

The properties at 846-848A Yonge Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design and contextual values.

### Description

Located on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north), the James Weir Buildings (1892) are a row of three-storey commercial buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

### Statement of Significance

The properties at 846-848A Yonge Street have cultural heritage value for the designs of the commercial buildings as representative examples of their type and style when they were designed and constructed as part of an intact block on Yonge Street in Yorkville. The James Weir Buildings appeared after the adjoining commercial buildings at 836, 838-842 and 850 Yonge Street, yet complemented the earlier structures with their high degree of craftsmanship and the original decorative detailing drawn from the popular architectural styles of the late 19<sup>th</sup> century.

Contextually, the James Weir Buildings contribute to the character of Yonge Street, north of Bloor Street where they reflect the late 19<sup>th</sup> century development of the area at the time it evolved from an independent village to a city neighbourhood along the important corridor known as Toronto's "main street."

The James Weir Buildings are also historically, visually and physically linked to their surroundings on Yonge Street where they are integral parts of the intact group of contiguous late 19<sup>th</sup> century commercial buildings that extends along the entire block on the west side of the street from Cumberland Street to Yorkville Avenue and marks the east entry into the commercial heart of the former Village of Yorkville.

### Heritage Attributes

The heritage attributes of the properties at 846-848A Yonge Street are the buildings known historically as the James Weir Buildings with:

- The setback, placement and orientation of the buildings on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north)
- The scale, form and massing of the row of three adjoining three-storey buildings that face east onto Yonge Street, including the storefronts

- The materials, with brick cladding (the original brickwork is currently painted) with brick, stone, wood and metal detailing, including the stone and brick band courses
- The rooflines on the three adjoining buildings, which are articulated by the parapets with decorative brickwork in a basketweave pattern, and the metal cornices
- The symmetrical design of the principal (east) elevations of the row of three buildings, where the centre building at 848 Yonge extends one bay and is flanked by the buildings at 846 Yonge (south) and 848 Yonge (north), which extend two bays
- The centre building at 848 Yonge has a single flat-headed window openings in the second floor that is surmounted by a single round-arched window opening in the third storey
- The buildings at 846 and 848A Yonge Street have pairs of window openings in the second floors, with flat-headed openings in the second storey and round-arched openings above
- On the three adjoining buildings, the flat-headed window openings in the second storey are linked by continuous lintels and sills, while the round-arched openings in the third floor have brick hood moulds and stone sills