

STATEMENT OF SIGNIFICANCE: 828 YONGE STREET
(REASONS FOR DESIGNATION)

ATTACHMENT NO. 4

The property at 828 Yonge Street 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 the three categories of design, associative and contextual values.

Description

Located on the west side of Yonge Street, north of Cumberland Street, the William Hewett Building is a 2½-storey commercial building that dates to 1874 and was originally owned by William Hewett, a dry goods merchant in Yorkville, who also commissioned the adjoining complementary building at 826 Yonge. The property at 828 Yonge Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Significance

The William Hewett Building at 828 Yonge Street has cultural heritage value for its design as an important and early example in Yorkville of a commercial building designed in the popular Second Empire style identified by the distinctive mansard roof, which is complemented by the near-identical building that adjoins it at 826 Yonge Street. The William Hewett Building (1874) was constructed as part of the intact surviving block on Yonge Street in Yorkville where the structures share a common scale, setback and late 19th century architectural character.

The property at 828 Yonge Street is valued for its historical association with the Village of Yorkville (1853-1883), which was an incorporated municipality prior to its annexation by the City of Toronto. When the William Hewlett Building was constructed, it was part of the commercial district along Yonge Street serving the brick yards, breweries and related industries that formed the basis of the community.

Contextually, the William Hewett Building contributes to the character of Yonge Street, north of Bloor Street where it reflects the late 19th century development of the area at the time it evolved from an independent village to a city neighbourhood along the important corridor known as Toronto's "main street." The William Hewlett Building is also historically, visually and physically linked to its surroundings on Yonge Street where it is an integral part of the intact group of contiguous late 19th century commercial buildings that extends along the entire block on the west side of the street from Cumberland Street to Yorkville Avenue and marks the east entry into the commercial heart of the former Village of Yorkville.

Heritage Attributes

The heritage attributes of the property at 828 Yonge Street is the buildings known historically as the William Hewett Building with:

- The setback, placement and orientation of the building on the west side of Yonge Street, north of Cumberland Street
- The scale, form and massing of the 2½-storey building
- The mansard roof covering the building, with the dormers on the east slope with the round-arched openings with the classical detailing
- The materials, with the brick cladding (the brick is currently painted) with the brick, stone, and wood detailing
- On the principal (east) elevation, above the first (ground) floor storefront (which has been altered over time), the trio of symmetrically-placed segmental-arched window openings with the brick arches