

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WILLIAM HEWLETT BUILDINGS
826 AND 828 YONGE STREET
(INCLUDING 2-8 CUMBERLAND STREET), TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2015

1. DESCRIPTION



Above: view of the principal (east) elevations of 826 Yonge (left) and 828 Yonge (right);
cover: showing the properties at 826-828 Yonge (right) and 2-8 Cumberland Street (left)
(Heritage Preservation Services, 2015)

826 and 828 Yonge Street (including 2-8 Cumberland Street): William Hewlett Buildings	
ADDRESS	826 and 828 Yonge Street, including 2-8 Cumberland Street (northwest corner of Yonge and Cumberland Streets)
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Concession 2 FB, part Lot 21
NEIGHBOURHOOD/COMMUNITY	Yorkville
HISTORICAL NAME	William Hewlett Buildings
CONSTRUCTION DATE	826 Yonge: 1869 (completed); 828 Yonge: 1875 (completed)
ORIGINAL OWNER	William Hewlett, dry goods merchant
ORIGINAL USE	Residential (single detached house form building)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None found
DESIGN/CONSTRUCTION	Brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	December 2015

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 826 and 828 Yonge Street (including 2-8 Cumberland Street) and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1830s & 1840s	John Elmsley begins selling land in Lot 21 in Concession 2, west of Yonge Street and north of present-day Bloor Street West
1853	The Village of Yorkville is incorporated
1856	A grocer and confectioner are identified on the northwest corner of Yonge and Sydenham (Cumberland) in the city directory ¹
1862	When the first surviving tax assessment roll is compiled for Yorkville, James Butt is the owner of the subject properties ²
1867	William Hewett is identified as a "clerk 32 Yonge and dry goods merchant, Yorkville" in the city directory (he operates his business in the same block, but north of the subject properties)
1868 Apr	Hewett is listed in the tax assessment roll as the new owner of the property at the northwest corner of Yonge and Cumberland, which is valued at \$480 and rented to a confectioner
1869 May	The tax assessment roll records Hewett operating his dry goods store on the subject property in a building valued at \$4600, indicating the current structure at 826 Yonge is in place (it is listed in the directories as "29 Yonge" in 1873) ³
1875 June	The building at present-day 828 Yonge Street is in place beside Hewett's store, where it is identified as "31 Yonge" and occupied by the St. Lawrence Bank
1876 June	The Federal Bank at present-day 828 Yonge is the tenant to Hewett, who continues to operate his dry goods business next door
1876	A bird's eye view of Toronto shows Yorkville where Hewett's buildings are illustrated
1883 Feb	The City of Toronto annexes Yorkville
1883 Sept	In the first tax assessment roll for St. Paul's Ward (including Yorkville), William Hewett is listed at "726" Yonge, while the Federal Bank remains the tenant to Mrs. Emily Hewett at "728" Yonge
1884	The subject properties are illustrated on the first Goad's Atlas for the area
1900	William Hewett's estate retains the properties according to the assessment rolls
1974	The properties at 826 and 828 Yonge Street are included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)

¹ This was the first commercial directory that included a streets section

² This was purportedly the well-known proprietor of a blacksmithy on Shuter Street who was profiled by Robinson (20)

³ Building permits do not survive for this period, and the development of the properties at present-day 826 and 828 Yonge are not reference in the Globe's tender calls

ii. HISTORICAL BACKGROUND

Yorkville

The properties at 826 and 828 Yonge Street, including the portions identified as 2-8 Cumberland Street are located in Yorkville, which originated as an independent community prior to becoming the first municipality annexed by the City of Toronto in 1883. Nearly a century earlier (1793) when Toronto was founded as the Town of York, the area between present-day Bloor Street and Eglinton Avenue was subdivided into 100-acre farm lots that were accessed along concession lines and side roads. Yonge Street was surveyed during the same period as the main route from York to the northern hinterland, although portions of the road remained impassible for many years. An inn (the future Red Lion) was established on Yonge, north of the first concession line (Bloor) in the early 19th century and later became a popular hostelry for travellers passing through a toll gate near the intersection. On the northwest corner of Yonge and Bloor, York's first non-denominational cemetery opened in 1826 as the York General Burying Ground (commonly known as Potter's Field, it was marked on Cane's map of 1842, which is attached as Image 2). However, by the 1830s the first brick yards and breweries were operating in the ravine and along the watercourse that crossed Yonge Street north of Bloor, resulting in the subdivision of the adjacent lands for housing, shops and services.

