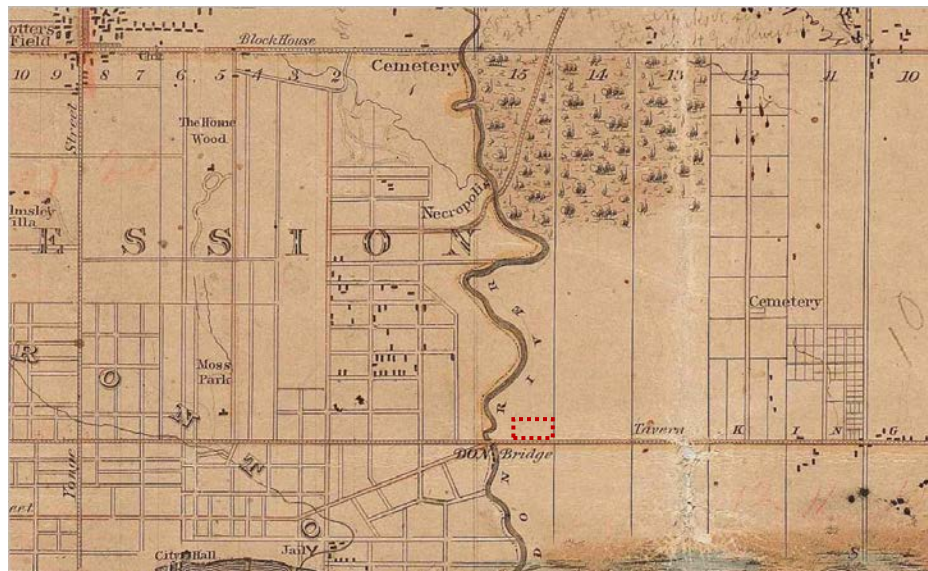


Historic Overview of Queen Street East, North Side
(between the Don River and Broadview Avenue)

The following provides an overview of the three periods of the historic development of the area and for the properties at 650, 666, 668, 670 and 682-4 Queen Street East which are recommended for inclusion on the City of Toronto Heritage Register.

The Founding of York: Simcoe, Scadding and Smith

When Lieutenant Governor John Graves Simcoe arrived at the site of the future town of York in 1793, he was accompanied by his Devonshire estate manager, John Scadding and William Smith, a surveyor and contractor. John Scadding and William Smith would be intimately connected with the future history and development of Riverdale and in particular this portion of the north side of Queen Street East, located between the Don River and Broadview Avenue.



1. 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). Scadding's holding extended to the bay south of Concession 1. King Street and Queen are shown converging on the west side of the 'Don Bridge.' The dotted rectangle indicates the location of the properties on the north side of Queen Street East and known as 650, 666, 668, 670, 682-8 Queen Street East (City of Toronto Archives – CTA)

With the founding of the town of York and Fort York, lands north of present-day Queen Street and east of the Don River was subdivided into 100 and 200 acre parcels and awarded to government officials, members of the military and loyalists. Scadding was granted Lot 15, a long narrow, 256-acre parcel stretching from Ashbridge's Bay to the Second Concession known as Bloor Street. (Image 1) It was bound on the west by the Don River and on the east by today's Broadview Avenue. It is said that when Smith arrived he found "three Indian wigwams east of

the Don on the river banks (lot 15) one of which contained the Chief Kashago."¹ Smith assisted Scadding with settling his property by building his home, now known as the historic Scadding's Cabin, and by building the bridge across the Don River at Queen Street. The bridge across the Don at Queen was the first to cross the river. The bridge was important not only because it extended Queen Street (then known as the Kingston Road) as the route from York to the town of Kingston, but also because it connected York with the mills that were being developed north on the Don River by the Skinner brothers, at the site now known as the Todmorden Mills. The route to the mill from the town crossed at the Queen Street bridge and then followed today's Broadview Avenue.

Scadding eventually sold the portion of Lot 15 south of Queen Street to Smith's son, William Smith Jr., in 1819 and the Smith family retained ownership and developed the land for the next 100 years. Scadding relocated further north on the lot, building a new home closer to Gerrard Street. Following his death in 1824 and that of his son John in 1845, the Scadding estate was subdivided and sold.



