

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 295 Indian Road

Date: July 10, 2018

To: Toronto Preservation Board
Toronto and East York Community Council

From: Director, Urban Design, City Planning Division

Wards: Ward 14 - Parkdale-High Park

SUMMARY

This report recommends that City Council include the property at 295 Indian Road on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act. Located on the east side of the street between Boustead and Radford avenues, south of Bloor Street West, the property at 295 Indian Road contains a 2½-storey detached house form building. The Paul Hahn House (1906) is valued as a fine representative example of Period Revival styling influenced by the Arts and Crafts Movement as designed by the notable Toronto practitioner, Eden Smith.

In 2016, the owners of 295 Indian Road requested that their property be designated under Part IV, Section 29 of the Ontario Heritage Act as a significant example from the portfolio of the notable architect, Eden Smith. Following research and evaluation, it has been determined that the property at 295 Indian Road meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The inclusion of the property at 295 Indian Road on the City's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would identify all of the property's cultural heritage value and heritage attributes. The owners have agreed to the identification of exterior attributes and, on the interior, the inglenook in the first (ground) floor living room that is a particular feature of architect Eden Smith's residential designs.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Director, Urban Design, City Planning recommends that:

1. City Council include the property at 295 Indian Road on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 295 Indian Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 295 Indian Road (Reasons for Designation) attached as Attachment 3 to the report, July 10, 2018, from the Director, Urban Design, City Planning Division.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections to the designation in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

FINANCIAL IMPACT

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

DECISION HISTORY

There is no previous decision history.

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the property at 295 Indian Road and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value. The Paul Hahn House (1906) is valued as a fine representative example of Period Revival styling influenced by the Arts and Crafts Movement as designed by the notable Toronto practitioner, Eden Smith. It is historically associated with early Toronto architect John George Howard, who established Indian Road as the access route to his Sunnyside farm, and the talented Toronto musician, businessman and ornithologist, Paul Hahn, who was the first owner and occupant of the

residence. Contextually, the property contributes to the character of Indian Road where the Paul Hahn House is part of a surviving collection of eight residential buildings in the community that were designed by Eden Smith as part of an artistic enclave for supporters of the arts, prior to the relocation of the architect and some of his neighbours to Wychwood Park . The Paul Hahn House is historically, visually and physically linked to its setting.

The Statement of Significance (Attachment 3) for the property at 295 Indian Road comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

Lorna Day, MCIP, RPP, B. Arch
Director, Urban Design
City Planning

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photograph
Attachment 3: Statement of Significance (Reasons for Designation)
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.



295 Indian Road, showing the principal (west) elevation
(Heritage Preservation Services, 2017)

Paul Hahn House

The property at 295 Indian Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 295 Indian Road contains a 2½-storey detached house form building that is located on the east side of the street between Boustead and Radford avenues, south of Bloor Street West. Located on Indian Road, which was laid out by architect John George Howard to access his "Sunnyside" farm, the dwelling at 295 Indian Road was constructed in 1906 for Toronto musician and businessman, Paul Hahn according to the designs of the notable Toronto architect, Eden Smith. It was part of an artistic enclave that developed on Indian Road by enthusiasts of the Arts and Crafts movement before Eden Smith and many of his neighbours relocated to Wychwood Park.

Statement of Significance

The property at 295 Indian Road is valued for its design as a fine representative example of an early-20th century house form building designed in the Period Revival style influenced by the Arts and Crafts Movement as interpreted by architect Eden Smith. As one of the architect's trademark "turned-about" houses that placed the main entrance on the wing, rather than the front of the building facing the street, its design is further distinguished by the complicated roofline with the tall chimney and, on the interior, the inglenook on the first (ground) floor.

Historically, the property at 295 Indian Road is linked to the development of the street by the early Toronto architect, John George Howard, on his "Sunnyside" farm east of his famed "High Park" estate. To access his property, Howard laid out Indian Road as a meandering route, purportedly inspired by an aboriginal trail, which represented a departure from the grid pattern of streets in Toronto and complemented the adjoining finely-crafted residential district introduced later in the late-19th and early-20th century.

The associative value of the Paul Hahn House is through its identification with the significant Toronto architect Eden Smith, who designed the dwelling. The English-born architect is noted for his distinctive designs influenced by the Arts and Crafts ideals of William Morris and his circle. In Toronto, following his high-profile commission for St. Thomas's Church (1892) on Huron Street, Smith focused on designing houses in high-end neighbourhoods and enclaves throughout the city, completing his own house and others (including the subject property) on Indian Road before relocating to Wychwood Park, which was amongst the first Heritage Conservation Districts in Toronto.

The property at 295 Indian Road is also valued for its association with its original owner, Paul Hahn (1875-1962), who commissioned the house. A member of a famous artistic

family, Hahn was a celebrated cellist, music teacher and ornithologist in Toronto who opened a self-named piano store on Yonge Street in 1913 that remains in operation over a century later.

Contextually, the Paul Hahn House is valued for its contribution to the character of the area, which was founded in the 1840s as Toronto architect John George Howard's "Sunnyside" farm, which he developed east of his "High Park" estate. Howard laid out Indian Road where, in the late-19th and early-20th century the adjoining lands were the setting for an upscale artists' enclave with the custom-designed residences that architect Eden Smith designed for himself, Paul Hahn and other members of Toronto's artistic community.

