

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ANDREW MCFARREN BUILDING
237 QUEEN STREET EAST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2015

1. DESCRIPTION



Above: view of the property at 237 Queen Street East looking west toward Sherbourne Street and showing the east and principal (north) elevations of the building; cover: principal (north) elevation of the Andrew McFarren Building (Heritage Preservation Services, 2015)

237 Queen Street East: Andrew McFarren Building	
ADDRESS	237 Queen Street East (south side, east of Sherbourne Street)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 29, Part Lots 8-9
NEIGHBOURHOOD/COMMUNITY	Queen and Sherbourne
HISTORICAL NAME	Andrew McFarren Building
CONSTRUCTION DATE	1870
ORIGINAL OWNER	Andrew McFarren, grocer
ORIGINAL USE	Commercial Building
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None found ¹
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick and wood detailing
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2015

¹ Building permits do not exist for this period and no reference to the property was found in the Globe's tender calls

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 237 Queen Street East (including 241 and 243 Queen), and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1847	Andrew McFarren immigrates to Canada from Ireland, opening a grocery business in Toronto three years later
1849 Aug	The area southeast of Queen Street East and Caroline Street (present-day Sherbourne) is surveyed under Plan 29, which is not registered until 1851
1858	Boulton's Atlas illustrates the vacant subject property at southeast Caroline and Sherbourne
1868 Aug	Andrew McFarren is listed in the city directory as a wholesale and retail provision dealer at 195 King Street East
1869 Apr	When the information is compiled in 1869 for taxes in 1870, the lots on the southeast corner of Queen Street East and Caroline Street remain vacant
1870 Feb	The City Directory indicates that Andrew McFarren has relocated to the southeast corner of Queen and Caroline where he sells "groceries, liquor, flour and feed" for the wholesale and retail markets
1870 Apr	According to the assessment roll, Andrew McFarren owns a brick store on the subject property
1876 Sept	McFarren operates a grocery store identified as 189-195 Queen with his three sons
1876	A bird's eye view of the city illustrates McFarren's store on the south side of Queen, east of Sherbourne
1880	The first Goad's Atlas for Toronto illustrates McFarren's Queen Street property
1885 Sept	When the tax roll is compiled, the Dominion Bank is McFarren's tenant in a branch at 189 Queen, while McFarren continues to operate a flour and feed store at 193 Queen that has been reduced in size to accommodate the bank building ²
1892	A second Dominion Bank branch is built on the southeast corner of Queen and Sherbourne, replacing the first, with the bank remaining McFarren's tenant
1899 June	Following Andrew McFarren's death (1898), the Dominion Bank branch remains the McFarren family's tenant at 235 Queen, Andrew McFarren's son, William operates the grocery store at 237 Queen, and John J. Waters is the proprietor of the flour and feed business at 239 Queen
1912	The update to Goad's Atlas shows the second Dominion Bank branch on the southeast corner of Queen and Sherbourne beside McFarren's building (a comparison of this atlas with the 1880 version shows the reduction in size of the store)
1937	Sylvester Hamielee applies to alter the storefront at 237-243 Queen
1940 June	McFarren's executors formally convey part of the property with the Andrew

² Building permits are missing for this period

	McFarren Building to Hamielee
1956	The McFarren family sells parts of Lots 7-9 to William Becker, who separately conveys one parcel to the Toronto Dominion Bank three years later
1984	The current owners acquire the property at present-day 237 Queen

ii. HISTORICAL BACKGROUND

Queen and Sherbourne Neighbourhood

The property at 237 Queen Street East is located on the south side of Queen, east of Sherbourne, which adjoins Moss Park on the north, Corktown to the southeast and Old Town directly south. Founded in 1793, York (Toronto) was established in a ten-block townsite bounded by present-day Front, George, Richmond and Berkeley Streets. Queen Street originated as Lot Street, separating the community from the series of Park Lots to the north where the government and military officials established country estates, including William Allan's "Moss Park", northwest of present-day Queen and Sherbourne. The subdivision of the town lots south of present-day Queen was delayed as the municipality initially expanded westward as New Town (Images 2-5). By the mid 19th century, the streets between Old Town and Queen Street East contained modest frame or roughcast buildings (Image 6). However, the steady growth of this area began in the 1870s, following the development of the property at 237 Queen Street East.

237 Queen Street East (including 241 and 243 Queen Street East

The town lot adjoining the southeast corner of present-day Queen Street East and Sherbourne Street was surveyed under Plan 29 in 1849, registered two years later, and placed the subject property on Lots 8 and 9. When Boulton's Atlas illustrated the site in 1858, it remained vacant. Other archival records reveal that the lots were undeveloped in 1860 prior to their acquisition by Andrew McFarren.

Andrew McFarren (1826-98) was an Irish immigrant who, following his arrival in York in 1847 trained and worked as a school teacher. McFarren's marriage to Martha Mulligan (1825-88) in 1850 coincided with his opening of a grocery store on King Street East. Twenty years later, McFarren relocated to the custom-built premises at Queen and Sherbourne where he was listed as a wholesale and retail dealer in groceries, liquor, flour and feed and was later assisted by his three sons, James, William and Andrew, Jr. In 1875, McFarren's property was identified in the city directories and tax assessment rolls as 189-195 Queen.

