

Inclusion on the City of Toronto's Heritage Register – 14 Duncan Street

Date: January 12, 2017

To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

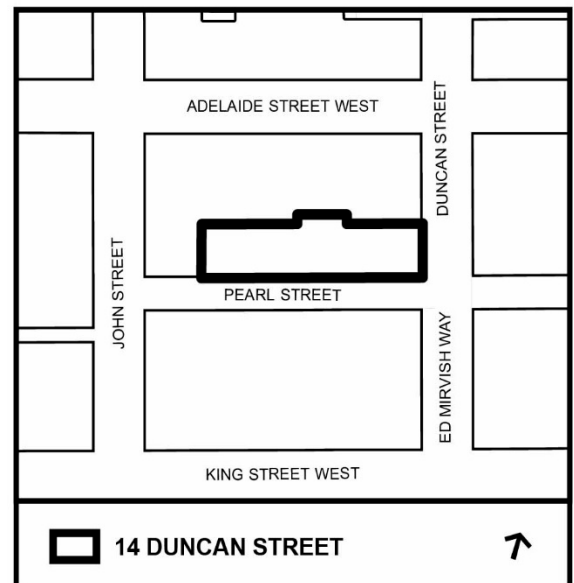
Wards: 20 - Trinity-Spadina

SUMMARY

This report recommends that City Council include the property at 14 Duncan Street on the City of Toronto's Heritage Register.

Located on the northwest corner of Duncan and Pearl streets in the King-Spadina neighbourhood, the property contains a three-storey building that was constructed in 1902 for the Telfer Paper Box Company with subsequent additions. Following research and evaluation, it has been determined that the property at 14 Duncan Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV of the Ontario Heritage Act, which the City also applies for properties on the Heritage Register.

The inclusion of the property at 14 Duncan Street on the City's Heritage would identify all of the property's cultural heritage values and heritage attributes. Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.



RECOMMENDATIONS

The Chief Planner and Executive Director recommends that:

1. City Council include the property at 14 Duncan Street (Telfer Paper Box Building) on the City of Toronto's Heritage Register.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of October 2, 2012, City Council adopted TE18.18, authorizing the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

Following the prioritization of the King-Spadina area for study in 2014, the City engaged Taylor Hazel Architects to undertake the HCD Study in 2015. At its meeting of May 23, 2014, the Toronto Preservation Board received the King-Spadina HCD Study and supported the preparation of two HCD Plans:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB31.2>

On November 3, 2015, City Council adopted TE11.2 "Final Report - Lands Bounded by John Street, Adelaide Street West, Duncan Street and Pearl Street," amending the Official Plan, substantially in accordance with the draft Official Plan Amendment attached as Attachment 1 to the report (September 18, 2015) from the Director, Community Planning, Toronto and East York District:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE11.2>

Official Plan Amendment 297 ("OPA 297") was adopted by City Council at its meeting of November 3 and 4, 2015 and approved by the Ontario Municipal Board by way of the Decision dated April 11, 2016.

At its meeting of December 15, 2016, City Council adopted MM23.41 "King-Spadina - Study Area Designation By-law," which prohibits the demolition or removal of any buildings or structures on those properties that have been identified as potentially contributing to the proposed King-Spadina Heritage Conservation District Study Area for a period of one year:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.MM23.41>

COMMENTS

The property at 14 Duncan Street contains a three-storey industrial building that was constructed in 1902 for the Telfer Paper Box Company, with west additions dating to 1906 and 1925.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 14 Duncan Street has design, associative and contextual values as an early-20th century industrial building with Edwardian Classical styling by the Toronto architectural firm of Gregg and Gregg with a complementary west addition (1906) by architects Wickson and Gregg, which is historically associated with the development and evolution of the King-Spadina neighbourhood where it supports the character of the area and is historically and visually linked to its setting.

While the Telfer Paper Box Building was altered in the late 20th century, the building retains its integrity and embodies its cultural heritage values and attributes.

The property has also been identified as a contributing heritage property in the draft King-Spadina Heritage Conservation District (HCD). The study is currently underway and, in November 2016, Heritage Preservation Services staff presented an overview of the draft King-Spadina HCD Plan to the Toronto Preservation Board.

CONTACT

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photograph

Attachment 3 - Statement of Significance
Attachment 4 - Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site.



Current photograph of the Telfer Paper Box Building at 14 Duncan Street, showing the principal (east) elevation on the right and the south elevation on Pearl Street (with the west additions) on the left (Heritage Preservation Services, November 2016).

Telfer Paper Box Building

The property at 14 Duncan Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on the Heritage Register.

Description

The property at 14 Duncan Street is located on the northwest corner of Pearl Street in the King-Spadina neighbourhood. It contains the Telfer Paper Box Building, a three-storey structure that was constructed in 1902 by the Telfer Manufacturing Company according to the designs of Toronto architects Gregg and Gregg. Occupied for 60 years by the Telfer Paper Box Company, the facility was expanded in 1906 and 1925 and modified at the end of the 20th century when it was converted for commercial uses.

Statement of Significance

The Telfer Paper Box Building is valued for its design as a representative example of Edwardian Classicism, the most popular style for a range of architectural types in the pre-World War I era, including industrial edifices. Elements of the style are seen in the symmetrical arrangement of the openings beneath the round-arched arcades on the street-facing elevations (east and south). Following its conversion for commercial uses, the building was updated with the oversized cornice and vertical entrance bays (east and south) identified with late 20th-century Post-Modernism.

The cultural heritage value of the property at 14 Duncan Street is also through its contribution to the development, evolution and regeneration of the King-Spadina neighbourhood in the 20th century. When the area changed from an institutional enclave adjoined by residential subdivisions to Toronto's new manufacturing district after the Great Fire of 1904, the Telfer Paper Box Building was one of the first structures completed on the former Upper Canada College lands after the campus was redeveloped for industrial uses. Beginning in the post-World War II era, King-Spadina declined with the relocation of many industries to Toronto's suburbs. The restoration of the Royal Alexandra Theatre by entrepreneur Edwin "Honest Ed" Mirvish in the 1960s and his conversion of the neighbouring early-20th century warehouses to restaurants began the revival of the area. In the 1980s, the property at 14 Duncan was converted from industrial to commercial uses as part of the ongoing regeneration of King-Spadina.

