

STATEMENT OF SIGNIFICANCE:
(REASONS FOR INCLUSION)
682-688 QUEEN STREET EAST

ATTACHMENT NO. 3D

The property at 682-688 Queen Street East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meet 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 Hamilton Street, the property at 682-688 Queen Street East includes two buildings; the two-storey building at 688 Queen Street East constructed in 1885-1886 and the three-storey building at 682-686 Queen Street East constructed in 1892-1893. The buildings were built on the same property owned and developed by Joseph White, flour merchant.

Statement of Significance

The Joseph White property has design value as it contains two representative examples of Riverdale building types. The first is the two-storey house (688) now with a ground floor shop featuring late Victorian red and buff brick cladding. The second (682-686) is the three-storey commercial block featuring a combination of Richardsonian Romanesque and Queen Anne Revival style details representing a high level of artistic merit and craftsmanship.

The properties have associative value as they represent the growth and transformation of Riverdale and Queen Street East, following annexation, from a rural route to an urban thoroughfare at the heart of a community. They represent, at 688 Queen St. E., an earlier history of the street with small-scale house-form buildings, and at 682-686 Queen St. E. the post-annexation history which saw the introduction of the larger building complex with multiple occupants and a mix of commercial and residential uses.

The properties have contextual value as they maintain a mid-late 19th century character of Queen Street East in their scale, material and architectural details. They are physically, functionally visually and historically linked to their surroundings.

Heritage Attributes

The heritage attributes of the Joseph White buildings at 682-688 Queen Street East are:

682-686 Queen Street East building

- The setback, placement and orientation of the building
- The scale, form and massing of the three-storey building
- On the south elevation:

- The red brick cladding and decorative details including the piers, arches, string courses and stepped corbels, the pierced parapets and large parapet panel.
- Terracotta panels
- The corbel brackets with pediments and entablature on the tops of the pilasters at the eaves
- Rough cast-stone window sills
- The three projecting bay windows with their multi-paned sash over single paned windows (central bay) and windows with sash combining multiple panes over double or single panes, rectangular and arched openings and decorative brackets, entablatures and dentil courses.
- The curved pediment on the central bay window
- Two arched window openings at the third floor level with a tri-partite division and turned pilasters
- The two central flat headed window openings
- The text 'JOSEPH WHITE A.D. 1893' on the brick parapet

688 Queen Street East building

- The setback, placement and orientation of the building
- The scale, form and massing of the two storey building
- The shop front with its recessed entry and angled wall of the bay windows to either side
- The red brick cladding with buff brick details in the two window headers with their pendant drop detail
- The two window openings