By 1876, the Andrew McFarren Building was illustrated on a bird's eye view of Toronto, which showed the 2½-storey structure with the gable roof and dormers extending east across the northern edge of the site from Sherbourne Street to a laneway (Image 7). When the assessment roll was compiled in September 1884, McFarren was recorded at 189 Queen where his two-storey brick building with additions was valued at \$5700. The next year, McFarren altered the structure by removing the west bays to accommodate the construction of a branch of the Dominion Bank (forerunner to today's Toronto-Dominion

Bank) on the southeast corner of Queen and Sherbourne (Images 9-10). McFarren continued to own both sites, where the first bank was replaced by a second branch in 1892. At the time of McFarren's death in 1898, William McFarren operated the grocery store at 237 Queen, while John J. Walker oversaw the flour and feed business identified as 239 Queen. Walker continued in business at 237-239 Queen as a tenant to the McFarren family, with the laneway adjoining the east end of the building renamed "McFarren's Lane". Andrew McFarren's descendants retained the property at present-day 237 Queen, along with the adjoining site with the bank branch until 1956.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 237 Queen Street East are found on the cover and in Sections 2 and 6 of this report. With its 2½-storey gable-roofed rectangular plan with the long edge aligned with the Queen Street frontage, the Andrew McFadden Building is a surviving example of the low-rise structures associated with the first generation of commercial development along Queen Street East. The building extends four bays along Queen Street where the east end of the gable roof with the returned eaves typical of the 19th century is viewed from McFarren's Lane. A brick chimney extends at the west end of the roof, and three segmental-arched wall dormers line the north slope. On the principal (north) elevation on Queen Street, the ground-floor storefronts with wood trim (where the window openings have been altered over time) incorporate recessed single door openings. Four flat-head window openings are symmetrically placed in the second storey and contain wood sash windows. Part of the west wall remains visible above the adjoining building at 253 Queen Street East. No heritage attributes are found on the single-storey south addition or the rear (south) wall, which are visible from the laneway.

As indicated in archival records and images, following its completion in 1870 the Andrew McFarren Building extended along the south side of Queen Street East from Sherbourne Street to present-day McFarren's Lane. In 1885, the west end of the structure adjoining Sherbourne Street was removed for the first Dominion Bank branch (which is outlined on the Goad's Atlas shown in Image 9). When a second branch (dating to 1892 and illustrated in Image 10) was replaced by the third in 1960, its construction resulted in the removal of the west bays of the Andrew McFarren Building (as shown in a drawing dated 1946 and attached as Image 12). The latter intervention also resulted in the removal of two dormer windows and the reconfiguration of the roof at the west end of the building (Images 15 and 17-18).

iv. CONTEXT

The location of the property at 237 Queen Street East (including the addresses at 243 and 245 Queen) is shown in Image 1. The Andrew McFarren Building is found on the south side of the street, east of Sherbourne Street where its east wall flanks McFarren Lane. Also adjoining this major intersection are the Korman House Hotel (southwest) and the row of commercial buildings incorporating the Carlyle Block (northeast), which date to

the 1890s and are included on the City of Toronto's Heritage Register (formerly known as the Inventory of Heritage Properties). Directly east of the Andrew McFarren Building and complementing it, the property at 263-265 Queen Street East contains the Christina Lauder Buildings (1875), a pair of two-storey gable-roofed stores that date to the same era and are also recognized on the City's Heritage Register.

3. EVALUATION CHECKLIST

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 Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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

Representative Example of a Type – The Andrew McFarren Building has cultural heritage value for its design as an important representative example of a 1870s commercial building on Queen Street East. With its low scale, rectangular plan and gable roof, the Andrew McFarren Building is indicative of the first generation of stores in Toronto that were usurped in the late 19th century by taller and more elaborately detailed buildings with flat roofs and narrow street frontages..

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

Community - The cultural heritage value of the Andrew McFarren Building is also drawn from its role in understanding the development of Queen Street East as one of Toronto's primary commercial corridors in the late 19th century. Archival records and maps indicate that the Andrew McFarren Building was one of the first brick buildings constructed on Queen Street adjoining Sherbourne Street, which became a prominent intersection in the growing city where present-day McFarren Lane was renamed in recognition of the family's development of the site.

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

Character – Contextually, the value of the Andrew McFarren Building is related to its role in maintaining and supporting the historical character of Queen Street East in the blocks adjoining Moss Park and Corktown as it developed in the second half of the 19th century. With the Christina Lauder Buildings further east at 263-265 Queen, which shares its vintage and scale, and the contiguous row of stores on the north side of Queen between Sherbourne and Seaton Streets that dates to the 1880s and 1890s, the Andrew McFarren Building is part of a distinctive enclave of surviving commercial buildings.

Surroundings – The Andrew McFarren Building is also valued contextually for its historical and visual links to its setting on Queen Street East. When constructed in 1870, the building extended across the Queen Street frontage east of Sherbourne Street, and the surviving half of the building now anchors the southwest corner of McFarren Lane where it is viewed from both Queen Street East and the laneway.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 237 Queen Street East (including the addresses at 241 and 243 Queen Street East) has design, associative and contextual values as the location of the Andrew McFarren Building (1870), a rare surviving example of a late 19th century commercial building that contributes to an understanding of the development of Queen Street East where it forms part of an important collection of commercial edifices adjoining the Sherbourne Street intersection.

