

**RESEARCH AND EVALUATION SUMMARY: 58 ATLANTIC AVENUE**

Ontario Wind Engine and Pump Company Building (1901): showing the principal (north) elevation on Liberty Street (Heritage Preservation Services, 2015)

**HISTORICAL CHRONOLOGY**

<b>Key Date</b>	<b>Historical Event</b>
1887 June	The Province of Ontario transfers land in the Ordnance Reserve to the Land Security Company
1887 Nov	Plan 765 is registered in the area outlined by King Street West, Dufferin Street and two railway lines
1890	Goad's Atlas shows the partial subdivision under Plan 765 with the street layout
1894 Sept	The Ontario Wind Engine and Pump Company (OWEPC) is incorporated
1894	The update to Goad's illustrates the first buildings (residential and industrial) in the King Dufferin industrial area
1897 Sept	The OWEPC purchases six lots along the south side of Liberty Street between present-day Atlantic and Jefferson avenues
1897	The city directory records Liberty Street as "not built on"
1898 Feb	The OWEPC is issued building permit #197 for two-storey machine shops and an office building on the southwest corner of Atlantic and Liberty <sup>1</sup>
1898 June	According to the tax assessment rolls, buildings valued at \$4500 are in place on the OWEPC's property
1899	The update to Goad's Atlas does not show any changes to the subject property (Image 4)
1899 Jan	The city directory records the OWEPC on the south side of Liberty Street, with "vacant lots" separating the buildings from Atlantic Avenue
1899 Apr	Part of Plan 765 south of Liberty Street is further subdivided under Plan 1110

<sup>1</sup> These include the two-storey gabled roofed buildings, which are extant in altered form at 35 Liberty Street

	(Image 5)
1899 July	The value of the OWEPC's buildings rises to \$6000 on the tax assessment rolls
1899 Sept	The OWEPC's complex is illustrated on the company's stationery (Image 6)
1901 Feb	Building permit #74 is issued for a two-storey factory and a single-storey brick galvanizing shop for the OWEPC, with G. M. Miller and Company named as the architects
1901 Mar	The same architects are identified on building permit #115 for the three-storey brick factory on "Atlantic Avenue - WS" (present-day 25 Liberty Street) (Image 7)
1901 Sept	The assessed value of the company's buildings rises to \$15,000
1903	The OWEPC is illustrated for the first time on the update to Goad's atlas (Image 4)
1906 Jan	Building permit #2797 is issued to the OWEPC for a "3 storey and basement" factory at the corner of Liberty and Jefferson, designed by the same architects as the earlier buildings <sup>2</sup>
1906 Sept	The addition to the complex is reflected in the increased value of the buildings to \$22,000, according to the tax assessment rolls
1910 Oct	Building permit #23793 is issued for additional structures at the southwest end of the site
1912	The next update to Goad's Atlas shows the latter addition, with the company's buildings filling the south side of Liberty Street between Atlantic and Jefferson
1934	The OWEPC is recorded for the last time at this location according to the City Directory for 1935 (with information dating to the previous year)
1937	Trustees for the OWEPC sell the property to the Poppy Fund of Toronto Limited, which retains the site until 1960 and rents it to a variety of tenants

The property at 58 Atlantic Avenue is located in the neighbourhood now known as Liberty Village, which is bounded by King Street West (north), Dufferin Street (west), Strachan Avenue (east) and the railway corridor (south), with Liberty Street as the main east/west street. The origins of the area date to 1793 when the Town of York was founded and the land west of the townsite was set aside for military uses (Image 2). The rapid growth of the community resulted in the encroachment of the town into the Military Reserve and, when the City of Toronto was incorporated in 1834, Dufferin Street marked the west boundary of the Liberties (the area designated by the municipality for future development). As the 19<sup>th</sup> century progressed, large tracts of the Military Reserve were devoted to institutional uses, including the Central Prison for Men and the Andrew Mercer Reformatory for Women on Strachan Avenue and King Street West, respectively.<sup>3</sup>