The property at 295 Indian Road is also historically, visually and physically linked to its setting where it is adjoined by the Eden Smith House (1896) to the south and two dwellings on neighbouring Boustead Avenue dating to the early 1900s that were designed by Eden Smith for fellow supporters of the Arts and Crafts movement. The latter properties are recognized on the City of Toronto's Heritage Register.

Heritage Attributes

The heritage attributes of the Paul Hahn House at 295 Indian Road are:

- The setback, placement and orientation of the building on the east side of the street between Boustead and Radford avenues
- The scale, form and massing of the 2½-storey house form building
- The combined gabled, hipped and canted roofline with the hipped dormers (north and east), the flat-headed opening in the south gable and, on the north end, the tall brick chimney with the corbelled brickwork near the base
- The materials, with the brick cladding and the brick, stone and wood detailing
- The L-shaped plan, where the main entrance is placed on the south side of the L in a flat-arched surround with the original panelled wood door with the glass insert (the glass has been replaced)
- On the principal (west) elevation, the north and south side elevations and the rear (east) elevation, the fenestration with the segmental-arched and flat-headed window openings that contain single or multiple windows and, on the rear (east) elevation, the surviving bay window with the hipped roof and wood detailing
- The secondary entrance on the north side elevation with the wood detailing
- The enclosed verandah at the southeast corner (originally open, it is part of the evolution of the building)
- On the interior, the inglenook with the brick fireplace and hearth

Note: The current enclosed porch protecting the main entrance is a complimentary addition. The rear (east) entrance is an alteration. Neither is identified as a heritage attribute.

Heritage Property Research and Evaluation Report



Paul Hahn House

295 Indian Road, Toronto

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

July 2018

1. DESCRIPTION



Above: archival photograph showing the rear or east (right) and south (left) elevations (source: property owner); cover: principal (east) elevation (Heritage Preservation Services, 2017)

Paul Hahn House: 295 Indian Road	
ADDRESS	295 Indian Road (east side of street between Boustead and Radford avenues)
WARD	Ward 14 (Parkdale-High Park)
LEGAL DESCRIPTION	Plan 922, part Lots 28-29
NEIGHBOURHOOD/COMMUNITY	Indian Road
HISTORICAL NAME	Paul Hahn House
CONSTRUCTION DATE	1906
ORIGINAL OWNER	Paul Hahn, musician and businessman
ORIGINAL USE	Residential (detached house form building)
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Eden Smith, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	Period Revival influenced by the Arts and Crafts Movement
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2018

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 295 Indian Road, 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).

i. Historical Timeline

Key Date	Historical Event
1798	Five years after the founding of York (Toronto), Elizabeth Johnson receives the patent to Township Lot 35 (between present-day Sunnyside Avenue and Parkside Drive, south of Bloor Street West)
1844	John George Howard and Frederick Barron purchase Lot 35, where architect Howard lays out "Indian Road" as an access route across the property
1849	Now the sole owner of Lot 35, Howard advertises the availability for sale of "acres of land, beautifully situated" in the <i>Globe</i> and builds "Sunnyside Villa"
1851	Lot 35 is labeled on Browne's Map of York County (Image 2a)
1855	The opening of the Great Western Railway along the lake shore between Toronto and Hamilton separates Howard's land from the waterfront
1860	On Tremaine's Map of York County, Lot 35 is labeled "J. G. Howard" (Image 2b)
1873	Howard donates his "High Park" estate on neighbouring Lot 37 to the municipality, which is illustrated on a map dated 1875 (Image 2c)
1878	Indian Road is shown on Miles's York County Atlas (Image 2d)
1884	The first Goad's Atlas illustrating the area shows the subject property as part of vacant land labeled "Eli Andrews" (Image 3a)
1888	The City of Toronto annexes the Sunnyside area, and Paul Hahn arrives in Toronto from Germany
1890	The update to Goad's Atlas shows the layout of Plan 922, including Lots 28 and 29 (Image 3b)
1893	The extension of the streetcar line from Dundas and Dufferin streets to High Park opens the area to residential development
1895	Paul Hahn is first mentioned in the "Music and the Drama" column of the <i>Globe</i> as a touring cellist
1896	Toronto architect Eden Smith builds his private residence at present-day 267 Indian Road, which is followed by commissions in the area for artists and supporters of the arts (his house is amongst the first on the street and illustrated on the 1899 update to Goad's Atlas, appended as Image 3c)

1905 Sept	Paul Hahn is recorded in the tax assessment rolls as the owner of the subject property, which stands vacant
1906 Apr	Building permit 3378 is issued to Mrs. Otto (Rose) Hahn (Paul Hahn's mother) and a "vacant house" is in place when the tax assessment rolls are compiled later that year
1907	Paul Hahn is recorded in archival records as the occupant of "433 Indian Road" (present-day 295)
1910	The revised Goad's Atlas illustrates the property, and Hahn is identified in a <i>Globe</i> story about the "High Park Property Owners" as a member of the group's executive committee (Image 3d)
1912	Paul Hahn serves as one of the pallbearers at the funeral of Samuel Nordheimer, co-founder of the famed Nordheimer Piano Company where Hahn heads the sheet music department
1914 Feb	After opening his self-named music business at 717 Yonge Street, Paul Hahn sells his Indian Road property
1915	Bank manager Alfred A. Helliwell is recorded in archival sources as the new owner of the property at 295 Indian Road, which is retained by his family until the early 1950s
1954	Vladas and Isabelle Mikolainis begin a nearly 40-year ownership of the subject property, converting it to a rooming house
1993	The current owners acquire and begin restoring the residence
2016	A Property Nomination Form is submitted by the owners, requesting that the property be evaluated for inclusion on the City's Heritage Register and individual designation under the Ontario Heritage Act