Despite the interventions to the building over time that resulted in the removal of the west part of the structure, the remaining portion that anchors the southwest corner of Queen Street East and McFarren Lane where it is viewed from both streets retains its legibility and integrity as a commercial building that represents the early commercial development of the Queen Street East neighbourhood.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 29, Lots 8-9

Archival Photographs, City of Toronto Archives and Toronto Historical Board
(individual citations in Section 6)

Assessment Rolls, City of Toronto, 1869-1892 (St. David's and St. Thomas's Wards)
and 1893 ff., Ward 2, Division 1b

Boulton, Atlas of the City of Toronto and Vicinity, 1858

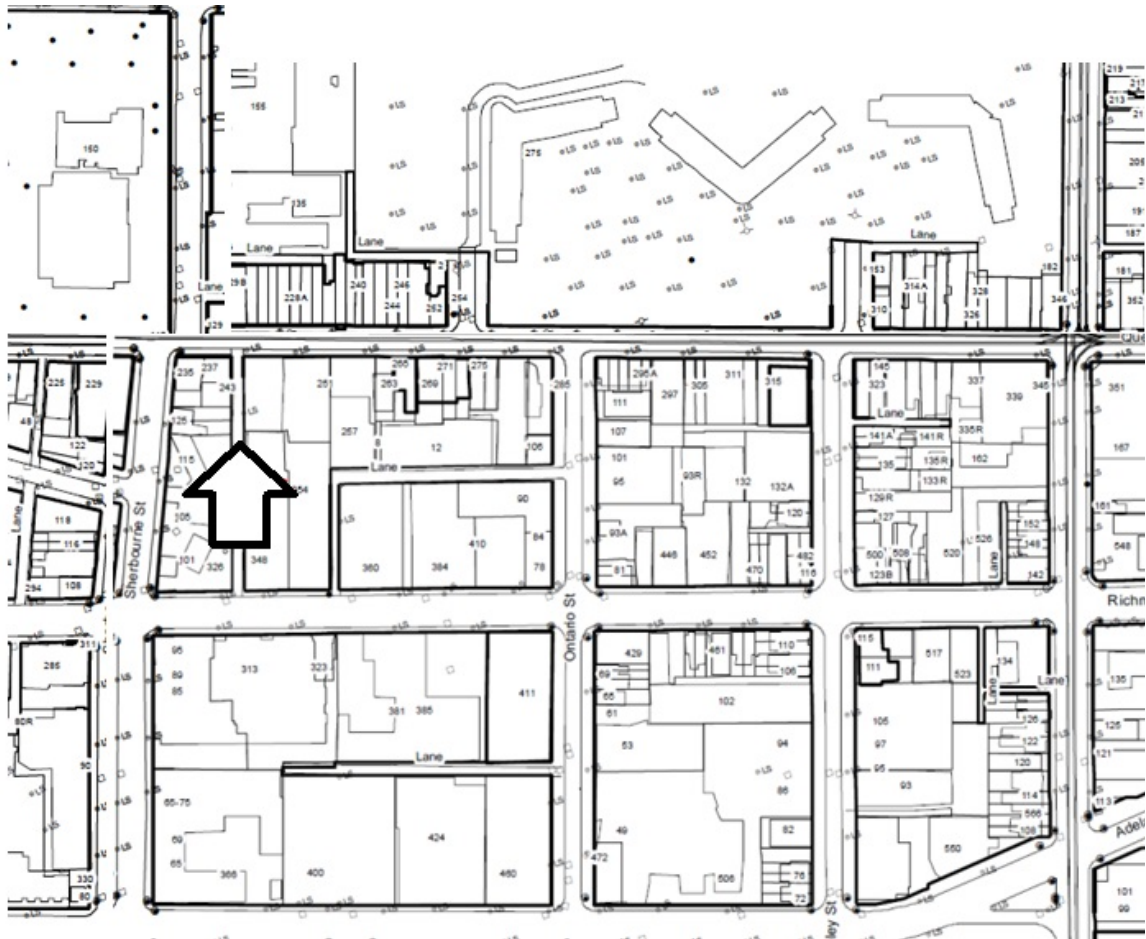
Browne, Plan of York Township, 1851

Building Records, City of Toronto, Toronto and East York, 1937-1956
Cane, Topographical Plan of the City and Liberties of Toronto, 1842
Chewett, Plan of the Town of York, 1827
City of Toronto Directories, 1865 ff.
Decennial Censuses of Canada, 1881 and 1891
Goad's Atlases, 1884-1923
Gross, Bird's Eye View of Toronto, 1876
Smith, Plan of York, 1797
Underwriters' Insurance Bureau Survey, 1954

Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed. revised by Stephen A. Otto, 1986
The Dominion Bank 1871-1921, 1921
Lumsden, Liz, The Estates of Old Toronto, 1997
McFarren Family Records, www.ancestry.ca
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Mercer and Mulvany, History of Toronto and the County of York, 1885
Photograph, Korman House Hotel, www.tobuilt.ca

