-1884	C F Essery and F A Stonehouse purchase the northern half of Plan D246
1883-1884	T Nichols & Co. Felt Hat Manufacturers construct a brick factory building and outbuildings designed by the architect William Wallace Blair (current address 89-91 Niagara Street)
1884	Essery Manufacturing Company builds a single-storey frame building at the corner of Niagara and Tecumseth Streets. The company changes their name to the Toronto Planing Mills Company of Ontario. (current address 109 Niagara Street)
1885-1887	Plan 507 is registered on the portion of land owned by W H Essery stretching from Bathurst Street to the Nichols property. The land is subdivided into lots for housing which is begun and occupied as early as 1886 and completed by 1890
1886	W H Essery and F Essery build a three-storey brick factory(current address 95-97 Niagara Street)
1887	Brick factories are built on two separate properties owned by S C Kanady and A R Riches (current addresses 101-107 Niagara Street and 109 Niagara Street)
1908	A J H Eckardt's National Casket Company Factories re-locates to 95-109 Niagara Street
1916	Dominion Manufacturing Company purchases Eckardt's property and continues the manufacturing of coffins for another 57 years.

1973	Romajaq Developments purchases all four properties and consolidates them into a single entity known at 89 Niagara Street
1981	Shimcor Investments purchases 89 Niagara Street
2005	89 Niagara Street is listed on the City of Toronto Inventory of Heritage Buildings
2012	Rezoning application is submitted to permit the redevelopment of the lands for a new mixed use development which includes the retention and reuse of the existing heritage buildings on the site and the addition of two residential towers twelve and fourteen stories in height.

ii. HISTORICAL BACKGROUND

Fort York, the Town of York and Garrison Common

89-109 Niagara Street sits within the historically important neighbourhood of South Niagara. This neighbourhood was initially part of land owned by the Mississaugas and acquired from them through the Toronto Purchase 1787, Treaty No.13.[1] By 1793 it was part of the military reserve known as Garrison Common surrounding Fort York established with the Town of York. The Fort was located on the shore of Lake Ontario at the opening of York Harbour to the west of Garrison Creek. The town was situated 3-4 kilometres to the east and initially defined by a 10 block grid bound by Front and Duke Streets (now Adelaide Street) and George and Berkeley Streets. (Image 2) By 1797 the town expanded northward to Lot Street (now Queen) and westwards from George to Peter Street eating into the military reserve.

In 1834, with the incorporation of the town as the City of Toronto, a portion of Garrison Common was surveyed and sub-divided into lots for sale. The street names assigned at this time continue to associate the area with its military history and the proximity of the fort: 'Bathurst' for Henry, 3rd Early of Bathurst and Secretary for War and the Colonies (1812-1827), 'Wellington' for Arthur Wellesley, the Duke of Wellington who defeated Napoleon, and 'Tecumseth' (or Tecumseh) for the Shawnee Native American chief who was an ally of Brock. Niagara Street followed the curving topography along the eastern edge of Garrison Creek (submerged in the 1880s) tracing the route of the soldiers' trail that lead to the Niagara escarpment garrisons. The area had a primarily residential character and to the east of Bathurst Street, the gracious design and layout of Wellington Place terminated by Clarence and Victoria Squares was intended for grand estates and government institutions with lakefront promenades. Larger blocks were laid out facing the lake and the creek.

89-109 Niagara Street sits on one of these larger blocks, defined by Bathurst, Niagara and Tecumseth Streets and along its southern edge by the creek's escarpment. By 1842 a u-shaped military hospital had been built towards the western side of the block while towards the east, a house owned by John Henry Dunn (1792-1854), who had been appointed Receiver General in 1820. (Image 3)

[1] The purchase was re-confirmed with a second treaty in 1805.

With the arrival of the railways in the 1850s the local character was dramatically transformed as commercial and industrial uses overtook the residential and recreational with tracks, sidings, engine houses, repair shops and freight storage. The 1830s pier at the foot of Bathurst Street furthered the expediency in transporting goods. Cut off from the fort by the railways, the military hospital was converted for commercial uses and by 1858 is shown as occupied as a tobacco factory. (Image 4)

In 1853 the heirs of John Henry Dunn patented Lots 2-6 of Block B in the military reserve. In 1872 they sold these lots to Dickey, Neil and Co. who subdivided the land and registered it as Plan D246 in 1876. The *Birds Eye View of Toronto,* 1876, by P A Gross shows that the site where the military hospital/tobacco factory existed is now empty. Houses have been constructed on the north side of Niagara Street. John Doty's premises are indicated on the southern half of the block adjacent to the railway lines. (Image 5)

Between September 1883 and February 1884 C F Essery and F A Stonehouse purchased part of Plan D 246, the three northern lots of the block on the south side of Niagara Street shown on Goads Atlas of 1884 except for a portion with a cluster of brick buildings identified as T Nichols & Co. (Image 6) The Assessment Rolls for 1885, recorded in September 1884 confirm the Essery Manufacturing Co. as owners of the land on the southern side of Niagara Street, apart from the plot of land measuring 60 x 100' with its narrow end fronting on Niagara Street. This was owned by Thomas, John and Sam Nichols of T Nichols & Co. and is today identified as 89-91 Niagara Street. Between 1883 and 1887 the building complex now known as 89-109 Niagara Street, the National Casket Company Factories, was initially developed as four separate properties (currently with entry addresses 89-91, 95-97, 101-107 and 109 Niagara Street) as identified on assessment rolls, city directories and Goad's Atlases. By 1886 Plan 507 had been registered on the eastern end of the block which proposed the subdivision of the long stretch of the property on the south side of Niagara Street from Bathurst Street including 51 to 87 Niagara Street. The city directory of 1886 records properties owned by the Essery family, as well as unfinished buildings with unrecorded owners. It is not known if the Esserys subdivided the land and built the houses or sold the plots for building, but the results created a homogeneous residential streetscape. (Image 7) By 1890 Goads indicates that all the houses in this stretch of Niagara were complete and were constructed of brick. (Image 8) On the north side of the street and across Tecumseth Street residential development continued on Niagara Street.

<u>89-91 Niagara Street, T Nichols and Company, Felt Hat Manufacturers, 1883-4</u>
As above, the assessment rolls indicate that between September 1883 and September 1884 Thomas, John and Sam Nichols became the owners of the property with the current entry address of 89-91 Niagara Street.[2] In September 1884 the property, a brick building with two brick outbuildings, one of which was described as stables in the 1884 Directory,

[2] The first numbered address was 77 Niagara Street in the 1885 Directory, also known as 77-79. By 1890 the Directory and Goads record the address as 89-91 which is the current entry address for this building)

and was located on the property now identified as 95-97 Niagara. The building was designed by the architect William Wallace Blair (1852-1916). As early as July 2 1883 a Call for Tender for "brick factory and outbuildings, Niagara Street" was placed by Blair in the Toronto Telegram.

