

RESEARCH AND EVALUATION SUMMARY: 635 QUEEN ST EAST

Above: Photograph of 635 Queen Street East (*Heritage Preservation Services, 2016*)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1793	John Scadding and William Smith arrive with John Graves Simcoe at the site for the town of York. Scadding is granted Lot 15 in the first concession
1819	Scadding sells the portion of Lot 15 south of Queen Street to William Smith Jr.
1883	William J Smith builds a house at 13 Kingston Rd, later known as 625 Queen St. E.
1884	Riverdale is annexed to the City of Toronto. Kingston Road is renamed Queen Street East and properties are renumbered.
1948	The property at 635 Queen St. E. is recorded as a vacant lot owned by Jack, Samuel, Dorothy and Bella Newman of the Crown Furniture Company at 58 Dundas St. E.
1949	The Assessment Rolls indicate the Newman family have built a three-storey brick warehouse at 635 Queen St. E. Coca-Cola Ltd. is listed as the first tenant and the two other portions are vacant.
1950	Coca-Cola Ltd., the Coleman Lamp & Stove Mnf. Co. Ltd. and McCall Corporation Distributors are assessed as the tenants of 635 Queen St. E.
1953	A Building Permit Application (No. 21792) is submitted by Jack Newman for repairs to the building at 635 Queen St. E. following a fire on the premises. Wingold Construction and G. B. Carter, architect are identified on the application.
1987	A Building Permit Application (No. 249267) is submitted by the owners, P. Rice and J. Hogarty to convert the warehouse at 635 Queen St. E. to offices. The plans were drawn by RiceBrydoneLtd. It is probable that the change to the addition of square

	tiles around the entrance on the north elevation was done at this time.
2016	635 Queen St. E is occupied by Extreme Reach

The property at 635 Queen Street East is located on the south side of Queen Street East between the East Don Roadway and Broadview Avenue, in the neighbourhood originally identified as Don Mount and now known as Riverdale. (Image 1) The property is part of Lot 15, one of the many parcels of land granted by Lieutenant Governor Simcoe after the founding of the Town of York in 1793. Including 270 acres, Lot 15 stretched along the east side of the Don River from the Ashbridges Bay to the first concession known as Lot Street/the Kingston Road (now Queen Street East) and then to the second concession now identified as Danforth Avenue. (Image 2)

Lot 15 was granted to John Scadding (1754-1824), Lieutenant Governor Simcoe's former Devonshire estate manager, who arrived with Simcoe at York in 1793. In 1819, Scadding sold the portion south of Queen Street to William Smith Jr. (1781-1839). The property remained within the Smith family's ownership throughout the 19th century. A house at 625 Queen Street East, c1880 was built by Wm. J Smith. The Smith Block, at 639-655 Queen Street East was constructed in 1889-90.

The land between the Smith house (demolished by 1924) and the Smith Block was vacant when purchased by the Newman family. In 1949, they built a three-storey, brick clad warehouse and rented it to three tenants including Coca-Cola Ltd, the Coleman Lamp & Stove Manufacturing. Co. Ltd. and the McCall Corporation Distributors. In 1987, the building was converted from a warehouse to an office building and continues to function as an office building today.

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 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	N/A
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

635 Queen Street East is a three-storey, brick clad building. The principal north elevation has four wide rectangular windows on the upper two floors with three windows and an entrance on the west end on the ground floor. Square tiles were later added around the entry and the brick cladding has been painted grey. Completed in 1949, the building is

very plain in its conception and execution. None of the criteria for design or physical value apply.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Built as a warehouse in 1949 by the Newman family, it was rented to various tenants. In 1987, it was converted to an office building. Research has not yielded either a building permit or architect for the original building. The building has no significant historical or associative value and none of the above criteria for historical or associative value apply.

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

The building at 635 Queen Street East does not meet any of the criteria for contextual value as it does not contribute to the character of the area or the proposed Queen Street East Heritage Conservation District currently under study.

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 635 Queen Street East, does not meet the criteria for inclusion on the City of Toronto Heritage Register and designation under Part IV Section 29 of the Ontario Heritage Act.

