

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 685 Queen Street East

Date: April 21, 2021

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Toronto-Danforth - Ward 14

SUMMARY

This report recommends that City Council state its intention to designate the listed heritage property at 685 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations proposed for the heritage property in connection with a proposed development of the subject property and grant authority to enter into a Heritage Easement Agreement for the subject property.

Located on the south side of Queen Street East between the East Don Roadway and Broadview Avenue, the property at 685 Queen Street East, contains the Dr. John B. Fraser office and residence. Constructed in 1903-4, the two-and-a-half storey, brick-clad, hipped and gable-roofed, house-form building is an early example of the medical office-residence typology and is a fine blend of the Richardsonian Romanesque and Edwardian Classical styles. In 1938, the property was converted to contain six apartments and in 1976 it became part of the Riverdale Co-operative Housing Inc. and now provides nine affordable rental housing units.

The property contributes architecturally as well as typologically to the eclectic mix of late-19th and early-20th century commercial and residential properties which characterize the historic Queen Street East streetscape. The property was included on the City of Toronto's Heritage Register in 2016. It is located within the study area of the Council authorized Riverside - Queen Street East Heritage Conservation District study.

Following city staff's research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 685 Queen Street East merits designation under Part IV Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The designation of the Dr. John B. Fraser House, at 685 Queen Street East, would identify all of the property's cultural heritage values and heritage attributes which shall be conserved. Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

This report also recommends that City Council approve the alterations proposed for the property at 685 Queen Street East in accordance with Section 33 of the Ontario Heritage Act to alter the property to allow for the construction of a rear five-storey addition in connection with a Site Plan Approval application.

The conservation strategy proposed for the heritage property retains and rehabilitates the original portion of the building and integrates it into the new development.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 685 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 685 Queen Street East (Reasons for Designation) attached as Attachment 4 to the report, April 21, 2021, from the Senior Manager, Heritage Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the properties.
5. City Council approve the alterations to the heritage property at 685 Queen Street East, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a five-storey addition on the lands known municipally in 2021 as 685 Queen Street East, with such alterations substantially in accordance with plans and drawings dated February 24, 2021, prepared by Kirkor Architects and the Heritage Impact Assessment (HIA) dated February 24, 2021, prepared by GBCA Architects, both on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:
 - a. That prior to final Site Plan approval for the proposal, for the property located at 685 Queen Street East the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 685 Queen Street East substantially in accordance with the plans and drawings dated February 24, 2021, prepared by Kirkor Architects and the Heritage Impact Assessment (HIA) dated February 24, 2021, prepared by GBCA Architects, both on file with the Senior Manager, Heritage Planning, and in accordance with the Conservation Plan required in Recommendation 5.a.2 to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 685 Queen Street East prepared by GBCA Architects dated February 24, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 5.a.2 to the satisfaction of the Senior Manager, Heritage Planning.

4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

6. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the property at 685 Queen Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 5.a.2 including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager,

Heritage Planning to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan.

c. That prior to the release of the Letter of Credit required in Recommendation 5.b.2, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 685 Queen Street East in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a Heritage Easement Agreement for the property at 685 Queen Street East.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of March 10, 2016, City Council adopted the recommendation to include the property at 685 Queen Street East on the City of Toronto Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.16>

At its meeting of November 10, 2015 the Toronto and East York Community Council (TEYCC) directed the Senior Manager, Heritage Preservation Services to report to the February 23, 2016 meeting of the TEYCC on the results of an evaluation of the cultural heritage value of the properties adjacent to the Riverside Square development, at 635, 639, 641, 643, 650, 651, 653, 655, 658, 666, 668, 670, 672, 682-688, 685 and 696 Queen Street East, and any recommendations as supported by this evaluation for the inclusion of these properties on the City's Heritage Register.

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=9771> See *Decision TE12.7, Decision Advice and Other Information, Item 3.*

At its meeting of October 2, 2012, City Council adopted the report recommending the area be given prioritization to initiate a Heritage Conservation District (HCD). The property is located within the study area of the Riverside - Queen Street East HCD Study.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

BACKGROUND

Area Context

685 Queen Street East

The property at 685 Queen Street East, the former Dr. John B. Fraser office and residence and currently owned by Riverdale Co-operative Houses Inc., is located on the south side of Queen Street East, between the East Don Roadway to the west and Broadview Avenue to the east.

This section of Queen Street East, known as Riverside, has been primarily characterized by late 19th-century and early 20th-century, mixed-use buildings with commercial use at grade and residential accommodation. Typically two to three stories in height, these structures feature brick-clad surfaces rich with period detailing and craftsmanship.

The provision of social services has been a strong, qualifying feature of the Riverside/Leslieville communities and a prominent aspect of Queen Street East with the well-known agencies of Red Door and WoodGreen originating here in the 1930s. The listed heritage property at 650 Queen Street East, the former Edwin Hotel, was adaptively reused and extended by WoodGreen Community Housing to provide 28 affordable/alternative dwelling units in 2008. The subject property at 685 Queen Street East, the former Dr. John B. Fraser house, has been owned by the Riverdale Cooperative Housing Inc. since 1976 providing affordable rental housing in the community for almost 50 years, which, with the proposed rear addition of 17 more units, will continue their stewardship in the future.

Adjacent Heritage Properties

The listed heritage properties at 682-688 Queen Street East (including entry addresses 1-1A Hamilton Street) are located directly north of the subject property across Queen Street East.

Following direction from Council in 2015, Heritage Planning staff undertook a cultural heritage survey of the properties adjacent to the Riverside Square development at 661-677 Queen Street East and 77-79 East Don Roadway. As a result of the heritage survey, a number of properties were listed on the City's Heritage Register in 2016 including the subject property at 685 Queen Street East, and the properties opposite, on the north side of the street, including 650, 666, 668, 670, 682-688 Queen Street East. The Smith Block, at 639-643 and 651-655 Queen Street East, was listed in 2016 and designated under Part IV of the Ontario Heritage Act in 2017. To the east, at the north-

west corner of Broadview and Queen Street East, the Broadview Hotel at 704 Queen Street East (with an entry address of 106 Broadview Avenue) was designated in 2015. The subject property and the adjacent properties are located in the study area of the Council-authorized Queen Street East Heritage Conservation District, which extends along Queen Street East from the Queen Street Viaduct, locally known as the Riverside Bridge, east to De Grassi Street.

Development Proposal

Project History

A Site Plan Control application was submitted on December 21, 2020 to construct a five-storey rear addition to the extant house on the property in order to expand the Riverdale Co-operative Houses portfolio and provide 26 affordable co-op rental units. The proposal includes rehabilitation of the original two-and-one-half storey house on the property and its incorporation into this new property use, ensuring conservation of the property's cultural heritage values and attributes. This outcome is the product of comprehensive pre-and-post application discussions between the applicant and City Planning staff, resulting in retention of the main body of the house in place of its partial retention. In addition, this application is being reviewed and administered under the City's Concept to Keys (C2K) operational pilot, intended to deliver improvements to the development review process.

Development Proposal

The proposal involves the removal of the rear (south) two-storey wing of the existing house and construction of a five-storey rear addition. The ground floor level of the house will be adaptively re-used as the lobby, amenity and office spaces. The second and third floor levels will be used for residential units. Barrier-free access, including a ramp, will be introduced along the east wall of the heritage building leading to the primary entrance in the east wall behind the projecting bay.

The new five-storey addition is proposed to be set back 20 metres from the street, behind the house but with internal connections. The addition is proposed to be clad in brick and articulated with punched windows.

The Site Plan Approval application, including the architectural plans and drawings and Heritage Impact Assessment referenced in this report, can be viewed on the City's Application Information Centre:

<http://app.toronto.ca/AIC/index.do?folderRsn=JstjL3to7xPU5YwITRHpfA%3D%3D>

Heritage Planning Policy Framework

The Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement (PPS 2020) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

HERITAGE PROPERTY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 685 Queen Street East (the Dr. John B. Fraser House) has cultural heritage value, for design-physical, historic-associative and contextual values.

The Statement of Significance comprises the Reasons for Designation for the property at 685 Queen Street East (Attachment 4).

685 QUEEN STREET EAST

The property at 685 Queen Street East, the Dr. John B. Fraser office and residence, 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 all three criteria of design and physical, historical and associative, and contextual values.



The Dr. John B. Fraser Office and Residence, 685 Queen Street East (Heritage Planning, 2021)

Description

The property at 685 Queen Street East, contains the Dr. John B. Fraser office and residence, a two-and-a-half storey, hipped and gable-roofed, brick-clad house. The property is located on the south side of Queen Street East, between the East Don Roadway to the west and Broadview Avenue to the east, in the Riverside section of the South Riverdale neighbourhood. The property is within the boundaries of the area identified for study as the Riverside-Queen Street East Heritage Conservation District. In 1902, the property was purchased by Dr. John B. Fraser, who commissioned the architect C. F. Wagner to design a combined medical office and residence which was complete in 1904. The property was occupied by Dr. Fraser and then by Dr. W. Ambrose Fish from 1906-1914. The Fleury Funeral Company was located here from 1916-1935. In 1938 the property was converted to a multiple residential dwelling with

six units. It was purchased in 1976 by Riverdale Co-operative Houses Inc. who continue to own the property which now contains nine dwelling units.

Statement of Cultural Heritage Value

The Dr. John B. Fraser property has cultural heritage value as an early 20th-century example of the combined medical office-single residence typology, which is evident in the design of the house-form building with the prominent front entrance and porch on the principal, north elevation and a discreet side entry, set back from the street on the east, side, elevation. Constructed in 1903-4, the mixed-use, house-form building is representative of the eclectic Edwardian style which pre-dominated in the early 20th-century while maintaining strong ties to the Richardsonian Romanesque style popular in Toronto in the late 1880s-1890s. The Edwardian elements are present in the Tudor Revival half-timbered gables and the classical column on the front porch while the Richardsonian Romanesque persists in the overall asymmetrical composition of massing, steeply-pitched, hipped and gabled roof with numerous dormers and especially in the combinations of large and small arched windows and the use of red-brick cladding combined with the rough-hewn, red sandstone blocks of the raised basement and the sandstone column of the front porch.

A high degree of artistic merit and craftsmanship is evident in the massing and complex roof-scape of the house with its gabled and hipped roof and variously-sized dormers, in the brick detailing of the window heads and belt courses, in the selection of a finer gauged brick with precise mortar joints for the principle north elevation and the combination with red sandstone and in the wood trim of the entablature, brackets and half-timbering.

The property at 685 Queen Street East has historic and associative value for its role within the growth and development of the Riverside community and its main street, Queen Street East as a local, community-oriented place, providing social services. The Dr. John B. Fraser office and residence property is valued for its association with the history of medical practice in Toronto and Riverside and medical practitioners, particularly Dr. Fraser and Dr. W. Ambrose Fish. Since 1976, Riverdale Co-operative Houses Inc. has been the owner and steward of the historic property exemplifying the community and social service uses that have occupied Queen Street East through the provision of affordable, rental housing.

The office-residence is valued as a representative of the work of the architect Charles F. Wagner, who was reputed to be one of Toronto's leading architects at the time the house was constructed, and who contributed other buildings on Queen Street East including the La Plaza Theatre (1909, altered 1932), at 733 Queen Street East, and also listed on the City's Heritage Register and the Dr. J. W. Rowan house (1909), 791 Queen Street East (demolished).

Contextually, the property has cultural heritage value as it maintains and supports the historic character of Riverside. Situated on the south side of Queen Street, just west of Broadview Avenue, it is an important contributor as it maintains the late 19th-early 20th century character with its two-three storey scale, combining commercial and residential use and period materials and details. Its set-back from the street with a small front

garden and its house-form typology add to the variety and quality of the urban design and architectural character of the area.