The future character of the neighbourhood was forecast in the mid 19<sup>th</sup> century when the first steam railways ran their tracks across the Military Reserve and opened the area to industry (Image 3). The completion of the Canadian Pacific Railway's King Street West

<sup>2</sup> Extant in altered form, the building is now identified as 65 Jefferson Avenue

<sup>3</sup> The chapel associated with the Central Prison is designated under Part IV, Section 29 of the Ontario Heritage Act, while part of another prison building and a residence associated with the Mercer Reformatory are recognized on the City's heritage register

Underpass (1888) allowed the westward extension of the street railway, which delivered workers to the factories. While the area's largest employers, the Massey-Harris Company (later Massey-Ferguson) and the John Inglis Company developed major industrial complexes on King Street and Strachan Avenue, other smaller companies built factories in the manufacturing facilities in the area southeast of King and Dufferin Streets with access to two rail lines. Among the first to establish its presence in this important industrial hub was the Ontario Wind Engine and Pump Company at present-day 58 Atlantic Avenue.

The property at 58 Atlantic Avenue on the southwest corner of Liberty Street occupies part of the large tract of land subdivided in 1887 by the Land Security Company (Image 5).<sup>4</sup> The area was first illustrated on Goad's Atlas in 1890, and the updates to 1899 depict the first industrial buildings and workers' housing at present-day Hanna Avenue and Liberty Street, east of the subject property (Image 4).

In 1897, the Ontario Wind Engine and Pump Company acquired six lots on the south side of Liberty Street from present-day Atlantic Avenue (east) to Jefferson Avenue (west) where it completed the first part of its manufacturing complex the next year. The original machine shops and factory were illustrated on the company's letterhead, which indicated that the Ontario Wind Engine and Pump Company produced "windmills, wood and iron pumps and general appliances for railway, village, farm and ornamental water supply" (Image 6).<sup>5</sup> In 1901, the Ontario Wind Engine and Pump Company was issued two building permits to expand its facilities, including the "three-storey brick factory, Atlantic Avenue, west side" on the southwest corner of Liberty Street (Image 7).<sup>6</sup> The company remained in this location until 1934 and sold the property three years later (Image 8). Subsequent occupants included shoe manufacturers and wood working firms.

The Ontario Wind Engine and Pump Company Building (1901) on the southwest corner of Atlantic Avenue and Liberty Street was designed by the Toronto architectural firm of G. M. Miller and Company. The firm was headed by George Martel Miller (1854-1933), who is best remembered for his close association with Toronto's famous Massey family, for whom he served as supervising architect for the famous Massey (Music) Hall before designing a range of projects.<sup>7</sup> Miller planned the additional storeys for the Massey Manufacturing Company's head office on King Street near Strachan Avenue during the

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<sup>4</sup> Originally registered under Plan 765, part of the tract was subdivided again in 1899 under Plan 1110

<sup>5</sup> Toronto Public Library, Ephemera Collection, no item number. The company's stationery also lists "airmotors [sic], haying tools, steel towers, feed grinders, saw tables, tanks and tank fixtures" amongst its products. Typical of the era, the illustration served to exaggerate the components of the site, but the gable-roofed buildings survive in altered form at 35 Liberty Street

<sup>6</sup> In 1906, the extant but altered factory at present-day 65 Jefferson Avenue joined the site, and additional buildings were added in 1910, including the power house with the chimney

<sup>7</sup> Other buildings designed by Miller for the Massey family and recognized on the City's Heritage Register range from the iconic Gladstone Hotel (1889) at 1204 Queen Street West and Dentonia Farm (1897), to Victoria College's Annesley Hall (1902), the first purpose-built women's residence for a Canadian university that stands as a National Historic Site at 95 Queen's Park

period when he designed the Ontario Wind Engine and Pump Company's complex in Liberty Village. For the 1901 factory at the southwest corner of Atlantic Avenue and Liberty Street, Miller applied the sombre brick cladding, symmetrical arrangement of elements and classical detailing identified with Edwardian Classicism, and embellished the building with corbelled brickwork beneath the roofline and distinctive oriel windows on the elevations overlooking the intersection.