The Telfer Paper Box Building is also valued historically for its association with the Toronto architectural firm of Gregg and Gregg, which received the commission prior to the dissolution of the partnership. While W. R. (William Rufus) Gregg and his younger brother, A. H. (Alfred Holden) Gregg practiced alone and with other partners during their careers, for the period between 1893 and 1904 when they worked together, the pair is credited with several factories in the King-Spadina neighbourhood, including surviving examples near the intersection of King and Pearl streets where the subject building is

found. Gregg, in partnership with A. Frank Wickson, completed the complementary west wing (1906) of the Telfer Paper Box Building.

Contextually, the value of the property at 14 Duncan Street is through its support for the historical character of the King-Spadina neighbourhood where it is part of an important collection of former factories and warehouses that changed the area from its origins as an institutional and residential district to Toronto's new manufacturing centre following the Great Fire of 1904. The Telfer Paper Box Company is historically and visually linked to its setting where, with the heritage properties containing the Canada Printing Ink Building (1903) at 14 Duncan Street, the White Swan Mills Building (1903) at 154-158 Pearl Street, and the Southam Press Building (1908) at 19 Duncan Street, it contributes to the enclave of industrial buildings on and adjoining Duncan Street, north of King Street West.

Heritage Attributes

The heritage attributes of the Telfer Paper Box Building on the property at 14 Duncan Street are:

- The placement, setback and orientation of the building on the northwest corner of Duncan and Pearl streets
- The scale, form and massing of the three-storey building above the raised base with the window openings
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The flat roofline (the current cornice is an addition)
- On the principal (east) elevation on Duncan Street the round-arched arcade that organizes the openings above the first (ground) storey and extends to the easternmost bay on the south elevation on Pearl Street (the window openings have been enlarged)
- On the east elevation, above the first (ground) floor where the openings have been altered, the symmetrically-placed flat-headed window openings
- The north elevation, which is viewed from Duncan Street, with the round-arched arcade and the flat-headed window openings
- The west addition (1906), where the south elevation on Pearl Street repeats the three-storey round-arched arcade with the flat-headed window openings in the second storey

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



TELFER PAPER BOX BUILDING
14 DUNCAN STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2017

1. DESCRIPTION



Above: principal (east) elevation of 14 Duncan Street, with the north elevation on the right; cover: northwest corner of Duncan and Pearl streets showing the Telfer Paper Box Building (Heritage Preservation Services, 2016)

14 Duncan Street: Telfer Paper Box Building	
ADDRESS	14 Duncan Street (southeast corner of Adelaide Street West)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 216E, Part Block B
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Telfer Paper Box Building
CONSTRUCTION DATE	1902
ORIGINAL OWNER	Telfer Manufacturing Company
ORIGINAL USE	Industrial (factory)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Gregg and Gregg, architects
DESIGN/CONSTRUCTION/MATERIALS	Red brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	January 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 14 Duncan Street, and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

HISTORICAL TIMELINE

Key Date	Historical Event
1831	Upper Canada College (UCC) establishes its first campus on King Street West, remaining in this location until 1891 (Image 7)
1902 Apr	The former UCC lands are subdivided under Plan 223E
1902 Apr	The Telfer Manufacturing Company is issued a building permit for a factory on the corner of Duncan and Pearl streets, naming Gregg and Gregg as the architects (Image 8)
1902 May	Frank B. Allan acquires part of Block B under Plan 223E and immediately sells a portion of the allotment to representatives of the Telfer Manufacturing Company
1902 Aug	The Telfer Manufacturing Company's building is valued at \$12,000 on the tax assessment rolls and occupied by the Telfer Paper Box Company
1903	The update to Goad's Atlas shows the factory in place on the northwest corner of Duncan and Pearl streets (Image 4)
1906 Mar	A building permit is issued for an addition to the Telfer Paper Box Company's factory, with Wickson and Gregg identified as the architects (Image 8)
1906 Aug	The value of the building rises to \$18,000 in the tax assessment rolls, suggesting the west addition is in place
1906 Dec	"The Globe" newspaper describes the Telfer Manufacturing Company's recent extension to the factory at the corner of Duncan and Pearl streets
1912 Oct	George E. Shaw and Robert Northey become the sole owners of the property at 14 Duncan Street
1921 Dec	Shaw and Northey incorporate the Telfer Paper Box Company, appoint James A. Northey (Robert's son) as general manager, and convey the Duncan Street property to Elizabeth Northey
1923	The Telfer Paper Box Company is illustrated on the last update to Goad's Atlas (Image 5)
1925	The Telfer Paper Box Company's complex is extended west on Pearl Street
1930	The Telfer Paper Box Company acquires the subject property from Elizabeth Northey
1943	The Underwriters' Survey Bureau Atlas illustrates the Telfer Paper Box Company's complex (Image 6)
1962	The Telfer Paper Box Company sells the property at 14 Duncan Street to Arthur Caplan, and an application is made to alter the

	complex for a pillow manufacturing business
1964	The “Telfer Paper Box Company” is labelled on the update to the Underwriters’ Survey Bureau's atlas, although the property is under lease to the R. C. Tobias Company Limited according to land records (Image 6)
1989	Applications are made to alter the complex, adding the corner entrance at Duncan and Pearl streets (Images 14-15)
2012	City Council authorizes the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act, with the property at 14 Duncan Street included within the study area boundaries
2016 Oct	The draft King-Spadina HCD Plan is released, identifying 14 Duncan Street as a contributing heritage property

HISTORICAL BACKGROUND

King-Spadina Neighbourhood:

The property at 14 Duncan Street is located in the King-Spadina neighbourhood, which is named for the major crossroads of King Street West and Spadina Avenue. After the founding of the Town of York (Toronto) in 1793, the area between the townsite and the Humber River was set aside as the Military Reserve where (Old) Fort York guarded the entrance to the harbour. As early as 1797, the rapid growth of the community led to its westward expansion to the boundary of the military lands near Peter Street where the “New Town” welcomed the Third Parliament Buildings and the inaugural campus of Upper Canada College. After the City of Toronto was incorporated in 1834, parts of the Military Reserve were sold and the area was opened for residential development. Toronto’s first steam railways transected the Military Reserve in the mid-1800s, followed by modest industries near the tracks. By the end of the 19th century when Upper Canada College and the provincial legislature were relocated to Deer Park and Queen’s Park, respectively, the large tracts of land they had occupied were developed with factories and warehouses. The Great Fire of 1904, which destroyed Toronto’s manufacturing district adjoining Front and Bay streets, hastened the industrial development of the adjoining King-Spadina neighbourhood. It remained the city’s manufacturing centre until the post-World War II era when many large-scale industries were drawn to the suburbs, leaving buildings vacant or underutilized. The revitalization of King-Spadina began in the 1960s, when famed entrepreneur Edwin “Honest Ed” Mirvish restored the Royal Alexandra Theatre and converted the neighbouring warehouses to restaurants as the nucleus of the “Entertainment District.” This led to the transformation of other industrial buildings for commercial uses during the 1970s and 1980s. In 1996, the City of Toronto adopted the King-Spadina Secondary Plan, which removed the restrictive industrial zoning and encouraged the adaptive reuse of existing buildings. Today, the regeneration of King-Spadina continues as a sought-after mixed-use community where part of the neighbourhood has been identified and studied as a potential Heritage Conservation District.¹

¹ In 2012, City Council authorized the study of King-Spadina as a potential Heritage Conservation District for Part V designation under the Ontario Heritage Act, and prioritised the HCD Study in 2014

The historical development of King-Spadina can be traced on archival maps and atlases, including those attached in Section 6 of this report.