Constructed in 1903-4, the property at 685 Queen Street East is visually and historically linked to its surroundings as a representative of a mixed residential-commercial use building, with form, massing and stylistic details which are characteristic of the early twentieth century. The property has been historically and functionally linked to community-oriented services of Riverside, first, as a medical office and since 1976 as co-operative, affordable, rental housing. As owners of 685 Queen Street East, the Riverdale Housing Co-operative Inc. has been, for almost 50 years, one of the affordable housing providers in the community who have also been stewards of an adaptively re-used a heritage building and will continue to serve the community in the future with its proposed building addition of more affordable rental housing units.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the Dr. John B. Fraser house as a representative of an Edwardian era house with Richardsonian Romanesque style elements:

- The scale form and massing of the two-and-a-half storey, hipped and gable-roofed building on a raised basement, constructed on an asymmetrical plan with a recessed principal, north entrance, a one-storey projecting bay on the east (side) elevation, and a lower, two-storey wing on the south (rear) elevation, with gable-roof dormers on the north, east and west elevations
- The materials which include the sandstone cladding of the raised basement, the use of sandstone in the composite column of front porch, the brick cladding with red mortar joints which are all indicative of the Richardsonian Romanesque style
- The arched windows on the principal, north, elevation including the large, single-arched window on the first floor with a stained glass fanlight and three arched windows on the second floor, and the three arched openings in the projecting bay on the east, side, elevation which represent the Richardsonian Romanesque style
- The window openings which are rectangular on the north elevation, paired at the first floor and singular on the second floor which contribute to the variety of openings associated with the Richardsonian Romanesque style

The following heritage attributes are representative of the Edwardian period and styles:

- The composite column in the front porch on the north elevation and the entablature which extends around the north bay between the first and second floors which represent Edwardian Classicism
- The Tudor Revival half-timbering in the gable dormers on the north, east and west elevations and the brackets supporting the large gable on the principal, north, elevation
- The window openings in the large gable on the principal, north, elevation which have a wider central window opening flanked by two narrower ones.

The following heritage attributes contribute to the design and physical value of the property at 685 Queen Street East as a representative of the medical office-residential type:

- The setback, placement and orientation of the building on the property, with its landscaped setback from the street with two separate paths leading to the main entrance of the house and the recessed side entrance of the medical office
- The domestic character of the building seen in its house-form typology and characteristic late 19th-early 20th century picturesque styling with asymmetrical massing with hipped and gabled roofs and variety of window openings and materials
- On the principal north elevation, the projecting gable roofed bay with recessed porch that is the residential component combined with the recessed bay with gabled and, single-storey entrance bay on the east elevation, recessed from the front elevation to accommodate access to the doctor's rooms

The following heritage attributes contribute to the design and physical value of the property at 685 Queen Street East as they display a high-degree of craftsmanship:

- The brick cladding with the projecting brick base, the moulded brick profiles over the arched window openings, and the belt courses extending beneath the windows on the second floor
- The use of finer-faced brick on the principal elevation, with narrow and precisely laid mortar joints
- The design and construction of the complex roof scape with its hips, gables and dormers

Contextual Value

The following heritage attributes contribute to the contextual value of the property at 685 Queen Street East as it supports the late 19th and early 20th-century character of this section of Queen Street East in the Riverside neighbourhood which is characterized by 2-3 storey, brick-clad with stone trim mixed-use commercial and residential buildings with a rich variety of architectural details:

- the picturesque form of the building with its complex massing and roofscape, variety of window types, brick cladding with a raised stone base
- The overall building form and the setback from the street which differentiate the building from adjacent commercial-residential structures and is indicative of its original medical-office residential function

SUMMARY HISTORY AND EVALUATION

The Location Map, Maps and Photographs and a complete Research and Evaluation report are contained in Attachments 1, 2 and 3.

Description

Dr. John B. Fraser Office and Residence - 685 Queen Street East	
ADDRESS	685 Queen Street East, Toronto M4M 1G6
WARD	Toronto - Danforth
LEGAL DESCRIPTION	BF C PT LOT 15
NEIGHBOURHOOD/COMMUNITY	Riverside - South Riverdale
HISTORICAL NAME	Dr. John B. Fraser Office and Residence
CONSTRUCTION DATE	1903-4
ORIGINAL OWNER	Dr. John B. Fraser
ORIGINAL USE	Residential + Medical Office
CURRENT USE*	Multi-Residential
ARCHITECT/BUILDER/DESIGNER	Charles Frederick Wagner
DESIGN/CONSTRUCTION/MATERIALS	Brick clad with stone and half-timber
ARCHITECTURAL STYLE	Edwardian with Richardsonian Romanesque and Tudor Revival
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design, associative and contextual
HERITAGE STATUS	Listed in 2016
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	April 2021

Historical Timeline

Key Date	Historical Event
1793	John Scadding arrives with John Graves Simcoe at the site for the town of York. Scadding is granted Lot 15 in the first concession.
1818	Scadding sells the portion of his estate south of Queen Street to William Smith Jr.
1857	By this date, Lot 15, south of Queen, has been divided on its north-south axis with Pioneer Avenue later known as Baseball Place. The property to the east is subdivided under Plan 105 which is further subdivided with a street named Smith.
1884	The communities of Riverside and Leslieville are amalgamated as Riverdale and are annexed to the City of Toronto. Kingston Road is renamed Queen Street and properties are renumbered.
1897	John B Fraser, physician, occupies both the ground floor commercial unit and the residential unit at 655 Queen Street East.
1903	Building Permit 1383 dated 3 July 1903 is granted Dr. J. B. Fraser to construct a brick dwelling on the south side of Queen Street East near Broadview Avenue. The architect is C. F. Wagner.

1904	Dr. John B. Fraser occupies the house at 685 Queen Street East using it a residence and consulting room for his medical practise.
1906-14	Dr. W. Ambrose Fish, physician is listed at this address.
1916-1935	James R. Fleury and the Fleury Burial Company, undertakers occupy the former medical suites and the residential unit is rented.
1936	Joseph Black and the Black Funeral Company occupy the property and the residential unit is rented separately.
1938	The property is converted for use as 6 dwelling units.
1945	The property is now known as the Wilma Apartments and contains 7 dwelling units, including a basement apartment.
1976	The property is owned by Riverdale Co-operative Houses.
2013	The Queen Street East Heritage Conservation District Study commences.
2016	The property is listed on the City of Toronto's Heritage Register.
2019	At the June meeting, City Council approved entering into a pre-development agreement with Riverdale Co-operative Houses Inc. to provide Section 37 funds to conduct pre-development activities for the purposes of redeveloping the Riverdale Co-operative property located at 685 Queen Street East

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

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 Heritage Register. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or ✓ if it is applicable, with explanatory text below. A complete research and evaluation report is contained in Attachment 3.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	✓
iii. demonstrates high degree of scientific or technical achievement	N/A

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

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

COMMENTS

Heritage Planning staff has reviewed the Heritage Impact Assessment prepared by GBCA Architects submitted in support of the proposal for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Conservation Strategy

The proposed Conservation Strategy will rehabilitate and restore the house on the property at 685 Queen Street East. The house will be retained in situ with the exception of the rear two-storey south wing which will be removed to provide a connection to the new rear addition. While the south wing is noted as an attribute as being characteristic of Edwardian period houses, it is not significant to the medical office-residential type or to the Romanesque-style character. Additionally, the south wing is currently not visible from the public right-of-way and the impact of its removal would be minimal. The exterior woodwork and masonry will be cleaned and repaired, where necessary.

The property's heritage character and attributes will be conserved in the proposal. The introduction of a barrier-free access ramp to a new main entrance on the east side of the house has been designed to support the continuing use of the property while limiting additional alterations that may otherwise be required for accessibility. The introduction of a new opening for the main entrance will be located on the east wall and behind the projecting bay. The two southernmost second-storey windows will be slightly reconfigured to accommodate the needs of the upper units. The large single arched window with a stained glass fanlight on the first floor of the north elevation will be conserved while the remaining windows will be replaced and addressed in the Conservation Plan.

Staff acknowledge that a five storey addition will have an impact on the heritage property but its placement at the rear wall of the heritage building will allow the house to be retained in its full three-dimensional form and scale. Further, the HIA indicates a small reveal will be introduced where the new building interfaces with the house at the rear of the east and west side walls to delineate the location of the rear (south) wall.

The design of the addition is contemporary and distinguishable and the dark brown smooth brick cladding will complement the heritage building as well as provide a simple backdrop.

Since the proposed addition will be set back 20 metres from the front property line, there will be no impact on the adjacent heritage properties across the street, north of the subject site.

Conservation Plan

Should City Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant is required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan will detail all of the recommended interventions and conservation work including: any recommended restoration work; a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements; and, estimated costs for all conservation work.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final site plan approval for the proposed development, the applicant will be required to submit a Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Lighting Plan

The lighting plan should provide details of how the Dr. John B. Fraser House will be lit so that its heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning as a condition of final Site Plan approval.

Designation and Heritage Easement Agreement

Staff is recommending that the property be designated under Part IV, Section 29 of the Ontario Heritage Act. Staff is also recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 685 Queen Street East.

CONCLUSION

Heritage Planning Staff have completed the Research and Evaluation Report (Attachment 3) for the property at 685 Queen Street East and determined that the property meets Ontario Regulation 9/06, the 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. As such, the property is a significant built heritage resource.

The Statement of Significance (Attachment 4) for 685 Queen Street East comprises the Reasons for Designation, which is the Public Notice of Intention to Designate, and will be advertised on the City of Toronto's website in accordance with the City of Toronto

Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Heritage Planning staff has reviewed the proposed development for the heritage properties at 685 Queen Street East and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Overall, staff support the proposed conservation strategy and conclude that it meets the intent of the heritage policies in the Official Plan as the scale, form, and massing of the heritage structures will be conserved.

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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Maps and Photographs
Attachment 3 - Research and Evaluation Report
Attachment 4 - Statement of Significance (Reasons for Designation) – 685 Queen Street East
Attachment 5 - Proposal Drawings