Contextually, the Ontario Wind Engine and Pump Company complex is situated near the centre of the neighbourhood now known as Liberty Village where it faces Liberty Street, the main east-west road through the community. It is part of an important surviving collection of industrial buildings in Liberty Village that are included on the City's Heritage Register, including the neighbouring St. David's Wine Growers Company Building (1899) at 60 Atlantic Avenue (northwest Liberty) and the Brunswick-Balke-Collender Company complex (1905) at 40 Hanna Avenue (northeast Liberty) with its detached powerhouse and landmark smokestack that are designated under Part IV, Section 29 of the Ontario Heritage Act

## EVALUATION

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's Heritage Register. 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.

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

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

<b>Contextual Value</b>	
i. important in defining, maintaining or supporting the character of an area	<b>X</b>
ii. physically, functionally, visually or historically linked to its surroundings	<b>X</b>

The property at 58 Atlantic Avenue (with the entrance address at 25 Liberty Street) has design value as a well-crafted example of an industrial building that was designed after the turn of the 20th century when Edwardian Classicism was emerging as the most popular architectural style. Exhibiting the restrained brick detailing and classical features identified with the style, the Ontario Wind Engine and Pump Company Building is especially distinguished by the corbelled brickwork beneath the roofline, as well as the distinctive pair of oriel windows overlooking the intersection of Atlantic Avenue and Liberty Street.

Historically, the property at 58 Atlantic Avenue (with the entrance address at 25 Liberty Street) is valued for its contributions to the development in the late 19th and early 20th centuries of the community adjoining the southeast corner of King Street West and Dufferin Street as an important industrial centre at the west end of Toronto. With the adjacency of two railway lines and the subdivision and servicing of the land, the Ontario Wind Engine and Pump Company was one of the first manufacturers to build its factory in the area where it operated for 40 years.

The cultural heritage value of the Ontario Wind Engine and Pump Company Building is also through its associations with the Toronto architectural practice of G. M. Miller and Company, which designed it. Headed by George Martel Miller who opened a solo practice in 1886, the firm was best known for the many projects it undertook for members of Toronto's famous Massey family, which produced agricultural implements for international distribution and funded philanthropic projects in the city. Miller was the supervising architect for the Massey (Music) Hall before completing alterations to the Massey-Harris Company's office building on King Street West near Strachan Avenue. He designed the Ontario Wind Engine and Pump Company's complex over the period from 1898 to 1910, including the former factory (1901) at the corner of Atlantic Avenue and Liberty Street.

Contextually, the value of the Ontario Wind Engine and Pump Company Building (1901) is through its role in defining, maintaining and supporting the character of the former manufacturing enclave in the area southeast of King Street West and Dufferin Street where it is part of an important surviving collection of industrial buildings, many of which are included on the City of Toronto's Heritage Register. The property at 58 Atlantic Avenue (with the entrance address of 25 Liberty Street) is also valued for its visual and historical links to its surroundings in the neighbourhood now known as Liberty Village where it anchors an important intersection on the main east-west route through the community. In this location, the Ontario Wind Engine and Pump Company Building (1901) faces the St. David's Wine Growers Company Building at 60 Atlantic Avenue, which it complements in vintage and scale, and overlooks to the northeast the landmark boiler house and smokestack of the former Brunswick-Balke-Collender complex at 40 Hanna Avenue, which are other recognized heritage properties in Liberty Village.