By September 1885 T. Nichols & Company had moved out but Thomas Nichols, then located in Newark, New Jersey, retained ownership renting the building to Langley, Neill & Company, felt hat manufacturers, who were subsequently replaced by Ed J Fawcett, hat manufacturers, in 1890. By September 1891 Alexander A Barthelmes had purchased the property from Nichols. Barthelmes was a piano action manufacturer. (Image 20) The previous focus on millinery was replaced by music as he was joined over the next years by Thomas H Egan, piano makers, W Bohne and Company, piano hammer manufacturers and the American Autoharp Company.[3] A building permit dating to February 1895 indicates Barthelmes expanded the premises to have a large three-storey addition built at the rear of the property.[4] Barthelmes continued to own the property until 1913 when it was purchased by H Weber. Although this property was not owned by A J H Eckardt of the National Casket Company, the building remains historically identified with it. In 1973 it was consolidated into a single ownership with 95-109 Niagara Street.

<u>95-7 Niagara Street, 1886</u>

Originally the property now identified as 95-7 Niagara Street[5] was occupied by the stables belonging to the Nichols property at 89-109 Niagara Street. However, by September 1886 the stables have been demolished as the Assessment Rolls prepared for 1887 record that a four-storey brick-clad building exists on the site and is owned by William H and Frances Essery. Although the current building is three stories it has a raised basement with windows which may account for it being consistently identified as four stories. The first tenants are recorded as participating in a variety of trades including sash and door manufacturing (Willoughby Power and John C Gilchrist) and carriage parts manufacturing (Jason McGarvey and John C McCall). By September 1887 the Assessment Rolls indicate that the Esserys had sold the property to Samuel Carlton Kanady (1834-1898) an American-born, well-known Toronto lumber merchant and founder of S C Kanady & Co.[6] By 1890 Ashley Richard Riches is recorded as a joint owner with Kanady and he was also a partner in S C Kanady & Co. By September, 1891 the assessment rolls indicate the partners had sold the property to J B Miller, a lumber

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[3] Piano making was a "major industry from 1890-1925 employing about 5,000 people to manufacture products valued annually at several million dollars" in Canada. http://www.thecanadianencyclopedia.ca/en/article/piano-building-emc/ 101-107 Niagara Street was also occupied by piano makers. Barthelmes, Bohne and Loose are listed as among the best known during what was the Canadian height of piano making

[4] Permit No. 1205 ½, February 1, 1895 for the erection of a three storey brick addition and factory to cost $500.00. "Wall to be tied to the brick wall adjoining owned by Mr. Miller with iron ties."

[5] Note: Just as 89-91 Niagara was initially known as 77, this property was originally identified as 79, and 79-81 in the Directories and Assessment Rolls and since the renumbering of the street in 1890 alternatively as 93, 95 and 97.)

[6] Hopkins reported "The firm of Messrs S C Kanady & Co. was at one time a principal lumber house in Toronto, but owing to the many failures throughout Canada the firm decided to withdraw from business." P 166

merchant based in Parry Sound. Other tenants during this period included blinds, mantel, basket and pattern makers and carriage manufacturers. J B Miller continued to own the property until 1906 when it was purchased by A J H Eckardt as the location for his National Casket Company Factories. [7] (Image 9)

101-107 Niagara Street, 1887

This property at 101-107 Niagara Street[8] was partly occupied by a portion of the wood-frame planing mill located at the south east corner of Niagara and Tecumseth Streets as early as 1884. It was owned by the Essery Manufacturing Company which changed its name to the Toronto Planing Mills Company in 1884. By September 1885 it was identified in the assessment rolls as a vacant lot owned by Frances C Essery and in the following year by William H Essery. The assessment rolls recorded on September 22 1887 for 1888 indicate the property had been sold to Samuel C Kanady and Ashley R Riches and was occupied by an unfinished three-storey building. This construction was likely initiated by these new owners. William Essery was the only tenant. By September 1888 the building was complete and tenants included the William Essery Planing Mill, Power and Gilchrist Planing Mill, Buchanan and Sizeland wood turners and J M Loose Piano Key Manufacturers. Although a mix of tenants continued to occupy the building an illustration published in 1898 would indicate J M Loose to be the primary business concern (Image 27) until 1900 when the Loose business was no longer recorded on the site. By 1906 the property had been purchased by A J H Eckardt.

109 Niagara Street, 1887

Located at the south east corner of Niagara Street and Tecumseth Street, 109 Niagara Street[9] was occupied by a single-storey, frame, L-shaped building which extended along both streets as early as 1884. It is likely that it was constructed early in 1884 as in February in the Toronto Telegram's Call for Tenders there was a call for "chimney for Essery Mfg. Co, corner Tecumseth and Niagara Streets." By September the assessment rolls record a single-storey frame building on the property and the business was identified as the Toronto Planing Mill Company – the new name for the Essery-owned company. In September 1885 and 1886 the building was recorded as vacant. By September 1887 the property had been sold to Samuel C Kanady and Ashley R Riches and was occupied by an unfinished four-storey brick-clad building rented by the American Rattan Company. By 1900 the site is recorded in the City Directory as vacant and it was subsequently purchased in 1906 by the A J H Eckardt.

89-109 Niagara Street

By 1906 A J H Eckardt had purchased 95-97, 101-7 and 109 Niagara Street for the

[7] The Assessment Rolls indicate Eckardt was the owner as of 1906. Documents in the City of Toronto Archives indicate he may not have relocated his business until 1908. A company letter in the archives indicates he was at 93-109 Niagara Street (currently 95-109 Niagara Street) by May 1908. (City of Toronto Archives, Fonds 1530)

[8] The property was identified by the numbers 81 Niagara as well as 83-87 Niagara until 1890 when Niagara Street was renumbered and the current numbers of 101-107 were assumed.

[9] This property was initially identified as 89 and 91 Niagara until 1890 when the current street numbering of 109 was assumed.

National Casket Company, National Silver Plate Company and National Dry Kilns, Planing Mills and Woodworking Company of the National Casket Company. The National Casket Company produced "caskets, coffins, hardware, dry goods, embalming goods, hearses and wagons" and claimed to be "the largest funeral supply house in Canada"[10] The site featured offices, "wareroom", factories and lumber yards. (Image 10)

The property now identified as 89-109 Niagara Street is unique for being an industrial property within the typically residential setting of Niagara Street. Its industrial use predated the residential development and was preceded by John Doty's business and the conversion of the Garrison Hospital as a tobacco factory on the block. With the steady expansion of the Western Cattle Market on Wellington and the building of the Toronto Abattoir in 1914 on the western side of Tecumseth and the insertion of a commercial building at 125 Niagara Street, the industrial/commercial character of the immediate neighbourhood continued to develop with the residential.

Architect: 89-91 Niagara Street
To date no other architects have been identified for any of these buildings except for the earliest, 89-91 Niagara Street. The T Nichols & Co. building at 89-91 Niagara Street was designed by the architect William Wallace Blair (1852-1916) in 1883. Blair was born in County Tyrone, Ireland and emigrated to Canada in 1874 settling in Hamilton. He moved to Toronto in 1878 where his practise was primarily composed of residential projects with some commercial buildings and a public hall in Oakville. He returned to Ireland in 1884 and then moved to Winnipeg in 1905 where he designed institutional, commercial and small scale apartment buildings. In 1914 he moved to Victoria, BC where he constructed what has been described as his best known residential work, a Tudor Revival house.[11] Blair died in 1916 in Victoria.

iii. ARCHITECTURAL DESCRIPTION

89-109 Niagara Street, historically known as the National Casket Company Factories is a complex of four separate buildings facing Niagara and Tecumseth Street with outbuildings including a dry kiln at the rear of the premises. The complex was built between 1883 and 1887 with the following entry addresses: 89-91 Niagara Street, 95-97 Niagara Street, 101-107 Niagara Street and 109 Niagara Street.