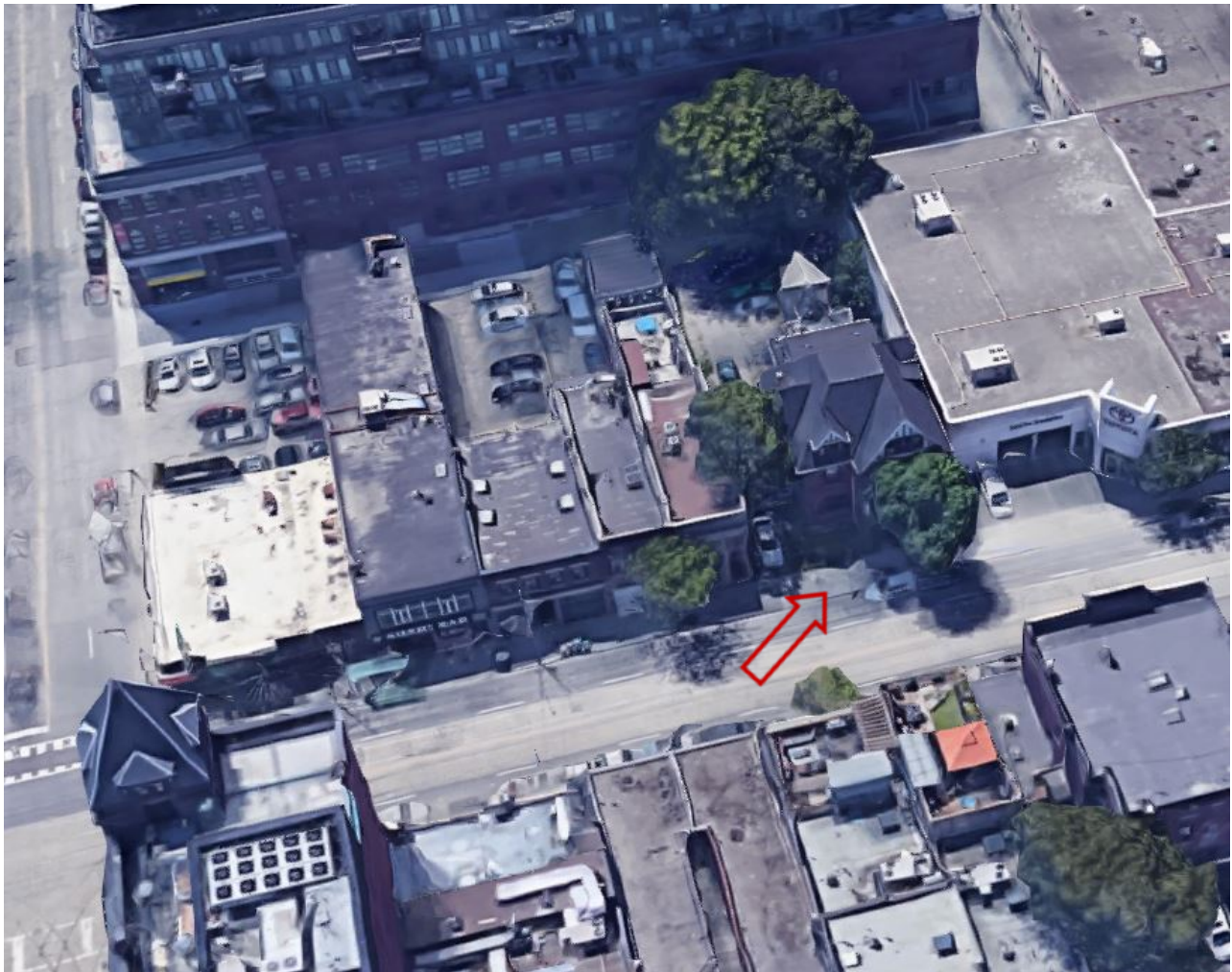
LOCATION MAP
685 Queen Street East

ATTACHMENT 1



Map showing the location of the subject property, 685 Queen Street East, on the south side of Queen Street East between East Don Roadway and Broadview Avenue. The arrow marks the location of the property.

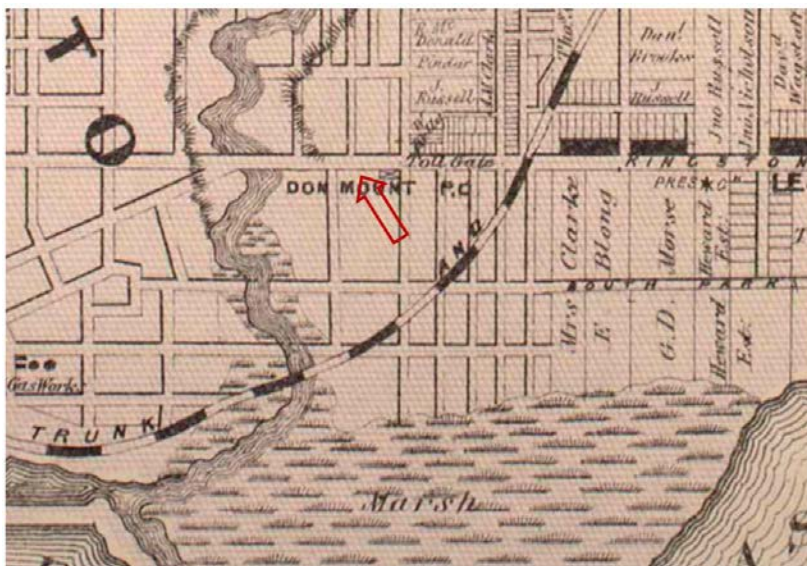
https://insideto-map.toronto.ca/maps/map.jsp?app=IVIEW_2



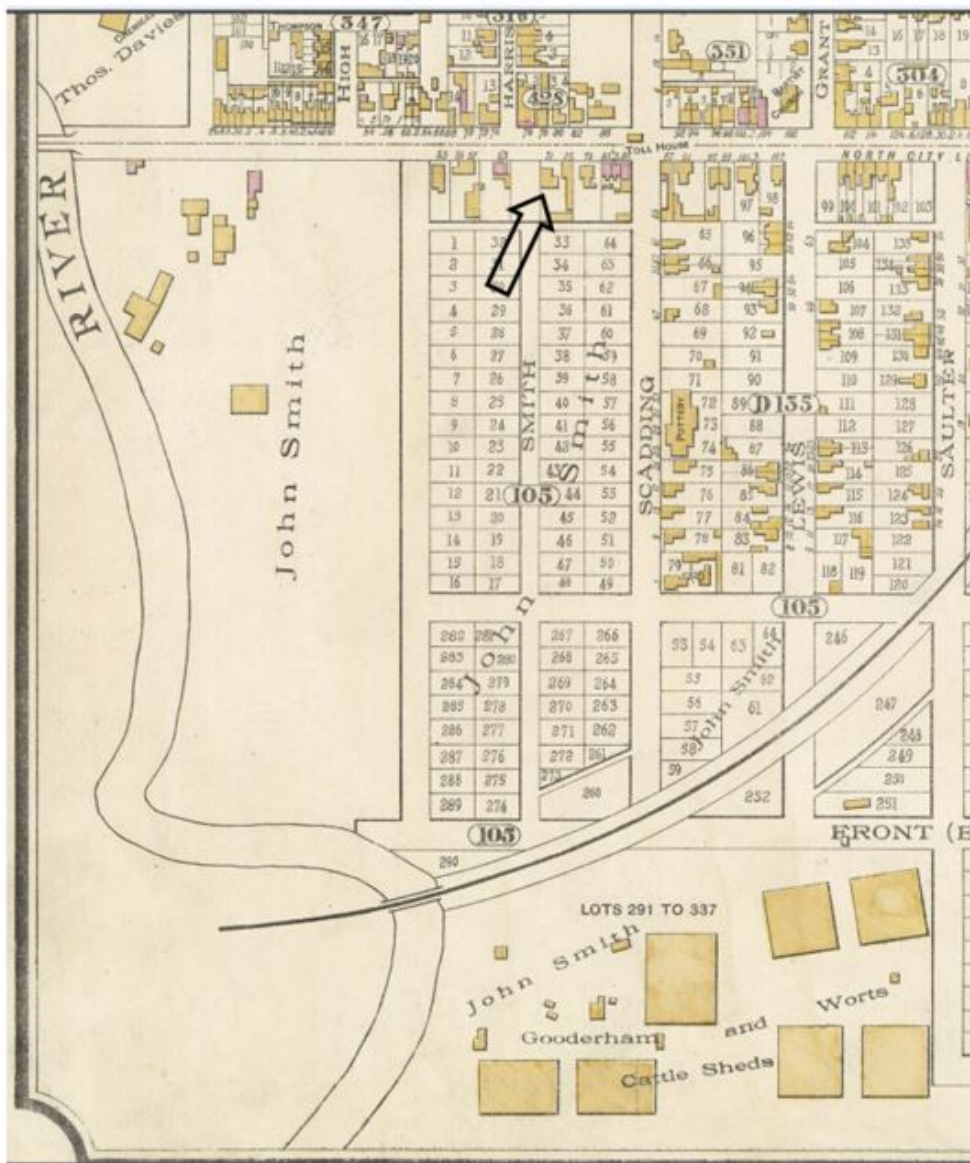
1. Aerial view of the property at 685 Queen Street East, looking south. Please note the building shown to the west, the former Toyota Showroom at 677 Queen Street East has been demolished and the property is under development (Google Maps, 2021)



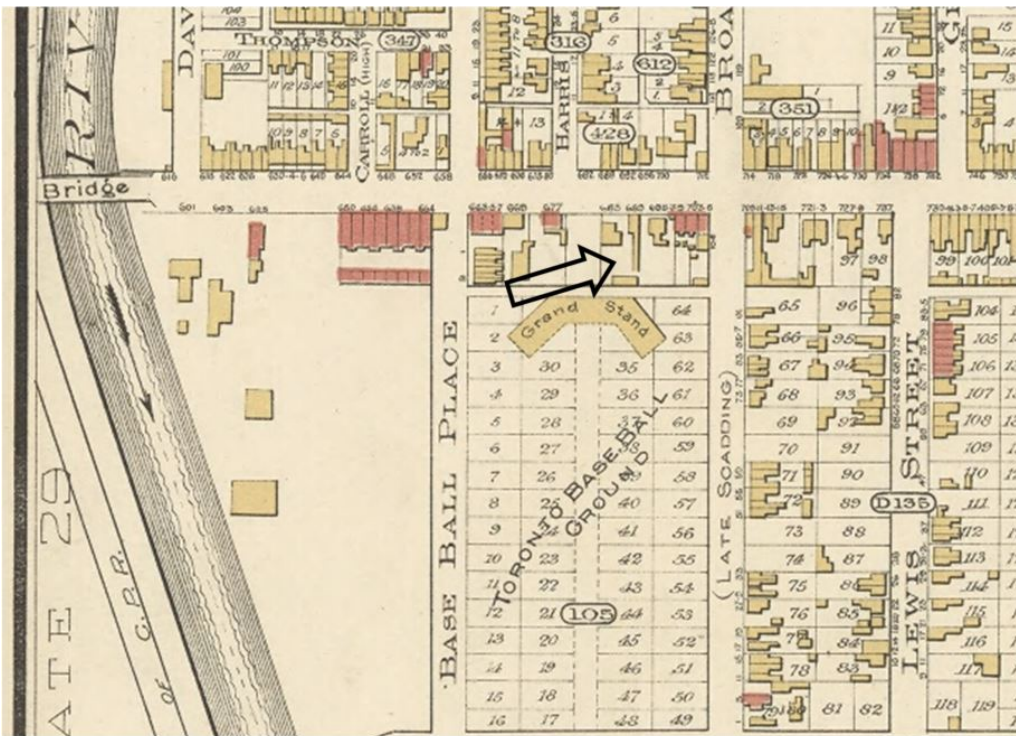
2. *Map of the Township of York*, J. O Browne, 1851: showing Lot 15 on the east side of the Don River and stretching from the bay north to Concession 1 (Lot Street/Kingston Road) and beyond to Concession 2 (Danforth Avenue). King Street and Queen are shown converging on the west side of the Don Bridge. Today's Broadview Avenue marks the boundary between Lots 14 and 15. The arrow indicates the approximate future location of the Dr. John B. Fraser house at 685 Queen Street East just to the west of Broadview Avenue. (Ng)



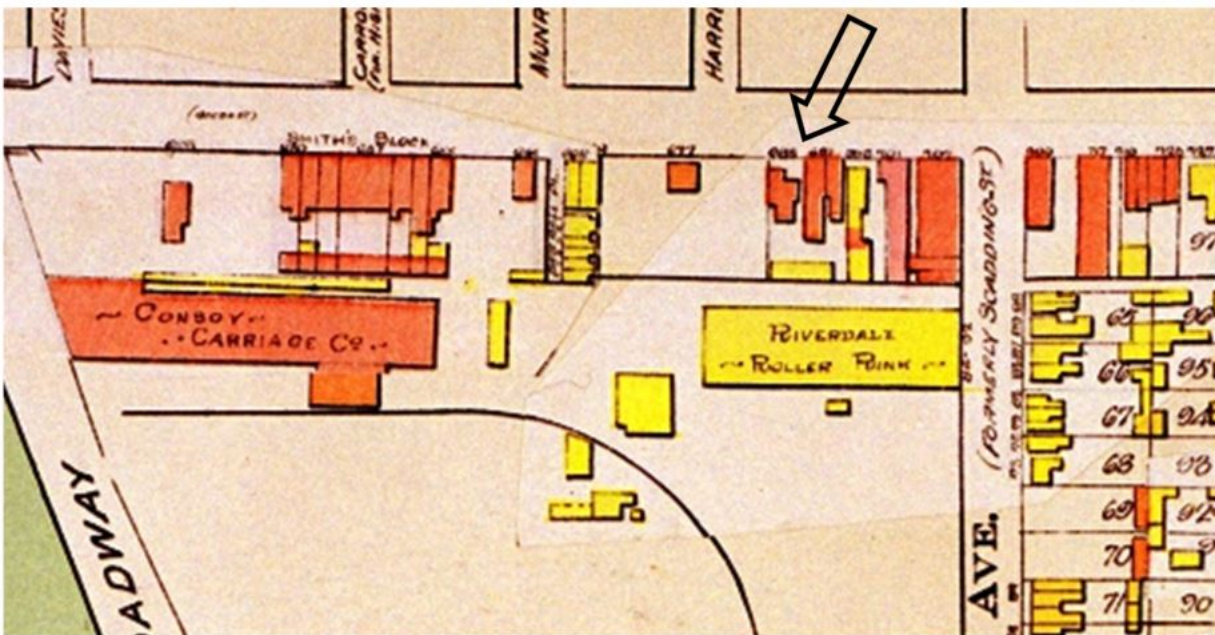
3. Miles & Co. *Illustrated Historical Atlas of the County of York*, 1878: showing the subdivision of Smith's portion of Lot 15, south of Kingston Road with the Don Mount post office at the south-west intersection of what is now Queen Street East and Broadview Avenue. (Ng)