## SUMMARY

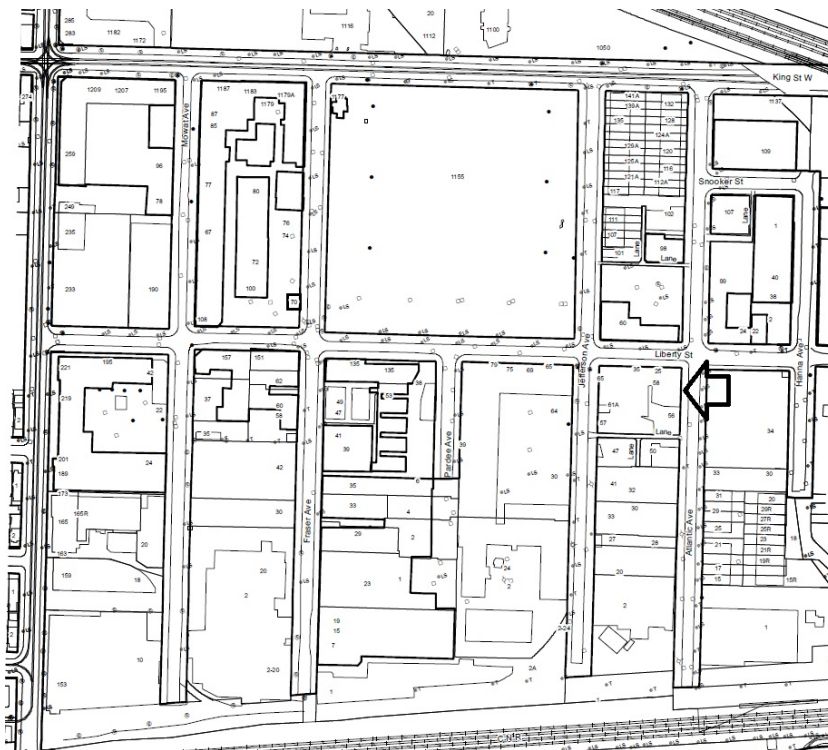
Following research and evaluation according to Regulation 9/06, it has been determined that the property at 58 Atlantic Avenue has design, associative and contextual values. The Ontario Wind Engine and Pump Company Building (1901), with the convenience address of 25 Liberty Street, retains its integrity as one of the earliest surviving factory buildings in the former King-Dufferin industrial district where it reflects the historical development of the area as a manufacturing hub at the west end of Toronto. As a well-crafted early 20<sup>th</sup> century industrial building designed by G. M. Miller and Company, headed by the notable Toronto architect, George Martel Miller, the Ontario Wind Engine and Pump Company Building displays features of the popular Edwardian Classical style, particularly the corbelled brickwork and the ornate oriel windows. Historically and visually linked to its setting on the southwest corner of Atlantic Avenue and Liberty Street, the Ontario Wind Engine and Pump Company Building (1901) contributes to the character of Liberty Village where it is part of an important surviving collection of former industrial buildings that are included on the City of Toronto's Heritage Register for their cultural heritage value.

## SOURCES

- Abstract Indices of Deeds, Plan 765, Lots 112-117, and Plan 1110, Block A  
Archival Photographs, City of Toronto Archives and  
[http://www.trainweb.org/oldtimetrains/CPR\\_Toronto/parkdale\\_aerial.htm](http://www.trainweb.org/oldtimetrains/CPR_Toronto/parkdale_aerial.htm)  
(individual citations below)  
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Dendy, William, Lost Toronto, 2nd ed., 1992  
"George Martel Miller," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/node/1484>  
Goad's Atlases, 1884-1923  
Liberty Village BIA, "Area History," <http://www.lvbias.com/area-history>  
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992  
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Ontario Wind Engine and Pump Company Correspondence, Toronto Public Library, Ephemera Collection, 1898



IMAGES – Maps and atlases are followed by other archival images. The **arrows** mark the location of the subject property. All maps are oriented with north on the top.



1. Location Maps: showing the location of the property at 58 Atlantic Avenue on the southwest corner of Liberty Street in the Liberty Village neighbourhood.