By the mid 19th century, the steady development of the hamlet on Toronto's northern border was facilitated by an omnibus running directly from the Red Lion to Toronto's St. Lawrence Market (Image 3). Incorporated as the Village of Yorkville in 1853, the community's official boundaries were set at present-day Bloor Street, Sherbourne Street, Walker Avenue and a line near Bedford Road (Image 4).⁴ Yorkville's population doubled between 1851 and 1861 and, during the latter year the introduction of the first horse-drawn street railway offered more reliable access. Yorkville boasted 5000 residents in 1881, two years prior to its annexation by the neighbouring City of Toronto.⁵

During the 20th century as a Toronto neighbourhood, Yorkville evolved from a stable residential community to a primary cultural and commercial destination in the city. The widening of Bloor Street east and west of Yonge Street by 1929 necessitated the removal of the residential and commercial buildings along the route and their replacement by large scale developments occupied by insurance companies and medical practitioners. This activity drew small-scale proprietors into the Yorkville neighbourhood where much of the residential building stock was converted to commercial uses. The decline of the area after World War II made it an affordable enclave for artists. In the 1960s (when the construction of the subway line along Bloor Street resulted in further redevelopment), Yorkville was a beacon for Toronto's music scene and "hippie culture". The following decade witnessed the community's transformation into a high-end shopping destination,

⁴ As shown on historical maps and atlases, Yorkville's boundaries encompassed parts of today's South Rosedale and the East Annex

⁵ With Yorkville's annexation as St. Paul's Ward, two streets required new names, with Sydenham becoming Cumberland Street and William renamed Yorkville Avenue. They anchor the block where the subject property is found and remain primary commercial streets in the Yorkville neighbourhood

supported by the conversion of remaining residential buildings into shops or their replacement by low-scale mixed use developments that included York Square and Hazelton Lanes. In the 1990s, part of Yorkville was designated as one of Toronto's first heritage conservation districts. Additional properties were recognized on the City's heritage register, including Fire Hall No. 10 (1889, and incorporating the tower from the 1876 village fire hall and the coat-of-arms from the 1860 town hall), which was associated with the 19th century Village of Yorkville, as well as the William Hewett Buildings on the corner of Yonge and Cumberland streets.

The historical maps and atlases and other images found in Section 6 below trace the development of Yorkville and the subject properties at 826 and 828 Yonge Street (including 2-8 Cumberland Street).

826 and 828 Yonge Street (including 2-8 Cumberland Street)

The subject properties on the northwest corner of Yonge Street and present-day Cumberland Street are situated on part of Township Lot 21 in Concession 2 from the Bay, which was granted to military veteran and politician, David William Smith in 1798. The acreage was immediately sold to John Elmsley, the Chief Justice of Upper Canada, whose family began disposing portions of the land in the 1820s.

The earliest records available indicate that properties at present-day 826 and 828 Yonge Street were first occupied in the 1850s when the city directories recorded a grocery store and confectionary in these locations, which were operated by William Farrow and William Haycock, respectively. By 1868, the sites were owned by William Hewett (1850-1899), who rented out the buildings while continuing to operate a dry goods business on the corner of Yonge Street and William Street (Yorkville Avenue).⁶

By 1869, Hewett relocated his store to the corner of Yonge and Cumberland, where the sharp increase in the assessed value of the property from the previous year indicates that the current building was in place. Hewett's business remained at the "corner of Sydenham and Yonge" throughout the 1870s and, during the following decade, he was identified as a manufacturer's agent while his wife, Emily Smith Hewett ran the dry goods store. The first tax assessment roll compiled in 1883 after the annexation of Yorkville documented Hewett's property with the 2½-storey brick store, which was extended by two two-storey wings, a rough cast (stucco) addition and a detached carriage house and stable (the extant wings and carriage house are numbered at present-day 2-4 and 8 Cumberland). Hewett closed his business in 1891 and the property was recorded as vacant in the tax assessment rolls the following year. While the William Hewett Building at 826 Yonge Street was occupied by various commercial uses during the 20th century, in the 1960s the single-storey structures at 6A-C Cumberland were designed to connect the west wings to the carriage house and provide additional retail space.