4. *Goad's Atlas* (detail) 1884: showing the landholdings of John Smith and the naming of the early naming of the local streets – Scadding Avenue (now Broadview) and Lewis and Smith avenues. The un-named street between Smith's holdings on the west and Plan 105 to the east is Pioneer Avenue which was later known as Baseball Place. The future 685 Queen Street is currently addressed as 71 and 75 Kingston Road and is the property of the James Bright and his son Christopher who owned a one-storey frame house (71) and a black smith's shop (75). (City of Toronto Archives [CTA])



5. Goad's Atlas (detail) 1890: Following the Annexation of Riverdale to the City of Toronto, Kingston Road is now known as Queen Street East and new street numbers are given to the Bright property which is now known as 685 and 689 Queen St. E. The Smith Block is shown complete at the south-west corner of Queen and Base Ball Place. Toronto's first Baseball Grounds (1886) is south of the subject property on Plan 105, replacing Smith Avenue. Scadding Avenue is now known as Broadview. (CTA)



6. Goad's Atlas (detail) 1913: showing the Fraser house complete at 685 Queen Street East. Note the Toronto Baseball Grounds stadium has been demolished, Baseball Place has been obliterated and the addition of the Riverdale Roller Rink (CTA)



7. 685 Queen Street East: showing the principal, north, elevation and the east, side, elevation of the Dr. John B. Fraser house. (HP, 2021)



8. 685 Queen Street East: Photograph showing the single, composite column supporting the projecting bay above the front entry loggia. (HP, 2021)



9. 685 Queen Street East: Photograph showing the detail of the decorative profiles of one of two brackets supporting the projecting overhang of the roof. (HP, 2015)



10. 685 Queen Street East, medical office entry porch, east elevation: Photograph showing the triple arched windows and continuous sill of the side entry porch and the brick details at the base. (HP, 2015)



11. 685 Queen Street East, south and east elevations with rear wing: photograph showing the south side of the house with the rear, lower wing and the modern addition of a screened fire escape. (HP, 2021)



12. 685 Queen Street East, south and west elevations with rear wing: photograph showing the south side of the house with the rear, lower wing and the modern addition of a screened fire escape. (HP, 2021)



13. 685 Queen Street East: photograph showing the side, west elevation and roof top dormer windows. (HP, 2021)



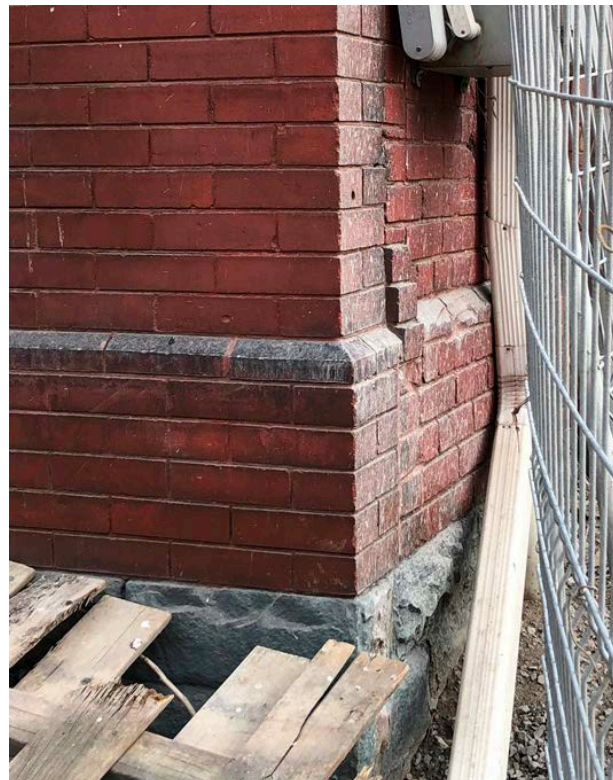
14. 685 Queen Street East: photograph showing the various windows on the principle, north elevation, with the large, arched opening, tripled arched openings, paired and single flat-headed openings. Note the pattern of the stained glass lunette in the large, arched window (HPS, 2015)



15. 685 Queen Street East, North Elevation, Detail of the stone foundation and the brick work: Photograph showing the details of the stone foundation and the brickwork on the principal, north elevation. Note the careful patterning and mortar joints of the paired basement windows (HP, 2021)



16. (above left) Photograph of the red sandstone beneath the blue paint (HP, 2015)



17. Detail of the stone foundation and the brick work: showing the brick detail where the finely gauged bricks and precise mortar joints of the north elevation meet return to meet the bricks on the west elevation (HP, 2021)



18. Context adjacent to the property at 685 Queen Street East: showing the historic 1920s bank and late 19th-early 20th century shop fronts to the east on the south side of Queen Street East (HP, 2021)



19. Context: looking west from 685 Queen Street East past the former Toyota showroom site towards the Smith Block, 639-655 Queen Street East, where Dr. Fraser had his first office and residence. (HP, 2021)



20.Context: looking east and showing the north and south sides of Queen Street East with the two-three storey context of mixed commercial and residential buildings, dating from the mid-late 19th and early 20th centuries, originally clad in brick and stone, with 682-6 Queen Street East, (1892-3, listed on the City's Heritage Register), and the original Dingman's Hall (1891-2, now the Broadview Hotel, designated under Part IV of the Ontario Heritage Act) with its 5-storey tower at the north-west corner of Broadview and Queen St. E. in the distance (Google, 2021)

1. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 685 Queen Street East (Dr. John B. Fraser Office and Residence) and applies the evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical and associative, design and physical, and contextual to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of this criteria is found in Section 5 (Evaluation Checklist). The conclusions of the research and evaluation are found in the "Conclusion" section. The archival and contemporary sources for the research are found Section 6.

2. SUMMARY HISTORY

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

Riverside, South Riverdale Neighbourhood

The property at 685 Queen Street East, originally known as the Dr. John B. Fraser office and residence, is located on the south side of Queen Street East between the East Don Roadway and Broadview Avenue, in the neighbourhood originally identified as Don Mount, and then as Riverside. Prior to amalgamation in 1884, the neighbourhoods of Leslieville and Riverside were re-named Riverdale. Now part of the City's South Riverdale neighbourhood, the immediate neighbourhood, with Queen Street East as its main street, is known as Riverside. (Image 1) The property is part of Lot 15, one of the many parcels of land subdivided following the establishment of the Town of York in 1793 that were granted to reward loyalty and encourage settlement. Lot 15 included 270 acres that stretched along the east side of the Don River from the Ashbridges Bay to the first concession known as Lot Street/the Kingston Road (now Queen Street East) and beyond to the second concession now identified as Danforth Avenue. (Image 2)

Lot 15 was granted to John Scadding (1754-1824), Lieutenant Governor Simcoe's Devonshire estate manager, who had joined Simcoe in his migration from England to Canada in 1792, arriving at York in 1793. Scadding returned to England with Simcoe in 1796. In 1819, following his move back to York, Scadding sold the property south of the Kingston Road to William Smith Jr. (1781-1839) who also owned Lot 14 to the east. Throughout the 19th century, the Smith family were one of the most influential, contributing to the development of the town of York and the Don Mount/Riverside village. Smith's father had built the Scadding Cabin¹ as well as the 1803 bridge that

¹ William's son John Smith gave it to the York Pioneer Society in 1879 and they relocated it to the Canadian National Exhibition.

crossed the Don River connecting Lot and King Streets with Kingston Road providing a significant east-west route across the province.

The location along the route to Kingston rendered the property ripe for development. After William's death, his son John (1811-1890) subdivided his portion of Lot 15, retaining the western half along the banks of the Don and Ashbridges Bay for his family. The portion of the eastern half which fronted on to Queen Street and extended from Pioneer Avenue (later Baseball Place) to Scadding Avenue (previously known as South Mill Road and later as Broadview Avenue) was sold in smaller lots to various interests. This would be the future location of 685 Queen Street East. South of the lots along Queen Street, Smith subdivided the remainder of the Lot as Plan 105. The subdivision was bisected by Smith Avenue. (Image 3)

By 1878, the Don Mount post office was located at the north east corner of Smith's portion of Lot 15 at the intersection currently known as Queen Street East and Broadview Avenue. (Image 4) Between 1878 and 1884, the community was known as Riverside and then in 1884, then with annexation Riverside and Leslieville were identified as Riverdale. Its annexation to the City of Toronto in that year brought streetcars and municipal services to the neighbourhood, providing new impetus for development. A horse-drawn tram service had existed since 1875, and in 1893 electric streetcar service was introduced. A grand stand was built in 1886 for Toronto's first Baseball Grounds on the property known as Plan 105. (Image 5)

In 1889, Smith engaged the architect brothers, John Wesley Mallory and Frank Scott Mallory Sr.² to design the three-storey, eight-unit commercial Smith Block at the south-west corner of Queen Street East and Baseball Place. Dr. John B. Fraser is recorded as a tenant of the Smith Block, occupying the unit at 655 Queen Street East from 1897 until 1903.³ The Assessment Rolls indicate that he occupied both the ground floor commercial unit as well as the upper levels and it is therefore likely that he operated his medical practise and lived on the upper floors at this address.

In 1902, Dr. Fraser is recorded as owning the property at 685 Queen Street East and he rented to William Perryman, a labourer.⁴ The site had previously been the residence of James Bright and his son Christopher who operated Bright & Son Blacksmiths next door at 689 Queen Street East from the 1880s until the property at 685 Queen Street East was sold to Fraser in 1902. The blacksmith shop at 687-9 Queen Street East continued to operate under new ownership of Jesse Ham.

On July 3, 1903, a building permit was granted to Dr. J. B. Fraser "to erect a two-storey + attic brick dwelling near Broadview Ave., on s.s Queen St." The architect was identified as Charles Frederick Wagner and the builder Saunders & Son.⁵ The assessment rolls indicate the house was not completed and occupied by Fraser until

2 This information was found in John Smith's account books for 1889 and provided by Barbara Myrvold of the Toronto Reference Library on November 24, 2015.

3 City of Toronto Directories.

4 Assessment Rolls, Ward 1, Division 1, 1902 for 3

5 Building Permit 1383, 3 July 1903, City of Toronto Archives.

1904. The design of the house and the directories and assessment rolls indicate that Fraser used it both as an office for his medical practise and as his residence.⁶
(Image 6)

The city directory for 1905 identifies Dr. John B. Fraser as an "M.D. Physician and Surgeon." Fraser was born in the town of Mill Creek, near Kingston Ontario in 1853. He obtained degrees from Queen's University and Trinity College followed by post-graduate work in England. He married Frances McLean and they had four daughters. When he moved in to his new combined office and residence at 685 Queen Street, he was 49 years old. Dr. Fraser's two daughters, Maude and Bata, assisted him with medical experiments regarding vaccination.⁷ Fraser only occupied the house until 1906. He moved to 414 Sherbourne Street where he lived until his death in 1938.