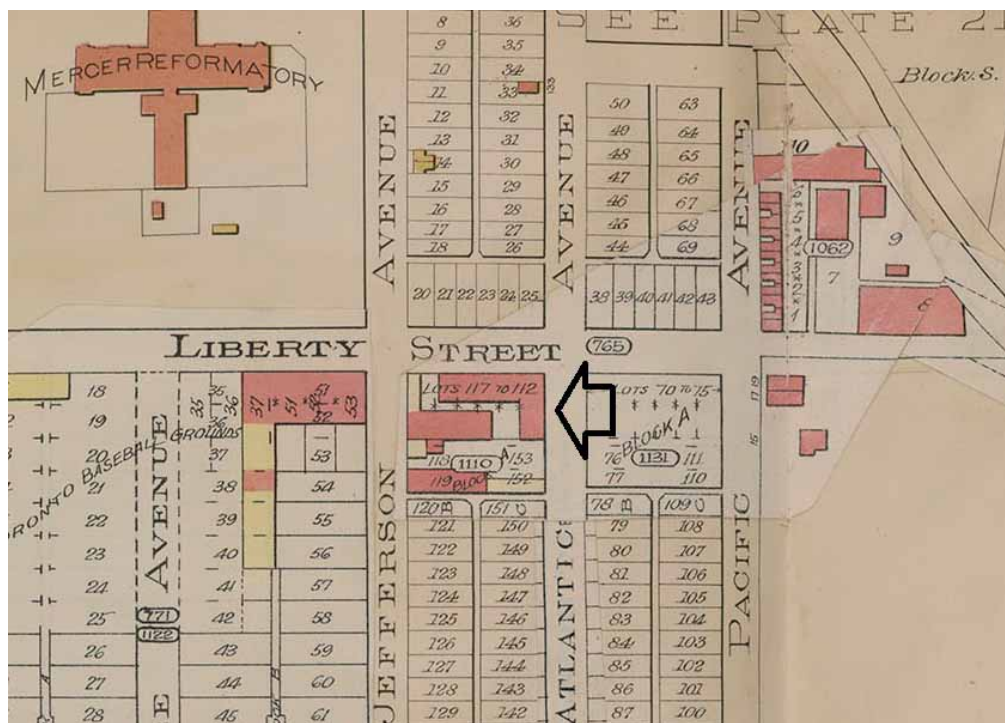
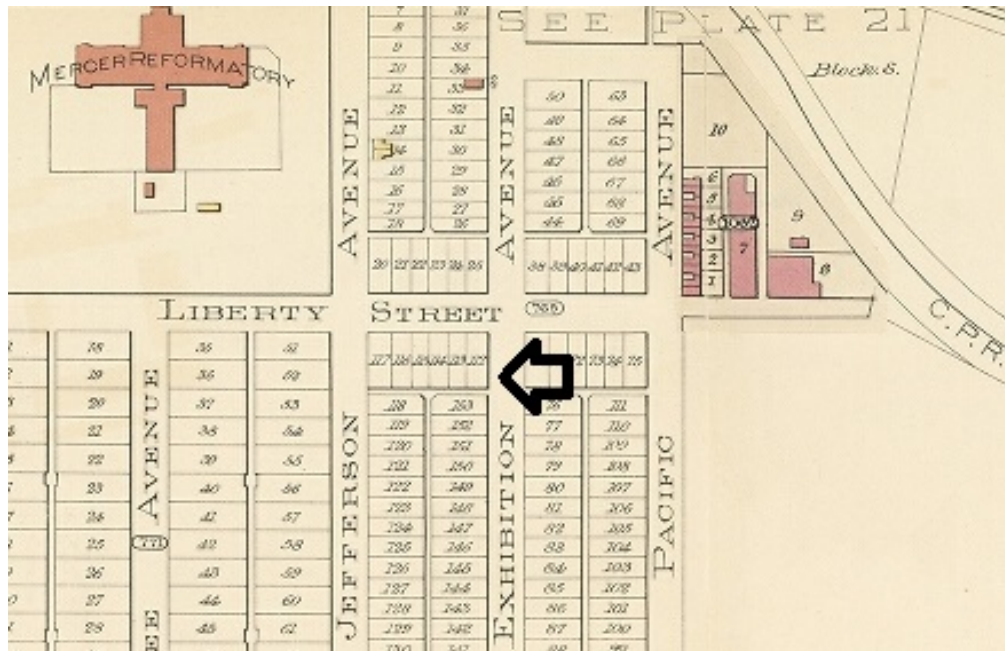


2. William's Sketch, 1813: the map illustrates the westward expansion of the Town of York from the original 10-block townsite (far right) into the Military Reserve (left).

