

STATEMENT OF SIGNIFICANCE: 650 QUEEN STREET EAST ATTACHMENT NO. 3A
(REASONS FOR INCLUSION)

The property at 650 Queen Street East, known as the Edwin Hotel, is worthy of inclusion on the City of Toronto's Heritage Register 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 that is also used by the City when evaluating properties for inclusion on the Heritage Register.

Description

Located at the north-east corner of Queen Street East and Carroll Street, the Edwin Hotel (1906-7) is a three-storey hotel building with a stucco-clad ground floor and yellow brick-clad upper stories capped with an overhanging shallow-pitched hipped roof.

Statement of Significance

The Edwin Hotel has cultural heritage value for its design as an early 20th century three-storey hotel in the Ecole des Beaux Arts Italian Palazzo style and for its 1949-50 addition in the Style Moderne style. The recent conversion to affordable housing represents a sensitive rehabilitation of the original 1906-7 hotel building.

The property at 650 Queen Street East is valued for its historical association with the evolution of Queen Street East as a community which gained its impetus to growth through its proximity to significant transportation routes and nodes including the Don River, the Queen Street bridge and street which connected the town of York with the Todmorden Mills and with Kingston, and the Don Station on the CPR railway line which linked the City's Union Station with the railway lines that connected the city with the country. The hotel is part of the history of the importance of travel and transportation in the Riverdale's development. The hotel is also valued for its association with the difficult social experiences which from the 1930s characterized Riverdale as one of the poorest districts in the City, resulting in the local birth of leading community agencies such as Red Door and Wood Green. The possibility for positive transformation in the recent Wood Green Community project also provides an example of adaptive reuse of heritage buildings.

The property is also valued for its association with James Patrick Hynes (1868-1953), a Toronto-based architect who over a forty-year career contributed to a wide-range of building types including schools, hospitals and churches in Toronto.

Contextually, the Edwin Hotel contributes to the character of Riverdale's Queen Street East by adding a hotel building type, in yellow brick, in a Beaux Arts Style which contrasted with the previous 19th century's predominance on Queen Street of mixed use commercial buildings, in red brick and sandstone in Victorian and Romanesque Styles. The Edwin Hotel signals the change that came just after the turn of the century with the introduction of new building types including institutions such as banks and large post offices also in the Beaux Arts Style that were part of the development of Riverdale. The later additions to the hotel in 1949-50 and 2008 contribute to the

variety of styles and building types that spread along this section of Queen Street East while maintaining the distinctive scale and decoratively detailed facades. The Edwin Hotel is historically, visually and physically linked to its surroundings on Queen Street East revealing another part of the neighborhood's history.

Heritage Attributes

The heritage attributes of the property at 650 Queen Street East are the Edwin Hotel with:

- The setback, placement and orientation of the building on the north side of Queen Street East between Carroll and Munroe streets
- The scale, form and massing of the three-storey building
- The hipped roof with its deep overhanging eaves
- The yellow brick cladding and the moulded brick details including the rectangular panels
- The cast stone elements including the window headers and sills, string courses and the fluted panels of the 1949 stair addition
- The arrangement, size and shape of windows openings on the upper levels two levels with their rectangular heads on the second floor and arched heads on the third floor
- The arrangement of openings on the lower level including placement and size.
- The glass block in the openings at all three levels in the 1949-50 stair addition on the Queen Street elevation.
- The two projecting canopies on the ground floor of the Queen Street elevation