Following Dr. Fraser's relocation, the property was occupied by Dr. W. Ambrose Fish (1865-1929) from 1906 until 1914.⁸ William Ambrose Fish was born in Kingston Ontario, trained at the Medical Faculty of Trinity University, Toronto, graduating in 1887. He married Ada Bella Fish (1871-1955) and moved to 685 Queen Street East in 1906 where he lived and practised until 1914. Dr. Fish was known for giving his professional services to girls and women who lived at the Bellamy Home, on Queen Street East, and who had been in trouble with the law.⁹ In 1914, he moved from 685 Queen Street East to 678 Broadview Avenue.

From 1916-1935, the property was occupied by the Fleury Burial Company and Funeral Directors, managed by James R. Fleury. From the directories it appears that the residential portion was occupied by independent residents. In 1937, it was occupied by the Black Funeral Company and again there was an independent resident in the house.

In 1938, the building was converted to six apartment units. By 1945, the property was known as the Wilma Apartments and had seven units (the basement was added). As of 1976, it was owned by Riverdale Co-operative Houses Inc, which continues to be the owner. Riverdale Co-operative Houses Inc. is a non-profit organization which was incorporated in 1974 with the aim of maintaining the availability of affordable housing in the Riverdale neighbourhood.

Architect: Charles Frederick Wagner

Charles Frederick Wagner (1862-1934) was the son of German parents, who immigrated to the United States in 1838 and then relocated to Canada, settling in Toronto in 1855. His father, Jacob P. Wagner, was a builder and was also elected Alderman for St. Patrick's Ward. Charles attended Upper Canada College and then apprenticed from 1883-7 with architects Gordon & Helliwell. He opened his own practise in 1888, securing an early commission in 1889 to alter the Old City Hall, now a part of the St. Lawrence Market. Apart from a brief partnership with Robert J. Edwards from 1898-1901, Wagner practised on his own. In 1907, Alexander Fraser wrote, "He is recognized as one of the leading architects and contractors of the city and has erected

6 Assessment Rolls, Ward 1, Division 1, 1904 for 1905.

7 "Fraser and Daughters Imbibe Million Germs," Toronto Daily Star, July 15, 1919, p 2.

8 Information for the occupants of the property was derived from the City of Toronto Directories

9 "A Physician Defends the Matron of Bellamy House," Toronto Daily Star, July 6, 1907. pp 1, 22.

many important structures, including the billiard factory of Charles May at the Junction."¹⁰ His commissions included a wide range of types: factories, churches, residences and a Masonic hall. Wagner contributed to Queen Street East with two other projects both constructed in 1909: another house for a doctor, that of Dr. Joseph W. Rowan, at 791 Queen Street East (demolished) and La Plaza Theatre, (now known as the Opera House and altered in 1932) at 733 Queen Street East which has been included on the City's Heritage Register.

3. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

In writing of Wagner's work, the Biographical Dictionary of Architects in Canada states, "Much of his design work is unpretentious; his residential commissions in the Beaches neighbourhood of Toronto which survived can be identified by their eclectic Edwardian residential style combining picturesque verandah, roofs and walls clad entirely in wood shingles."¹¹ The general qualities of this statement would apply to the design of Dr. Fraser's office-house. (Image 7)

In its design, the Dr. Fraser office-house is a house-form building, two-and-half stories, with an irregular plan form and a roof that is hipped and gabled with multiple dormers and a prominent chimney. It is a representative of the medical-office-residential type which emerged in the late 19th-century. As the research of Annmarie Adams and Stacie Burke¹² reveals, the combined office-house represents a transitional stage in medical practice in Canada, between the earliest form, where doctors travelled to their patients conducting house-visits and the later form of practice where doctors, their staff and specialists etc. would share facilities in purpose-built structures like the Toronto Medical Arts Building, constructed in 1930.

The combined office-house emerged in the late 1800s and made possible by mass-transit which allowed patients to travel to their doctors. It was more efficient for the doctor as it saved him time previously devoted to travel. For this reason, they were usually located on streets with transit such as Spadina Avenue, Bloor Street, College Street and Queen Street. As noted above, a second doctor's house, was located at 791 Queen Street East. It was a common form of live-work combination for doctors, as Adams and Burke note that in 1901 of the 342 physicians advertising in the Toronto City Directory, 311 of them occupied a house-office.¹³ In discussing a design for a doctor's office-house, they noted that it was "styled to appear friendly, inviting and traditional... and corresponds to the general type of domestic architecture built in the late 19th and early 20th century as a picturesque, non-classical, asymmetrical cottage."¹⁴ This represents the essential character of the design of the Dr. Fraser office-house. Further,

10 Fraser, p 757.

11 BDAC, <http://www.dictionaryofarchitectsincanada.org/node/286>

12 Adams and Burke, "A Doctor in the House: the Architecture of Home-offices for Physicians in Toronto, 1885-1930." *Medical History*, vol. 52, issue 2, April 2008, pp. 163-194.

13 Adams and Burke, op cit., p. 165.

14 Adams and Burke, op cit., p. 163.

"the domestic setting contributed to the image of the doctor as an understanding confidant, almost like a family member."¹⁵ The authors noted that the waiting rooms were typically the largest interior space on the ground floor, and included "finely finished fireplaces with mantles"¹⁶ and provided a comfortable place for other family members or a companion to wait during the consultation. This could account for the beautifully-designed arched window with the stained glass lunette that is featured on the north-east corner of the principle elevation. Most importantly they note, "in all cases, the medical function of the house was completely disguised on the exterior of these structures."¹⁷ At Dr. Fraser's office-house, this would explain the secondary entrance, located on the east, side elevation, set back from the street, in a projecting single-storey volume. The side entrance, "could allow patients to enter directly into the heart of the house with no overlap whatsoever with more private family spaces."¹⁸

The transition away from this type was due to a number of factors; the need for additional staff, nurses, receptionists, bookkeepers, the desire to be close to other specialists as well as facilities with new medical technology and finally the social/professional transition where physicians saw themselves "more as scientist than as family friend [and] it became more appropriate to treat patients in a laboratory-like rather than home-like setting."¹⁹ Toronto's Medical Arts Building of 1930, is a model of this new kind of facility.

Stylistically, and in terms of the date of design and construction, 1903-4, the Fraser office-house may be classified as Edwardian but it retains many elements characteristic of the Richardsonian Romanesque style. The Edwardian style refers to the English king, Edward VII who ruled from 1901-1910. The style was typically classical but when applied to residential architecture would often retrieve elements associated with a more picturesque historic English architecture including the half timbering of the Tudor Revival style which is featured in the gables. The Tudor Revival style "was a popular mode for houses across Canada in the first third of the twentieth century, and the half-timbered gable became its most recognizable feature."²⁰

The Richardsonian Romanesque style was popular in Toronto in the 1880s and 1890s. Named after the American architect Henry Hobson Richardson (1838-1886) who reinterpreted the Romanesque style originally built in Europe between 1000 and 1150. Richardson's Boston Trinity Church (1872-7) and Allegheny Court House (1884-8) would be much admired by architects of his generation resulting in widespread adaptation of the style for a variety of building types. In Toronto these included not only government buildings, such as the Old City Hall and the Legislature Building, but religious, commercial and institutional buildings, as well as private residences. In the late 1880s the style provided a fresh alternative to the previous hundred years of repeated revivals of the Gothic and Classic styles. In contrast to these styles which had typically relied on a combination of red and/or buff brick with pale stone trim, Toronto's Richardsonian Romanesque was characterized by a preference for materials with

15 Adams and Burke, op cit., p. 165.

16 Adams and Burke, op cit., p. 176.

17 Adams and Burke, op cit., p. 170.

18 Adams and Burke, op cit., p. 176.

19 Adams and Burke, op cit., p. 191.

20 Kalman, p. 624

contrasting textures and colour, including sandstone, granite, brick and terracotta. In contrast to classical order, symmetry and regularity, Richardsonian Romanesque featured variety and diverse rhythms of elements. In terms of composition, its most distinctive features were a general sense of mass and heaviness, irregular plans and massing, great broad arched openings contrasting with rows of smaller arched openings all terminated by steeply-pitched hipped roofs punctuated with dormers, tall chimneys, finials and towers. Following the annexation of Riverdale to the City in 1884, the style was chosen for many local landmarks including the Smith Block (1889) and Dingman's Hall (1890).

The Richardsonian Romanesque style is evident in Fraser house in the picturesque complexity and variety as well as the boxy massing which retains a heavy quality. Essentially a two-and-a-half storey cube with a raised basement and hipped roof, the house has an additional two storey projecting bay on the front, north elevation. This bay is carved away at on one corner to provide a covered porch for the front door. A small classical column with a composite capital supports the cantilevered corner and gives a nod to the Edwardian era, but its sandstone material ties it to Richardsonian Romanesque. The bay is terminated with a steeply pitched gable roof with two supporting curved wood brackets. On the east, side, elevation a single-storey bay projects with a second ground floor entrance, likely to provide access to the doctor's consulting rooms. Further complexity is achieved in the roof with the additional dormers with steeply pitched gables on the north, east and west elevations, all of which feature the half-timbering associated with the Edwardian style. A shed-roofed dormer, on the west side, would appear to be a later addition. (Images 7-17)

The windows feature the characteristic great arch and clusters of smaller arched openings associated with the Richardsonian Romanesque. The flat-headed windows in various combinations, singles, pairs, triplets complement with contrast. Lug sills are featured. A semi-circular stained glass panel survives in the first floor, arched window on the front elevation. (Image 17) The original glazing has been replaced with aluminum sliding windows.

Apart from the half-timbering in the gables, the building is clad in a characteristic red brick. The brick is particularly finely made which in combination with the careful application of the mortar achieves a uniform smooth surface texture. The building rests on a base of rusticated red sandstone. Above this a raised panel of brick creates a transition between the base and marks the first floor level. A broad entablature, painted white, on the bay above the column and a projecting brick course at the first floor sill level, and the raised brick profiles around the arched window heads further add to the enrichment of the wall surface.

4. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The Dr. John B. Fraser office and residence sits on the south side of Queen Street East, just west of Broadview Avenue and is within the boundaries of the area identified for

study as the Queen Street East Heritage Conservation District. The house is set back from the sidewalk with a small front yard which has a lawn and a variety of small bushes. A paved walkway leads to the stairs and front door. A driveway to the east meets a walkway leading to the second entrance. The house is flanked on either side by commercial properties. To the east are a collection of two storey buildings containing a stone-fronted bank and a series of stores which maintain a consistent scale established for over a hundred years, by height, recessed entrances and glazing patterns and their immediate relationship with the sidewalk. This pattern is repeated on the north side of the street, but is occasionally modified by a three-storey building and the four-storey Dingman's Hall with its tower marking the intersection of Queen Street East and Broadview Avenue. To the of the doctor's house, the site is currently vacant and under development. Further west is the Smith Block at 639-655 Queen Street East which maintains the late 19th and early 20th-century character of this portion of Queen Street with its period details and materials, three storey height and mix of ground floor commercial use with residential accommodation above. (Images 18-20)

The Fraser office and house maintains the nineteenth century character of the street. It was built 20 years after Riverdale was annexed to the City of Toronto and streetcar service was extended to the neighbourhood. This was followed in 1896 by the addition of the CPR's Don Station and the Grand Trunk Railway's Degrassi Street station which made the area increasingly accessible. The doctor's house reveals the character of Queen Street East at the time, when the buildings were largely commercial with residential accommodation above. The Fraser house, like Dr. John Rowan's house at 791 Queen Street East (demolished) and Dr. Black, the veterinarian's premises at 925 Queen Street East, represent a variation on the pattern by combining residential and commercial functions side-by-side, at grade and set back with a front yard.