Writing about the importance of factories for the development of American architecture in the 19th century James Marston Fitch concludes:

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[10] National Casket Co. stationary heading dated May 19, 1908. http://static.torontopubliclibrary.ca/da/images/LC/1908nationalcasketsb.jpg accessed 9 December 2014.

[11] *Dictionary of Architects in Canada*, 'William Wallace Blair', http://www.dictionaryofarchitectsincanada.org/architects/view/1146 accessed 26 November 2014.

> As a special building type the factory soon became the pace-maker relative to which all other types were laggard. The manufacturer demanded infinitely better performance of his building than the homeowner did of his…. To make industrial processes at all possible, the factory had to perform better than building had ever done before – that is, offer a greatly expanded and far more precise control of all environmental factors. The factory was thus at once the parent and the firstborn of modern building technology.[12]

The factories in the complex identified as 89-109 Niagara fit into this idiom. They can be described as two-faced – that of the rear working yards and those of the well-designed street facades. The rear yards were about access and action containing the delivery docks, dry kilns and the railway sidings that provided delivery of materials and the dispersion of manufactured goods. (Images 11, 12, 13) Carriages and wagons also needed access to this side and so carriageways were a frequent element cutting through all of these buildings. The only one which lacked a carriageway was 95-97 Niagara Street as it relied on laneway between itself and 101-107 Niagara Street which was covered over between 1899 and 1903.[13] People also gained access from the courtyards as the earliest buildings in the complex 89-91 and 95-97 Niagara Street had no entrances facing Niagara Street. Small doorways were included in the street facades of 101-107 Niagara and 109 Niagara had a corner entrance which was particularly required for public access to its showroom. The rear facades of these factories indicated their functional nature and had little embellishment and were initially all constructed of buff brick which was a cheaper material than red face brick. (Image 14) The facades were ordered with regular window openings but this was largely dictated by the regular grid of the wood post and beam structure which allowed flexibility and the accommodation of large machinery. The windows on all faces were not only regularly spaced but as large as possible to maximize the provision of daylight as these factories were constructed prior to the provision of electricity and fire was a hazard.

The street facades however were treated with greater care in terms of aesthetics. In the design of factories, as with other emerging modern urban building types, frequently the classical language of the English Georgian country house or the urban Renaissance palazzo was adopted to provide elements which elevated the structure beyond a rudimentary shed to be a promotional tool for advertising and substantiating the prestige and quality of the goods manufactured and the entrepreneur who was purveying them to the public. The street facades were effectively billboards.

<u>89-91 Niagara Street, 1883-4 and 95-97 Niagara Street, 1886</u>

The first two buildings built in the factory complex 89-91 Niagara Street (Image 15) and 95-97 Niagara Street (Image 16) are brick-clad, originally four and three-storey buildings (respectively), on a partially raised basement. 89-91 has a carriageway at the eastern end

[12] Fitch, p 49.

[13] This is indicated by the Goad's Atlases of 1899 and 1903, the latter of which shows the passage closed over.

with a thick timber lintel and a relieving brick arch above providing access to the rear service yard. (Image 17) Stylistically these two earliest buildings of the four in the complex can be described as being Georgian Neo-Classical. This is evident in the full height pilasters of buff brick contrasting with the red brick walls. The pilasters at 89-91 Niagara have relief panels and terminate in giant elaborate paired console brackets, (Images 18, 19) while those at 95-97 Niagara terminate in an arcade of flat elliptical arches. Both buildings were capped with a broad pediment (later removed) above an elaborate cornice. An illustration from 1897 shows both buildings when 89-91 Niagara was owned by Alois A Barthelmes; note the pediments which have since been removed. (Image 20) The mansard roof at 89-91 Niagara which increased the height to five stories was added after this date may have resulted in the removal of the pediment and the loss of the cornice which the cornice brackets supported. Between the pilasters, the windows were tall and narrow and grouped in pairs maximizing the penetration of daylight to the interior.[14] Those at 95-97 echoed the elliptical arches of the arcade in their curved yellow brick window heads with the keystones at the centre point, and pendants at the sides. (Images 21, 22) At 89-91 Niagara brick courses set in a variety of relief patterns at the cornice and between the floor levels add to the decorative detail. (Image 23) The richness and elaboration of surface and detail is typical of Victorian taste in this period. With the red and buff brick elements, full height pilasters and pediments these two factories continued a Georgian Neo-Classicism that was especially popular in the first half of the nineteenth century but was on the wane by the 1880s.

<u>101-107 Niagara Street and 109 Niagara Street, 1887</u>

Although built only 2-3 years later 101-107 and 109 Niagara Street represent a shift in architectural taste and style to that of the later 19th century which put an emphasis on texture, complex rhythms and scale over the red and buff brick polychrome of the previous three quarters of a century and evident at 89-91 and 95-7 Niagara Street. Instead of looking to Britain as a stylistic source these later buildings acknowledge the growing influence of American architecture and architectural publications.[15] Many American architects trained in France, others worked and travelled in Europe. One such architect was Henry Hobson Richardson whose Romanesque style, which adapted medieval Italian forms and details, would achieve a major impact on Toronto from 1885 onwards in new projects such as the City Hall and the Legislature Building as well as numerous other building types. These influences are evident in the two later Niagara Street factories. Built at the same time and by the same owners, Samuel C Kanady and Ashley R Riches who were also American, the two later Niagara Street buildings are nonetheless distinctly different in their design and detailing indicating they may have been done by different architects[16] with 109 achieving a rich and complex rethinking of their industrial facades.

101-107 is a ten-bay three-storey building with a stone base of rough hewn blocks but no raised basement. (Image 24) When it was completed the building had at least two and

[14] All of the original window frames and sash have been replaced in these four buildings. Discussion of windows refers to the wall openings.
[15] Arthur and Otto, p 163.
[16] To date no architects have been identified for these buildings.

perhaps three entry addresses and after 1890, 101, 105 and 107 Niagara Street are identified in the City Directory. The property was accessed by a central carriageway providing access to the yard at the rear. At the western end a wide glazed opening may indicate a street entrance or an additional passage to the rear. (Image 25) Originally a laneway at the eastern end passed between it and 95-97 Niagara. Goads Atlases indicate that between 1899 and 1903 the building had been extended above the lane at the upper stories. The extension lacks the decorative brick belt courses of the original building and at the rear was constructed in red rather than buff brick. (Image 26)

Like the two earlier factories, its red brick façade is organized with pairs of windows flanked by pilasters which rose to a pediment. (Image 27) However, there is a subtle difference in that the ground floor is taller than the upper levels, recalling the Renaissance palazzo concept of the *piano nobile,* and the ground floor pilasters terminate at a brick band and a stone belt course before continuing to the upper second and third stories. (Images 25 as above and 28) The buff brick decorative elements which contrasted with the red brick façades at 89 and 95 Niagara have been replaced by a monochromatic approach emphasizing rich surface texture – brick corbelling at the ground floor belt course and at the eaves, and rows of stepped dentils or saw-toothed bricks underneath each pair of windows. (Images 29, 30) The window heads are curved with vertical brick lintels and these are joined by two horizontally recessed courses of brick. These elements add a distinctive late nineteenth century French flavour while the corbels and saw-toothed brick courses are typical of French and Italian Romanesque architecture. The style of the building with its eclectic sources could be summarized as Italianate Romanesque Classicism.