ii. HISTORICAL BACKGROUND

High Park Neighbourhood

The origins of the community, which is named for the famed Toronto park, date to the 1830s when the English-born Toronto architect, John George Howard (1803-1890) acquired Lot 37 (east of the subject property) from King's College. Extending from the waterfront to present-day Bloor Street West, the allotment was the setting for Howard's "High Park" estate where the architect designed his private residence "Colborne Lodge" (1837) in the Regency style. In 1873, Howard donated his extensive acreage to the City of Toronto as a municipal park, retaining his house and a 45-acre parcel until his demise in 1890. With the addition of adjacent land, High Park was expanded to 400 acres where Colborne Lodge remains as a historic house museum operated by the City.

In 1844, Howard and Frederick Barron (the principal of Upper Canada College where Howard had been engaged as a drawing instructor) purchased Lot 35, east of High Park. In the late 1840s, Howard assumed Barron's share of Lot 35, constructed a residence named "Sunnyside Villa" and submitted newspaper advertisements offering land for development. Initially, interest in the area was limited because of poor access by both road and water (the latter constrained after the Great Western Railway laid its

tracks along the shoreline in 1855). However, in 1888 Sunnyside, which remained an unincorporated area comprising slightly over 100 acres, was annexed by the municipality, and five years later the streetcar line was extended from Dundas and Dufferin streets to High Park.

In the 20th century, High Park continued as a popular destination for occupants of the west end of Toronto and for visitors. To the south, the Toronto Harbour Commissioners (THC, and forerunner to today's Toronto Port Authority) were overseeing the westward expansion of the Central Waterfront. The unveiling by the THC in 1917 of the Sunnyside Pavilion (housing restaurants), was followed five years later with the opening of the Sunnyside Amusement Park with its famous Flyer (roller coaster), Bathing Pavilion (with change rooms for swimmers enjoying Lake Ontario and the pools on the site), sports stadium and Palais Royale dance hall. In seasonal use until its demolition in the 1950s, the adjoining area remained a popular residential neighbourhood that was served by institutional buildings, including St. Joseph's Hospital (1920) on Howard's former Sunnyside estate.

295 Indian Road

The subject property is located on Indian Road, south of Bloor Street West, which was laid out by John Howard in the 19th century to access his Sunnyside estate, with the alignment purportedly inspired by an aboriginal trail (Image 2d). Archival maps and atlases (including those found in Section 6 below) trace the slow development of Howard's property. Among the original residents on the street was Toronto architect Eden Smith, who oversaw the construction of his family's private home at present-day 267 Indian Road (Image 6a). This was the first of a series of houses that Eden Smith designed on the street and in the adjoining neighbourhood for clients that included fellow members of Toronto's Arts and Letters Club, among them brothers Gustav and Paul Hahn (artist and musician, respectively), lawyer and arts' supporter E. A. DuVernet, and jewellery designer William Reid. This enclave created an "artistic colony" in West Toronto, predating Eden Smith's involvement in Wychwood Park.¹ While the houses shared Eden Smith's pedigree and some of his standard features, including irregular-shaped plans, extensive chimneys and inglenooks, the commission for musician Paul Hahn was inspired, in part by the architect's own house further south with its distinctive "turn-around" design that had the main entrance facing away from the street.

Paul Hahn (1875-1962) was a prominent Toronto musician and businessman who emigrated from Germany in 1888 with his parents and many of his 16 siblings. The artistic family included Paul's brothers Gustav, a prominent member of the Ontario Society of Artists, and Emanuel, the noted sculptor who with his wife, Elizabeth Wyn Wood designed ceremonial coins and memorials throughout the country. Paul Hahn's musical career included innumerable engagements as a touring cellist who performed as a soloist and in larger groups, including the Toronto Symphony Orchestra, as well as his role as a teacher at the Royal Conservancy in Toronto. Hahn was mentioned in local newspapers in the late 19th century, including a *Globe* article about his remarkable

¹ Adams, 109

family that described him as "a musician of considerable talent."² Beginning in 1892 and while continuing to perform and teach, Hahn worked for over 20 years for the Nordheimer Piano Company, heading the sheet music department and serving as a pallbearer at Samuel Nordheimer's funeral. In late 1913, while he still owned and occupied the house at 295 Indian Road, Paul Hahn founded his own company where he repaired pianos and sold the instruments, along with gramophones and sheet music. Between 1928 and 1945, the Hahn's business was the sole purveyor of Steinway pianos in Toronto. Paul Hahn and Company was based at 717 Yonge Street until the 1950s when it relocated to 1058 Yonge Street and remains in business to present day. Apart from his achievements in music and business, Paul Hahn was a noted ornithologist and philatelist, who donated his passenger pigeons, research on extinct and endangered birds, and stamp collection to the Royal Ontario Museum (ROM).