The Dr. John B. Fraser house not only maintains the scale, but also the pattern of mixed use and type. Its distinctive house form and the quality of its massing and details make it a fine contributor the character of the neighbourhood. Its current use as social housing extends that important mix.

5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria

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 also uses it when assessing properties for inclusion on the City of Toronto Heritage Register.

685 Queen Street East

DESIGN OR PHYSICAL VALUE

i. rare, unique, representative or early example of a style, type, expression material or construction method

The Dr. John B. Fraser property has cultural heritage value as an early 20th-century example of the combined medical office-single residence typology, which is evident in

the design of the house-form building with the prominent front entrance and porch on the principle, north elevation and a discreet side entry, set back from the street on the east, side, elevation. Constructed in 1903-4, the mixed-use, house-form building is representative of the eclectic Edwardian style which pre-dominated in the early 20th-century while maintaining strong ties to the Richardsonian Romanesque style popular in Toronto in the late 1880s-1890s. The Edwardian elements are present in the Tudor Revival half-timbered gables and the classical column on the front porch while the Richardsonian Romanesque persists in the overall asymmetrical composition of massing, steeply-pitched, hipped and gabled roof with numerous dormers and especially in the combinations of large and small arched windows and the use of red-brick cladding combined with the rough-hewn, red sandstone blocks of the raised basement and the sandstone column of the front porch.

ii. displays a high degree of craftsmanship or artistic merit

A high degree of artistic merit and craftsmanship is evident in the massing and complex roof-scape of the house with its gabled and hipped roof and variously-sized dormers, in the brick detailing of the window heads and belt courses, in the selection of a finer gauged brick with precise mortar joints for the principle north elevation and the combination with red sandstone and in the wood trim of the entablature, brackets and half-timbering.

Historical and Associative Value

i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 685 Queen Street East has historic and associative value for its role within the growth and development of the Riverside community and its main street, Queen Street East as a local, community-oriented place, providing social services. The Dr. John B. Fraser office and residence property is valued for its association with the history of medical practice in Toronto and Riverside and medical practitioners, particularly Dr. Fraser and Dr. W. Ambrose Fish. Since 1976, Riverdale Co-operative Houses Inc. has been the owner and steward of the historic property exemplifying the community and social service uses that have occupied Queen Street East through the provision of affordable, rental housing.

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

The office-residence is valued as a representative of the work of the architect Charles F. Wagner, who was reputed to be one of Toronto's leading architects at the time the house was constructed, and who contributed other buildings on Riverside's Queen Street including the La Plaza Theatre (1909, altered 1932), at 733 Queen Street East, and also listed on the City's Heritage Register and the Dr. J. W. Rowan house (1909), 791 Queen Street East (demolished).

Contextual Value

i. important in defining, maintaining or supporting the character of an area

Contextually, the property has cultural heritage value as it maintains and supports the historic character of Riverside. Situated on the south side of Queen Street, just west of Broadview Avenue, it is an important contributor as it maintains the late 19th-early 20th century character with its two-three storey scale, combining commercial and residential use and period materials and details. Its set-back from the street with a small front garden and its house-form typology add to the variety and quality of the urban design and architectural character of the area.

ii. physically, functionally, visually or historically linked to its surroundings

Constructed in 1903-4, the property at 685 Queen Street East is visually and historically linked to its surroundings as a representative of a mixed residential-commercial use building, with form, massing and stylistic details which are characteristic of the early twentieth century. The property has been historically and functionally linked to community-oriented services of Riverside, first, as a medical office and since 1976 as co-operative, affordable, rental housing. As owners of 685 Queen Street East, the Riverdale Housing Co-operative Inc. has been, for almost 50 years, one of the affordable housing providers in the community who have also been stewards of an adaptively re-used a heritage building and will continue to serve the community in the future with its proposed building addition of more affordable rental housing units.

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**685 QUEEN STREET EAST
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 4

The property at 685 Queen Street East, the Dr. John B. Fraser office and residence, 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 all three categories of design, associative and contextual value

Description

The property at 685 Queen Street East, contains the Dr. John B. Fraser office and residence, a two-and-a-half storey, hipped and gable-roofed, brick-clad house. The property is located on the south side of Queen Street East, between the East Don Roadway to the west and Broadview Avenue to the east, in the Riverside section of the South Riverdale neighbourhood. The property is within the boundaries of the area identified for study as the Riverside-Queen Street East Heritage Conservation District. In 1902, the property was purchased by Dr. John B. Fraser, who commissioned the architect C. F. Wagner to design a combined medical office and residence which was complete in 1904. The property was occupied by Dr. Fraser and then by Dr. W. Ambrose Fish from 1906-1914. The Fleury Funeral Company was located here from 1916-1935. In 1938 the property was converted to a multiple residential dwelling with six units. It was purchased in 1976 by Riverdale Co-operative Houses Inc. who continue to own the property which now contains nine dwelling units.

Statement of Cultural Heritage Value

The Dr. John B. Fraser property has cultural heritage value as an early 20th-century example of the combined medical office-single residence typology, which is evident in the design of the house-form building with the prominent front entrance and porch on the principle, north elevation and a discreet side entry, set back from the street on the east, side, elevation. Constructed in 1903-4, the mixed-use, house-form building is representative of the eclectic Edwardian style which pre-dominated in the early 20th-century while maintaining strong ties to the Richardsonian Romanesque style popular in Toronto in the late 1880s-1890s. The Edwardian elements are present in the Tudor Revival half-timbered gables and the classical column on the front porch while the Richardsonian Romanesque persists in the overall asymmetrical composition of massing, steeply-pitched, hipped and gabled roof with numerous dormers and especially in the combinations of large and small arched windows and the use of red-brick cladding combined with the rough-hewn, red sandstone blocks of the raised basement and the sandstone column of the front porch.

A high degree of artistic merit and craftsmanship is evident in the massing and complex roof-scape of the house with its gabled and hipped roof and variously-sized dormers, in the brick detailing of the window heads and belt courses, in the selection of a finer gauged brick with precise mortar joints for the principle north elevation and the

combination with red sandstone and in the wood trim of the entablature, brackets and half-timbering.

The property at 685 Queen Street East has historic and associative value for its role within the growth and development of the Riverside community and its main street, Queen Street East as a local, community-oriented place, providing social services. The Dr. John B. Fraser office and residence property is valued for its association with the history of medical practice in Toronto and Riverside and medical practitioners, particularly Dr. Fraser and Dr. W. Ambrose Fish. Since 1976, Riverdale Co-operative Houses Inc. has been the owner and steward of the historic property exemplifying the community and social service uses that have occupied Queen Street East through the provision of affordable, rental housing.

The office-residence is valued as a representative of the work of the architect Charles F. Wagner, who was reputed to be one of Toronto's leading architects at the time the house was constructed, and who contributed other buildings on Riverside's Queen Street including the La Plaza Theatre (1909, altered 1932), at 733 Queen Street East, and also listed on the City's Heritage Register and the Dr. J. W. Rowan house (1909), 791 Queen Street East (demolished).

Contextually, the property has cultural heritage value as it maintains and supports the historic character of Riverside. Situated on the south side of Queen Street, just west of Broadview Avenue, it is an important contributor as it maintains the late 19th-early 20th century character with its two-three storey scale, combining commercial and residential use and period materials and details. Its set-back from the street with a small front garden and its house-form typology add to the variety and quality of the urban design and architectural character of the area.

Constructed in 1903-4, the property at 685 Queen Street East is visually and historically linked to its surroundings as a representative of a mixed residential-commercial use building, with form, massing and stylistic details which are characteristic of the early twentieth century. The property has been historically and functionally linked to community-oriented services of Riverside, first, as a medical office and since 1976 as co-operative, affordable, rental housing. As owners of 685 Queen Street East, the Riverdale Housing Co-operative Inc. has been, for almost 50 years, one of the affordable housing providers in the community who have also been stewards of an adaptively re-used a heritage building and will continue to serve the community in the future with its proposed building addition of more affordable rental housing units.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the Dr. John B. Fraser house as a representative of an Edwardian era house with Richardsonian Romanesque style elements:

- The scale form and massing of the two-and-a-half storey, hipped and gable-roofed building on a raised basement, constructed on an asymmetrical plan with a recessed

principal, north entrance, a one-storey projecting bay on the east (side) elevation, and a lower, two-storey wing on the south (rear) elevation, with gable-roof dormers on the north, east and west elevations

- The materials which include the sandstone cladding of the raised basement, the use of sandstone in the composite column of front porch, the brick cladding with red mortar joints which are all indicative of the Richardsonian Romanesque style
- The arched windows on the principal, north, elevation including the large, single-arched window on the first floor with a stained glass fanlight and three arched windows on the second floor, and the three arched openings in the projecting bay on the east, side, elevation which represent the Richardsonian Romanesque style
- The window openings which are rectangular on the north elevation, paired at the first floor and singular on the second floor which contribute to the variety of openings associated with the Richardsonian Romanesque style

- The following heritage attributes are representative of the Edwardian period and styles:
 - The composite column in the front porch on the north elevation and the entablature which extends around the north bay between the first and second floors which represent Edwardian Classicism
 - The Tudor Revival half-timbering in the gable dormers on the north, east and west elevations and the brackets supporting the large gable on the principal, north, elevation
 - The window openings in the large gable on the principal, north, elevation which have a wider central window opening flanked by two narrower ones.

The following heritage attributes contribute to the design and physical value of the property at 685 Queen Street East as a representative of the medical office-residential type:

- The setback, placement and orientation of the building on the property, with its landscaped setback from the street with two separate paths leading to the main entrance of the house and the recessed side entrance of the medical office
- The domestic character of the building seen in its house-form typology and characteristic late 19th-early 20th century picturesque styling with asymmetrical massing with hipped and gabled roofs and variety of window openings and materials
- On the principle north elevation, the projecting gable roofed bay with recessed porch that is the residential component combined with the recessed bay with gabled and, single-storey entrance bay on the east elevation, recessed from the front elevation to accommodate access to the doctor's rooms

The following heritage attributes contribute to the design and physical value of the property at 685 Queen Street East as they display a high-degree of craftsmanship:

- The brick cladding with the projecting brick base, the moulded brick profiles over the arched window openings, and the belt courses extending beneath the windows on the second floor

- The use of finer-faced brick on the principal elevation, with narrow and precisely laid mortar joints
- The design and construction of the complex roof scape with its hips, gables and dormers