⁶ While some archival sources spell the name "Hewitt", family records indicate the correct spelling is with two "e"s. Chewett's Directory for 1867-68 indicates that Hewett worked as a clerk at A. R. McMaster and Brother Companies wholesale dry goods business in downtown Toronto while operating his Yorkville store

The neighbouring building at present-day 828 Yonge Street was commissioned by William Hewlett and in place by June 1875 when it was occupied by the St. Lawrence Bank. The next year, the Federal Bank of Canada was incorporated and opened a branch in this location. The financial institution was listed at "728 Yonge" in the first tax assessment roll for St. Paul's Ward after the annexation of Yorkville in 1883. Recorded as the tenant of William Hewett's wife, Emily, the Federal Bank vacated the premises when it ceased operations in 1888.

By 1900, the properties at 826 and 828 Yonge Street were administered by William Hewett's estate. Subsequent owners included the estate of Frank Giles, who operated a grocery store with his father at neighbouring 834 Yonge Street in the late 19th century. The William Hewett Buildings were listed on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 826 and 828 Yonge Street (including the west additions at 2-8 Cumberland Street) are found on the cover and in Sections 2 and 6 of this report. The William Hewett Buildings are comprised of the adjoining structures at 826 and 828 Yonge Street and share a similar scale and architectural detailing with the mansard (double gable) roofs that are hallmarks of the Second Empire. The style originated in mid-19th century France during the reign of Napoleon III and blended elements from the Italian Renaissance and classical French architecture in elaborate designs that included alterations to the Louvre. The Second Empire found an audience in North America where it was added to the array of highly decorative architectural styles associated with the late Victorian era. In Toronto, one of the first examples of Second Empire styling was the Lieutenant-Governor of Ontario's official residence on King Street West (completed in 1870, and now the site of Roy Thomson Hall).

The William Hewett Buildings are clad with brick (now painted) and trimmed with brick, stone and wood. The structures rise 2½ stories under the mansard roofs, which display wood cornices. Pairs of round-arched dormer windows with classical detailing project on the east slopes of the roofs. Brick chimneys mark the parapet at the south end of the roof on 826 Yonge, and firebreaks extend above the roofline to separate the two structures. Beneath the roofs on the principal (east) elevations, corbelled brickwork with dentils extends across the east elevations. These walls are symmetrically organized above the first (ground) floor storefronts, which have been altered over time. Segmental-arched window openings with brick detailing are placed in trios in the second floor and repeated on the south wall of 826 Yonge, facing Cumberland Street, including the pair in the attic half storey.

The William Hewlett Buildings are extended to the west, including (on 826 Yonge) the two-storey gable-roofed wings at 2 and 4 Cumberland Street, as well as the single-storey structures at 6A-C Cumberland that date to the 1960s. At the west end of the property at 826 Yonge, the building at 8 Cumberland Street is likely the former carriage house

described in the tax assessment rolls and illustrated on Goad's atlases. On its south elevation, the current storefront is not original; however, the window opening in the upper storey appears to have been designed for the hay loft.

iv. CONTEXT

The location of the properties at 826 and 828 Yonge Street (including the addresses at 2-8 Cumberland Street) is shown on the property data map attached as Image 1. The William Hewett Buildings anchor the northwest corner of Yonge Street and Cumberland Street at the south end of the block of 19th century commercial buildings, most of which date to the period before the City of Toronto annexed the Village of Yorkville. With its neighbours in the block, the William Hewett Buildings face east toward Yonge Street where the Albert Britnell Bookstore (1928) at 765 Yonge, between Bloor Street East and Asquith Avenue is also a recognized heritage property. The William Hewett Buildings also mark the east entrance to Cumberland Street, one of the main east-west roads in Yorkville. Further west, between Bay Street and Avenue Road, parts of the former Village of Yorkville were designated as the Yorkville-Hazelton Heritage Conservation District in 2002.⁷

3. EVALUATION CHECKLIST

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

Representative and Early Example of a Style and Type -The William Hewett Buildings have cultural heritage value for their design as important and early examples in Yorkville of commercial buildings designed in the popular Second Empire style. They contribute to the collection of buildings on Yonge Street between Cumberland Street and Yorkville Avenue that reflect the popular styles of the late Victorian era and represent an intact surviving group in Yorkville that share a common scale, setback and late 19th century architectural character.

⁷ http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/hcd_yorkville_proposal.pdf

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	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Community - The properties at 826 and 828 Yonge Street are valued for their 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 Buildings were constructed, they were part of the commercial district along Yonge Street serving the brick yards, breweries and related industries that formed the basis of the community.