109 Niagara Street

The building at the corner of 109 Niagara Street is a long rectangular four-storey red brick-clad block on a substantially raised basement with its short four-bay façade facing Niagara and the long eleven-bay elevation fronting onto Tecumseth Street. (Image 31) A later modern one-storey addition in brick extends the complex along Tecumseth. The company letterhead shows that originally this one-storey building was four-and-a-half-stories, but Goad's Atlas of both 1913 and 1923 confirm that this portion of the building was constructed of frame and therefore unlikely to match the illustration. (Image 32) The corner is marked by a chamfer with a narrow entrance. (Image 33) The letterhead illustration shows this chamfer terminating with a small pediment. The building continues the language and details of the other three in this complex and recombines them for a more complex and richly articulated effect. Here at 109 Niagara the distinction 101-107 Niagara made between the first floor and the upper levels is enhanced even further. The first floor is again taller than the upper floors and features longer windows. The windows at 109 are wider than its neighbours and at the first floor level are paired together with flat heads with stone lintels. At the corner entrance a similar lintel is used. Each window pair is framed by a broad shallow brick arch. The arches feature brick voussoirs with a moulded drip mould which steps up at the centre suggesting a keystone. (Image 34) As with 101-7 a projecting brick moulding at the sills of the second floor windows creates a break between the first floor and the upper levels and here the detail treatment shifts. The windows above have the same width but are

much shorter corresponding to the reduced interior floor height and have curved heads instead of flat.[17] (Image 35) Instead of being grouped in pairs the windows are single and flanked by pilasters which rise three stories terminating in an arcade of flat arches reminiscent of 95-97 Niagara Street. (Image 36) As at 101-107 Niagara Street brick saw-tooth and alternating dentil courses provide the enriched surface texture while the complex rhythms of pairs and singles, arched and flat-headed openings demonstrate an affinity for the Richardsonian Romanesque. The inclusion of the stone lintels in contrast with the arched openings indicates a keen and perhaps playful awareness on the part of the unknown architect of the structural meaning behind the variety of detailing expressed in the elevation. The style may therefore be described as Italianate Romanesque Classicism.

iv. CONTEXT

The property at 89-109 Niagara Street, known historically as the National Casket Company Factories is located at the south east corner of Niagara and Tecumseth Street. (Images 7 and 37) It is a well-known landmark as an early industrial complex which has stood in this neighbourhood for more than 125. Its richly articulated brick three to five-storey building mass contributes to and maintains the primarily 1880-90 character of the neighbourhood and particularly the south side of Niagara Street which has been preserved and continues to stretch from Bathurst Street to Tecumseth Street and on to Wellington Street. It remains a tangible link to the neighbourhood which evolved over 180 years since the 1837 subdivision and represents the impact of the arrival of the railways on the economic and physical expansion of the city, physically acknowledging its route through the growing city. It is an important centrepiece and focal point within the context of the immediate neighbourhood which contributes to and maintains its 125 year-old character as new development is inserted on adjacent and nearby vacant industrial and residential lands. Within proximity to the downtown core, the consistent 1880-1890 character of this neighbourhood merits appreciation, special consideration and preservation.

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	

[17]The original windows have been replaced but the original frames and sash likely had curved heads to correspond with the openings.

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**

The elevations of the four buildings facing onto Niagara and Tecumseth Streets are valued as fine and varied examples of a Classical style adapted to an industrial building type. All four feature pilasters or arcades terminating in either a cornice with a pediment or as at 109 Niagara Street a flat parapet. The two earliest buildings at 89-91 and 95-97 Niagara Street with their buff brick architectural elements indicate the influence of Georgian Neo-classicism prevalent in the city since its founding. The later buildings at 101-107 and 109 Niagara Street are monochromatic, relying on texture and relief, more complex rhythms and variety for their articulation indicating an Italianate Romanesque influence that was to become widespread throughout the city's architecture from 1885 onwards as evident in both the City Hall (1885-99) and the Ontario Legislature Building (1886-92).

While a measured order prevails in the uniform disposition of architectural elements on the street facades, the functional aspects of the complex are apparent at the rear of the property where a cheaper buff brick was used on the earliest exterior walls and the arrangement of the outbuildings was devoted to functional efficiency and the movement of materials and manufactured goods to and from the railway sidings. Transportation was further accommodated by the three carriageways through the buildings from Niagara Street and one from Tecumseth Street. Entrances for all buildings except 109 Niagara Street were originally from the rear yard side. The dry kiln at 95-97 Niagara and chimney at 89-91 Niagara are important contributing elements to the functioning of the complex. The interior structure, seen at 95-97 Niagara Street, is a wood post and beam system typical of industrial buildings allowing flexibility and the accommodation of large machinery.

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

The buildings identified as the National Casket Company Factories are valued for their historic association with manufacturing industry in the city. The first industries associated with the site were hat making, lumber milling, piano and furniture manufacture. Leaving its Bay Street premises, which were devastated by the Great Fire of 1904, Eckardt's National Casket Company, with its associated National Silver Plate Company and National Dry Kilns, Planing Mills and Woodworking Company, consolidated three of the properties finally relocating in 1908 and continued to occupy 95-109 Niagara Street until 1916 when it was purchased by the Dominion Manufacturing Company who continued to

manufacture coffins on the site until 1973. For almost 65 years the site was devoted to casket making.

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**

The buildings at 89-109 Niagara Street are valued for their importance in defining and maintaining the late nineteenth century character of the area. Combined with the housing on the south side of Niagara Street they provide a consistent stretch of building fabric constructed between 1883 and 1890 (apart from 119, 123 and 125 Niagara) continuing from Bathurst Street across Tecumseth Street and up to Wellington Street. 89-109 Niagara Street is physically, functionally, visually and historically linked to its surroundings as it represents the commercial impact of the railways in the mid-late nineteenth century on lands adjacent to railway lines in the generation of businesses and employment opportunities. Situated at the corner of Tecumseth and Niagara Streets the factory complex is a significant landmark whose consistent presence has defined the character of the neighbourhood and provided facilities for manufacturers, craftsmen and entrepreneurs for over 120 years.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 89-109 Niagara Street has design, associative and contextual values. The property known as the National Casket Company Factories is valued for its historical associations with the diverse manufacturing interests, particularly casket making, that have occurred continuously on the property since the arrival of the railways in the 1850s through to the present day. It is also valued for its historical association with the South Niagara neighbourhood, particularly the houses on the south side of Niagara Street from Bathurst to Wellington Streets which were built at the same time between 1883 and 1890 and are mostly all still extant creating a rare consistent late nineteenth century streetscape. Its design values are evident in the form, structure, materials and details of the buildings which make the complex a fine representative of the Georgian Neo-Classical style as applied to an industrial building type at 89-91 Niagara Street and 95-97 Niagara Street and an Italianate Romanesque Classical style evident at 101-107 and 109 Niagara Street. Located at the south east corner of Niagara and Tecumseth Streets, its distinctive character, materials and scale make it a longstanding significant local landmark and an important contributor to the consistent late nineteenth century character of the South Niagara neighbourhood.