Telfer Paper Box Building:

The subject property at 14 Duncan Street is located on land originally subdivided for Russell Square, the former Upper Canada College (UCC) campus on King Street West. When the boys' school moved to Deer Park in the 1890s, representatives of the University of Toronto (which formed the College's Board of Governors) originally rented out the premises to various businesses before registering a plan of subdivision in 1902. Frank B. Allan, who operated his company in the old college buildings, immediately purchased part of Block B under Plan 216E and sold a portion of this allotment to John Morton Lake, George E. Shaw and Robert Northey. Heading the Telfer Manufacturing Company, the trio acquired a building permit for a three-storey factory on the northwest corner of present-day Duncan and Pearl streets.

The building was in place by August 1902 and occupied by the Telfer Paper Box Company. Four years later when the west wing was added, the company was identified in a "Globe" newspaper article about activity in Toronto factories where "paper box manufacturing is a sort of business barometer, so far as other manufactures are concerned, because when there is a big demand for paper boxes all other factories are going, and going at a good pace."² This reflected the use of paper boxes for the packaging, transport and storage of goods following the invention at the close of the 19th century of the first manufactured pre-cut folding paper boxes, including those made from corrugated cardboard. In 1925, a further westward addition on Pearl Street was made to the complex at 14 Duncan Street. Diversifying its production with additional packaging materials, the Telfer Paper Box Company remained at 14 Duncan Street until the early 1960s and, following its relocation to Toronto's suburbs, continued as "a leader in the packaging industry for many years."³

The Telfer Paper Box Building was converted to commercial uses in the 1970s and, a decade later, the complex was updated with the introduction of the corner entrance (southeast) on the 1902 building, changes to the fenestration, and the recladding of parts of the west additions. The property at 14 Duncan Street is identified as a contributing heritage property in the draft King-Spadina Heritage Conservation District Plan, which was issued in October 2016.⁴

Gregg and Gregg, Architects:

The Telfer Paper Box Building (1902) was designed by the Toronto architectural firm of Gregg and Gregg, headed by William Rufus Gregg (1851-1930) and his younger brother, Alfred Holden Greg (1868-1945). The elder Gregg studied in Boston with H. H. Richardson, "the acknowledged leading architect in the United States at that time," before opening a solo practice in Toronto in 1893.⁵ A. H. Gregg joined his brother's firm

² The Globe, December 8, 1906, 6

³ Globe and Mail, May 31, 1971, B3

⁴ https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf

⁵ RAIC Journal, December 1936, 18

as an articling student and became his partner in 1896.⁶ Gregg and Gregg accepted commissions for a range of projects, including industrial buildings in the King-Spadina neighbourhood. The latter included the Eclipse Whitewear Building (1903) at King Street West and John Street, as well as several projects on or adjoining Duncan Street where the Canada Printing Ink Building (1903) at 15 Duncan Street and the White Swan Mills Building (1903) at 154-158 Pearl Street are recognized on the City of Toronto's Heritage Register. Gregg and Gregg dissolved their partnership in 1904 when W. R. Gregg resumed his solo career and A. H. Gregg joined architect A. Frank Wickson in a practice that was continued by the successor firm of Wickson, Gregg and Blackwell. Wickson and Gregg's extensive portfolio involved commissions in King-Spadina, including the E. W. Gillett Factory (1907) at King Street West and Duncan Street (a designated heritage property), the Fleming Atwell Printing Company (1906) at Duncan and Pearl streets, and the west wing of the Telfer Paper Box Building (1906).

ARCHITECTURAL DESCRIPTION

Current photographs of the property at 14 Duncan Street are found on the cover and in Sections 2 and 6 of this report. The Telfer Paper Box Building was designed with features of Edwardian Classicism, the most popular style for a range of architectural types after 1900. Identified by its sombre brick surfaces with stone detailing, the symmetrical placement of the door and window openings, and the application of classically-inspired decorative elements, the style is apparent on the Telfer Paper Box Building, including the arcade of round arches at the third-storey level of the 1902 factory and the 1906 addition. In the late 20th century, the alterations to the complex reflected the Post-Modern style popular in this era with the exaggerated scale of the vertical entrances (east and south) and the metal cornice.

The Telfer Paper Box Building (1902) rises three stories on a rectangular-shaped plan that is covered by a flat roof. Clad with red brick, the structure is trimmed with brick, stone and glass. The principal (east) elevation is organized into five bays by the round-arched arcade. Located in the centre, the main entrance was altered with its placement at the base of a three-storey glazed bay. At the south (left) end of this elevation, the opening was cut back for a corner entrance as part of the 1989-90 alterations (the cornice marking the corner entrance also dates to this period). In the upper floor, the window openings have been altered, with the original paired openings (seen in Images 10-13) replaced by oversized single openings. On the south elevation facing Pearl Street, the right (east) bay is cut back for the corner entrance. In the remainder of the first (ground) floor, the window openings were lowered as part of the conversion of the building from industrial to commercial use, while the upper stories contain the original flat-headed window openings. The north side elevation is viewed from Duncan Street and displays flat-headed and round-arched openings. The rear (west) wall of the 1902 building adjoins the 1906 wing, which complements it in its scale, the red brick cladding, and the round-arched arcade with the flat-headed openings above the first floor. The fourth-floor addition to this wing dates to 1925, along with the westward extension, with both sections reclad as part of the late-20th century updates to the complex (Images 14-15).