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

Character – Contextually, the William Hewlett Buildings contribute to the character of Yonge Street, north of Bloor Street where they reflect 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."

Surroundings – The William Hewlett Buildings are also historically, visually and physically linked to their surroundings on Yonge Street where they are integral parts 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 mark the east entry into the commercial heart of the former Village of Yorkville.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 826 and 828 Yonge Street (including the addresses at 2-8 Cumberland Street) have design, associative and contextual values as important commercial buildings with period detailing that are historically associated with the former Village of Yorkville and support the character and setting of the block on Yonge Street between Cumberland Street and Yorkville Avenue with the intact group of late 19th century structures that includes the William Hewlett Buildings.

5. SOURCES

Archival Sources

Abstract Index of Deeds, York Township, Concession 2 from the Bay (West), Lot 21
Archival Photographs, City of Toronto Archives, Toronto Public Library and Toronto
Historical Board (individual citations in Section 6)
Assessment Rolls, Village of Yorkville, 1862-77
Assessment Rolls, City of Toronto, St. Paul's Ward, 1884-92 and Ward 3, Division 3,
1893 ff.
Browne, Map of the Township of York, 1851
Building Records, City of Toronto, Toronto and East York, 1946 ff.
Cane, Topographical Plan of the City and Liberties of Toronto, 1842
City of Toronto Directories, 1851 ff.
Decennial Censuses, 1861 ff.
Goad's Atlases, 1884-1923
Gross, Bird's Eye View of Toronto, 1876
Liddy, Plan of the Incorporated Village of Yorkville, 1882
Miles and Company, Illustrated Historical Atlas of the County of York, 1878
Underwriters' Insurance Bureau Atlas, Vol. 1, 1965

Secondary Sources

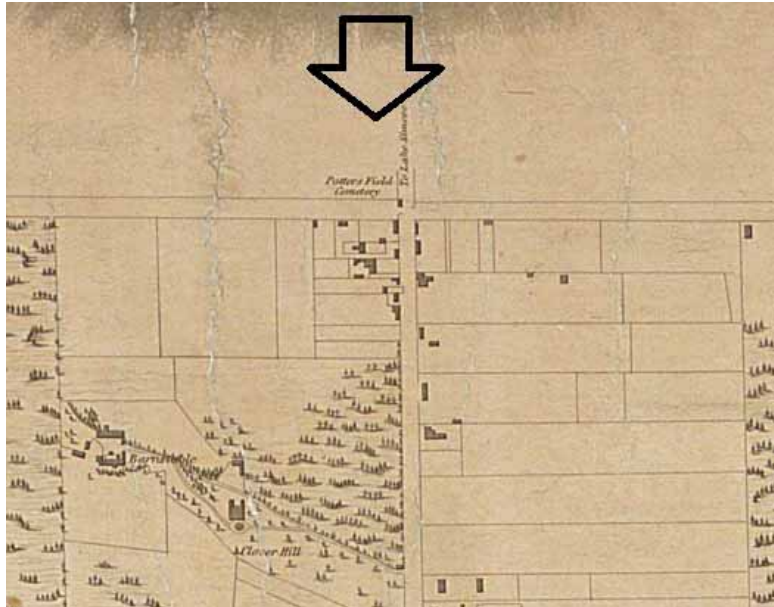
Arthur, Eric, Toronto: no mean city, 3rd ed. revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture, 1990
Cruikshank, Tom, and John De Visser, Old Toronto Houses, 2003
Dendy, William, Lost Toronto, 2nd ed., 1998
"Federal Bank of Canada," <http://canadacurrency.com/>
Hewett Family Records, www.ancestry.ca
Hutcheson, Stephanie, Yorkville in Pictures 1853-1883, 1978
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Mulvany, C. Pelham, Toronto: past and present, 1884
Robinson, C. Blackett, History of Toronto and the County of York, 1885