Contextual Value

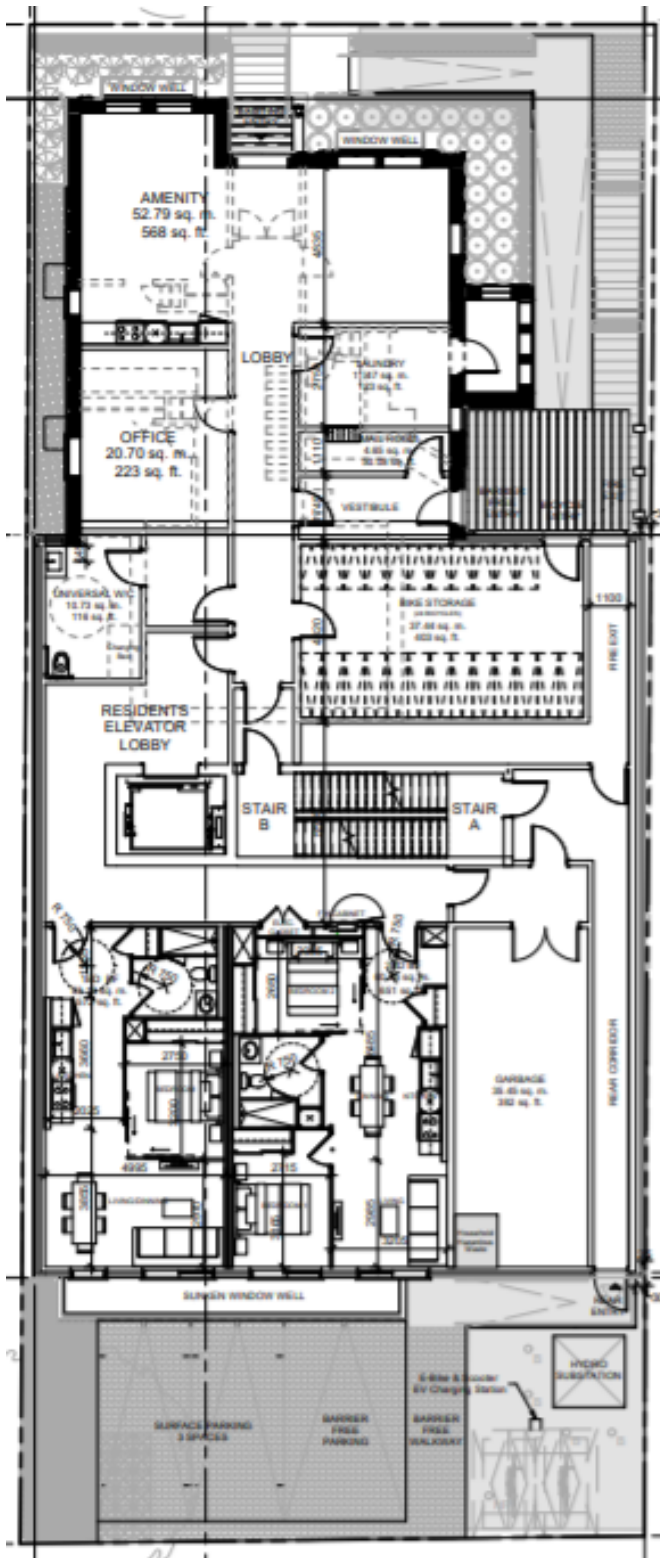
The following heritage attributes contribute to the contextual value of the property at 685 Queen Street East as it supports the late 19th and early 20th-century character of this section of Queen Street East in the Riverside neighbourhood which is characterized by 2-3 storey, brick-clad with stone trim mixed-use commercial and residential buildings with a rich variety of architectural details:

- the picturesque form of the building with its complex massing and roofscape, variety of window types, brick cladding with a raised stone base
- The overall building form and the setback from the street which differentiate the building from adjacent commercial-residential structures and is indicative of its original medical-office residential function

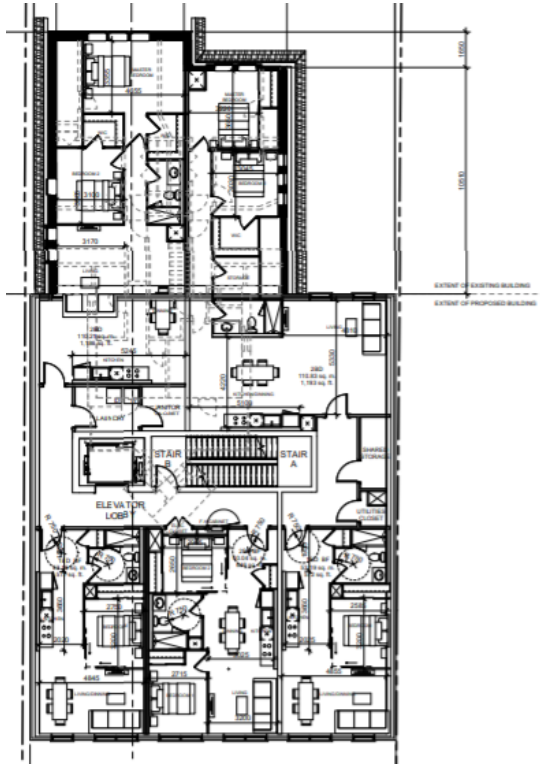
**PLANS & DRAWINGS
ATTACHMENT 5
685 Queen Street East**



