

STATEMENT OF SIGNIFICANCE:  
237 QUEEN STREET EAST  
(REASONS FOR DESIGNATION)

ATTACHMENT NO. 3

The property at 237 Queen Street East (including the addresses at 241 and 243 Queen Street East) 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 values.

Description

The property at 237 Queen Street East is located on the south side of the street, east of Sherbourne Street, and contains a 2½-storey building that was in place in 1870 for Andrew McFarren, a dealer in wholesale and retail groceries, liquor, flour and feed whose family retained part of the site for over 70 years. The original building was modified in two phases in the late 19<sup>th</sup> and mid 20<sup>th</sup> century with the removal of its westernmost units to accommodate adjoining buildings.

Statement of Significance

The Andrew McFarren Building has cultural heritage value for its design as an important representative example of a 1870s commercial building on Queen Street East. With its low scale, rectangular plan and gable roof, the Andrew McFarren Building is indicative of the first generation of stores in Toronto that were usurped in the late 19<sup>th</sup> century by taller and more elaborately detailed buildings with flat roofs and narrow street frontages..

The cultural heritage value of the Andrew McFarren Building is also drawn from its role in understanding the development of Queen Street East as one of Toronto's primary commercial corridors in the late 19<sup>th</sup> century. Archival records and maps indicate that the Andrew McFarren Building was one of the first brick buildings constructed on Queen Street adjoining Sherbourne Street, which became a prominent intersection in the growing city. McFarren Lane was renamed in recognition of the family's development and ownership of the site for more than 70 years.

Contextually, the value of the Andrew McFarren Building is related to its role in maintaining and supporting the historical character of Queen Street East in the blocks adjoining Moss Park and Corktown as it developed in the second half of the 19<sup>th</sup> century. With the Christina Lauder Buildings further east at 263-265 Queen, which shares its vintage and scale, and the contiguous row of stores on the north side of Queen between Sherbourne and Seaton Streets that dates to the 1880s and 1890s, the Andrew McFarren Building is part of a distinctive enclave of surviving commercial buildings.

The Andrew McFarren Building is also valued contextually for its historical and visual links to its setting on Queen Street East. When constructed in 1870, the building extended along the Queen Street frontage east of Sherbourne Street to the laneway now

known as McFarren's Lane. Despite the removal of the west part of the structure over time, the Andrew McFarren Building retains its presence on Queen Street East.

### Heritage Attributes

The heritage attributes of the Andrew McFarren Building on the property at 237 Queen Street East (including the addresses at 241 and 243 Queen Street East) are:

- The placement, setback and orientation of the building on the south side of Queen Street East, east of Sherbourne Street where the principal elevation faces north
- The scale, form and massing of the 2½-storey building with the rectangular-shaped plan under the gable roof
- The roof detailing, with the returned eaves on the east end and the segmental-headed wall dormers along the north slope
- On the principal (north) elevation, the ground (first) floor storefront where the entries are recessed between commercial scale window openings with wood trim
- In the second storey, the symmetrical arrangement of the flat-headed window openings containing wood sash windows
- The side wall (east), which is viewed from Queen Street East and McFarren Lane