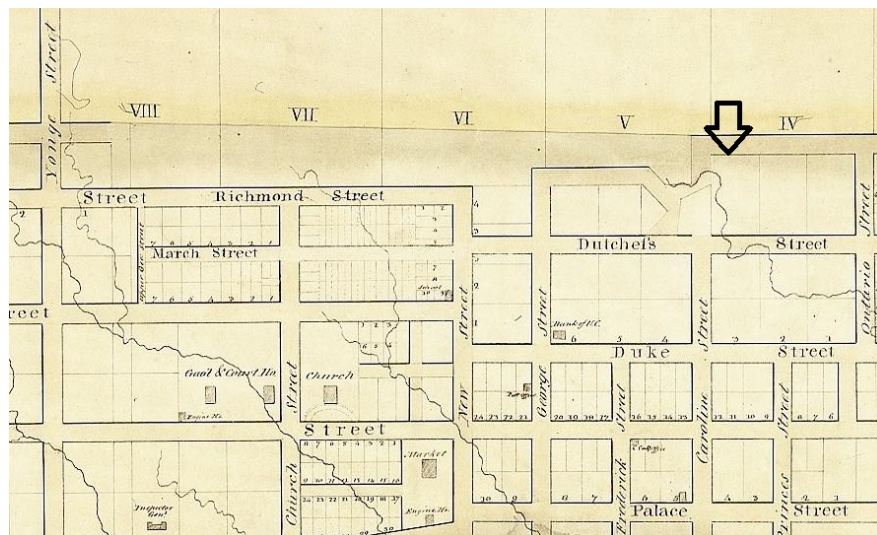
6. IMAGES – the **arrows** mark the location of 237 Queen Street East



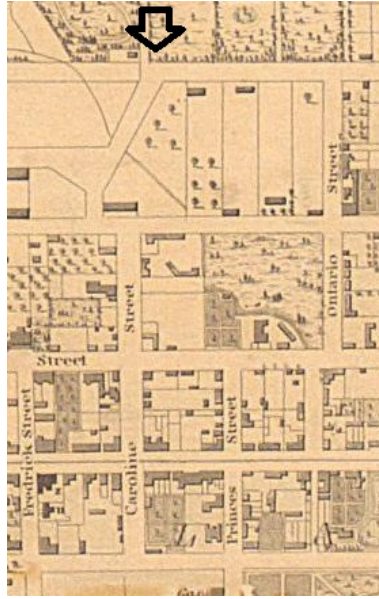
1. Location Map: showing the location of the property at 237 Queen Street East (including 241 and 243 Queen) near the southeast corner of Sherbourne Street



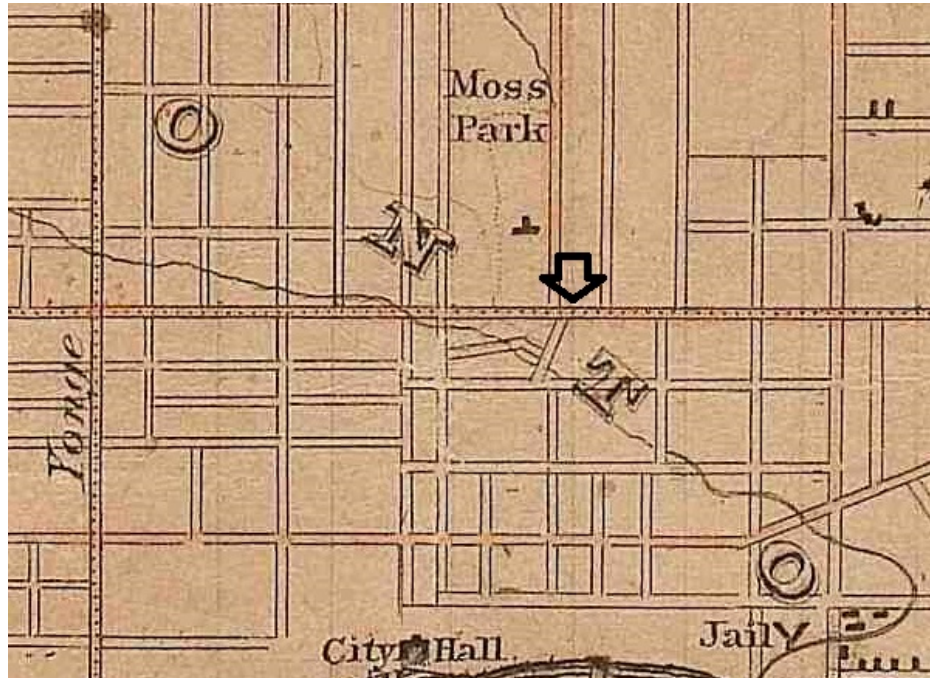
2. Smith's Plan of York, 1797: showing the location of the subject property on a town lot and in relation to the original townsite to the south (with its westward expansion as New Town)