6. IMAGES⁸ – the **arrows** mark the location of the subject property

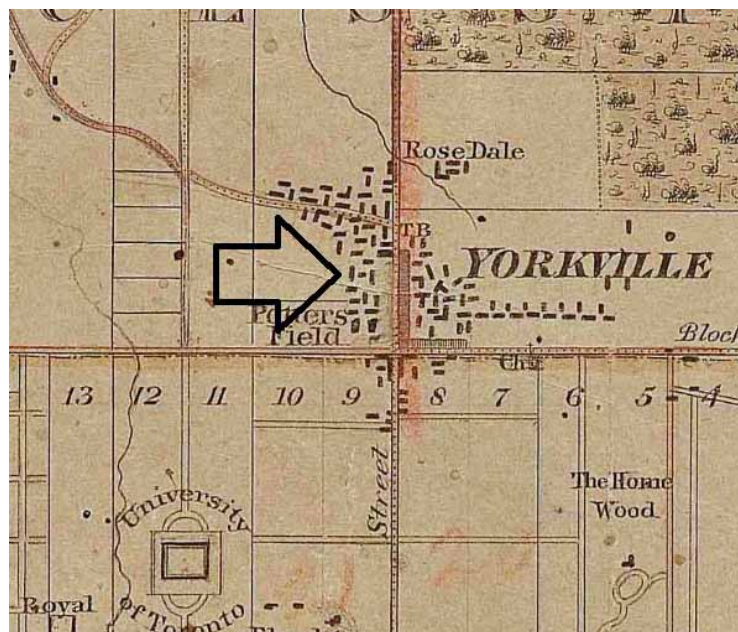


1. City of Toronto Property Data Map: showing the block on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north) where the properties at 826 and 828 Yonge Street and 2-8 Cumberland Street are located.

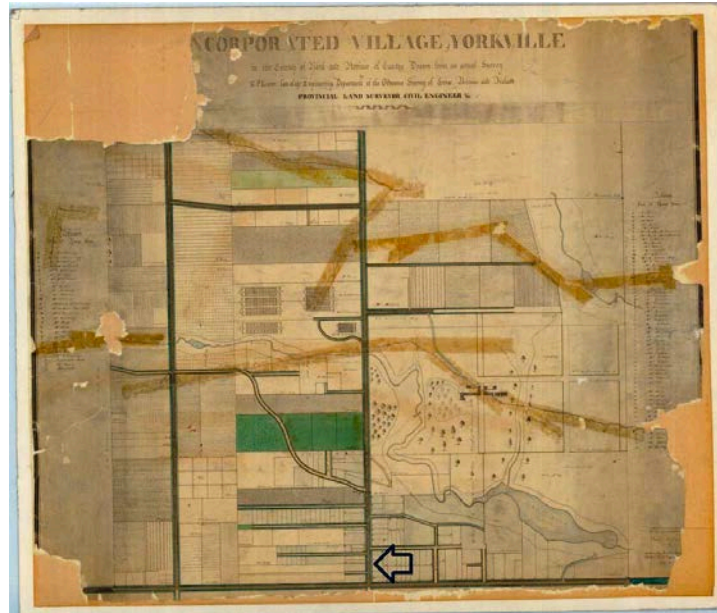
⁸ Additional maps and atlases tracing the development of Yorkville (but not reproduced here) are available, including those via <http://oldtorontomaps.blogspot.ca/>



2. Cane's Topographical Map of the City of Toronto, 1842: showing the area where Yorkville developed adjoining Potter's Field and north of the City of Toronto boundary at the first concession line (Bloor Street)



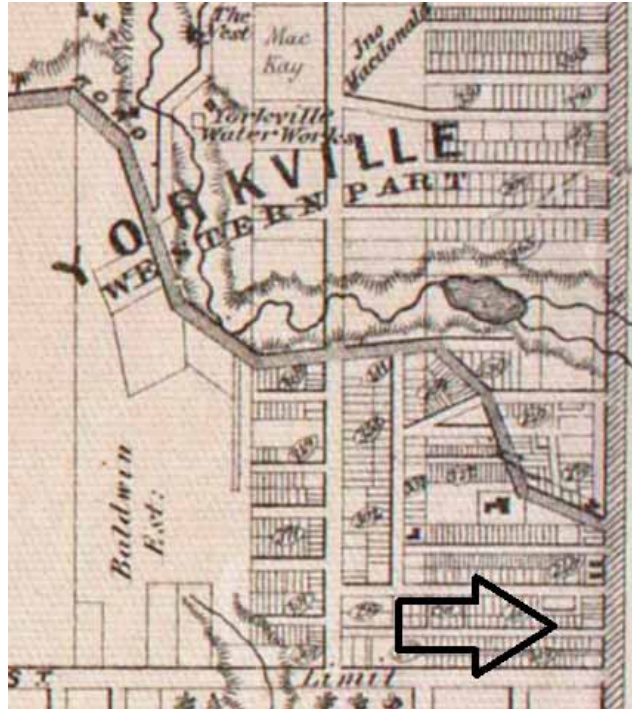
3. Browne's Plan of the City of Toronto, 1851: the development of the community at the south end of Township Lot 21 is shown, two years prior to the incorporation of the Village of Yorkville (other archival resources indicate a mixture of residential, commercial and small-scale industrial buildings along Yonge Street and Davenport Road).



