

STATEMENT OF SIGNIFICANCE: 666 QUEEN STREET EAST ATTACHMENT NO. 3B  
(REASONS FOR INCLUSION)

The property at 666 Queen Street East, the James M. Purvis building, 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 Munro Street, the James M. Purvis building (1890) is a three-storey, brick clad building in the Richardsonian Romanesque style. The building includes a shop at the corner and entrances to apartments at 1 Munro St. and 3 Munro St.

Statement of Significance

The James M. Purvis building has cultural heritage value for its design as a late 19<sup>th</sup> century example of mixed-use commercial and residential accommodation which benefits from its corner location. It forms part of the introduction of three-story block-form buildings with flat roofs which replaced the earlier house-form types. It is also valued as an example of the Richardsonian Romanesque style which is evident on the south elevation in the variety of arched window openings and in the basket weave pattern of bricks.

The property at 650 Queen Street East is valued for its association with the historic evolution of this section of Queen Street East as a commercial district with adjacent residential accommodation that forms the heart of the community originally known as Don Mount, then as Riverdale, and now identified as Riverside.

Contextually, the Purvis building has value as it maintains the late 19<sup>th</sup> century mixed-use character and scale of Riverdale's Queen Street East where it is also visually, functionally and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the property at 666 Queen Street East are the James M. Purvis building with:

- The setback, placement and orientation of the building at the north-east corner of Queen Street East and Munro Street
- The scale, form and massing of the three-storey building
- The flat roof with the higher parapet on Queen St. E.
- The brick cladding and the brick basket-weave patterning, and raised semi-circular mouldings around the third floor window



- The stone sills on the west and south elevations which extend as a string course at the third floor level on the south elevation
- On the south and west elevations above the shop front and entrance which has been altered, the arrangement, size and shape of windows openings on the two upper levels excluding all those which have flat heads
- The arrangement of openings on the lower level excluding those which have flat heads