The next owner of the property at 295 Indian Road was Arthur Adams Helliwell (1864-1930), a Dominion Bank manager in the west end of Toronto. Following Helliwell's demise, his wife retained the property until 1950. After a brief change in ownership, Vladas and Isabelle Mikolainis began a nearly 40-year tenure, during which the property was converted to a rooming house. Following their acquisition of the property 25 years ago, the current owners restored the site. They are only the fifth set of owners since the house was built 112 years ago.

Eden Smith, Architect

The building permit issued to Paul Hahn's mother in April 1906 named the English-born architect Eden Smith (1859-1949) as the designer of the detached house form building. By this time, Smith was among the most recognized practitioners in the city. Following training in Birmingham, England, Eden Smith arrived in Toronto in the late 1880s, working for the local firm of Symons and Rae before opening a solo office in 1891. Apart from a brief partnership (1895-1899) with Eustace G. Bird, Smith practiced alone until the summer of 1906 when he was joined by the first of his two sons. Smith's distinctive commissions showed the influence of the Arts and Crafts ideals of William Morris and his circle, 15th and 16th-century British architectural precedents, and the work of influential English architects including Sir Edwin Lutyens, C. F. A. Voysey, Richard Norman Shaw and, in particular, William R. Lethaby, who was described as "the leading Arts and Crafts architect, theorist and educator of his day".³ Eden Smith first drew attention to his practice with St. Thomas's Church (1892) on Huron Street and, after the turn of the century, executed memorable projects that included the community housing estates known historically as Spruce Court and Riverdale Court (1913), as well as the High Park Branch and two other Carnegie-funded libraries for the Toronto Public Library (1915) and the Studio Building (1914) in the Rosedale Ravine for Group of Seven artist, Lawren Harris.⁴

In Toronto, Eden Smith is particularly noted for his innumerable residential projects, with many of the extant examples documented by author W. Douglas Brown in his 2003 biography, *Eden Smith: Toronto's Arts and Crafts Architect*. Reflecting the Period Revival designs favoured in Toronto during the pre-World War I era, the architect

² *Globe*, April 8, 1905

³ Brown, 15

⁴ All of the latter properties are listed on the City of Toronto's Heritage Register

applied his unique interpretation of the Arts and Crafts movement with varied silhouettes, intricate sweeping roofs focusing on chimneys, and multi-paned casement-style windows. Eden Smith's plans for his family residence at present-day 267 Indian Road (1896) displayed the "turned about" layout with a side entrance that is a distinctive feature of some of his commissions, including the subject property.⁵ In collaboration with his sons, Eden Smith afterward designed his own home and nearly a dozen other houses in Wychwood Park, the Toronto neighbourhood founded as an artists' colony that was among the first Heritage Conservation Districts designated under Part V, Section 29 of the Ontario Heritage Act by the City of Toronto. Several of Eden Smith's clients on Indian Road followed him to this new neighbourhood, including E. A. DuVernet and Paul Hahn's brother, Gustav Hahn.⁶

In describing his extensive portfolio of residential buildings, Eden Smith's obituary determined that "his work in the residential field influenced our domestic architecture more profoundly than that of any other Canadian architect."⁷

iii. Architectural Description

Current photographs of the property at 295 Indian Road are found on the cover and in Sections 2 and 6 of this report. The Paul Hahn House displays features of the Period Revival style popular in Canada during the World War I era, with elements drawn from the Arts and Crafts Movement that were a distinguishing feature of Eden Smith's residential commissions. The design is particularly noted as one of the architect's distinctive "turned about" houses with the placement of the main entrance to face the side yard rather than the street.

Rising 2½ stories, the Paul Hahn House is clad with red brick and trimmed with brick, stone and wood. The structure is covered by an intricate roofline, blending hipped, gabled and canted sections, with hipped dormers on the north and east slopes, a large gable with a window opening on the south end, and a tall chimney on the north slope with corbelled brickwork near its base. The asymmetrical plan has an L-wing on the west end, allowing the main entrance to the house to be placed on the side of the L and away from the street (the entry is marked on the drawing attached as Image 4a and is currently protected by an enclosed single-storey porch that is not original, but compatible to the design of the house). This entrance is placed in a segmental-arched surround and houses the original paneled wood door with a glass insert (the glass has been replaced). The fenestration on the principal (west) elevation, north and south side elevations and rear (east) wall combines flat-headed and segmental-arched window openings with single to multiple windows. Some of the window openings in the first (ground) floor retain casement-style windows with multi-paned glass. On the south elevation, the pair of bay windows shown on the original plans were removed (Images 4a-4b), however a single bay window with wood brackets remains on the rear (east) wall. The original open single-storey porch on the southeast corner of the building has been enclosed and a window opening in the right (north) bay altered for a doorway. A secondary entrance on the north elevation has wood detailing.

5 The "turned-about" plan was described by Annmarie Adams in 1993 (see Sources)

6 Paul Hahn relocated to the Poplar Plains neighbourhood south of Forest Hill, where Eden Smith designed many additional houses

7 Obituary, Eden Smith, RAIC Journal, March 1950

On the interior, the first (ground) floor as designed by the architect is shown on the drawing attached as Image 4b. It contains an inglenook, the recessed area adjoining the brick-clad fireplace and mantle, which is a signature piece of many of Eden Smith's Arts and Crafts' inspired design.

