

STATEMENT OF SIGNIFICANCE: 660 BROADVIEW AVENUE  
(REASONS FOR DESIGNATION)

The property at 660 Broadview Avenue 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 Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Description

Located on the west side of Broadview Avenue between Montcrest Boulevard (south) and Danforth Avenue (north) adjoining Riverdale Park, the William Hubbard House (1908) is a 2½-storey house form building commissioned by Toronto politician William Hubbard, who occupied the premises until his death in 1935. Now part of the campus of the Montcrest School (founded 1961), the property at 658 Broadview Avenue was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006. Three years later, Heritage Toronto, in association with the Ontario Black History Society and the Riverdale Historical Society, unveiled a historical plaque commemorating William Hubbard on the property at 660 Broadview Avenue.

Statement of Significance

The William Hubbard House is valued for its design as a well-crafted representative example of the Period Revival style applied to an early 20<sup>th</sup> century house form building. Displaying the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the steeply-pitched gable roof with the flared eaves and tall chimney, the asymmetrical arrangement of the principal (east) elevation and the mixture of window styles that is typical of the Period Revival. In its design and vintage, the William Hubbard House complements the neighbouring residential buildings along the west side of Broadview Avenue adjoining Riverdale Park.

The property at 660 Broadview Avenue is particularly significant for its historical association with William Peyton Hubbard (1842-1935), who is recognized as the first black politician in Toronto and, while winning 13 consecutive elections, served in significant positions as an elected official, including as a member of the City's Board of Control and as Deputy Mayor. Hubbard's retirement from municipal politics in 1908 coincided with the construction of his residence on Broadview Avenue, where he remained for nearly 30 years, including a brief return to City Council as an alderman in 1913. Hubbard was involved in numerous City initiatives and charitable causes, among them his 40-year stint as a board member for the House of Industry. Hubbard's contributions to the City are summarized on the commemorative plaque (2009) on the property at 660 Broadview Avenue.

Contextually, the property at 658 Broadview Avenue is also valued for its role in defining, maintaining and supporting the historical character of Broadview Avenue between present-day Montcrest Boulevard and Danforth Avenue that was developed as a high-end residential enclave in the early 1900s. The William Hubbard House is historically and visually linked to its setting in the block where it forms part of a contiguous group of house form buildings that complement one another in their early 20<sup>th</sup> century stylistic appearance and placement along the edge of Riverdale Park.

### Heritage Attributes

The heritage attributes of the William Hubbard House on the property at 660 Broadview Avenue are:

- The placement, setback and orientation of the building on the west side of Broadview Avenue, north of Montcrest Boulevard
- The scale, form and massing of the structure, which rises 2½ stories above a raised base with window openings
- The materials, with the brick cladding and the brick, stone and wood detailing
- The gable roof with the extended and flared eaves with brackets, which is enclosed as a pediment on the principal (east) elevation, the tall brick chimney on the south slope, and the oversized shed-roofed dormer on the north slope (which is a modification)
- The arrangement of the principal (east) elevation into three bays, with the main entrance centered in the first (ground) floor and placed in a flat-headed surround with a transom and surmounted in the second storey by a flat-headed window opening with a stone lintel
- On the principal (east) elevation, in the north (right) bay, the large segmental-arched window opening with a transom beneath a segmental-arched window opening in the second storey with the brick voussoirs and the stone keystone
- In the south (left) bay on the principal (east) elevation, the two-storey three-side bay window with the brick voussoirs, the stone lintels and sills, and the flat-headed window openings
- The single-storey open porch with the shed roof and the classical detailing that protects the main entrance and the north (right) bay of the principal (east) elevation
- On the south side elevation, the fenestration with the single segmental-arched window opening in the first floor (east) beside the two-storey three-side bay window (west), which is extended as a three-side shed-roofed dormer (which is a modification), and the brick and stone detailing on the window openings
- The fenestration on the north side elevation, where the flat-headed window openings with the stone detailing are placed according to the interior arrangement
- The historical plaque commemorating William Peyton Hubbard (2009), which is located at the east end of the property between the sidewalk and the house