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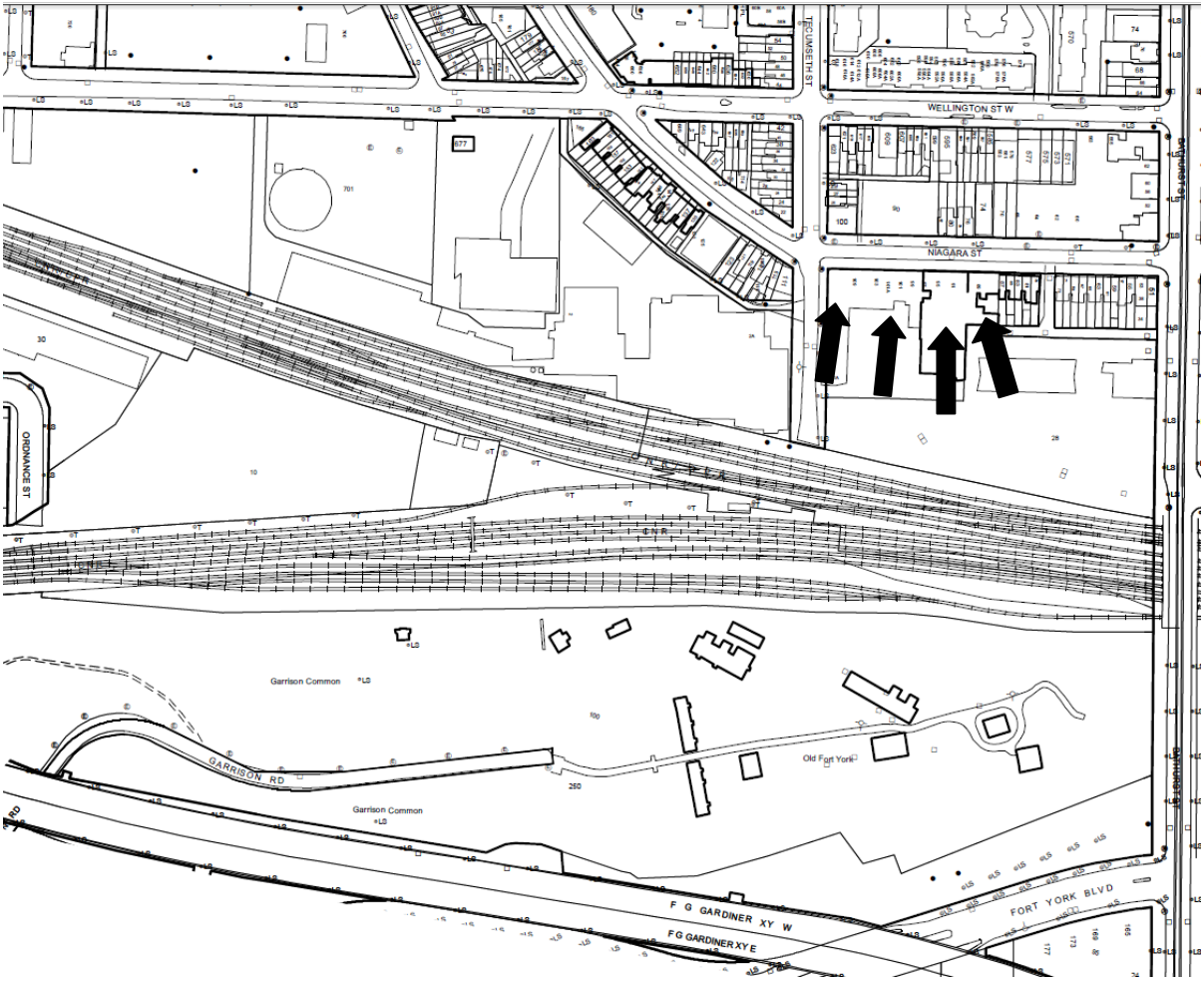
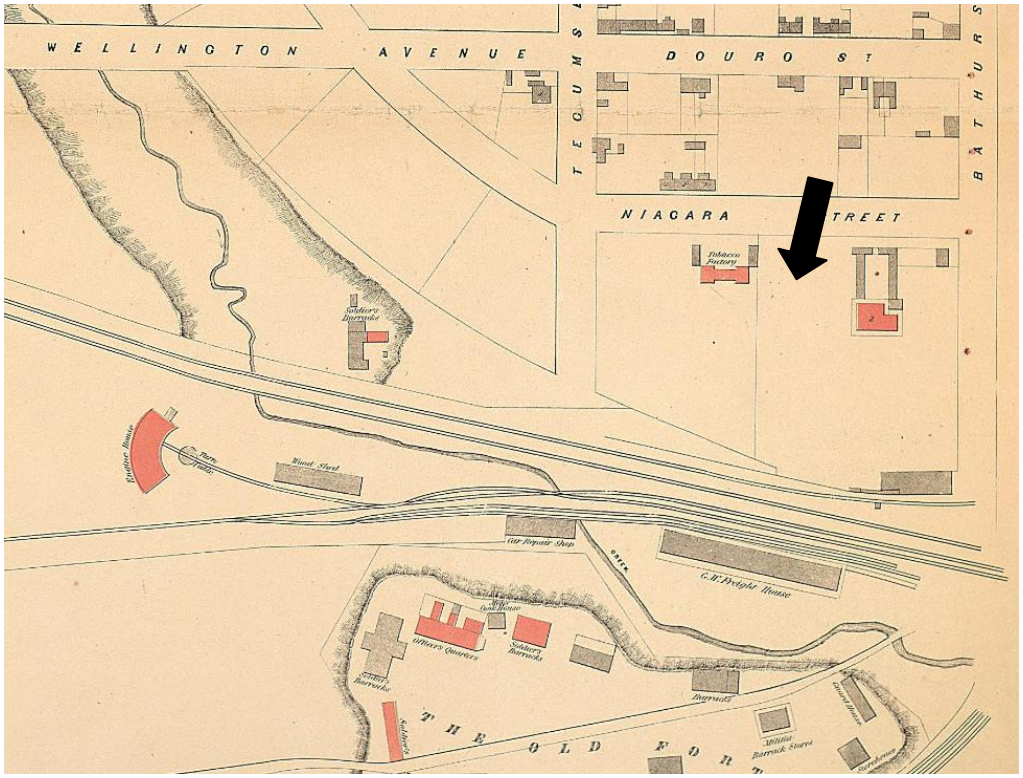
6. IMAGES: the **arrows** mark the location of the subject property



1. <u>City of Toronto Property Data Map:</u> showing the location of the subject property 89-109 Niagara Street on the southeast corner of Niagara and Tecumseth Streets. The arrows from right to left identify 109, 101-107, 95-97 and 89-91 Niagara Street. The map also indicates the stretch of Niagara Street from Bathurst to Wellington Street and the location of Fort York on the southern side of the railway tracks