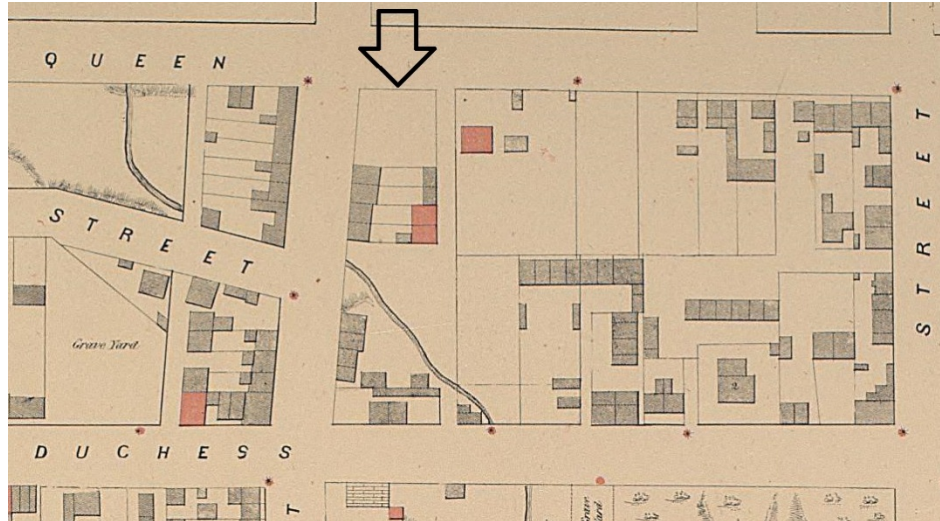
3. Chewett's Plan of the Town of York, 1827: showing the location of the subject property south of Park Lots 4 and 5 and before Caroline Street (present-day Sherbourne) was extended north to future Queen Street East



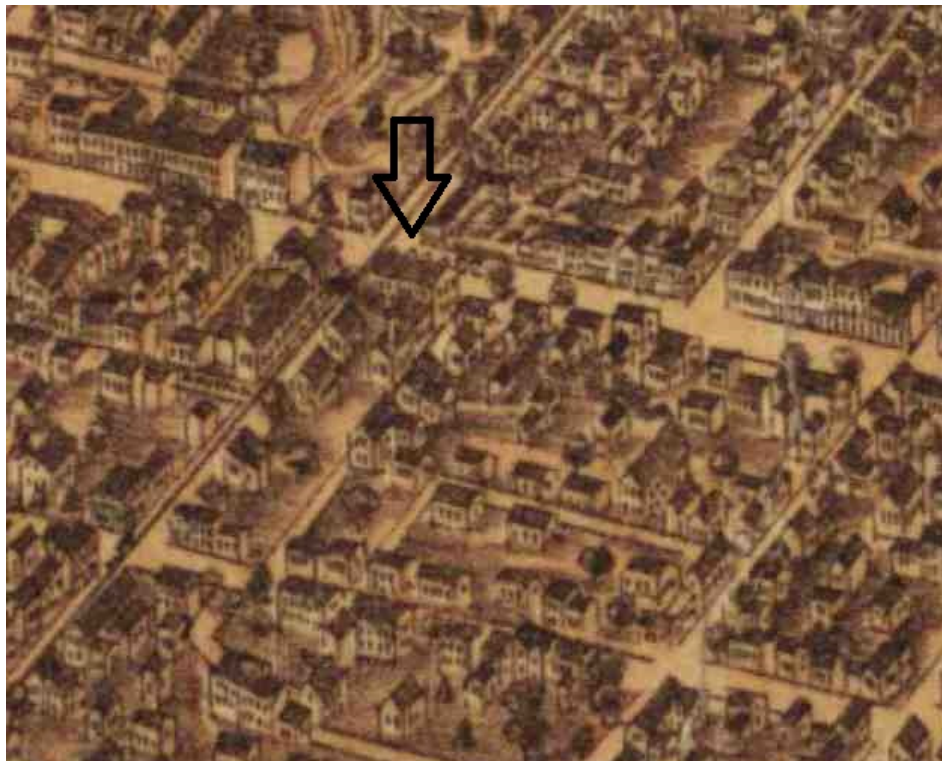
4. Cane's Topographical Plan of the City and Liberties of Toronto, 1842 (left) and Plan 29, 1851 (right): showing the future location of the subject property after the first buildings were in place on Queen Street East (left) and the subdivision of the lands under Plan 29 (right) where the Andrew McFarren Building was constructed on Lots 8-9



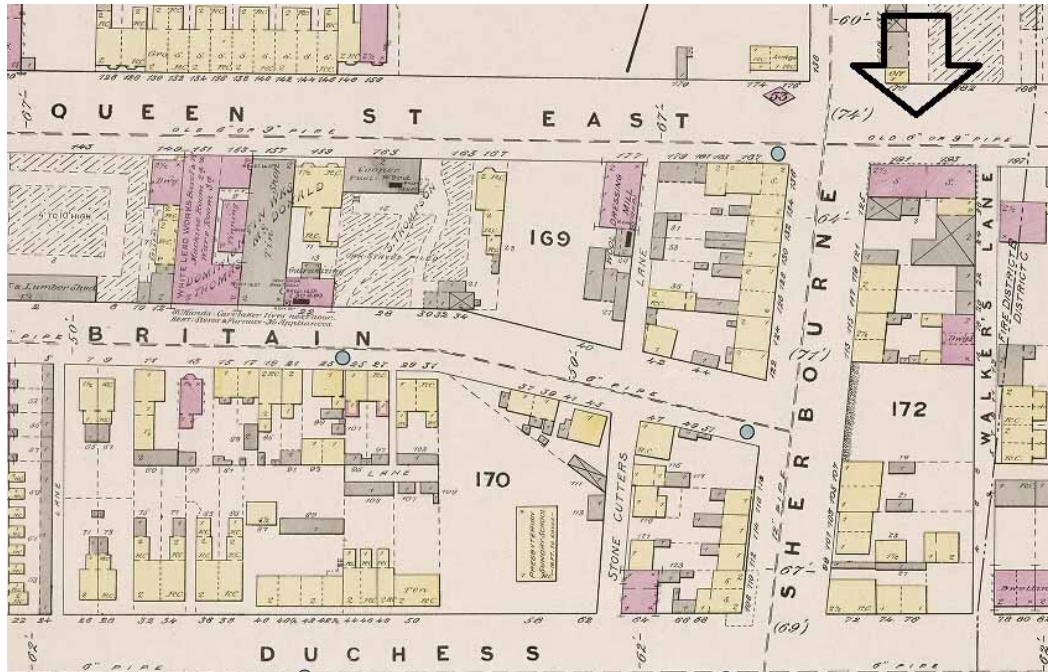
5. Browne's Map of York Township, 1851: showing the location of the subject property south of the Moss Park Estate