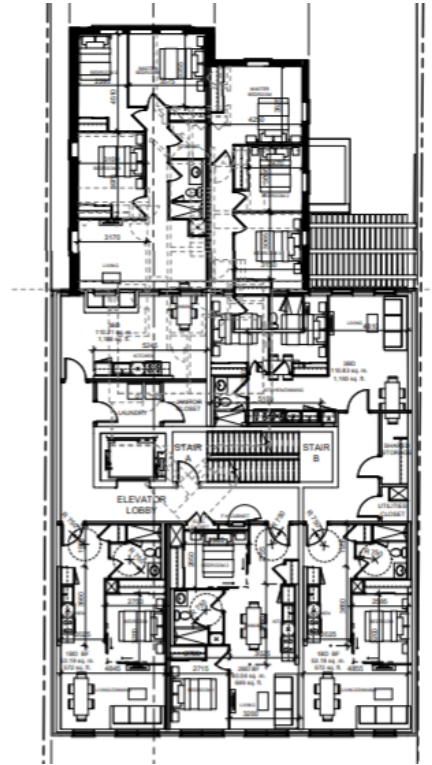
Rendering



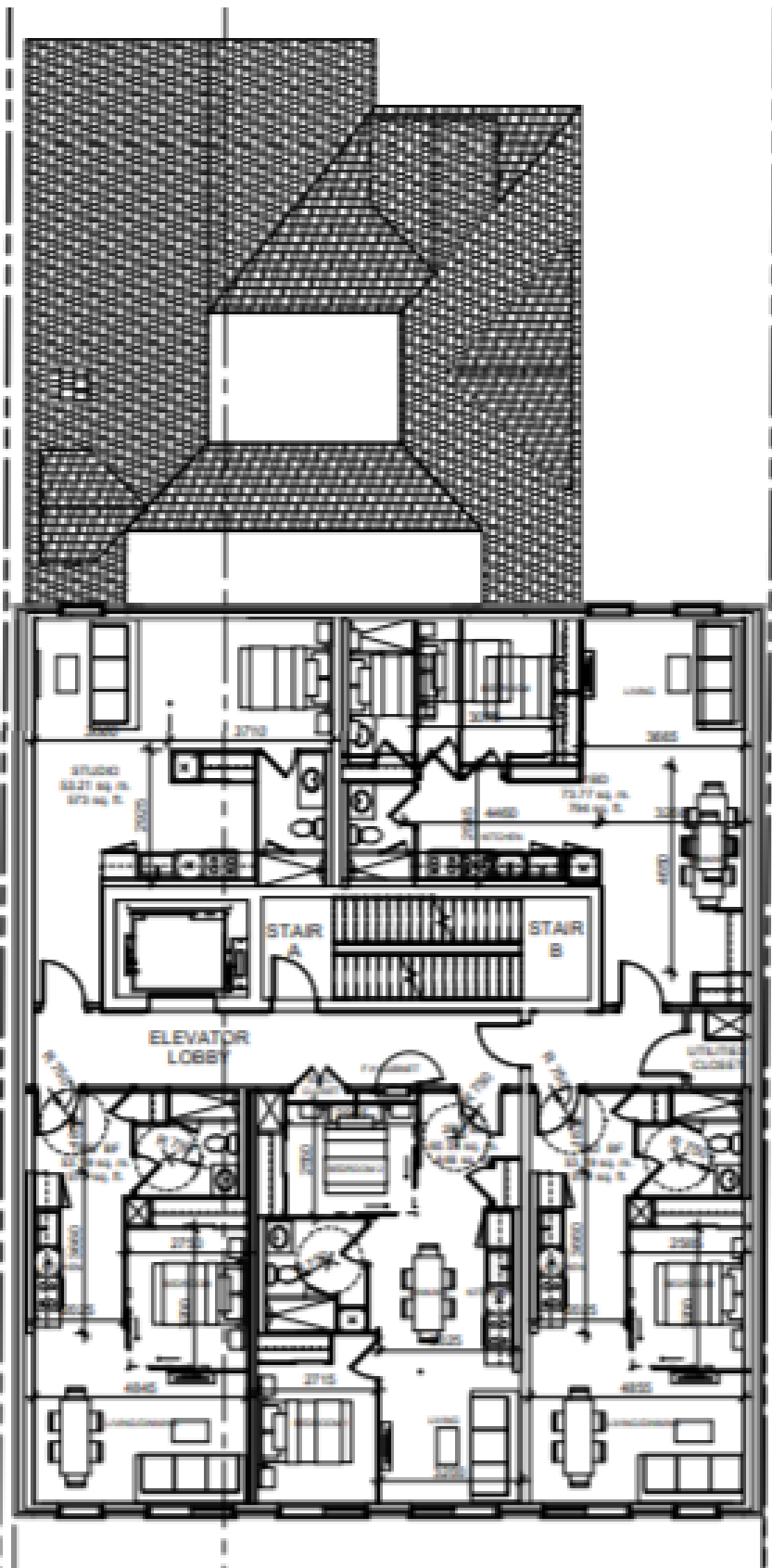
Ground floor plan



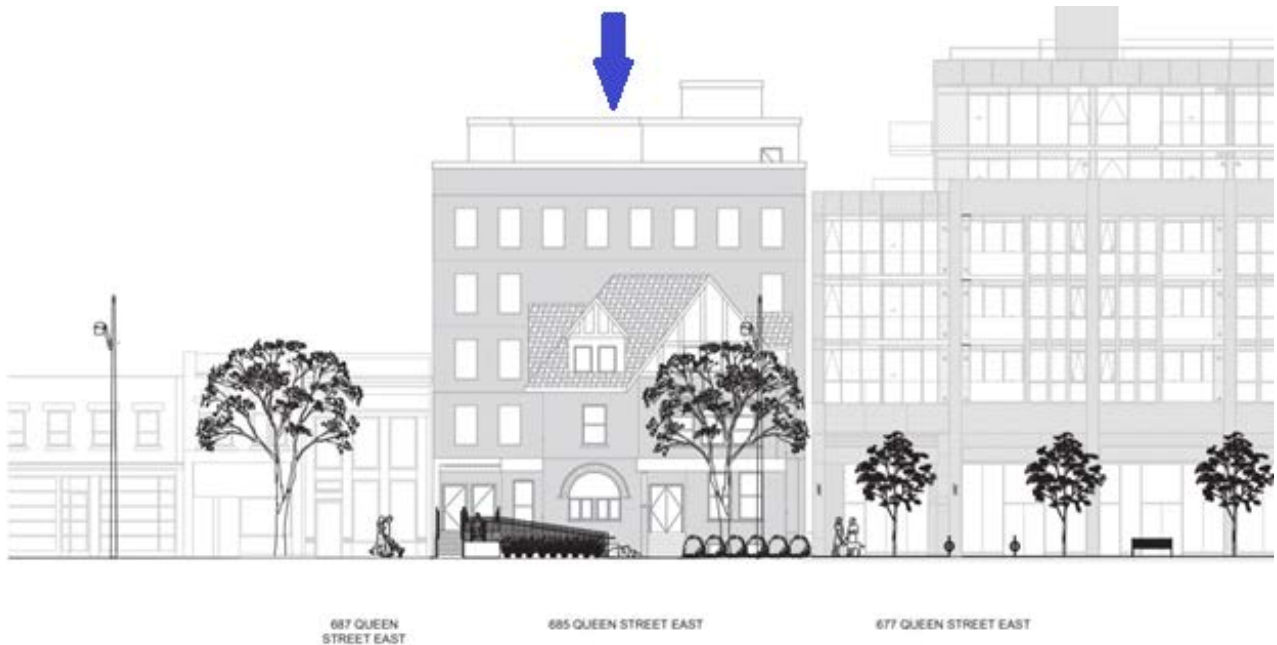
Third Floor Plan



Second Floor Plan



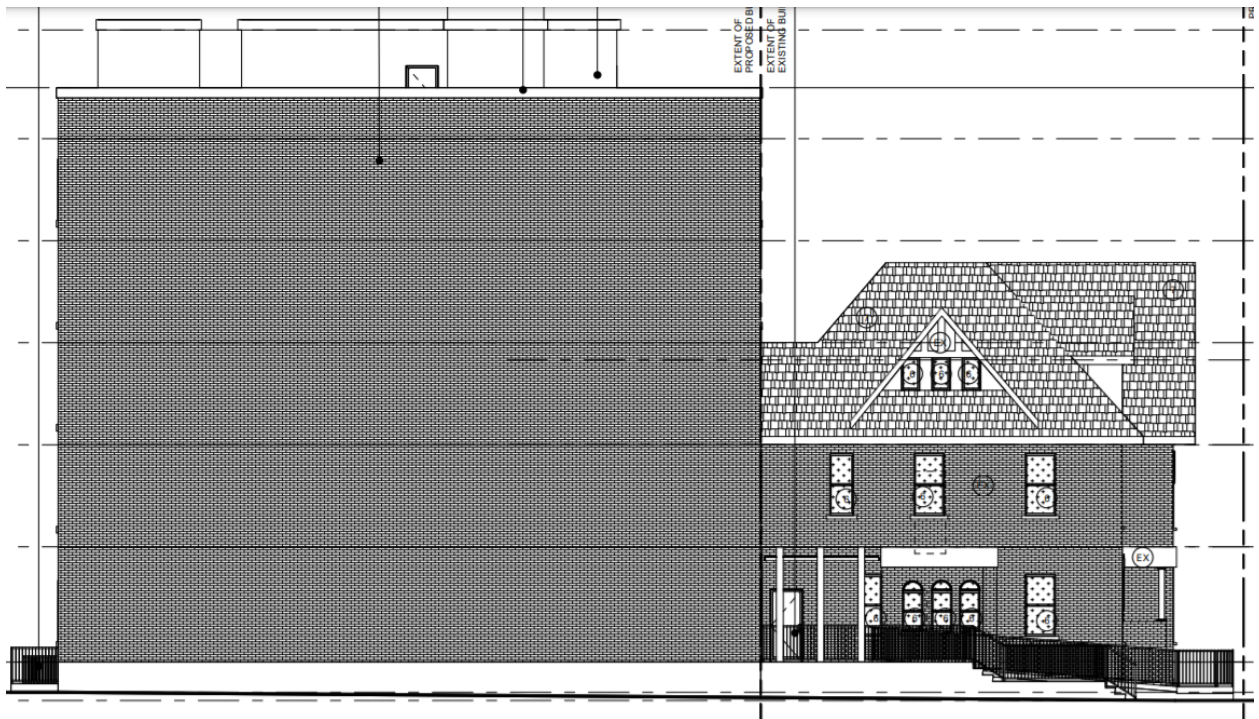
Fourth Floor Plan



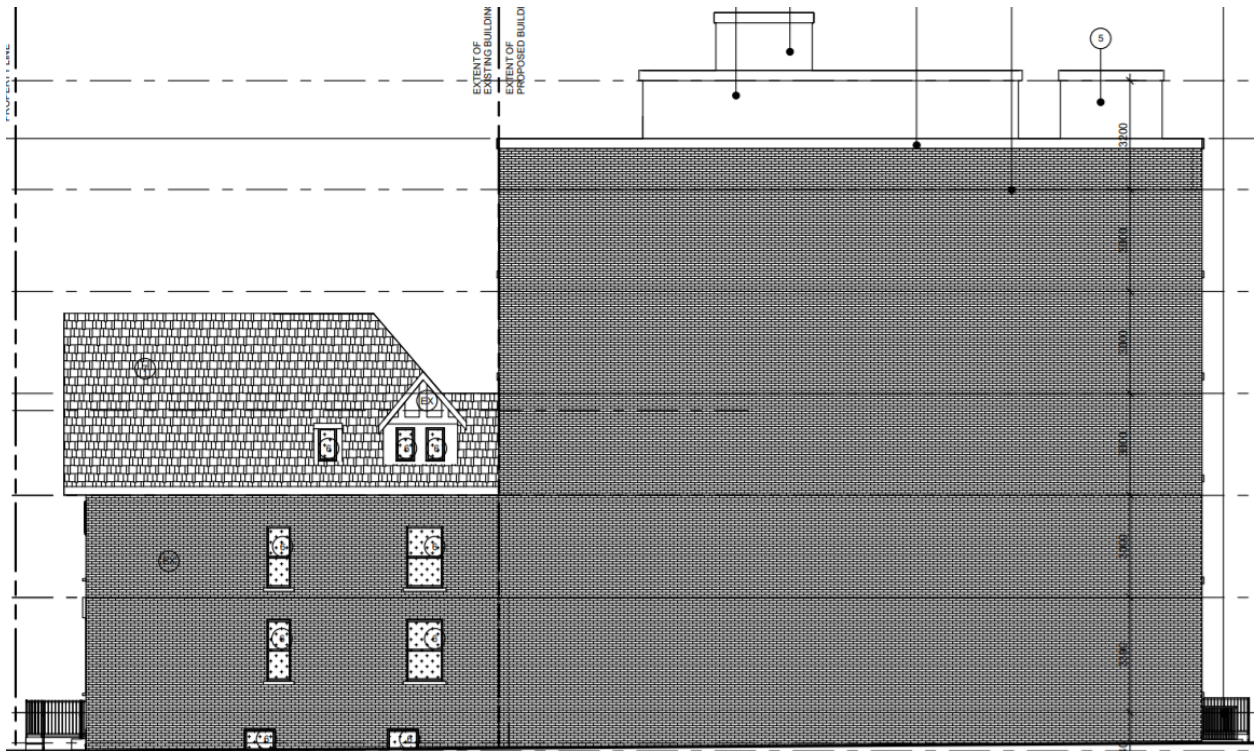
Streetscape elevation



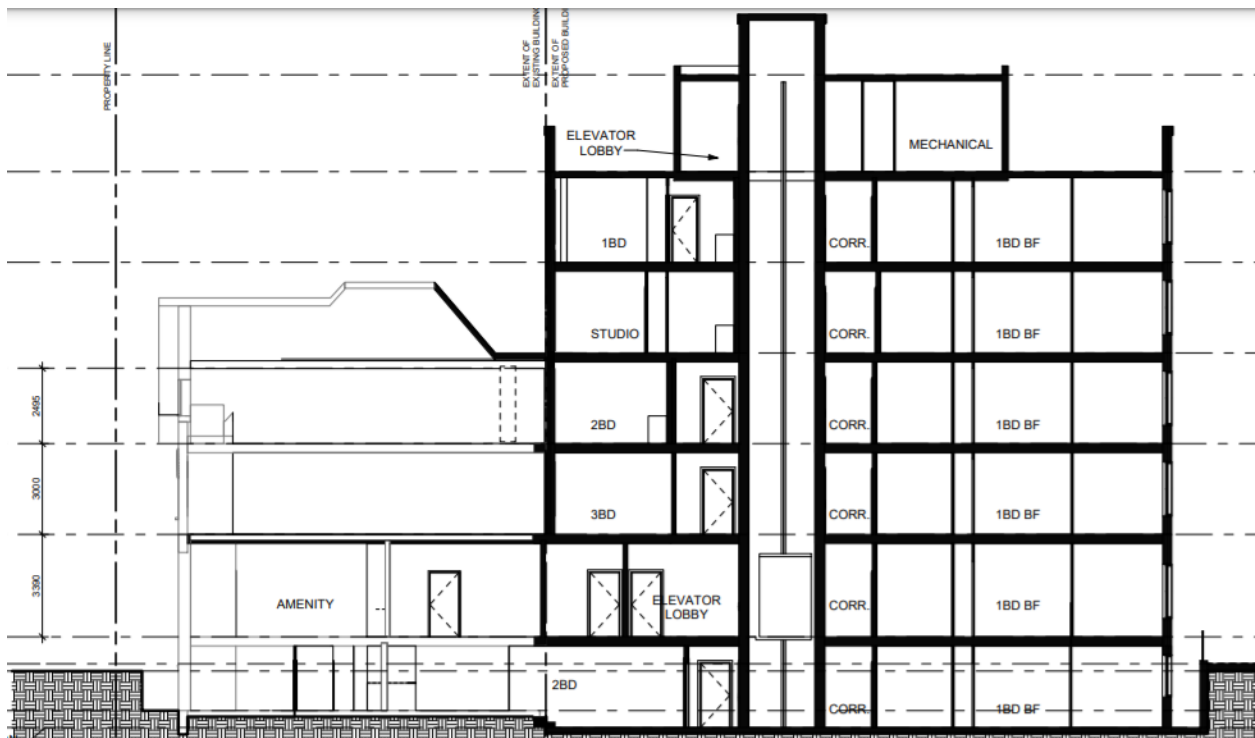
North (primary) elevation



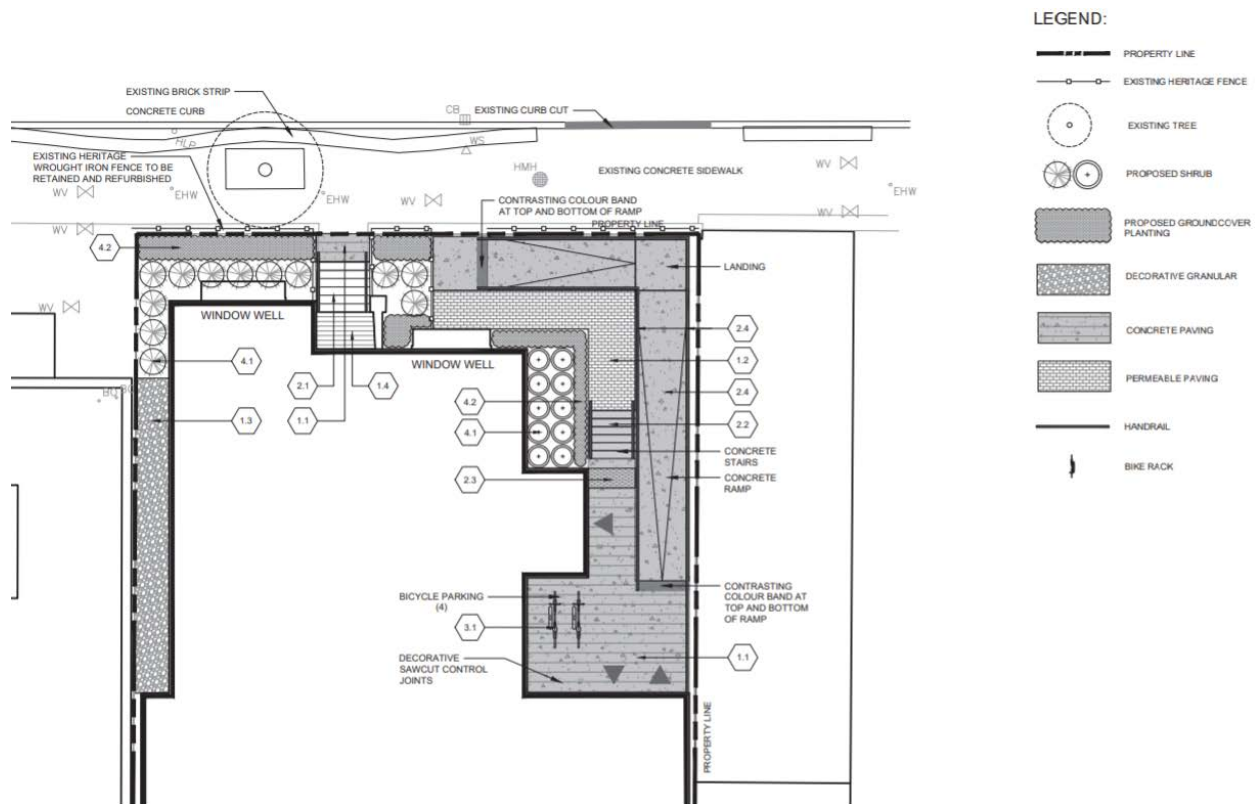
East Elevation



West Elevation



Building Section



Landscape plan