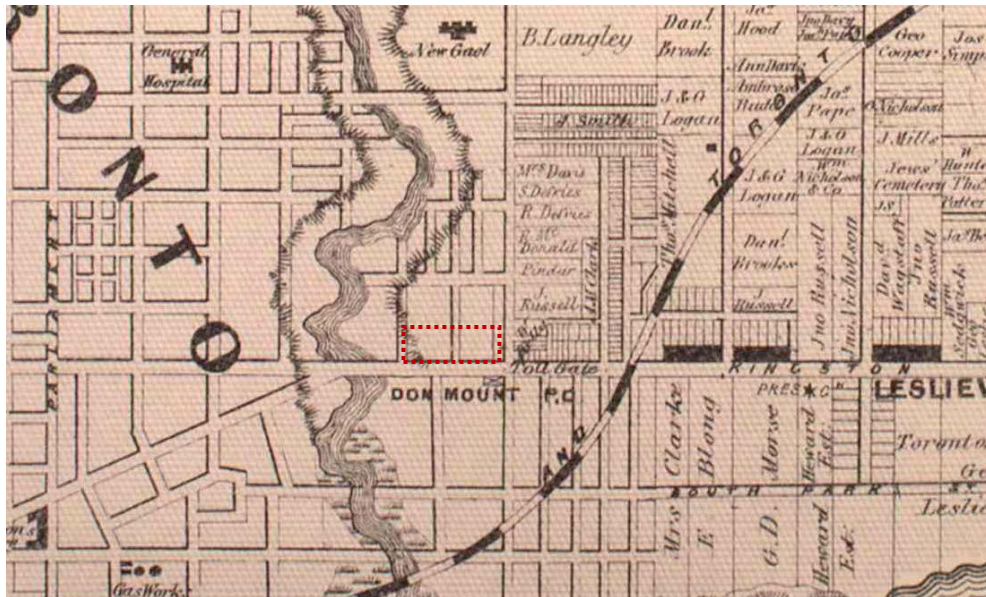
2. Plan of the City of Toronto, Canada West, Fleming Ridout and Schreiber, 1857, Series 88 Item 13 showing the toll booth on the eastern side of the Don Bridge and the naming of the road between Lots 15 and 14 Mill Road (now Broadview Avenue)(City of Toronto Archives)

DonMount

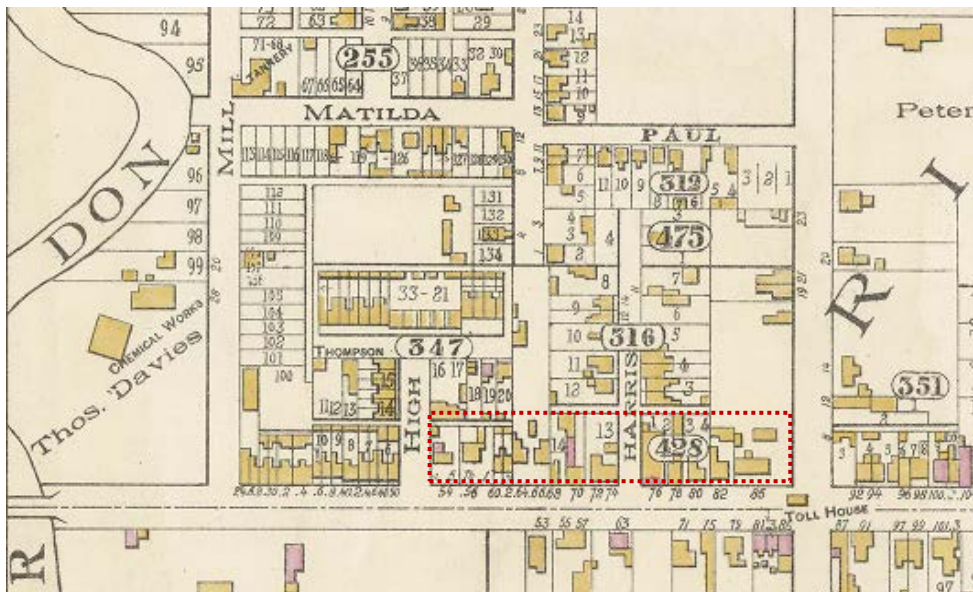
The 1857 Plan of the City of Toronto (Image 2) indicates that by 1857, Lot 15 north of Queen Street had been subdivided and surveyed with a new street plan, including Munroe, Matilda, Hamilton and Crawford streets. The arrival of the Grand Trunk Railway to the east of

¹ Robertson, Vol. II, p 148.

Broadview Avenue increased development in the area. The 1878 map (Image 3) shows the Grand Trunk Railway as well as the identification of the area as Don Mount which had a post office at the south east corner of the intersection of Queen Street East and Broadview Avenue.



3. Miles & Co. Illustrated Historical Atlas of the County of York, 1878: indicates the Don Mount Post Office located at the intersection of Mill Road and Kingston Road and the Grand Trunk Railway cutting a route to the east and surrounded by development.



