

RESEARCH AND EVALUATION SUMMARY: 15 DUNCAN STREET

Canada Printing Ink Building, 15 Duncan Street, 2015: showing the principal (west) elevation (left) and the south elevation on Pearl Street (right) (Heritage Preservation Services)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1829-1891	The subject property is part of the Upper Canada College (UCC) campus on King Street West (Image 2)
1902 Apr	The trustees of the University of Toronto (owners of the UCC lands) subdivide the former campus under Plan 223E (Image 3)
1902 Oct	In the first transaction on the former college campus, the trustees sell land on Duncan Street, south of Adelaide Street West, to James Corcoran, president of the Canada Printing Ink Company
1902 Dec	Corcoran is issued building permit #653 for a three-storey factory at the northeast corner of Duncan and Pearl streets, with the Toronto partnership of Gregg and Gregg identified as the architects (Image 6)
1903 Aug	Corcoran's "unfinished building" is recorded in the tax assessment rolls
1903	The Canada Printing Ink Company's factory is illustrated on the update to Goad's Atlas (Image 4)
1904 May	Corcoran sells the north part of his property (where the Southam Press Building is constructed at 19 Duncan Street in 1908)
1904 Aug	The Canadian Printing Ink Company Building is valued at \$12,000 according to the tax assessment rolls
c. 1920	An undated archival photograph shows the subject property (Image 7)
1958	The Canada Printing Ink Company relocates its manufacturing facility to Etobicoke, and 15 Duncan is used as the offices for the adjoining Southam Press Building
1979	The building is remodelled for the head office of Pope and Company, stock brokers

2015

The property at 15 Duncan Street is within the proposed boundaries of the King-Spadina Heritage Conservation District Study Area¹

The property at 15 Duncan Street is part of the King-Spadina neighbourhood that developed in the early 20th century adjoining the major cross-roads of King Street West and Spadina Avenue. The origins of the area date to the late 18th century when Toronto was founded as the Town of York and the area west of the townsite was set aside as the Military Reserve. However, the rapid growth of the community led to its westward expansion as New Town where the third Provincial Parliament Buildings (1829) and Upper Canada College (1831) created institutional enclaves around which residential neighbourhoods developed in King-Spadina.

King-Spadina became Toronto's new manufacturing district after the Great Fire of 1904 when large-scale factories and warehouses replaced the institutional buildings and most of the earlier housing stock. Following World War II when many manufacturers were drawn to the suburbs, buildings in King-Spadina stood vacant as the area's industrial zoning restricted other uses. The revitalization of the area began in the 1960s when famed entrepreneur Edwin "Honest Ed" Mirvish restored the Royal Alexandra Theatre (1906) and converted several of the adjoining early 20th century warehouses to restaurants, forming the nucleus of today's Entertainment District that includes Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993). In 1996, the City of Toronto adopted the King-Spadina Secondary Plan, which encouraged the adaptive reuse of the existing industrial buildings. Twenty years later, the transformation of King-Spadina continues as a sought-after residential community.

The subject property at 15 Duncan Street is located on land originally subdivided for Russell Square, the former Upper Canada College campus on King Street West. When the boys' school moved to Deer Park in 1891, 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. In the first transaction, the trustees sold the land on "the east side of Duncan Street from Pearl to Adelaide" to James W. Corcoran, president of the Canada Printing Ink Company. Founded in Toronto in 1880 and incorporated in 1897, the company accepted "unusual ink requests and special orders to print on socks, tin, glassine, towels and silk," while developing new colour technologies that included "a colour studio for the study of colour and the Munsell system of colour notation."² The Canada Printing Ink Company remained an important business in the King-Spadina neighbourhood for half a century.

The Canada Printing Ink Company Building was designed by the Toronto architectural firm of Gregg and Gregg in the Edwardian Classical style favoured for all architectural types in the early 20th century. Edwardian Classicism was a reaction to the elaborate edifices identified with the late Victorian era, and its classical organization and detailing is reflected in the design of the Canada Printing Ink Company Building.

¹ <https://hcdtoronto.wordpress.com/category/king-spadina/>

² 100 Years: The Story of the Canada Printing Ink, unpagged

The property at 15 Duncan Street is located on the northeast corner of Pearl Street, south of Adelaide Street West, in the King-Spadina neighbourhood, where many of the former factories and warehouses are included on the City of Toronto's Heritage Register for their cultural heritage value and the area is currently being studied as a potential Heritage Conservation District.