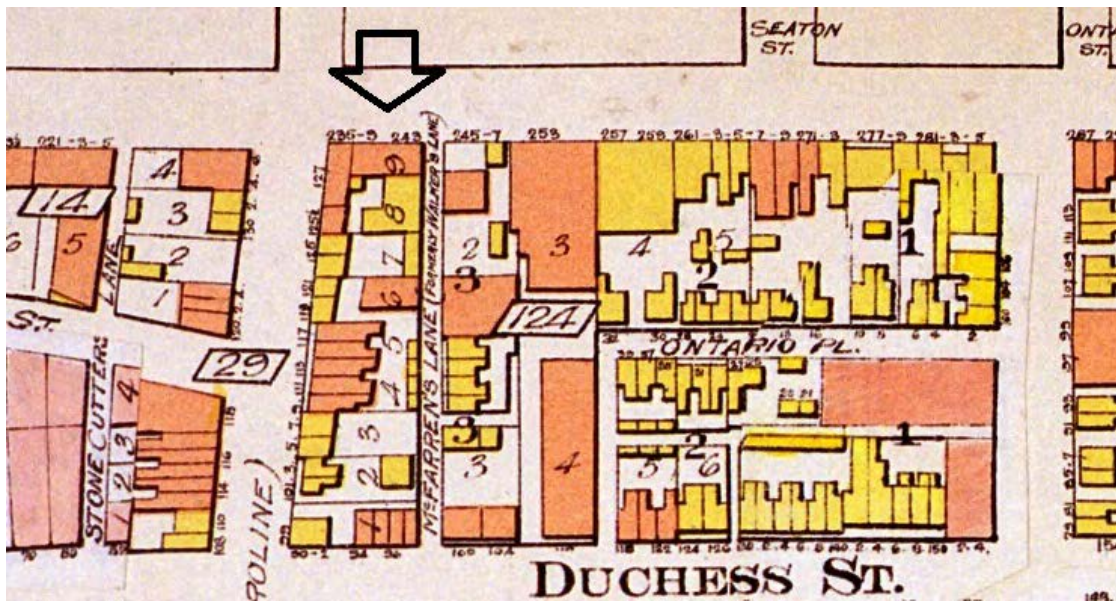
6. Boulton's Atlas, 1858: showing the subject property bounded by Queen Street East (north), Caroline (Sherbourne) Street (west) and a laneway (east), which remains vacant



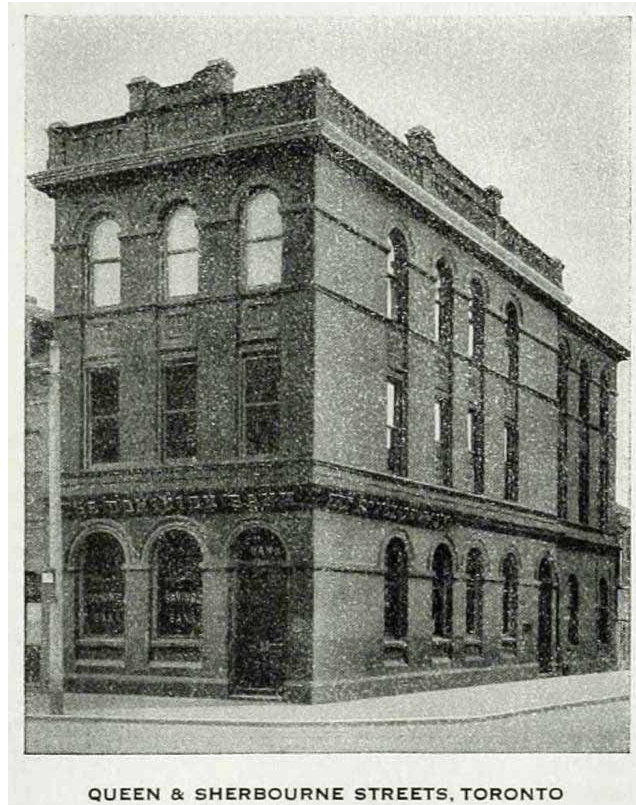
7. Gross's Bird's Eye View of Toronto, 1876: showing the Andrew McFarren Building (1870) with its 2½-storey form under the gable roof with dormers where it extends across the Queen Street East frontage from Sherbourne Street to the laneway