4. Goad's Atlas, 1884: The subject area with earlier street names: High Street (later known as Carroll), Munro Street is occupied by two buildings and Harris Street (later known as Hamilton Street). The street numbers do not yet reflect the post-annexation re-numbering and the change of the street name from Kingston Road to Queen Street East (CTA)

Riverdale and the Annexation to the City of Toronto

Don Mount was soon identified as part of Riverdale which was annexed to the City of Toronto in 1884. (Image 4) By this date, High Street (later known as Carroll) had been laid out, as the third street east of Broadview following Hamilton, now known as Harris Street and Munro Street.



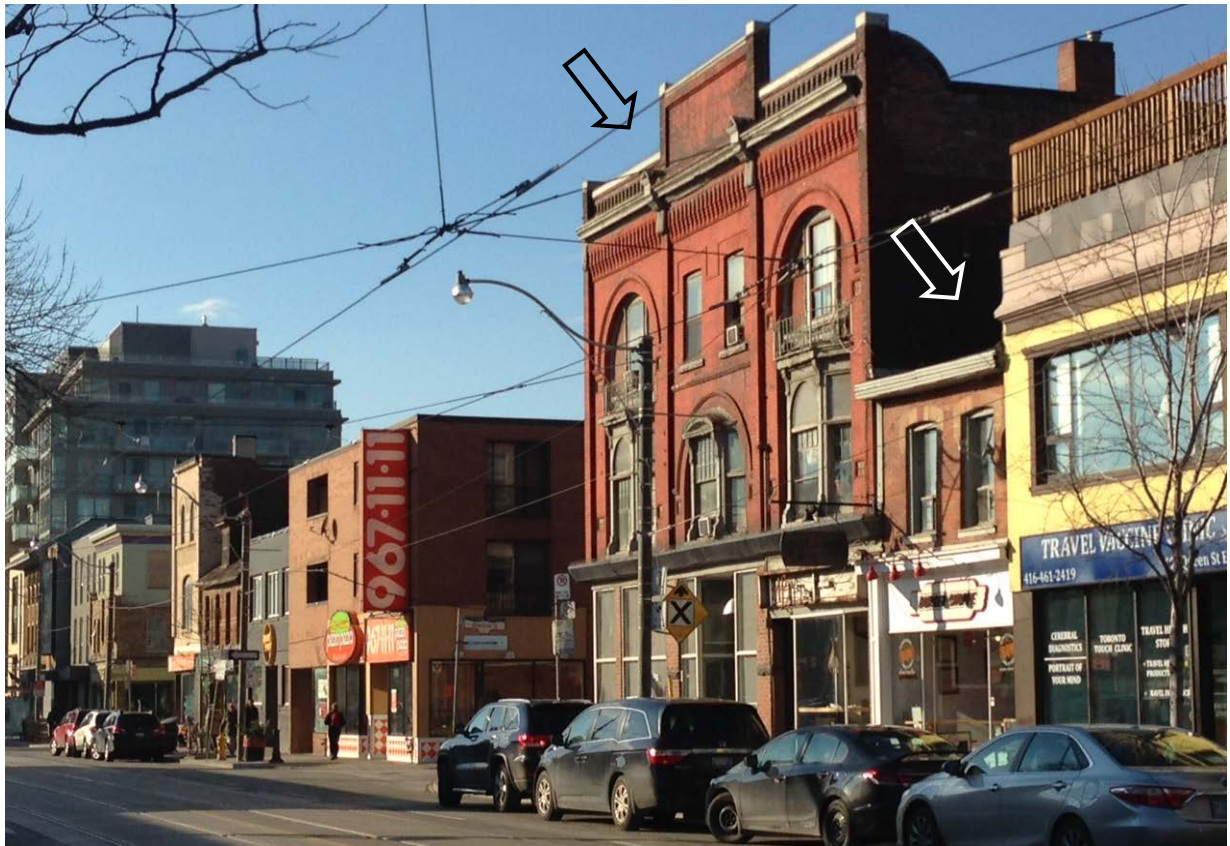
5. *Goad's Atlas, 1890: following annexation of Riverdale with City of Toronto, Kingston Road is renamed Queen Street and is renumbered. By this date the property 666 Queen St. E., the James M. Purvis building is complete as are the pair of semi-detached houses built by John K. O'Keefe at 668 and 670 Queen St. E. and the Joseph White house at 688 Queen St. E. (CTA)*

The buildings on the north side of Queen Street East recommended for inclusion on the Heritage Register were all completed between 1886 and 1893. The James M. Purvis building (1890) at 666 Queen St. E., the Richard K. O'Keefe pair of semi-detached houses (1886-7) at 668 and 670