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.

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

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

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

The property at 15 Duncan Street has design value as a well-crafted example of an early 20th century factory in the King-Spadina neighbourhood, which was designed with features of Edwardian Classicism, the most popular style for all building types during this era. The design is distinguished by its symmetry and the classical embellishments that are identified with the style, and particularly by the arcades of round arches on the principal (west) and the south elevations on Duncan and Pearl streets, respectively.

The cultural heritage value of 15 Duncan is also through its half-century association with the Canada Printing Ink Company, which was internationally recognized for its development of inks for newspapers, magazines and other print media. In its

manufacturing complex in King-Spadina, the company produced specialty inks and developed new technologies, which included the Maxichrom System (the forerunner to the Mix-and-Match System of the 1970s) where any colour could be matched using 12 basic inks.

The Canada Printing Ink Building is valued for its contributions to the development and evolution of the King-Spadina neighbourhood in the early 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 Canada Printing Ink Building was one of the first buildings completed on the former Upper Canada College lands following the redevelopment of the campus for industrial uses.

The historical value of the property at 15 Duncan Street is also through its connection with the Toronto architectural firm of Gregg and Gregg, which designed the Canada Printing Ink Building prior to the dissolution of the partnership. While W. R. (William Rufus) Gregg and his younger brother, A. R. (Alfred Holden) Gregg led successful architectural practices alone and with other architects, during the period from 1893 to 1904 when they worked together, the pair is credited with three factories in the King-Spadina neighbourhood, including the Eclipse Whitewear Building (1903) at King Street West and John Street, the White Swan Mills Building at 158 Pearl Street, and the subject building.

Contextually, the value of the property at 15 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 manufacturing centre after the Great Fire of 1904. The Canada Printing Ink Building is historically and visually linked to its setting where, with the adjoining White Swan Mills Building (1903) at 158 Pearl Street and the Southam Press Building (1908) at 19 Duncan Street, it is part of the surviving trio of early 20th century industrial buildings that anchor the northeast corner of Duncan and Pearl streets, south of Adelaide Street West.

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 15 Duncan Street has design, associative and contextual value. The Canada Printing Ink Company Building (1903) is a fine representative example of an industrial building that was designed in the Edwardian Classical style by the architectural partnership of Gregg and Gregg as part of the historical development of the King-Spadina neighbourhood when it became Toronto's new manufacturing centre after the Great Fire of 1904. Contextually, the Canada Printing Ink Company Building contributes to the character of the King-Spadina neighbourhood where it is historically and visually linked to its setting as part of an enclave of three adjoining industrial buildings that anchor the northeast corner of Duncan and Pearl streets.