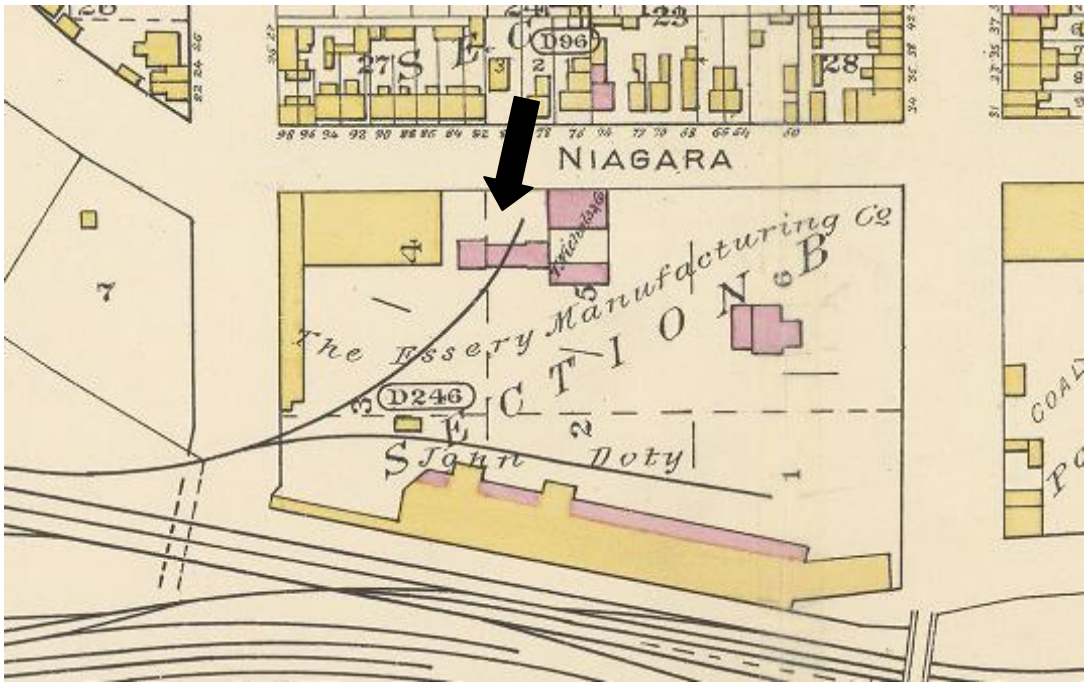
2. Detail of 'Plan of York', Lieut. Phillpotts, 1818: showing Fort York's location at the entry to York Harbour and the mouth of Garrison Creek with the soldiers' route that would become Niagara Street, and the original ten blocks of the Town of York to the east. The arrow indicates the approximate location of 89-109 Niagara Street (City of Toronto Archives)

3. Detail of 'Topographical Plan of City and Liberties Toronto', James Cane, 1842: showing 'The Garrison Common' after the 1837 survey. The arrow indicates the subject block bordered by Niagara, Tecumseth, and Bathurst streets and the Garrison Creek escarpment prior to the arrival of the railways. The block contains the u-shaped Garrison Hospital on the west and John Henry Dunn's house to the east on the south side of Niagara Street (City of Toronto Archives)



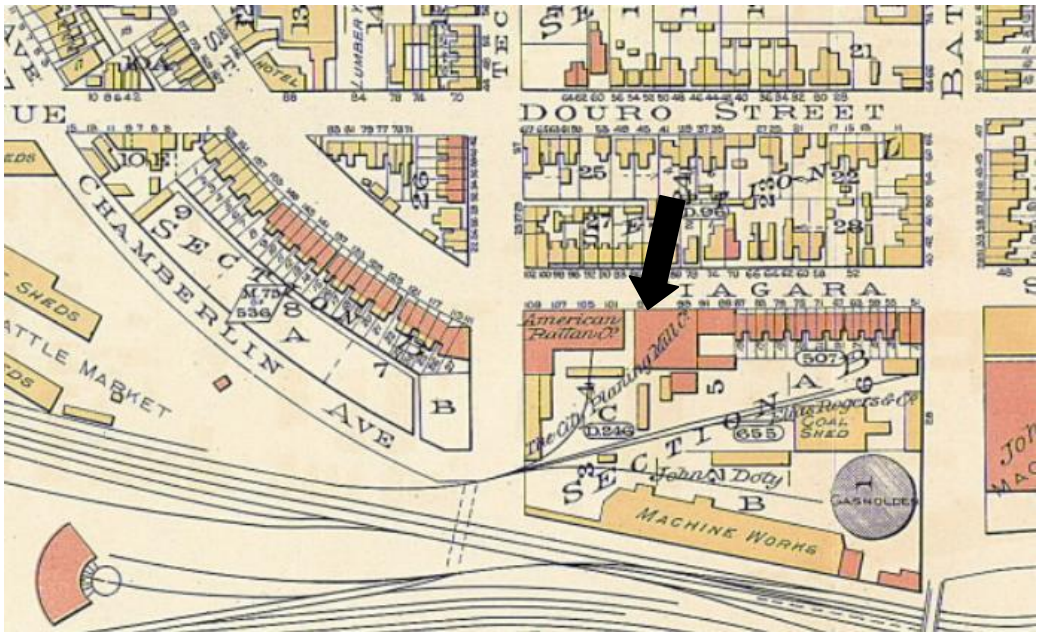
4. Detail of 'Atlas of the City of Toronto and Vicinity' W.S. Boulton and H.C. Boulton, 1858: showing two railway lines converging between the Fort and the subject block. The Garrison Hospital has been converted to a Tobacco Factory. (Nathan Ng, Historical Maps of Toronto)

5. Detail of ' Bird's Eye View of Toronto, P. A. Gross, 1876: showing that the military hospital has been demolished and the site is vacant. John Doty's premises can be seen built along the railway on the southern edge of the block. (Ng)

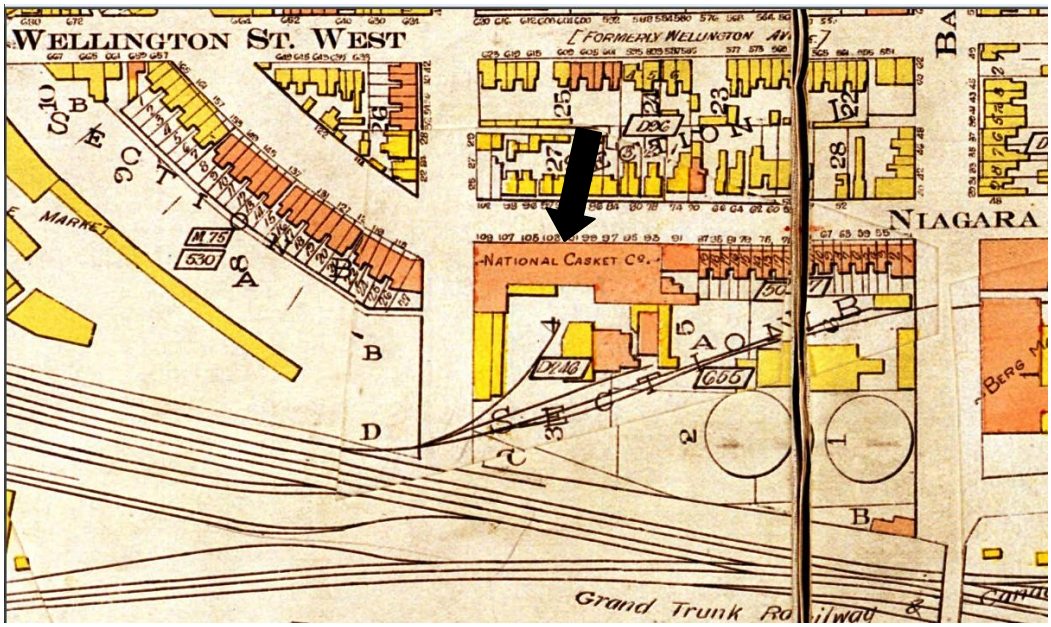


6. Goad's Atlas, 1884: showing the block identified with Plan D246 and the northern half occupied by the Essery Manufacturing Company (with their frame building at the corner of Niagara and Tecumseth) except for the red brick building identified as T Nichols &Co. whose current address is 89-91 Niagara Street. The redbrick buildings to the west were subsequently demolished. Note the railway sidings on the site. (City of Toronto Archives)

