

STATEMENT OF SIGNIFICANCE:
(REASONS FOR INCLUSION)
685 QUEEN STREET EAST

ATTACHMENT NO. 3

The property at 685 Queen Street East, formerly known as the Dr. John B. Fraser house, is worthy of inclusion on the City of Toronto Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06 under all three categories of design, associative and contextual value.

Description

The property 685 Queen Street East is located on the south side of Queen Street East between the East Don Roadway and Broadview Avenue. Completed in 1904, the building is a two-and-a-half storey, brick-clad house-form building on a raised basement with a hipped roof and gable dormers. Originally it accommodated doctor's consulting rooms and residence.

Statement of Cultural Heritage Value

The Dr. John B. Fraser house has cultural heritage value as an early 20th century, mixed-use property combining medical and residential functions and representing the Edwardian Style of the new century while maintaining strong ties to the Richardsonian Romanesque Style popular in Toronto from the late 1880s. The Edwardian elements are present in the half-timbered gables and the classical column in the front porch while the Romanesque persists in the overall composition of massing and steeply pitched hipped roof with numerous dormers and especially in the combinations of large and small arched windows.

The Fraser house is valued for its association with the medical community, particularly Dr. John B. Fraser and Dr. W Ambrose Fish, as it represents late 19th – early 20th century combination of a doctor's residence and consulting rooms.

It is also valued as a representative of the work of the architect Charles F. Wagner, who was considered to be one of Toronto's leading architects, at the time the house was constructed, and who contributed other buildings on Riverdale's Queen Street including the Plaza Theatre and the Dr. J. W. Rowan house.

Contextually, the property has cultural heritage value as it maintains and supports the historic character of Riverdale. Situated on the south side of Queen Street just west of Broadview Avenue, it was an important contributor as it maintains the typical two-three storey scale of the street, the late 19th –early 20th century character in its materials and details and also combines commercial and residential use. Its set-back from the street with a small front garden and its house form character add to the variety and quality of the urban design and architectural character of the area currently under study and defined as the Queen Street East Heritage Conservation District.

Heritage Attributes

The heritage attributes of the building located at 685 Queen Street East:

- The placement, set back and orientation of the building as it is located within its property boundary on the south side of Queen Street
- The landscaped front yard with its walkway to the entry porch
- The two-and-a-half storey height on a raised basement
- The massing of the building which is a cube with a two-storey projecting bay on the north, front elevation, the one-storey projecting bay on the east, side, elevation and the rear, lower, two storey wing on the south elevation
- The sandstone cladding of the raised basement
- The brick cladding with the raised brick base, the moulded brick profiles over the arched window openings, and the belt courses extending beneath the windows on the second floor
- The composite column in the front porch on the north elevation and the entablature which extends around the north bay between the first and second floors
- The arched windows, including the large single arched window on the first floor, north elevation with stained glass fanlight and three arched windows on the second floor, north elevation, and the three arched openings in the projecting bay on the east elevation
- The window openings which are rectangular on the north elevation, paired at the first floor and singular on the second floor
- The window openings in the large gable on the principal (north) elevation which have a wider central window opening flanked by two narrower ones
- The half-timbering in the gable dormers on the north, east and west elevations
- The brackets supporting the large gable on the principal (north) elevation