SOURCES

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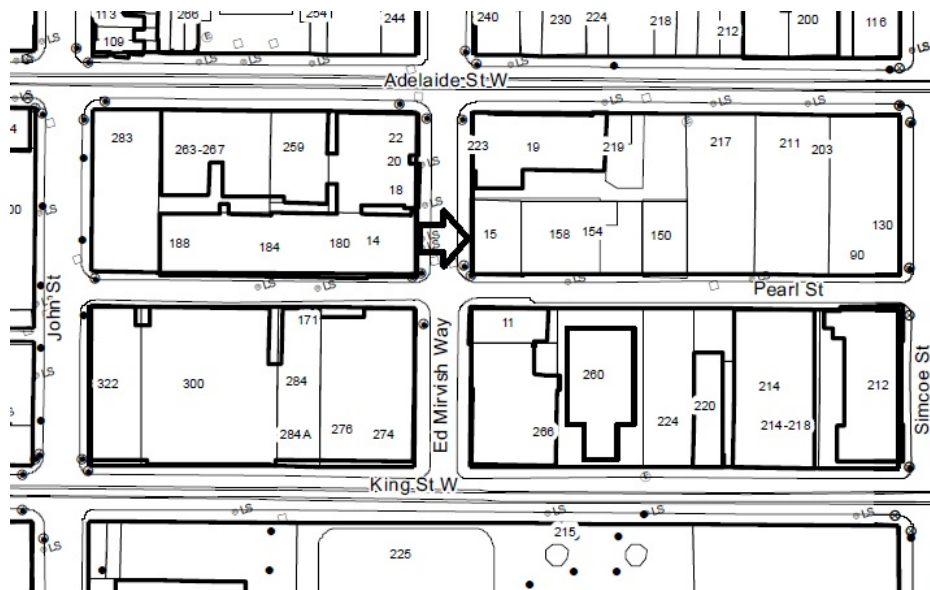
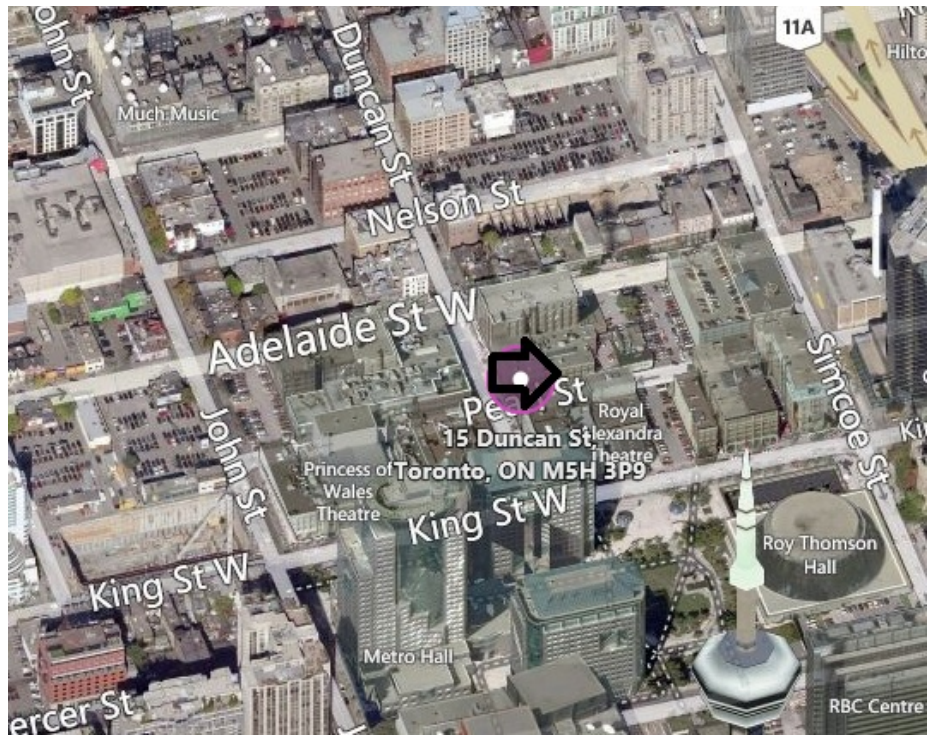
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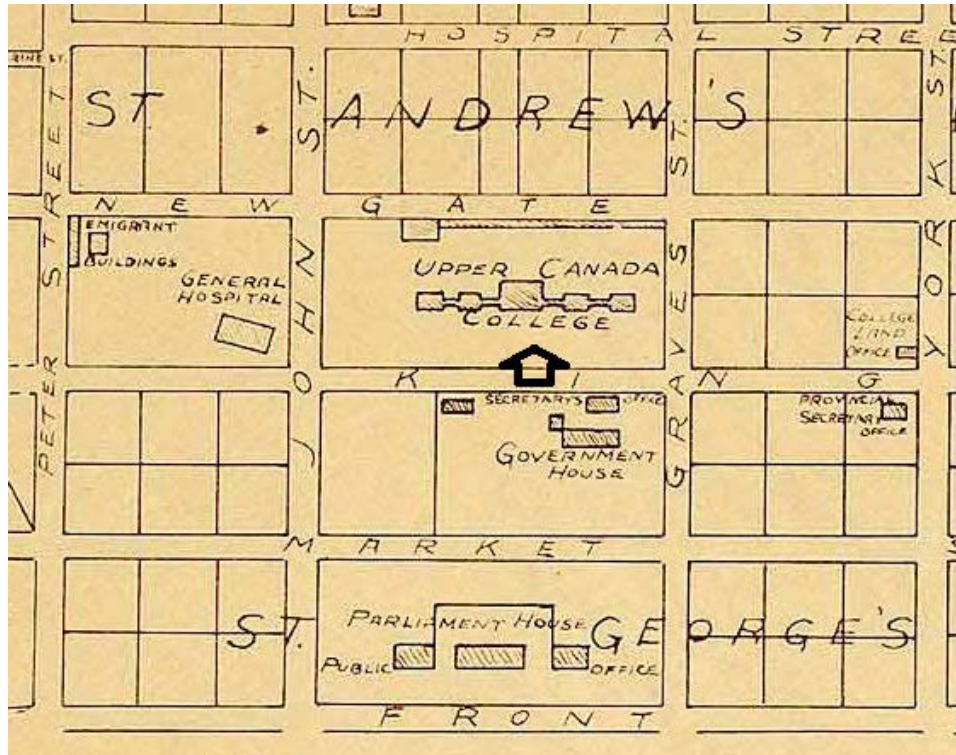
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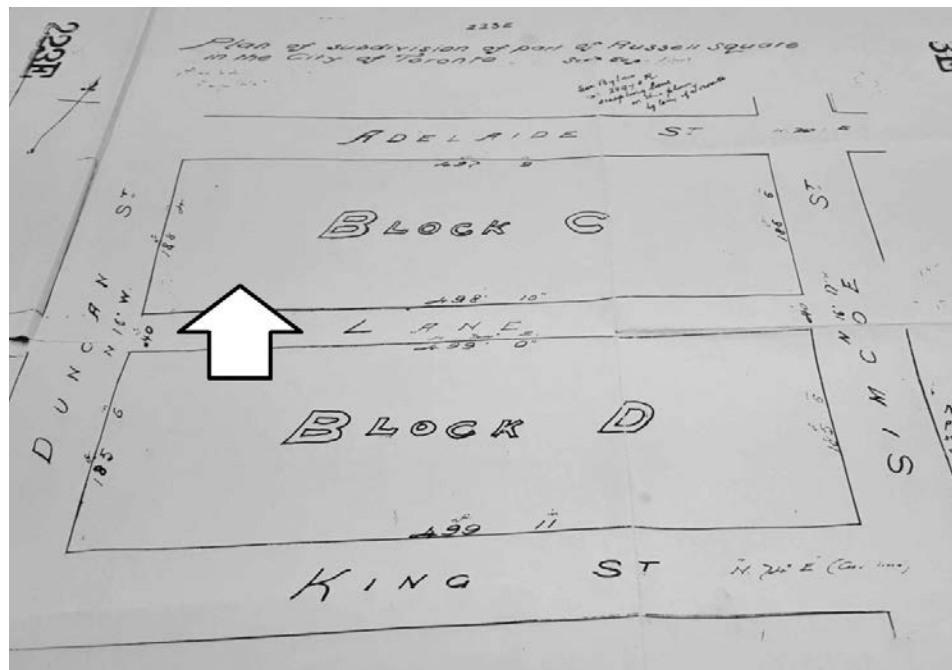
IMAGES