At the north end of the property, a parged wall separates the Paul Hahn House from its neighbour at 297 Indian Road. Extending to six feet at the east end, it is a surviving fragment of the series of walls adjoining the house (1900) of Toronto muralist George A. Reid, which was destroyed by fire in 1911.⁸

iv. Context

The property at 295 Indian Road is shown on the location map in Image 1. It is found on the east side of the street in the block between Radford (north) and Boustead (south) avenues, south of Bloor Street West. It is part of an intact streetscape of surviving late-19th and early-20th century house form buildings. Directly southeast on Boustead Avenue, the house form buildings at 92, 94 and 96 Boustead Avenue are recognized on the City of Toronto's Heritage Register. Ivy Lodge, commissioned by jeweller William Reid, at 94 Boustead, and the Gustav Hahn House at 96 Boustead were designed by Eden Smith. Further south at 267 Indian Road, the Eden Smith House (1896) is designated under Part IV, Section 29 of the Ontario Heritage Act.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

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

The property at 295 Indian Road is valued for its design as a fine representative example of an early-20th century house form building designed in the Period Revival style influenced by the Arts and Crafts Movement as interpreted by architect Eden Smith. As one of the architect's trademark "turned-about" houses that placed the main entrance on the wing, rather than the front of the building facing the street, its design is further distinguished by the complicated roofline with the tall chimney and, on the interior, the inglenook on the first (ground) floor.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A

⁸ George A. Reid was not related to William Reid, the jeweller who resided in the extant house designed by Eden Smith at 94 Boustead Avenue. George Reid left Indian Road prior to the fire, relocating to Uplands Cottage in Wychwood Park

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X
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Historically, the property at 295 Indian Road is linked to the development of the street by the early Toronto architect, John George Howard, on his "Sunnyside" farm east of his famed "High Park" estate. To access his property, Howard laid out Indian Road as a meandering route, purportedly inspired by an aboriginal trail, which represented a departure from the grid pattern of streets in Toronto and complemented the adjoining finely-crafted residential district introduced later in the late-19th and early-20th century.

The associative value of the Paul Hahn House is through its identification with the significant Toronto architect Eden Smith, who designed the dwelling. The English-born architect is noted for his distinctive designs influenced by the Arts and Crafts ideals of William Morris and his circle. In Toronto, following his high-profile commission for St. Thomas's Church (1892) on Huron Street, Smith focused on designing houses in high-end neighbourhoods and enclaves throughout the city, completing his own house and others (including the subject property) on Indian Road before relocating to Wychwood Park, which was amongst the first Heritage Conservation Districts in Toronto.

The property at 295 Indian Road is also valued for its association with its original owner, Paul Hahn (1875-1962), who commissioned the house. A member of a famous artistic family, Hahn was a celebrated cellist, music teacher and ornithologist in Toronto who opened a self-named piano store on Yonge Street in 1913 that remains in operation over a century later.

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

Contextually, the Paul Hahn House is valued for its contribution to the character of the area, which was founded in the 1840s as Toronto architect John George Howard's "Sunnyside" farm, which he developed east of his "High Park" estate. Howard laid out Indian Road where, in the late-19th and early-20th century the adjoining lands were the setting for an upscale artists' enclave with the custom-designed residences that architect Eden Smith designed for himself, Paul Hahn and other members of Toronto's artistic community.

The property at 295 Indian Road is also historically, visually and physically linked to its setting where it is adjoined by the Eden Smith House (1896) to the south and two dwellings on neighbouring Boustead Avenue dating to the early 1900s that were designed by Eden Smith for fellow supporters of the Arts and Crafts movement. The latter properties are recognized on the City of Toronto's Heritage Register.

4. SUMMARY

The Paul Hahn House (1906) is valued as a fine representative example of Period Revival design influenced by the Arts and Crafts Movement as designed by the notable Toronto practitioner, Eden Smith. It is historically associated with early Toronto

architect John George Howard, who established Indian Road as the access route to his Sunnyside farm, and the talented Toronto musician, businessman and ornithologist, Paul Hahn, who was the first owner and occupant of the residence. Contextually, the property contributes to the character of Indian Road where the Paul Hahn House is part of a surviving collection of eight residential buildings in the community that were designed by Eden Smith as part of an artistic enclave for supporters of the arts, prior to the relocation of the architect and some of his neighbours to Wychwood Park . The Paul Hahn House is historically, visually and physically linked to its setting.