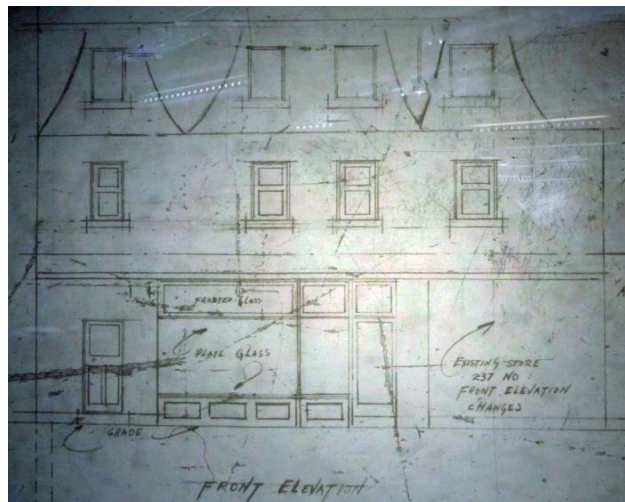
8. Goad's Atlas, 1880: the first Goad's illustrating this area shows McFarren's brick building extending across the south side of Queen Street East between Sherbourne Street (left) and the laneway (right)



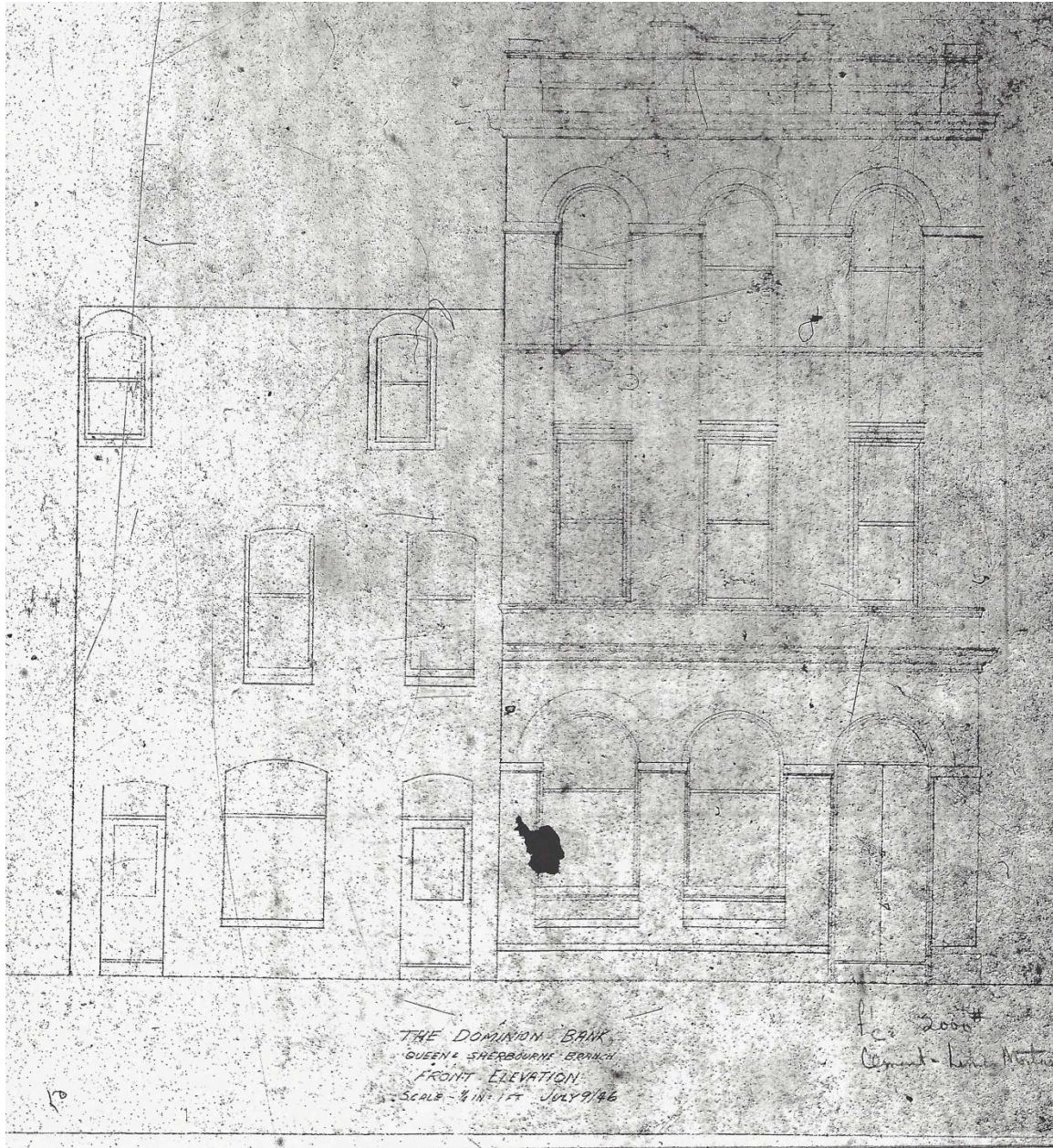
9. Goad's Atlas, 1910 revised to 1912: showing the changes to the subject property, with the removal of the west end of the Andrew McFarren Building for the adjoining bank building (the second branch on the site, dating to 1892), and the renaming of the laneway to the east as "McFarren's Lane"