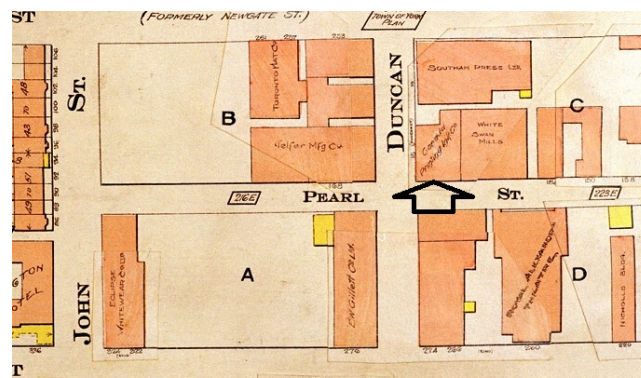
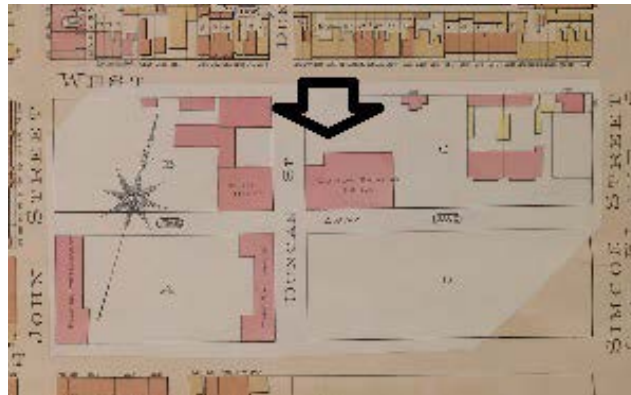
1. Location Maps: showing the location of the Canada Printing Ink Building at the northeast end of the King-Spadina neighbourhood (above), and on the northeast corner of Duncan and Pearl streets (below).