5. SOURCES

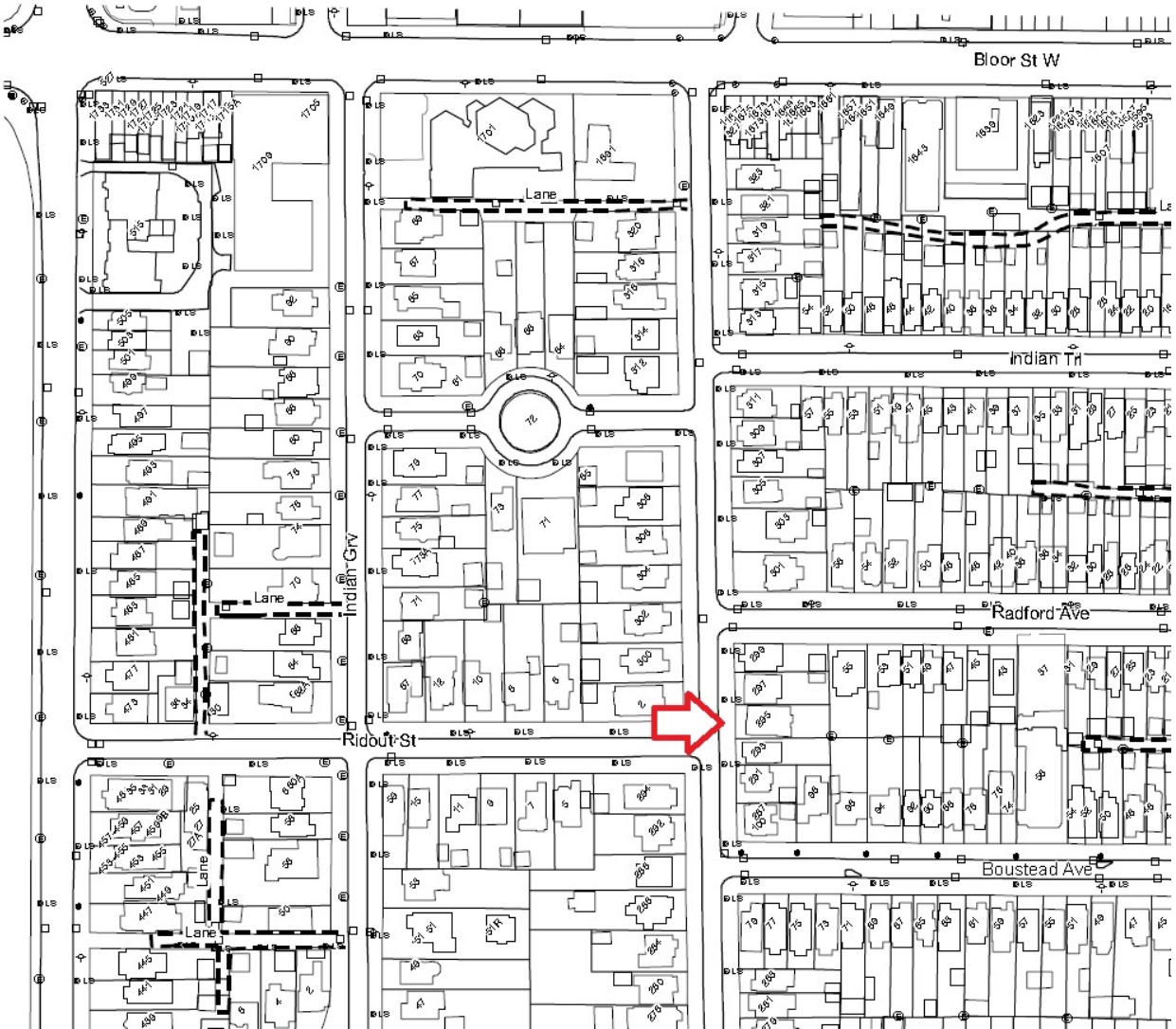
Primary Sources

- Abstract Indices of Deeds, Plan 922, Lots 28 and 29
- Archival Maps, 1797-1842, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- Archival Photograph, City of Toronto Archives, Series 372, Item 333
- Archival Photograph and architectural plans, Ann Crichton-Harris
- Assessment Rolls, Ward 6, Division 3, 1900 ff.
- Building Permit #3378, April 10, 1906
- City of Toronto Directories, 1900 ff.
- Goad's Atlases, 1884 ff.