SOURCES

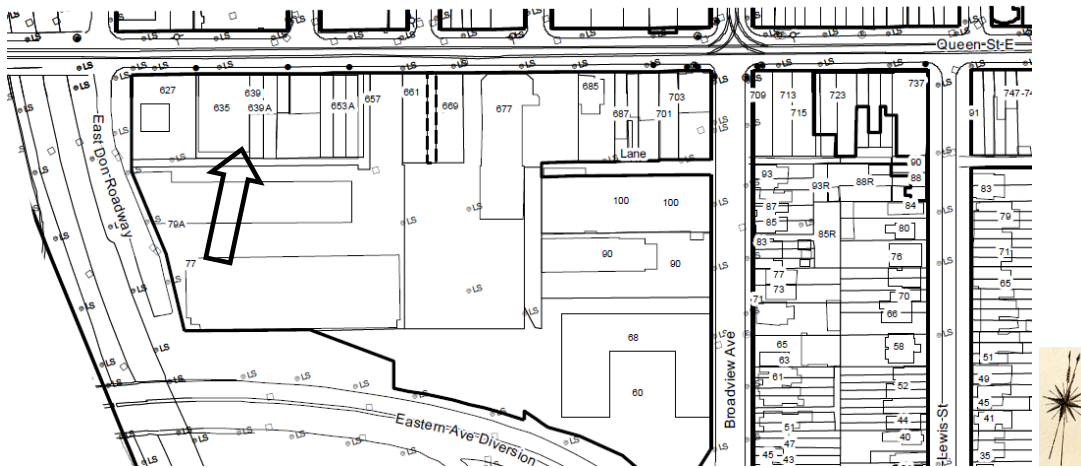
Primary Sources

- Assessment Rolls, St. Lawrence Ward, Ward 1, Division 1 (City of Toronto Archives)
- Browne, J. O. *Map of the Township of York in the County of York Upper Canada*, 1851. (City of Toronto Archives)
- Building Permits, City of Toronto, Building Records
- City of Toronto Directories (City of Toronto Archives)
- *City of Toronto Planning Board Atlas*. 1957-1960. (City of Toronto Archives)
- Goad Charles E. *Atlas of the City of Toronto and Suburbs*, 1884, 1890, 1899, 1903, 1913, 1924. (City of Toronto Archives)

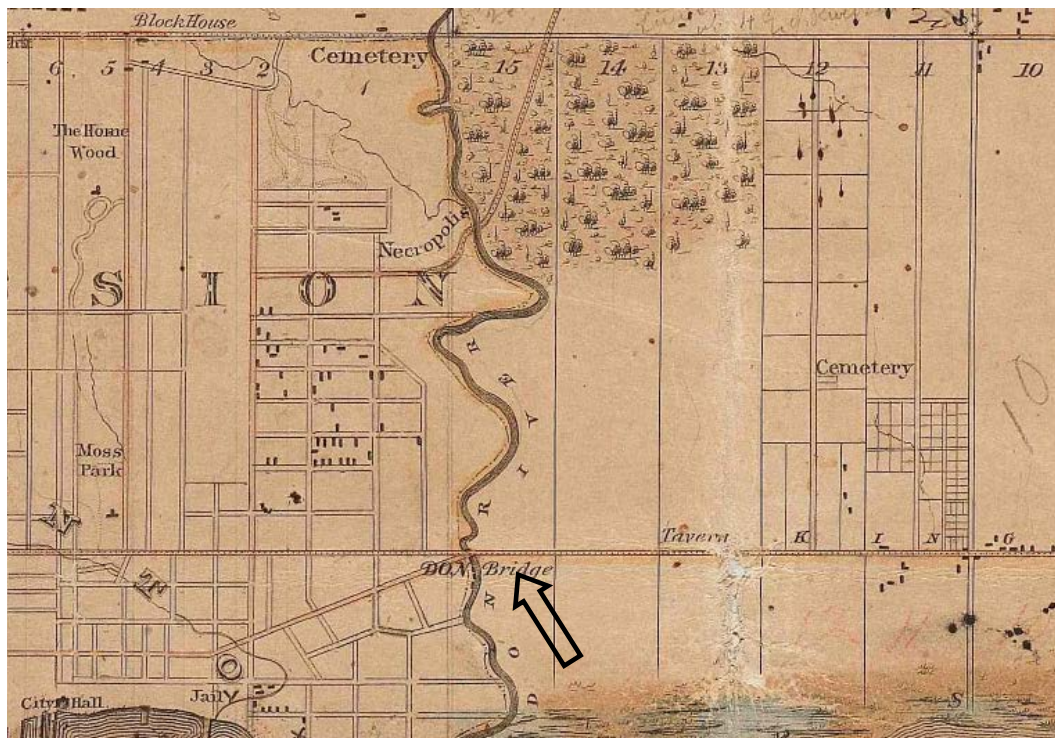
Secondary Sources

- Brown, Ron. *Toronto's Lost Villages*. 1997.
- Lundell, Liz. *The Estates of Old Toronto*. 1997.
- Myrvold, Barbara, Research on the Smith Family, conveyed November 24, 2015.
- Robertson, C. Blackett. *History of Toronto and County of York Ontario. Vol II*. 1885.
- Scadding, Henry. *Toronto of Old*. 1873.
- Whyte Gerald Arthur, *The Streets of Riverdale*. 2012.