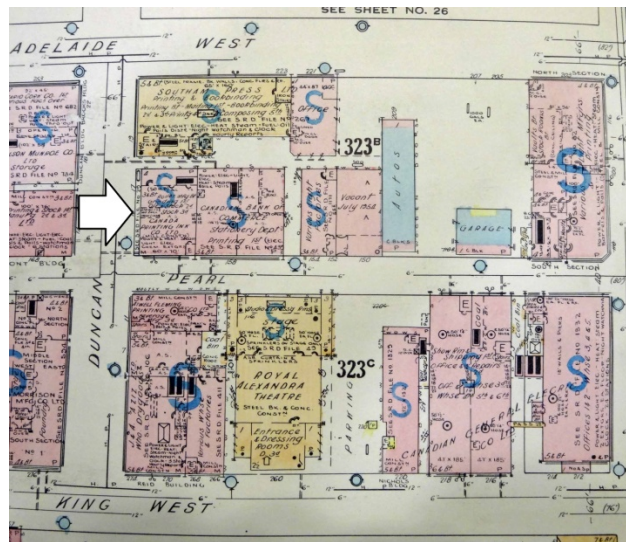
2. Bonnycastle and Tazewell's Map of the City of Toronto, 1834 (redrawn 1919): this extract shows Russell Square with Upper Canada College prior to its subdivision.



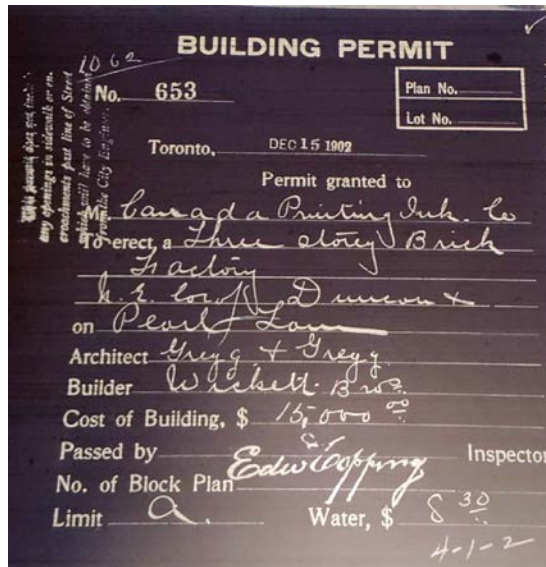
3. Plan 223E, Block C, May 1902: showing the part of the subdivision where the Canada Printing Ink Building was constructed the next year (City of Toronto Land Registry Office).



4. Goad's Atlases, 1903 (above) and 1910 revised to 1912 (below): the Canada Printing Ink Company Building is combined with the White Swan Mills Building on the earlier map, but corrected on the update.



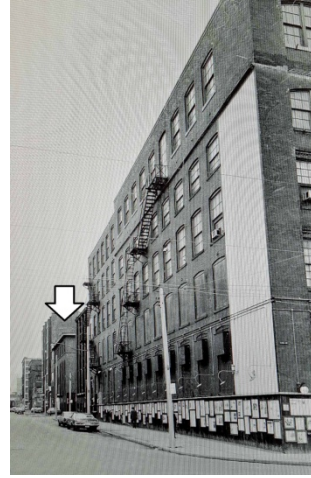
5. Underwriters' Survey Bureau Atlases, May 1965: showing the property during its half-century occupancy by the Canada Printing Ink Company.



6. Building Permit No. 653, December 15, 1902 (left) and illustrations, "Canada Ink" Magazine, undated (right): designed by architects Gregg and Gregg, the premises included facilities to produce the company's in-house magazine using the ink systems it developed (City of Toronto Archives and 100 Years: The Story of Canada Printing Ink, unpagged).



7. Archival Photograph, Canada Printing Ink Building, undated: showing the location of the building on the northeast corner of Duncan and Pearl streets with the adjoining buildings and prior to the north addition (left) (100 Years: the Story of Canada Printing Ink, unpagged).



8. Archival Photographs, Duncan Street, 1973: showing the principal (west) elevation of the Canada Printing Ink Building with the north addition (left), and the context of the building on the northeast corner of Duncan and Pearl streets, north of King Street West (right) (City of Toronto Archives, Fonds 2043, File 202).



9. Current Photograph, 2015: showing the principal (west) elevation on Duncan Street (left) and the view of the south elevation on Pearl Street (right), following the alterations that included the new north addition and changes to the west entrance (Heritage Preservation Services).