⁶ Archival records indicate that A. H. Gregg undertook additional architectural training in the United States and, while a partner in Gregg and Gregg, oversaw the firm's branch office in Ottawa

CONTEXT

The location of the property at 14 Duncan Street is shown in Image 1. The Telfer Paper Box Building anchors the northwest corner of Pearl Street. Directly north at the southwest corner of Adelaide Street West, the property at 18-22 Duncan Street contains part of a Boarding House (c. 1833) associated with Upper Canada College that was converted to industrial uses in the early 20th century. The latter property is recognized on the City of Toronto's Heritage Register, along with the neighbouring Canada Printing Ink Building (1903) at 15 Duncan Street, the Southam Press Company Building (1910) at 19 Duncan Street, and the White Swan Mills Building (1903) at 154-158 Pearl Street. Directly south of the subject property on King Street West between Simcoe Street (east) and John Street (west), the collection of early 20th century warehouses is designated under Part IV, Section 29 of the Ontario Heritage Act.⁷

In the surrounding King-Spadina neighbourhood, numerous industrial and commercial buildings are included on the City of Toronto's Heritage Register, and others have been identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan [2016 Draft]. In the potential HCD, the view north of King Street West to Richmond Street West with the industrial buildings on the east and west sides of Duncan Street is identified as one of the vistas supporting the cultural heritage value of the area, and includes the property at 14 Duncan Street (Image 16).⁸

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 Style and Type – The Telfer Paper Box Building is valued for its design as a representative example of Edwardian Classicism, the most popular style for a range of architectural types in the pre-World War I era, including industrial edifices. Elements of the style are seen in the symmetrical arrangement of the openings beneath the round-arched arcades on the street-facing elevations (east and south). Following its conversion for commercial uses, the building was updated with the

⁷ The block also contains the Royal Alexander Theatre (1907) at 260 King and the Princess of Wales Theatre (1993) at 300 King, which are also designated under Part IV, Section 29 of the Ontario Heritage Act

⁸ https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf, 35

oversized cornice and vertical entrance bays (east and south) identified with late 20th-century Post-Modernism.

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	X

Community - The cultural heritage value of the property at 14 Duncan Street is also through its contribution to the development, evolution and regeneration of the King-Spadina neighbourhood in the 20th century. When the area changed from an institutional enclave adjoined by residential subdivisions to Toronto's new manufacturing district after the Great Fire of 1904, the Telfer Paper Box Building was one of the first structures completed on the former Upper Canada College lands after the campus was redeveloped for industrial uses. Beginning in the post-World War II era, King-Spadina declined with the relocation of many industries to Toronto's suburbs. The restoration of the Royal Alexandra Theatre by entrepreneur Edwin "Honest Ed" Mirvish in the 1960s and his conversion of the neighbouring early-20th century warehouses to restaurants began the revival of the area. In the 1980s, the property at 14 Duncan was converted from industrial to commercial uses as part of the ongoing regeneration of King-Spadina.

Architect – The Telfer Paper Box Building is also valued historically for its association with the Toronto architectural firm of Gregg and Gregg, which received the commission prior to the dissolution of the partnership. While W. R. (William Rufus) Gregg and his younger brother, A. R. (Alfred Holden) Gregg practiced alone and with other partners during their careers, for the period between 1893 and 1904 when they worked together, the pair is credited with several factories in the King-Spadina neighbourhood, including surviving examples near the intersection of King and Pearl streets where the subject building is found. Gregg, in partnership with A. Frank Wickson, completed the complementary west wing (1906) of the Telfer Paper Box Building.

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

Character - Contextually, the value of the property at 14 Duncan Street is through its support for the historical character of the King-Spadina neighbourhood where it is part of an important collection of former factories and warehouses that changed the area from its origins as an institutional and residential district to Toronto's new manufacturing centre following the Great Fire of 1904.

Surroundings - The Telfer Paper Box Company is historically and visually linked to its setting where, with the heritage properties containing the Canada Printing Ink Building (1903) at 14 Duncan Street, the White Swan Mills Building (1903) at 154-158 Pearl Street, and the Southam Press Building (1908) at 19 Duncan Street, it contributes to the

enclave of industrial buildings on and adjoining Duncan Street, north of King Street West.

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 14 Duncan Street has design, associative and contextual values as an early-20th century industrial building with Edwardian Classical styling by the Toronto architectural firm of Gregg and Gregg with a complementary west addition (1906) by architects Wickson and Gregg, which is historically associated with the development and evolution of the King-Spadina neighbourhood where it supports the character of the area and is historically and visually linked to its setting.

While the Telfer Paper Box Building was altered in the late 20th century, it retains its integrity and embodies its cultural heritage values and attributes.

SOURCES

Archival Sources:

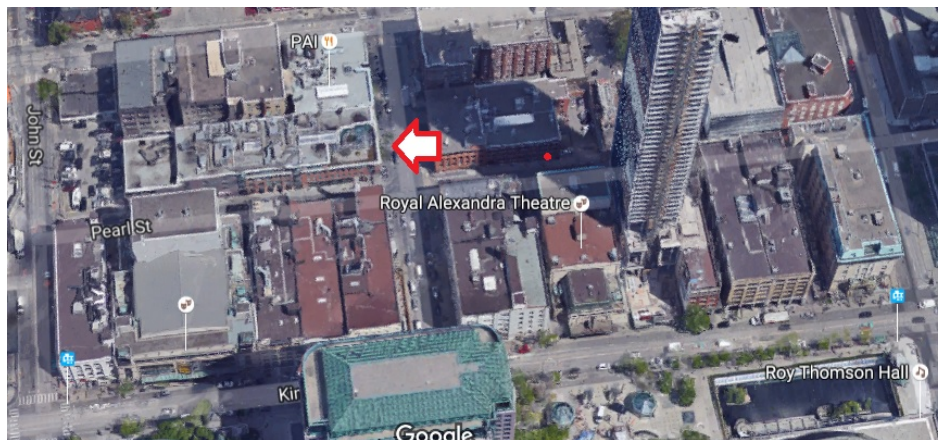
- Abstract Index of Deeds, Plan 216E, Block B, Toronto Land Registry Office
- Archival Photographs, City of Toronto Archives, Toronto Historical Board and Toronto Public Library (individual citations in Section 6)
- Assessment Rolls, City of Toronto, Ward 4, Division 1, 1900 ff.
- Bonnycastle and Tazewell, Map of the City of Toronto, 1834
- Building Permits #62, April 4, 1902, and #3182, March 23, 1906, City of Toronto Archives
- Building Records, Toronto and East York, 1925 ff.
- City of Toronto Directories, 1900 ff.
- Goad's Atlases, 1884-1923
- Underwriters' Survey Bureau Atlas, 1921 revised to 1943, and 1954 revised to 1964