7. Niagara Street, 1886-1890: showing the consistent streetscape of housing built between 1886 and 1890 with the National Casket Company Factories at the far right. (Heritage Preservation Services, 2014)



8. Goad's Atlas, 1890: indicates that all of the National Casket Co. Factories buildings on Niagara Street are complete by this date. Note the numbering is now consistent with current numbering for this property being 89-109. Note the passage way still exists between 95-97 Niagara and 101-107 Niagara and the completion of the housing on the south side from Bathurst though to Douro Street/Wellington Avenue. (City of Toronto Archives)



9. Goad's Atlas, 1913: showing the consolidation of the properties from 95-109 Niagara Street as the National Casket Co. Note that 89-91 is not identified as part of this property and that property's rear yard configuration which continues to exist today. Note also the additional railway sidings extending across the site. (City of Toronto Archives)

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A.J.H. ECKARDT
PROPRIETOR

CABLE ADDRESS
"NANCASKO" TORONTO

OFFICES, PARK 1967
NIGHT, SUNDAY AND
HOLIDAY CALLS
NORTH 808
PARK 1967

LONG DISTANCE PHONE

BURNT OUT BIG TORONTO FIRE APRIL 19TH 1904

National Casket Co.

WHOLESALE MANUFACTURERS ONLY OF
CASKETS, COFFINS, HARDWARE
DRY GOODS, EMBALMING GOODS,
HEARSES, WAGONS,
AND ALL KINDS OF UNDERTAKERS SUPPLIES.

Estab. 1867

THIS BUSINESS IS OPERATED
IN CONNECTION WITH THE
NATIONAL SILVER PLATE CO. &
NATIONAL DRY KILNS, PLANING MILLS & WOODWORKING CO.

LARGEST FUNERAL SUPPLY HOUSE IN CANADA. ONLY FIVE BLOCKS WEST OF UNION DEPOT AND FOUR FROM FREIGHT SHEDS. 4 RAILROAD SIDINGS IN OUR YARDS
OUR COMPLETE MAMMOTH PLANT
CORNER NIAGARA AND TECUMSETH STS.

OFFICES, WAREROOMS, FACTORIES & LUMBER YARDS
93-109 NIAGARA ST. & Nos 1-23 TECUMSETH ST. OFFICES 107 NIAGARA ST.

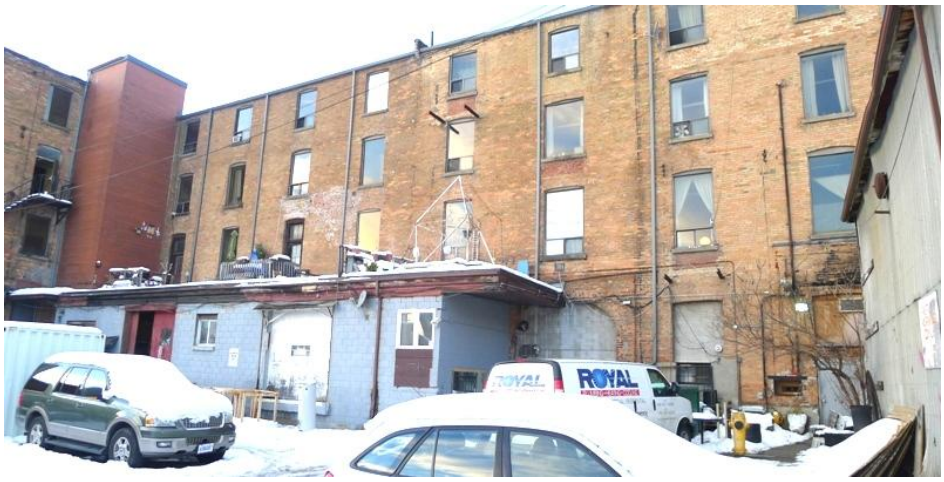
Toronto, Ont., Canada.

May 19th, 1908.

10. National Casket Company letterhead, 1908: showing the address of the company as 93-109 Niagara Street as well as indicating the other factories associated with the business and the words "BURNT OUT BIG TORONTO FIRE APRIL 19TH 1904" indicating the impact of this catastrophic event. (Toronto Public Library)

11. <u>89-91 Niagara Street</u>: showing the rear yard with extensions primarily constructed of buff brick as complete by 1913.

12. <u>89-91 Niagara Street (above left)</u>: showing the later freight elevator. (Heritage Preservation Services 2014)
13. <u>95-97 Niagara Street (above right):</u> showing the rear extension of buff brick with the dry kiln and in the distance the chimney with corbelled top at 89-91 Niagara Street. (Heritage Preservation Services 2014)



14. <u>101-107 and 109 Niagara Street:</u> showing the rear yard with buff brick walls, regular disposition of windows, lack of architectural embellishment and later red brick elevator tower and one-storey additions (Heritage Preservation Services 2014)

15. 89-91 Niagara Street: showing the street façade with its red brick façade, full-height buff brick pilasters, carriageway, raised basement and later mansard roof (Heritage Preservation Services 2014)

16. 95-97 Niagara Street: showing the red brick façade with buff brick arcades, window hoods and raised stone basement (Heritage Preservation Services, 2014)

17. 95-97 Niagara Street: showing the opening of the carriageway with its wood beam, metal tie rods and relieving brick arch above (Heritage Preservation Services, 2014)

18. 95-97 Niagara Street: showing the details of the paired consoles, opening of the carriageway with its wood beam, metal tie rods and relieving brick arch above (Heritage Preservation Services, 2014)

19. 89-91 Niagara Street: console brackets. (Heritage Preservation Services 2014)

A. A. BARTHELMES & CO. 89 and 91 Niagara Street.
Manufacturers of Pianoforte Actions and Keys.

20. 89-91 Niagara Street: an illustration of the property as of 1898 when under the ownership of the Alois Barthelmes. Note the pediments at both 89-91 and 95-97 Niagara Street, as well as the chimney stack (89-91) and dry kiln (95-97) which survive to this day (Engelhardt, p 164)

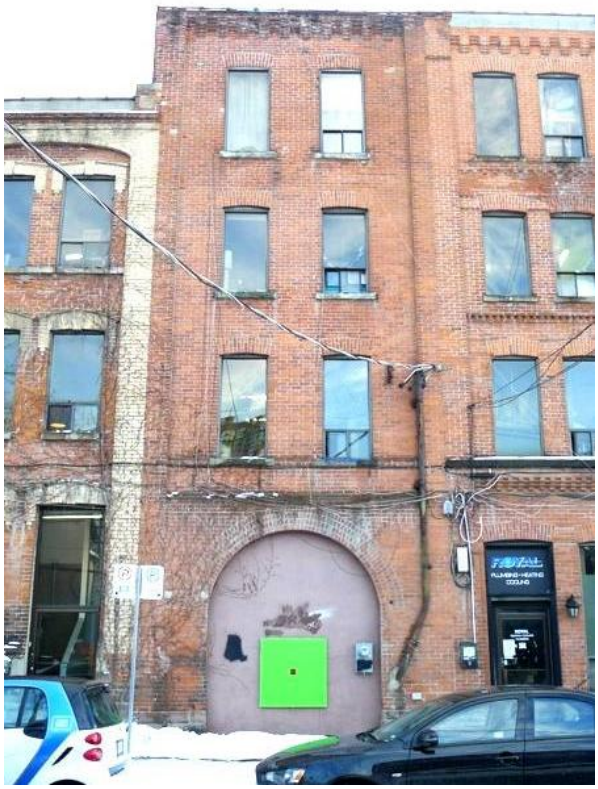
21. 95-97 Niagara Street: showing the elliptical arches and the paired window hoods, with keystones with projecting drip moulding and drop pendants at the sides (Heritage Preservation Services 2014)