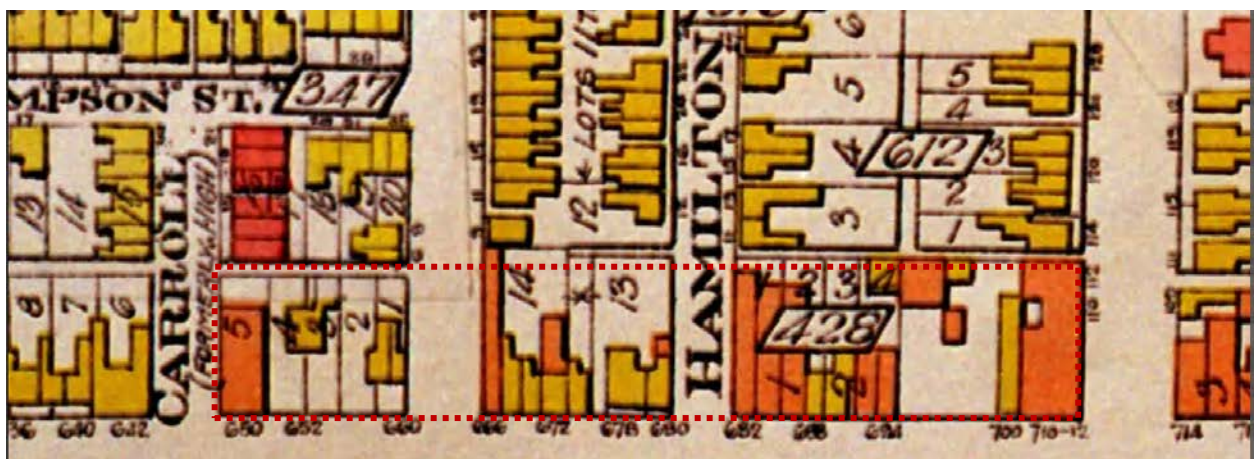


6. *666, 668 and 670 Queen Street East: showing the James M. Purvis Block (1890) at 666 Queen St. E. and the Richard K. O'Keefe houses (1886-7) at 668-670 Queen St. E. with Quad East at 672 Queen St. E. (HPS, 2015)*

Queen St. E and the single house built by Joseph White in 1885-6 at 688 Queen St. E. are shown on the map and indicated by their street numbers. (Images 5 and 6)



7. 682-688 Queen St. E.: showing the Joseph White buildings at 682-686(1892-3) (black arrow) and 688 Queen St. E. (1885-6)(white arrow)in context looking west along Queen with the 666 and 668-670 in the distance.



8. Goad's Atlas, 1913: By this date the property at 650 Queen St. E., the Edwin Hotel is complete as is 682-6 Queen St. E., the Joseph White block. (CTA)

Although Goad's did not update the completion of the Joseph White block at 682-6 Queen St. E. until 1913, assessment rolls indicate it was completed between 1892 and 1893. (Images 7 and 8)
The Edwin Hotel at 650 Queen St. E. followed between 1906 and 1907. (Images 9 and 11)



9. Queen Street East of Don Bridge, 1923: looking east from the Don Bridge with the Edwin Hotel at 650 Queen Street East in the distance on the right with awnings on the south elevation facing Queen St. E. (City of Toronto Archives Fonds 16, series 71, Item 2217)



10. Teck Theatre, 1932, 700 Queen St. E. and Dingman's Hall/the Broadview Hotel. 704 Queen St. E. (City of Toronto Archives, Fonds 1231, Item 641)

By 1908, Dingman's Hall, at the north-east corner of Queen St. E. and Broadview Avenue had been sold and redeveloped as the Broadview Hotel. The Teck Theatre, 1931, was built next door. (Image 10) In 1949 the Edwin Hotel was extended including a single storey to accommodate a bar. (Image 11) Following a 2008 application, the hotel was extended with a two storey addition above the former bar and converted to include affordable housing units. (Image 12)

The Queen St. E. neighbourhood is now known as Riverside, distinguishing itself from the larger Riverdale, and is currently enjoying a renaissance as new mixed use projects with commercial and residential accommodation fill in the gaps along the street. The history and heritage character of the area is revealed through this heritage evaluation and additionally ongoing revitalization of properties, even at the smallest scale, such as the removal of paint to reveal the original late 19th century brick work at 688 Queen Street East.



11. *Edwin Hotel, 650 Queen St. E.: showing the 1949-50 Extension including 3 storey stair hall, with the 'Nite Club' sign and single storey bar (HPS, 2007)*



12. *Edwin Hotel, 650 Queen St. E.: showing the 2008 second and third storey addition (right) and the rehabilitation of the ground floor of the original hotel(left) (HPS, 2015)*