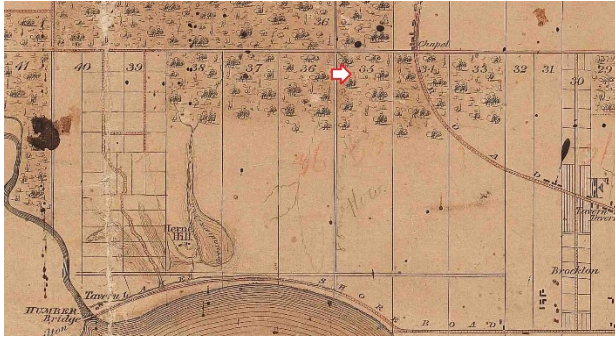
Secondary Sources

- Adams, Annmarie, "Eden Smith and the Canadian Domestic Revival," *Urban History Review*, March 1993
- Blumenson, John, *Ontario Architecture*, 1990
- Brown, W. Douglas, *Eden Smith: Toronto's Arts and Crafts Architect*, 2003
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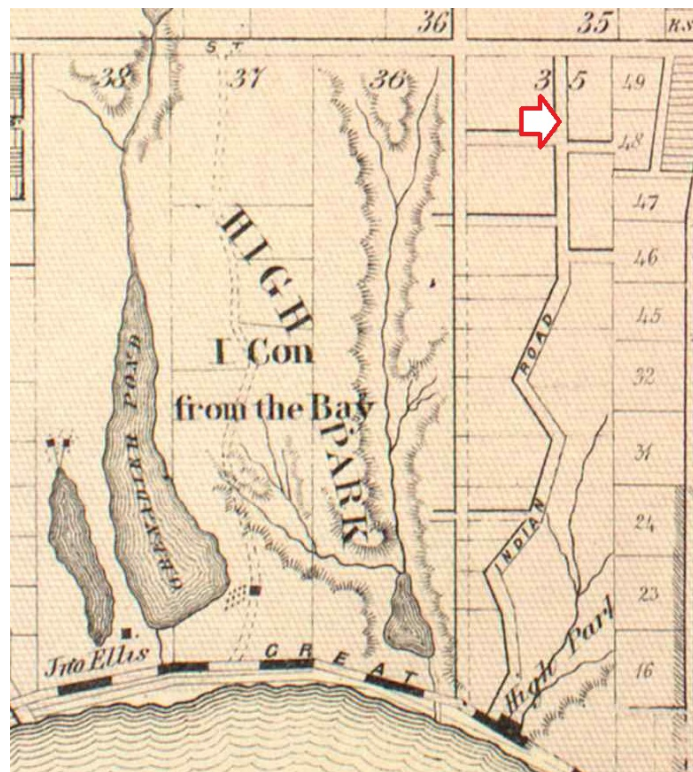
6. IMAGES - maps and other archival images are followed by current photographs. The arrows mark the location of the subject property at 295 Indian Road. All images are oriented with north on the top unless indicated in the captions.



1. City of Toronto Property Data Map: 295 Indian Road

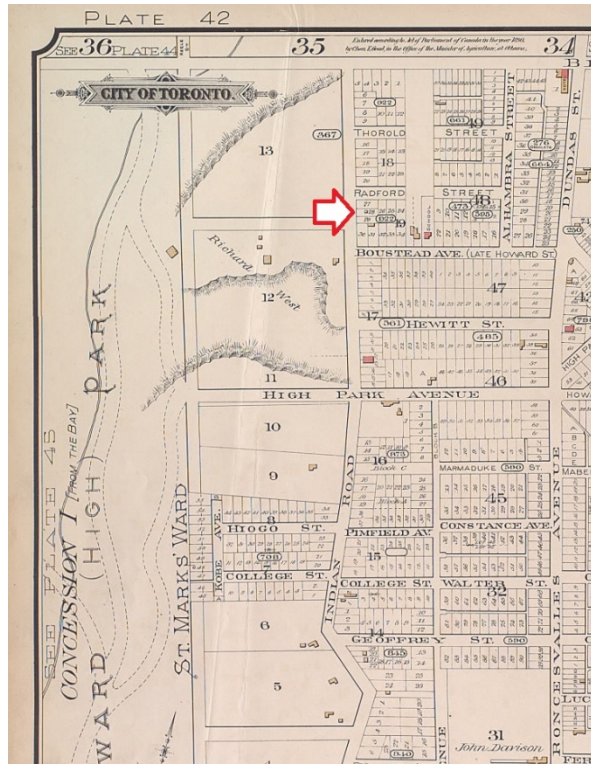
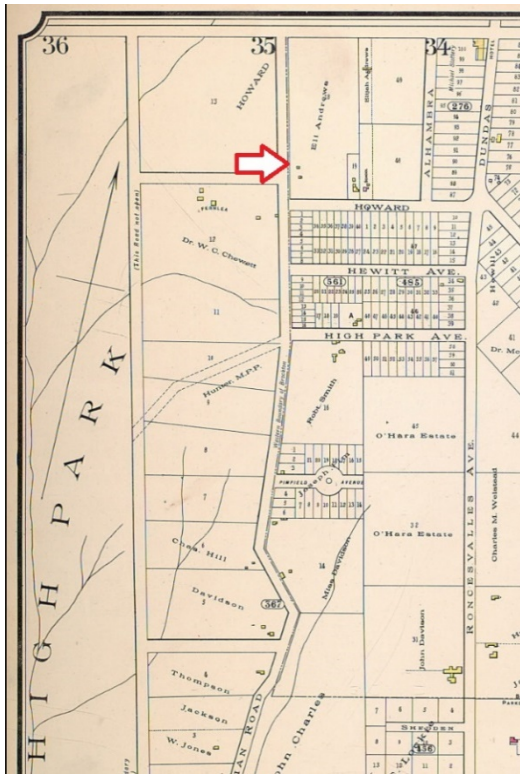


2a. Browne's Map, 1851 (left): showing Lot 35;
 2b. Tremaine's Map, 1860 (right) with Lot 35 labelled "J. G. Howard"

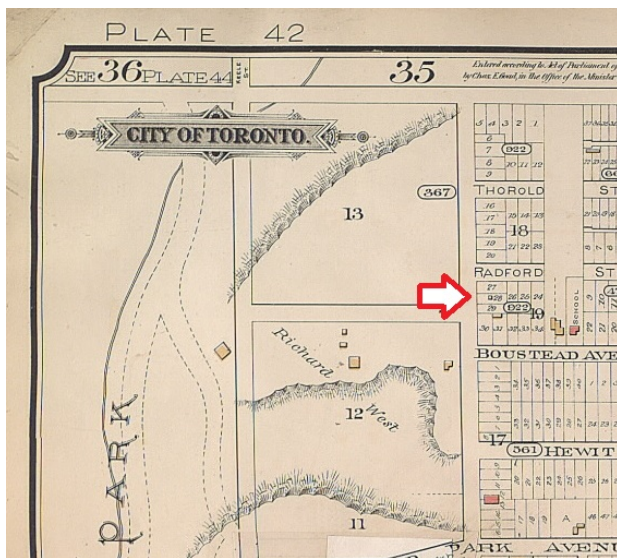


2c. High Park Map, 1875: showing Howard's "High Park" estate on Lot 37 and its proximity to the subject property (right);
 2d. Miles's Atlas, 1878: showing Indian Road winding through Lot 35