22. 95-97 Niagara Street: showing a detail view of the window hoods, keystones, projecting drip moulding and drop pendants (Heritage Preservation Services 2014)

23. 89-91 Niagara Street: showing a detail view of the decorative string courses and dentil course between the floors and the relief panels in the buff brick pilasters (Heritage Preservation Services, 2014)

24. 101-107 Niagara Street: showing primary façade with various entrances and access points (Heritage Preservation Services 2014)

25. 101-7 Niagara Street: showing the glazed end bay which may have provided an additional passageway to the rear yard and the adjacent original doorway as well as the decorative stone belt course and brick corbels separating the first and upper level pilasters (Heritage Preservation Services 2014)



26. <u>101-7 Niagara Street:</u> showing the 1899-1903 extension over the previous laneway (Heritage Preservation Services 2014)

JOSEPH M. LOOSE. 105 Niagara Street.
Manufacturer of Piano Key Boards. Established 1886.
Sells to Manufacturers all over Canada.

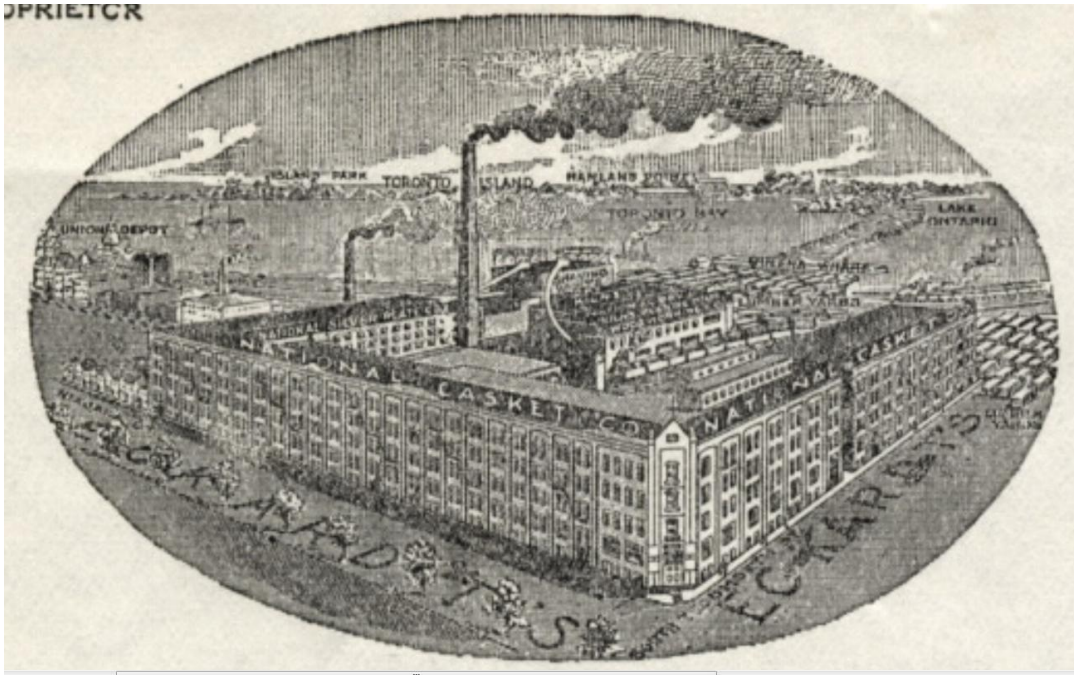
27. <u>101-7 Niagara Street:</u> photograph of the west end of the property and showing the original pediment as well as the entrance with staircase (left side of photo) (Engelhardt, p 162)

28. 101-7 Niagara Street: showing the decorative brick bands and stone belt course between each floor (Heritage Preservation Services 2014)

29. 101-7 Niagara Street: showing the decorative brick saw-tooth bands and the relief bands on either side of the window lintels (Heritage Preservation Services, 2014)

30. 101-7 Niagara Street: showing the decorative brick dentil courses and corbelling with the remainder of the capitals on the pilasters (Heritage Preservation Services, 2014)

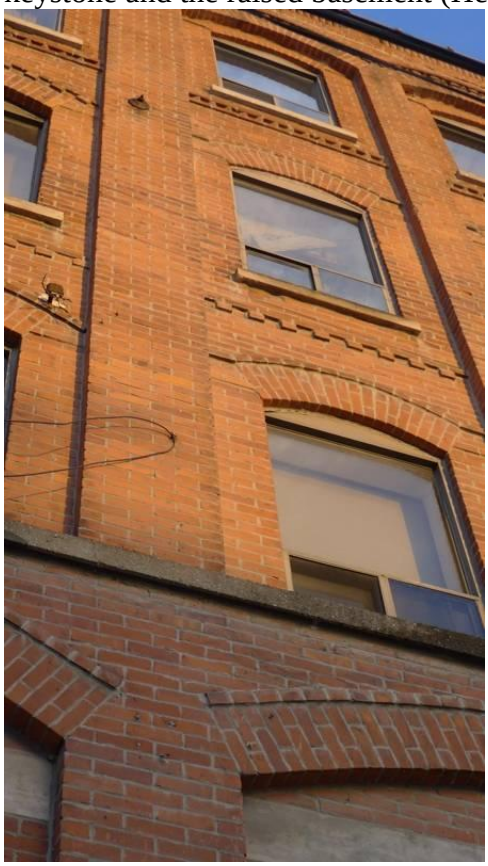
31. 109 Niagara Street: showing the decorative brick dentil courses and corbelling with the remainder of the capitals on the pilasters (Heritage Preservation Services, 2014)



32. 109 Niagara Street: detail of National Casket Company letterhead showing the building at the corner of Niagara and Tecumseth Streets with the pediment at the corner and the showing an extended façade beyond the existing ten bays (Toronto Public Library)

33. 109 Niagara Street: showing the chamfered corner with the entrance and decorative panels above (Heritage Preservation Services)

34. <u>109 Niagara Street:</u> showing the first floor with the flat headed windows with the stone lintels paired with an arcade with a raised brick moulding creating a keystone and the raised basement (Heritage Preservation Services, 2014)



35. <u>109 Niagara Street:</u> showing the upper levels arcade with the various brick details (Heritage Preservation Services, 2014)

36. <u>109 Niagara Street:</u> showing the upper levels arcade with the various brick details and the parapet with decorative brick panels above and stone sills (Heritage Preservation Services, 2014)

37. <u>Niagara and Tecumseth Street</u> (Heritage Preservation Services, 2014)