Secondary Sources:

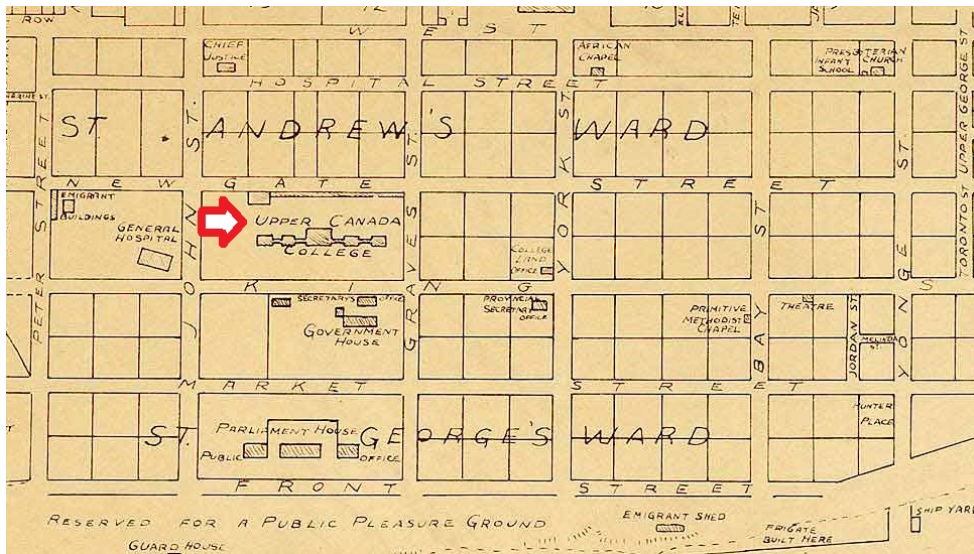
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- "Obituary: A. H Gregg," *RAIC Journal*, January 1946, 18
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- "William Rufus Gregg," entry in *Biographical Dictionary of Architects in Canada, 1800-1900*, <http://dictionaryofarchitectsincanada.org/node/1600>

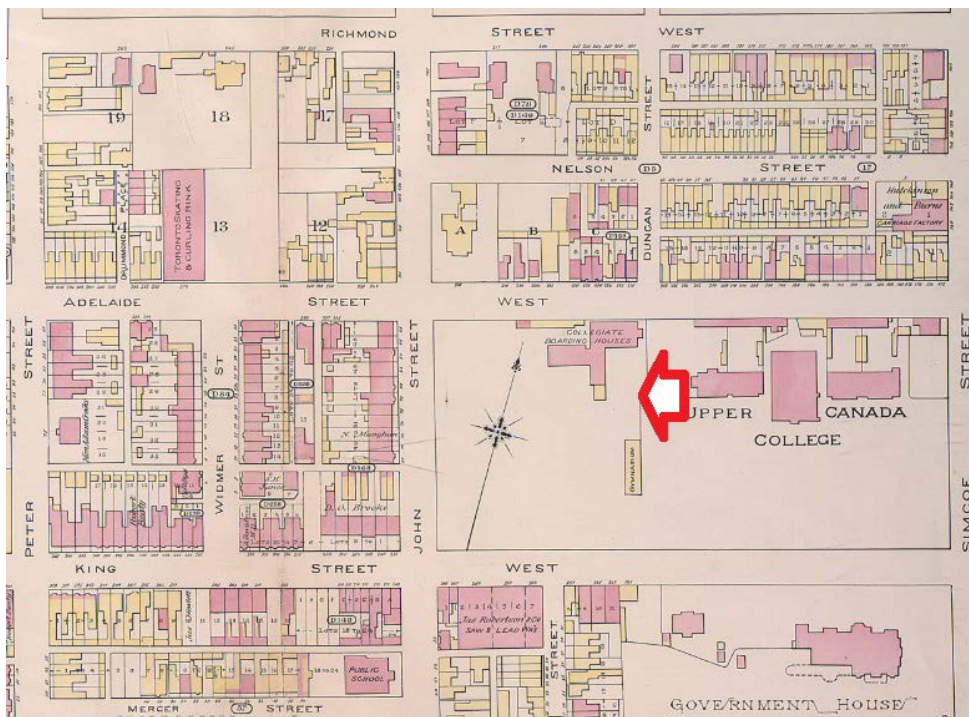
IMAGES – maps and atlases are followed by archival images and current photographs. The arrows mark the location of the property at 14 Duncan Street. All maps are oriented with north on the top.



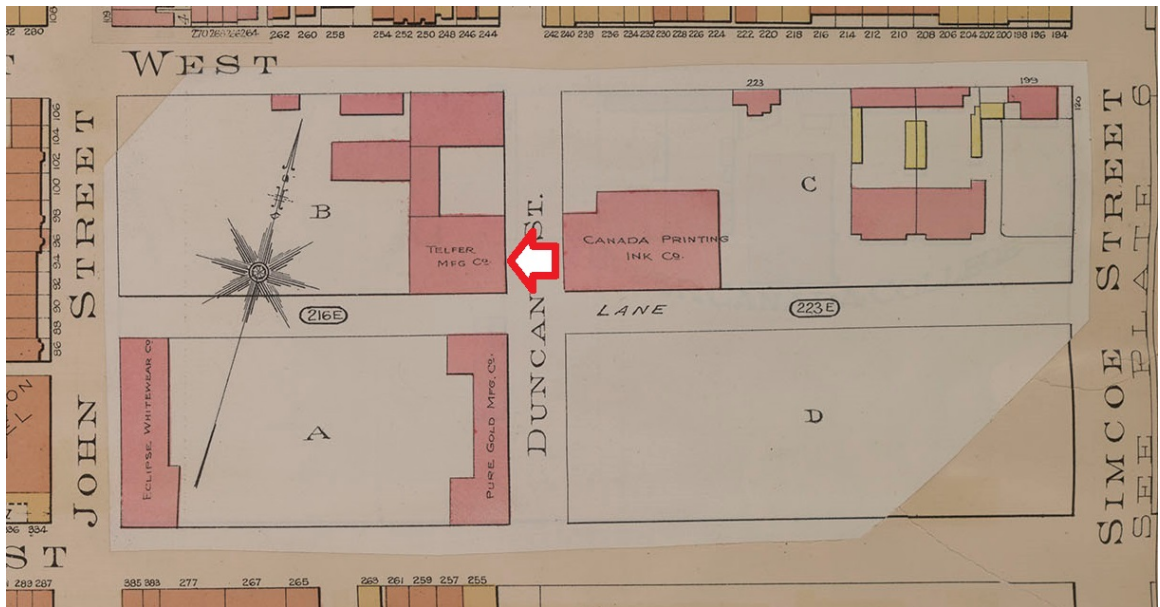
1. Location Maps, 14 Duncan Street: showing the location of the property anchoring the northwest corner of Duncan and Pearl streets (above), and at the east end of the King-Spadina neighbourhood (below) (City of Toronto Property Data Map and www.bing.com/maps).