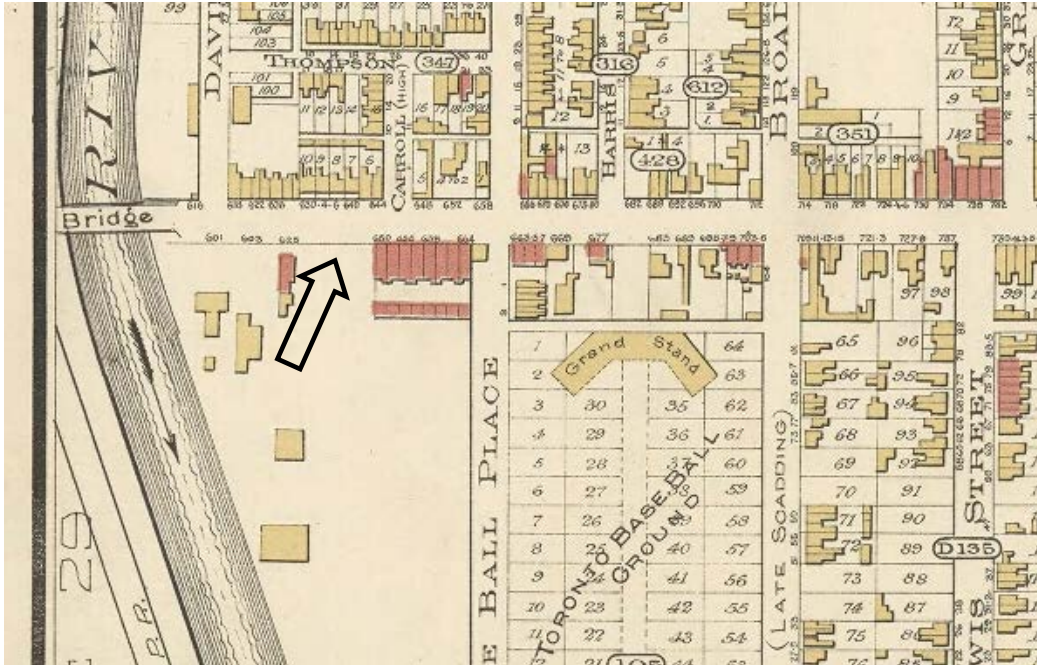
IMAGES: the **arrows** mark the location of the subject property unless otherwise indicated. *Unless otherwise indicated north is always at the top of the image.*



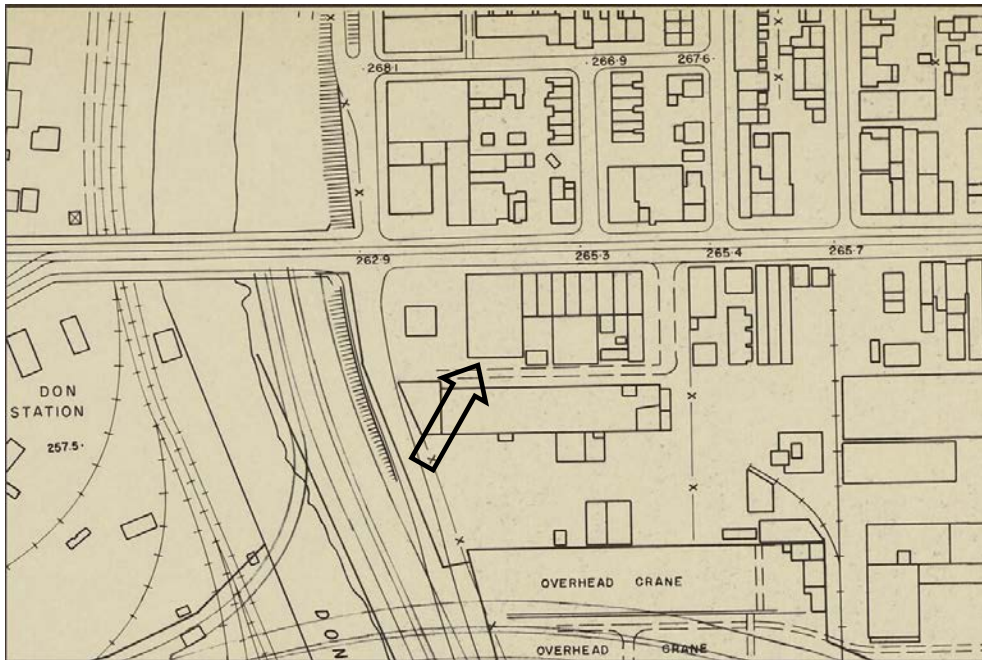
1. City of Toronto Property Data Map: showing the location of the subject property on the south side of Queen Street East between East Don Roadway and Broadview Avenue.



2. Map of the Township of York, J. O Browne, 1851: showing Lot 15 on the east side of the Don River and stretching from Concession 2 (Danforth Avenue) south to Concession 1 (Lot Street/Kingston Road) and then south to the Bay front. King Street and Queen Street are shown converging on the west side of the Don Bridge. The arrow indicates the approximate future location of 635 Queen Street East. (Ng)



3. Goad's Atlas (detail) 1890: showing Wm J. Smith's house at 625 and the Smith Block at 639-655 Queen Street East. The arrow marks the future site of 635 Queen Street East. (*City of Toronto Archives (CTA)*)



4. City of Toronto Planning Board Atlas, Drawing 3A, 1960: showing the large warehouse block at 635 Queen Street East adjacent to the 8-unit Smith Block to the east. (*CTA*)



5. 635 Queen Street East: showing the north elevation. (HPS)



6. 635 Queen Street East: showing the rear, south, elevation. (HPS)



7. 635 Queen Street East: showing the context of the building as it is located between the western portion of the Smith Block (1889-90) at 639-643 Queen Street East, and the mixed-use, 6 storey-block (2008-9) at 625 Queen Street East. (HPS)