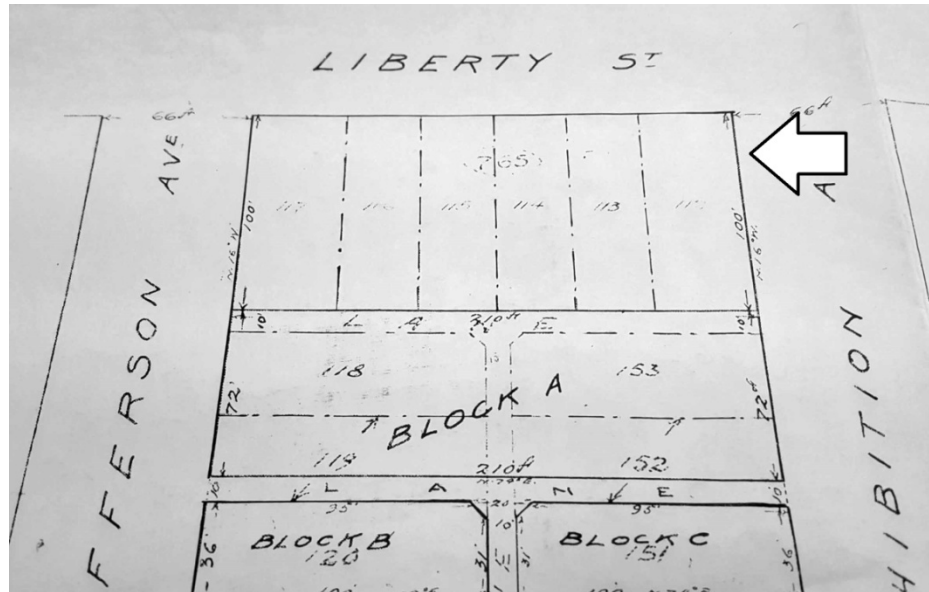


3. Tremaine's Map of Toronto, 1860: showing the further westward encroachment of the city (right), the lines of the first steam railways extending across the Military Reserve, and the early institutional use of part of the tract by the Provincial Lunatic Asylum on Queen Street West (above)