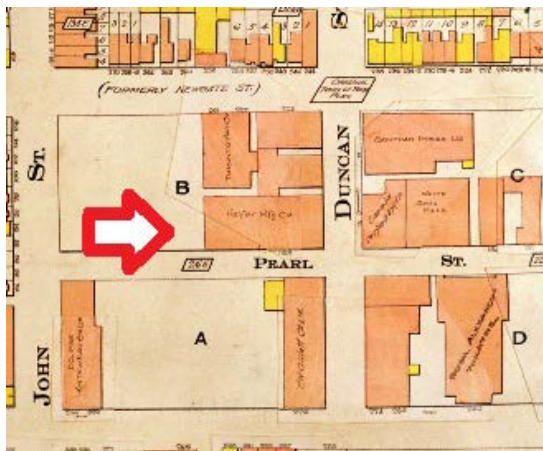
2. Bonnycastle and Tazewell, Map of the City of Toronto, 1834: at this time the subject property was part of the original campus of Upper Canada College.



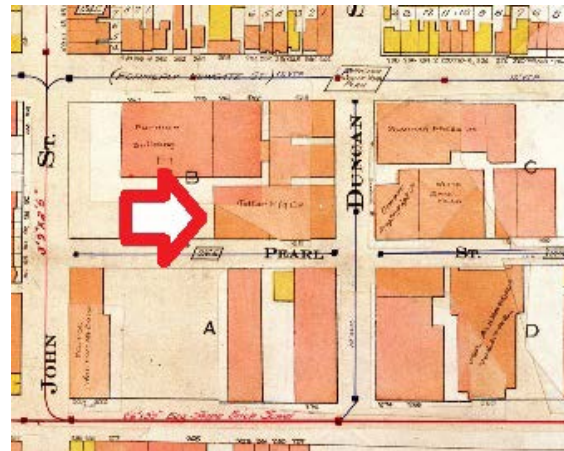
3. Goad's Atlas, 1884: the first Goad's fire insurance atlas depicting the area shows the buildings on the Upper Canada College campus prior to the institution's relocation to Deer Park in 1891.



4. Goad's Atlas, 1903: the update to the fire insurance atlas shows the redevelopment of the former Upper Canada College campus where the subject building at the northwest corner of Duncan Street and the future Pearl Street is labelled "Telfer Manufacturing Company."

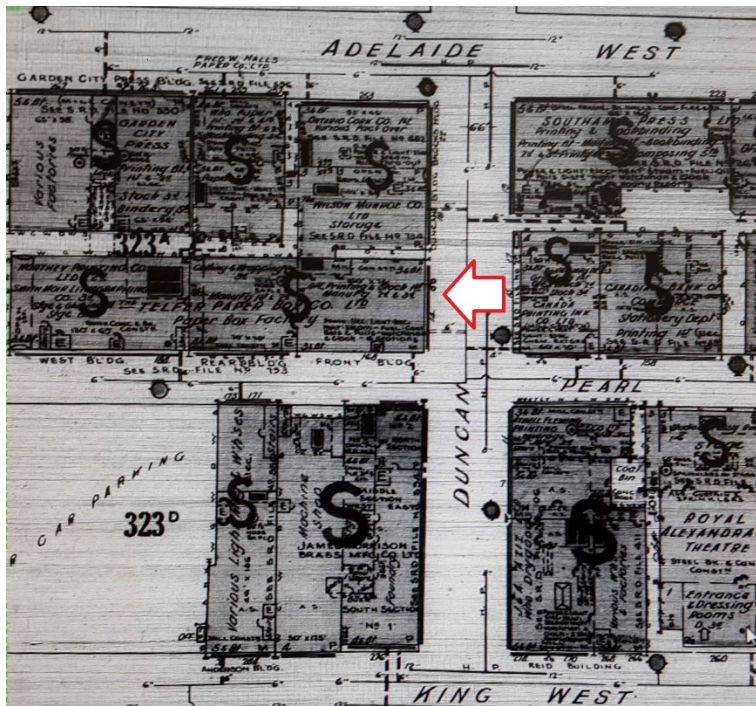
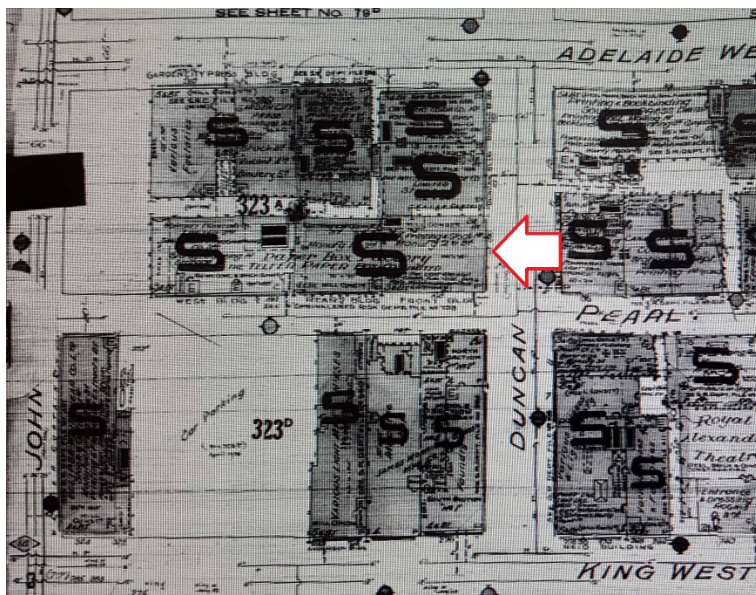