2. Archival Maps and Atlases: <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>



- 3a. Goad's Atlas, 1884 (left): showing the subject vacant property labelled "Eli Andrews";
- 3b. Goad's Atlas, 1890 (right): on the update, Plan 922 subdivides the area

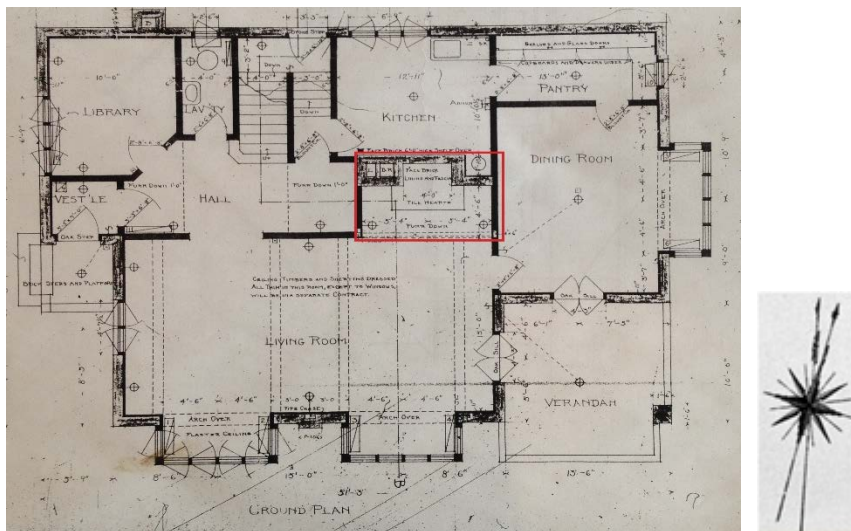


- 3c. Goad's Atlas, 1899 (left): showing the development of Indian Road to date;
- 3d. Goad's Atlas, 1910 (right): the Paul Hahn House is in place on the update

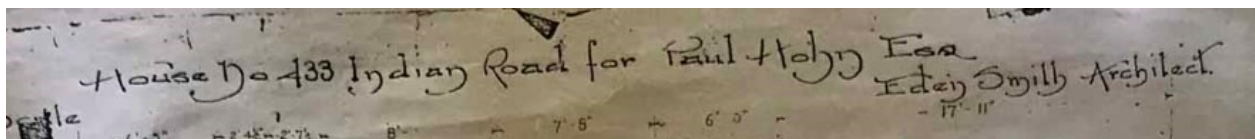
3. Goad's Atlases: <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>



4a. Architectural Drawing, West (left) and East (right) Elevations: showing the location of the main entrance on the side of the L-wing (arrow) and the open verandah on the rear



4b. Architectural Drawing, Interior: showing the location of the inglenook on the first (ground) floor



4c. Architectural Drawing, Label: identifying Eden Smith as the architect and Paul Hahn as his client with the original street number at "433" Indian Road

4. Architectural Drawings, 295 Indian Road, 1906: courtesy of the owner.



5a. principal (west) elevation (right) and north elevation (left);
 5b. south elevation (right) showing the openings on the right where the two bay windows (shown on the drawings in Images 4a-4bb, above) were removed

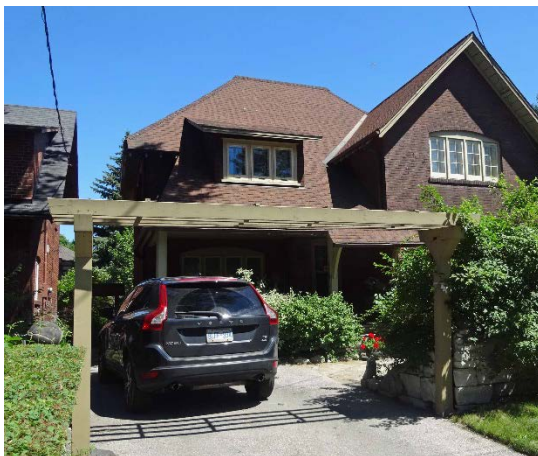


5c. east or rear elevation (left) where the formerly open verandah was enclosed (left) and a new door opening created in the right bay;
 5d. interior view of the first (ground) floor living room (right) where the inglenook is identified as a heritage attribute

5. Current Photographs, 295 Indian Road: Heritage Preservation Services, 2017 and 2018.



6a. Eden Smith House (1896), 267 Indian Road, 1976 (Toronto Historical Board)



6b. Ivy Lodge/William Reid House (1904), 94 Boustead Avenue, 2018 (left);
6c. Gustav Hahn House (1903), 96 Boustead Avenue, 2018 (right)
(Heritage Preservation Services)

6. Context Photographs, Indian Road and Boustead Avenue: the buildings pictured above are identified on the City of Toronto's Heritage Register and date to the late-19th and early-20th centuries when architect Eden Smith designed houses on Indian Road and in the immediate area for artists and supporters of the arts. They are amongst the eight surviving Eden Smith Houses in the neighbourhood adjoining Indian Road.