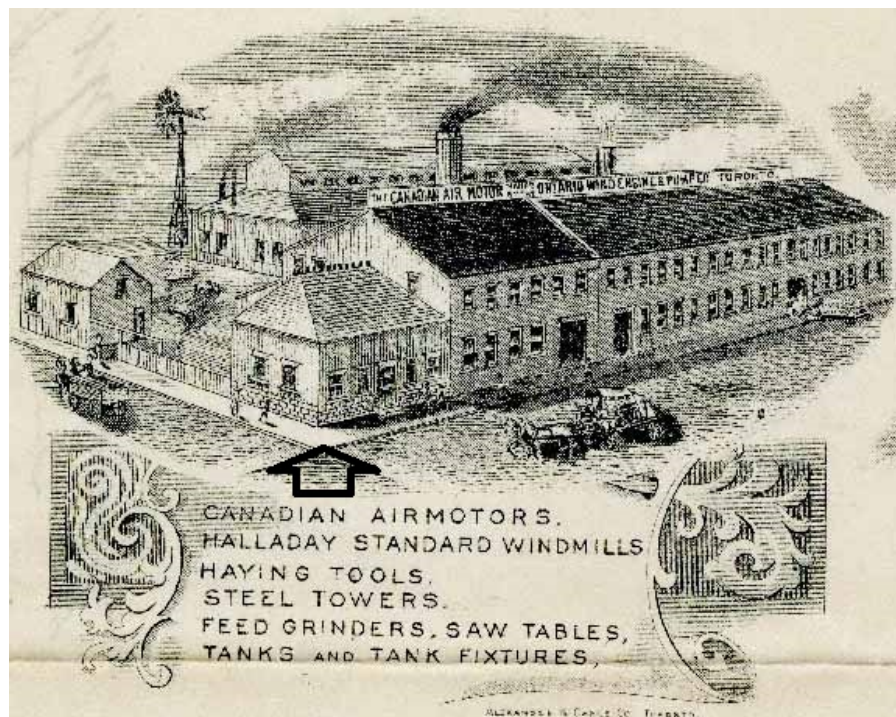




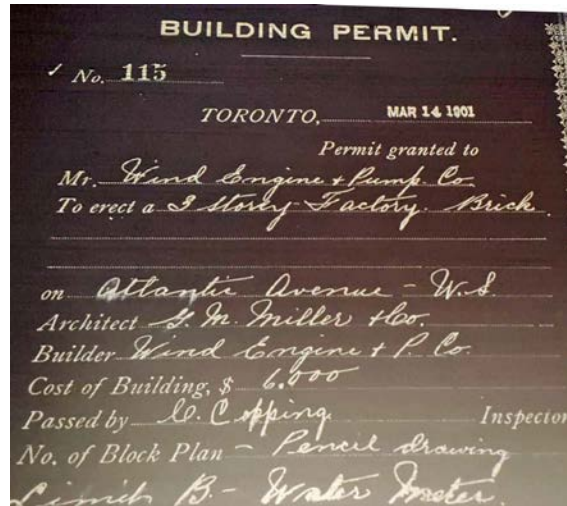
4. Goad's Atlases, 1899 (above) and 1903 (below): although archival records indicate that part of the Ontario Wind Engine and Turbine complex was in place, it was not shown on the Goad's Atlas in 1899 (above), but illustrated on the 1903 update (below), including the subject building at the southwest corner of Atlantic and Liberty.



5. Plan 1110, 1899: following the subdivision of former Plan 765 (1887), the Ontario Wind Engine and Power Company Building was built on the southwest corner of Liberty Street and Exhibition Avenue, which was renamed Atlantic Avenue (Toronto Land Registry Office).



6. Illustration, Ontario Wind Engine and Power Company Complex, 1898: showing the first part of the complex in place (Toronto Public Library, Ephemera Collection).



7. Building Permit #115, March 14, 1901: issued for the building at the southwest corner of Atlantic Avenue and Liberty Street (with the entrance address of 25 Liberty), the permit identifies G. M. Miller and Company as the architects (City of Toronto Archives).



8. Archival Photograph, Ontario Wind Engine and Pump Company Employees, undated: showing the installation of a "Canadian steel airmotor" manufactured by the company (Baker and Carter, 59).





9. Archival Photograph, King-Dufferin Industrial Area, 1920s: the image shows the build-up of the area now known as Liberty Village with industrial buildings, including the subject building, adjoining two railway corridors (City of Toronto Archives, Fonds 1244, Item 2420).



10. Archival Photograph, Atlantic Avenue, 1980s: this aerial view shows the Ontario Wind Engine and Pump Company's complex on the southwest corner of Atlantic Avenue and Liberty Street, with its proximity to two railway lines ([http://www.trainweb.org/oldtimetrains/CPR\\_Toronto/parkdale\\_aerial.htm](http://www.trainweb.org/oldtimetrains/CPR_Toronto/parkdale_aerial.htm)).



11. Archival Photograph, 58 Atlantic Avenue, 1980s: showing the Ontario Wind Engine and Pump Company complex from the west on Atlantic Avenue before the alterations to the buildings at the west end of the site (City of Toronto Archives, Series 1465, Item 21).



12. Photograph, 58 Atlantic Avenue, 2005: showing the part of the property identified as 25 Liberty Street (Heritage Preservation Services).





Views south (left) and north (right) on Atlantic Avenue.



View west on Liberty Street.



View east on Liberty Street.

13. Current Photographs, 58 Atlantic Avenue, 2015: showing the Ontario Wind Engine and Pump Company Building (1901) in its context on the southwest corner of Atlantic Avenue and Liberty Street (Heritage Preservation Services).



14. Current Photographs, 60 Atlantic Avenue (top) and 40 and 43 Hanna (bottom), 2015: contextual views of the neighbouring heritage buildings on the north side of Liberty Street, with the St. David's Wine Growers Company Building (above), the Brunswick-Balke-Collender Company complex with its landmark chimney (below left) and the former Irwin Toy Factory (below right) (Heritage Preservation Services).