1912



1923

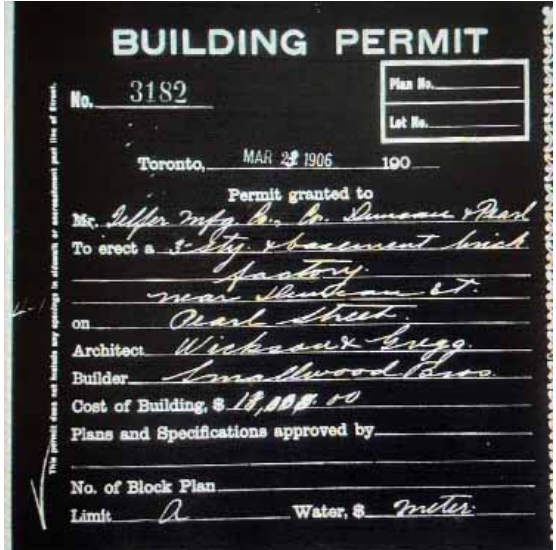
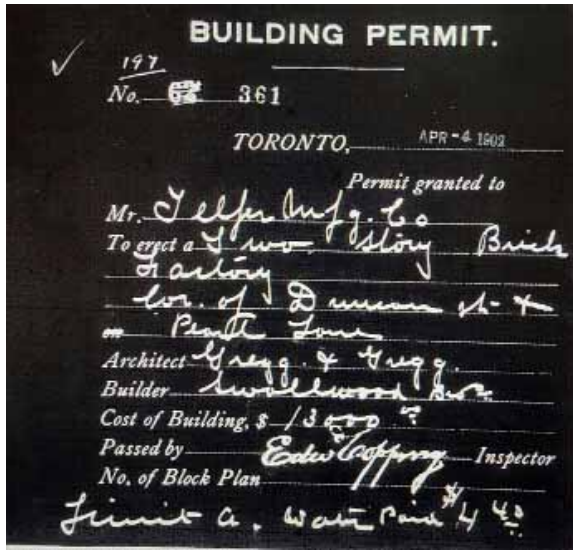
5. Goad's Atlases, Volume 1, 1910 revised to 1912 (left) and 1923 (right): showing the subject property with the 1906 west addition and its changing surroundings.



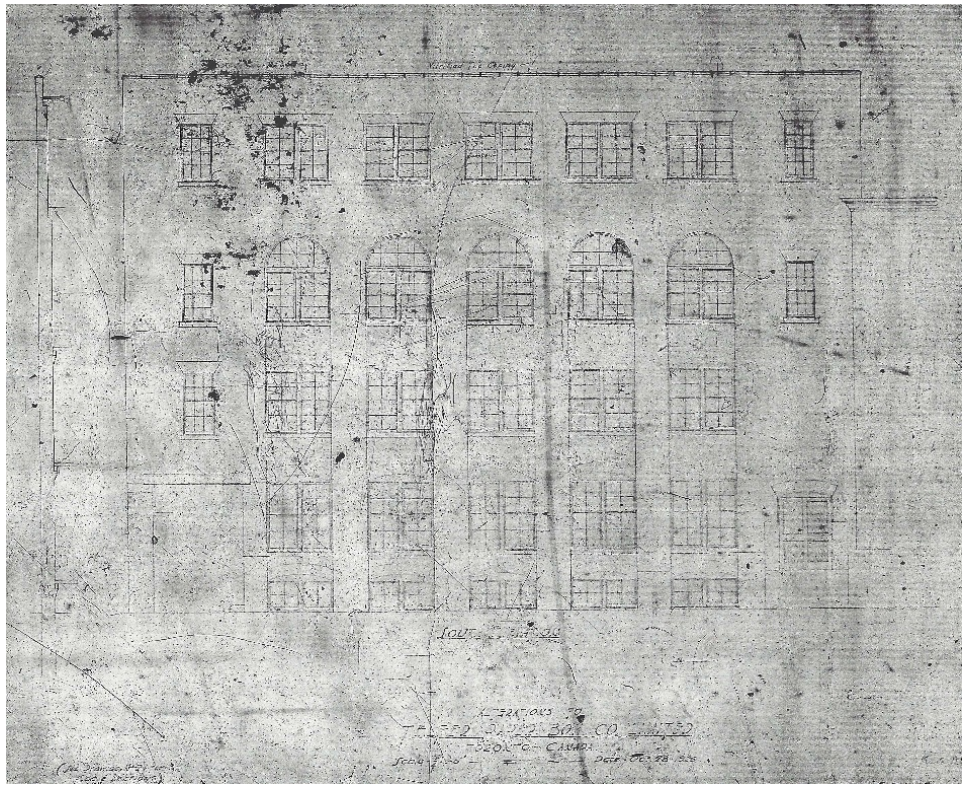
6. Underwriters' Survey Bureau Atlases, 1921 revised to 1943 (above) and 1954 revised to 1964 (below): showing the further westward extension of the complex with the 1925 addition.



7. Archival Photographs, Upper Canada College (above) and 18-22 Duncan Street (below): showing the college campus in 1890, prior to its relocation to Deer Park with one of the boarding houses (above). Located directly north of the subject property, the boarding house was converted to industrial uses in the early-20th century and listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1984 (Toronto Public Library, Item 2328, and Toronto Historical Board, 1991).



8. Building Permits, 1902 (left) and 1906 (right): for the Telfer Paper Box Company's building on northwest corner of Duncan and Pearl streets and the westward extension (City of Toronto Archives).



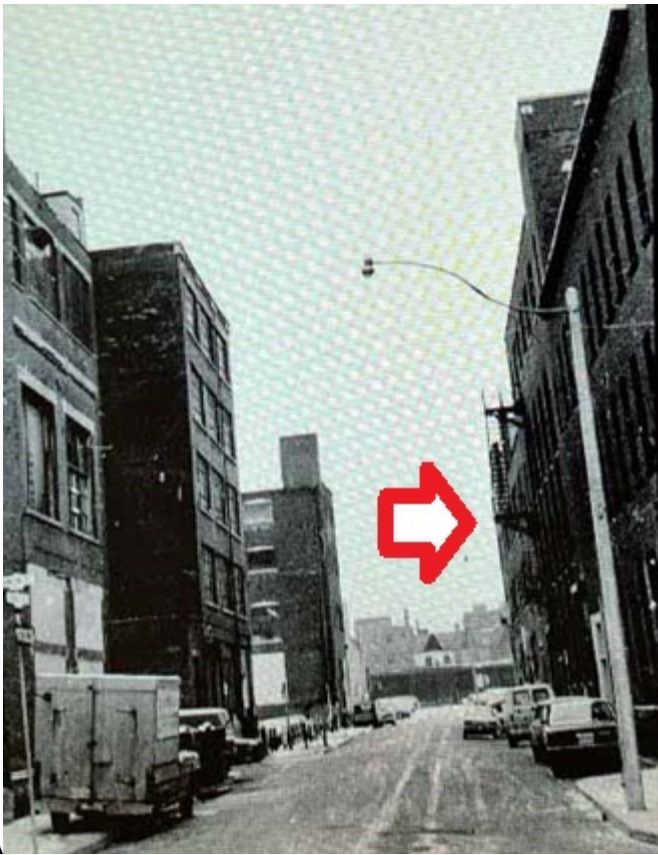
9. Architectural Drawing, 14 Duncan Street, 1925: showing the south elevation of the complementary westernmost addition to the complex on Pearl Street (City of Toronto Building Records, File #858270).