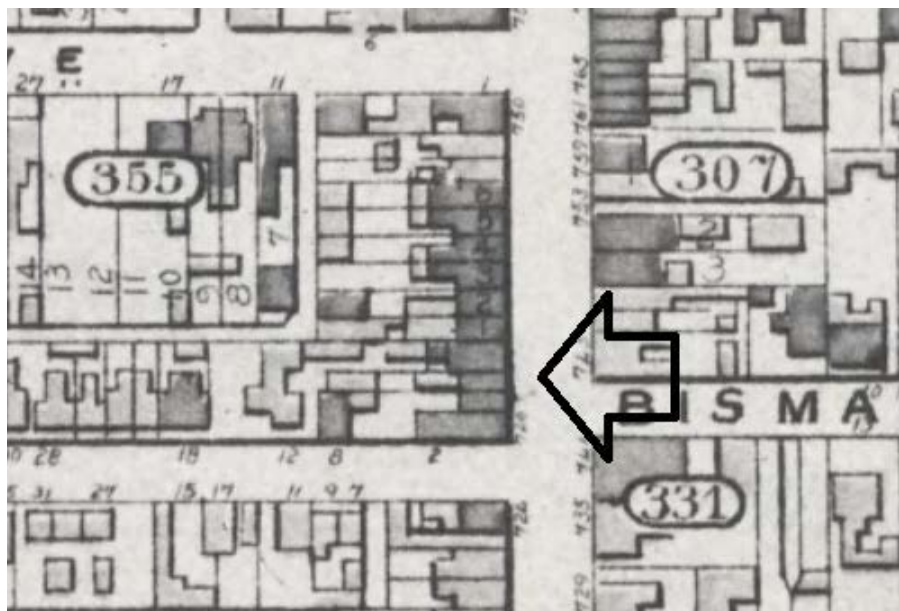
4. Liddy's Plan of the Incorporated Village of Yorkville, 1852: showing the subdivision of the lands, including those along the west side of Yonge Street where the subject properties were subsequently developed.



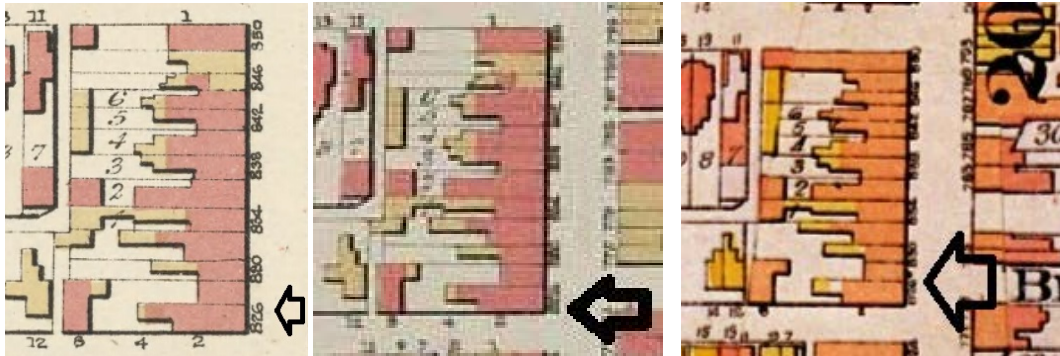
5. Gross's Bird's Eye View of Toronto, 1876: the west side of Yonge Street is shown, where parts of the block between present-day Cumberland Street and Yorkville Avenue were developed including the buildings at present-day 826 and 828 Yonge.



6. Miles and Company's York County Atlas, 1878: the layout of Yorkville west of Yonge Street is illustrated, prior to its annexation by the City of Toronto (only landmarks including the Yorkville Town Hall and St. Paul's Church on Yonge Street are marked on the map).



