

STATEMENT OF SIGNIFICANCE: 811 AND 813 BROADVIEW AVENUE
(REASONS FOR INCLUSION)

Description

811 and 813 Broadview Avenue are located on the east side of Broadview between Erindale and Pretoria avenues. The properties are occupied by a pair of Victorian-style, two-storey, brick-clad, gable-fronted, semi-detached, house-form buildings built between 1885 and 1890.

Statement of Cultural Heritage Value

The properties at 811 and 813 Broadview Avenue are worthy of inclusion on the City of Toronto Heritage Register for their cultural heritage value, and meet the criteria stated in Ontario Regulation 9/06 under the three categories of design, associative and contextual values

The pair of semi-detached house-form buildings at 811 and 813 Broadview Avenue has design value as a fine representative of the typical Toronto late Victorian-style semi-detached house-type which are rare on Broadview Avenue. The elements of the style are evident in the paired, gable-roofed house form, the gables with their decorative turned finials, and the combination of red brick cladding with decorative yellow brick details.

The properties have associative value as the only remaining pair of 1880s semi-detached houses of the 19th century village of Chester, which had been established by the Playter family in 1855, at the intersection of Broadview and Pretoria avenues. They are also valued as they contribute to an understanding of the history of Broadview Avenue in the late 19th century. Originally an Aboriginal trail along the Don River, which was part of a network of trails, it became the primary route connecting the earliest mills on the Don with the newly established town of York, continuing this function through the 19th century. Known as Mill Road, Don Mills Road and Mill Street, Broadview Avenue became the main thoroughfare of the villages of Chester and Todmorden and continues to be an important north-south artery for Toronto and East York on the east side of the Don.

Contextually, the properties at 811 and 813 Broadview Avenue maintain and support the late 19th century, historic character of this portion of Broadview Avenue retaining the low-rise residential scale and set-back associated with the late 19th century village of Chester. Their location, just south of the original intersection of Chester, and their distinctive 19th century, Victorian, semi-detached, house form and details make them an important historic landmark within the continually evolving context of Broadview Avenue.

Heritage Attributes

The heritage attributes on the exterior of the properties at 811 and 813 Broadview Avenue are:

- The original location of the houses on the properties on the east side of Broadview Avenue
- The landscaped front-yard, set-back from the street
- The form and massing of the house with its two-storey gable-roofed volume
- The gable front in the roof above the windows on each property
- The exterior brickwork including:
 - the red brick cladding on the west facade
 - the decorative yellow brick details over the windows on the west red brick façade
- The wood finials in the gable front
- The original window openings in the west facade including those above the entry doors and those in the first and second story below the gable fronts
- The original location and size of the entry doors