10. Archival Photographs, 14 Duncan Street, 1973: showing the principal (east) elevation on Duncan Street (above) and the extended south elevation on Pearl Street (below) (City of Toronto Archives, Fonds 2043, Files 79 and 202).



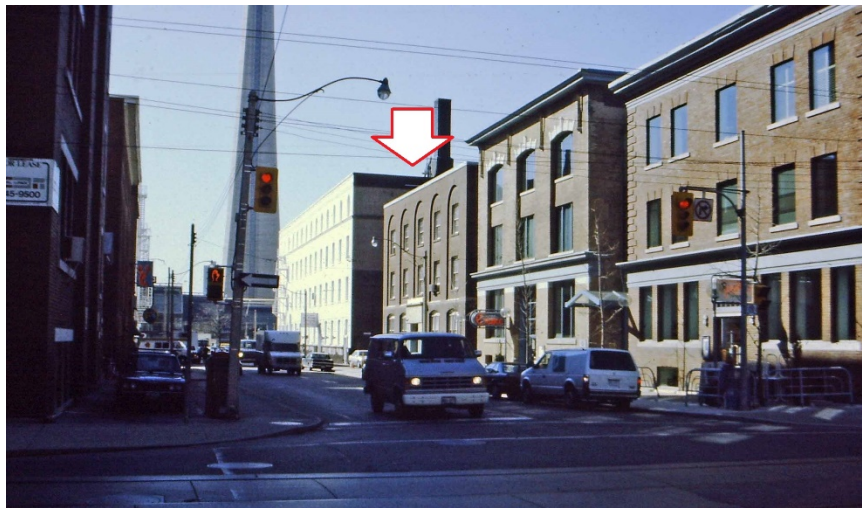
11. Archival Photographs, 14 Duncan Street, 1973: contextual views on Duncan Street from Adelaide Street West (above) and King Street West (below), showing the property on the northwest corner of Duncan and Pearl streets and its placement in a streetscape of early-20th century industrial buildings in the King-Spadina neighbourhood (City of Toronto Archives, Fonds 2043, File 79).



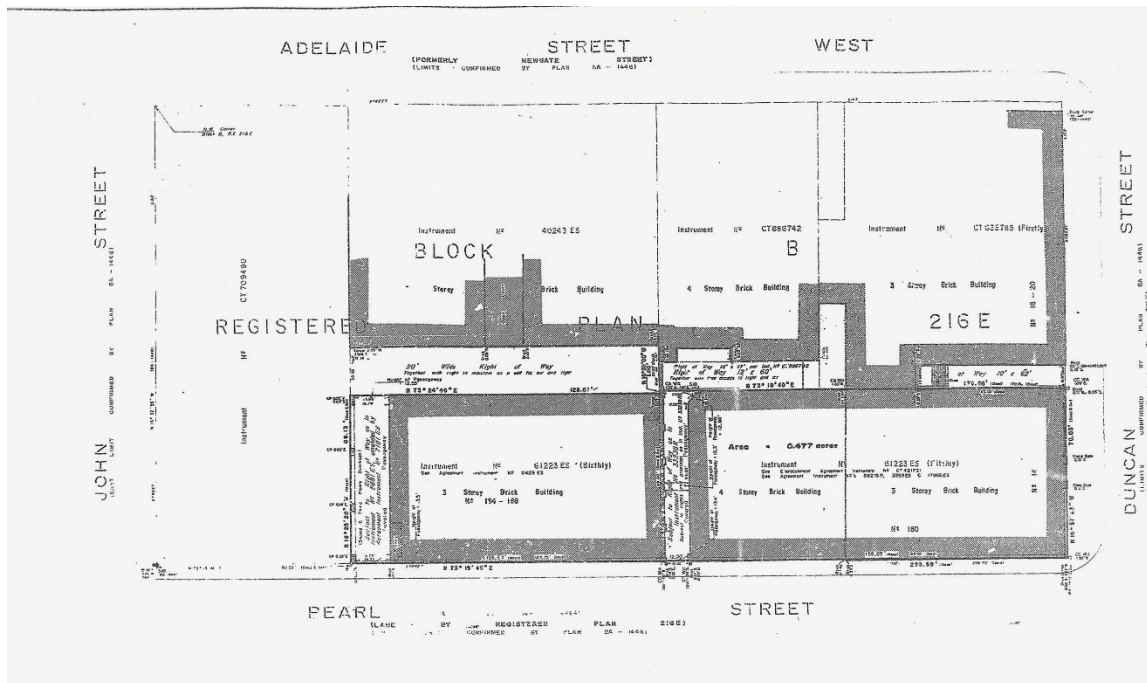
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12. Archival Photographs, 14 Duncan Street, 1973: contextual views on Pearl Street, looking west toward John Street (above) and east toward Duncan Street (below) and showing the Telfer Paper Box Building complex (City of Toronto Archives, Fonds 2043, File 202).



13. Archival Photographs, 14 Duncan Street, 1973 (above) and 1989 (below): showing the south elevation on Pearl Street with the 1906 wing and its fourth-floor addition before the alterations to the building (above), and the view of the Telfer Paper Box Building from Adelaide Street West (below) (Toronto Historical Board).



15. Architectural Drawing and Survey, 14 Duncan Street, 1989-90: showing the extended south elevation on Pearl Street prior to alterations (above) and the layout of the complex (below) (City of Toronto Building Records, Toronto and East York, Files #285492 and #422288).



16. Current Photographs, 14 Duncan Street, 2016: looking north from Duncan Street to Adelaide Street West (above) and south from Adelaide to King Street West (below) and showing the Telfer Paper Box Building's location on the northwest corner of Duncan and Pearl streets (Heritage Preservation Services).



17. Current Photographs, 14 Duncan Street, 2016: showing the south elevation on Pearl Street (above) with the 1902 building and part of the 1906 addition, and the entrance at the southeast corner (below) with the Canada Printing Company Building and the White Swans Mills Building in the background (Heritage Preservation Services).