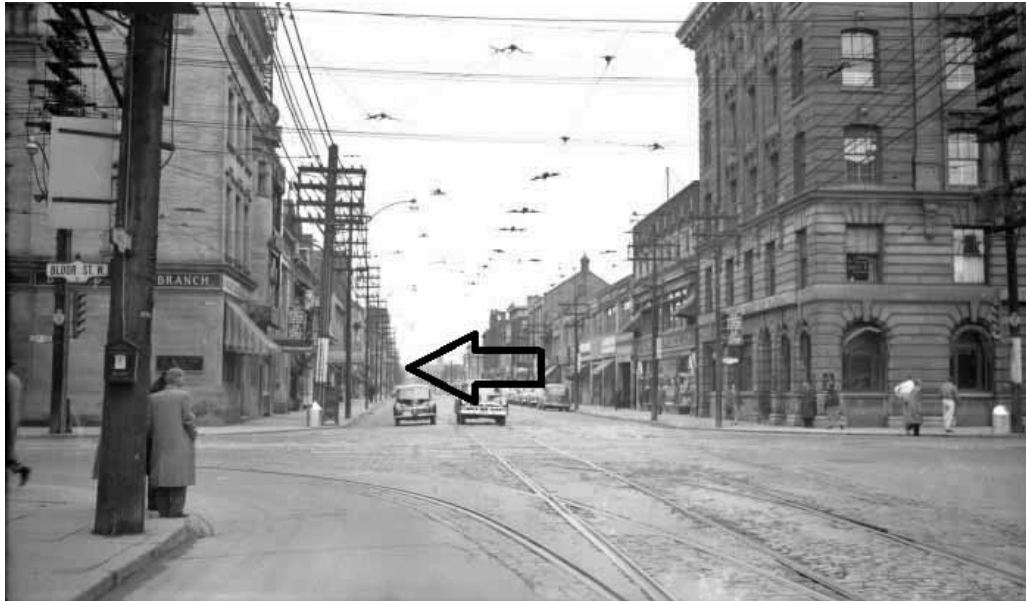
7. Goad's Atlas, 1884: showing Yorkville following annexation where the subject properties at 826 and 828 Yonge (including 2-8 Cumberland Street) anchor the northwest corner of the intersection.



8. Goad's Atlases, 1890 to 1923: updates to the fire insurance maps from 1890 (left), 1903 (centre) and 1910 revised to 1912 (right) show the minor changes made to the west end of the property at 826 Yonge Street during this period.



9. Fire Insurance Atlases, 1923 and 1965: a comparison of Goad's Atlas for 1910 updated to 1923 (left) and the Underwriters' Survey Bureau Atlas for 1965 shows the changes to the rear (west) end of the properties at 826 and 828 Yonge (and prior to the addition of the single-storey infill buildings at 6A-6C Cumberland Street).



10. Archival Photograph, Yonge Street north of Bloor Street, 1953: showing the low-rise buildings along the street, including the block between present-day Cumberland Street and Yorkville Avenue (identified by the **arrow**) where the subject properties at 826 and 828 Yonge Street (including 2-8 Cumberland Street) are found (Toronto Reference Library, Item #1966).



11. Archival Photographs, Yonge Street and Cumberland Street, 1961: the east elevations of the William Hewlett Buildings (left) are shown, with the south wall of 826 Yonge Street (right) (City of Toronto Archives, Fonds 16, File 185).



12. Archival Photographs, 826 and 828 Yonge Street, 1974 and 1985: showing the principal (east) elevations of the William Hewlett Buildings in 1974 (above) and 1985 (below left), as well as the south wall on Cumberland Street in 1985 (below right) (Toronto Historical Board).



13. Photograph, 8 Cumberland Street, 2000: showing the detached two-storey building on the north side of Cumberland Street, west of Yonge Street that is purportedly the carriage house illustrated on the fire insurance atlases in Images 7-9 above and described in the 1883 tax assessment rolls for St. Paul's Ward after the annexation of Yorkville (Heritage Preservation Services).



14. Current Photograph, 826 and 828 Yonge Street, 2015: showing the principal (east) elevations of the William Hewlett Buildings (Heritage Preservation Services).



15. Current Photographs, 2-8 Cumberland Street, 2015: showing the two-storey west wings with part of the single-storey additions along Cumberland (above), and the single-storey infill extensions at 6A-6C Cumberland with the formerly detached building at 8 Cumberland Street to the west (below) (Heritage Preservation Services).