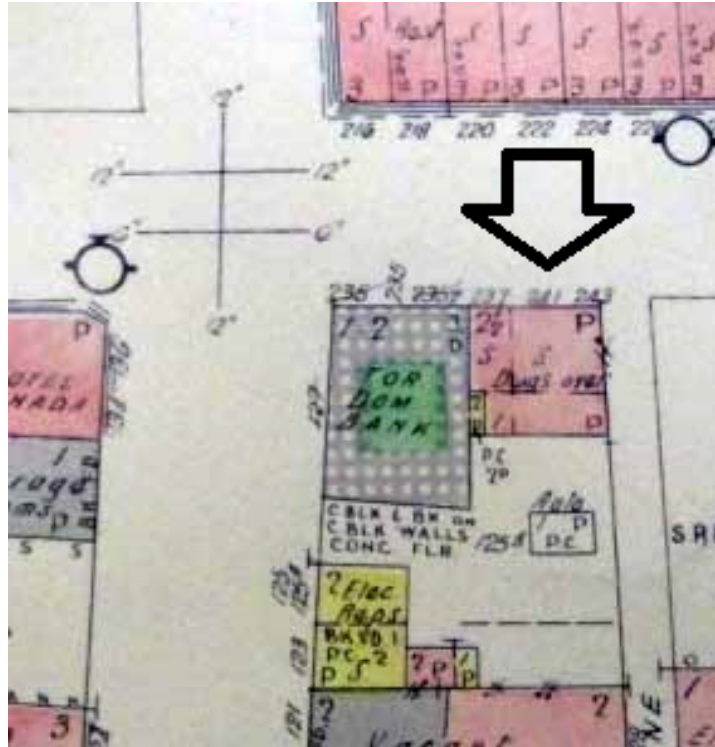
10. Archival Photograph, Dominion Bank, 1921: showing the bank branch (1892, and the second of three built on the site) at the southeast corner with the Andrew McFarren Building visible to the left (The Dominion Bank 1871-1921, 199)



11. Archival Drawing, 1937: showing proposed alterations to the storefront at the east end of the north elevation of the Andrew McFarren Building with the introduction of plate glass windows with frosted glass transoms (City of Toronto Building Records, Toronto and East York, File 68624)



12. Archival Drawing, 235 Queen Street East, 1946: proposed alterations to the Dominion Bank Branch (1892, right) show part of the north elevation of the Andrew McFarren Building (left), indicating that the west bays were removed in 1960 for the construction of the third bank branch (as shown in the images that follow) (City of Toronto Building Records, Toronto and East York, File 90230)



13. Underwriters' Insurance Bureau Atlas, 1954 updated to 1964: showing the Andrew McFarren Building beside the Toronto Dominion Bank Branch (built in 1960 as the third bank branch on the site)



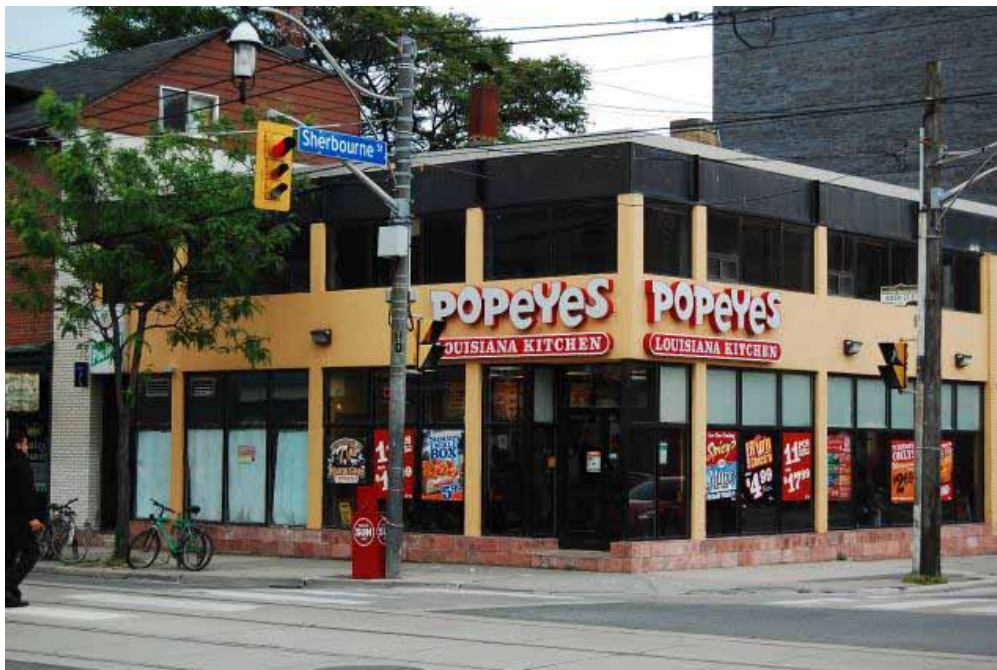
14. Archival Photograph, 1970s: showing the Andrew McFarren Building with the Toronto-Dominion Bank branch (1960) to the west (right) (Toronto Historical Board)



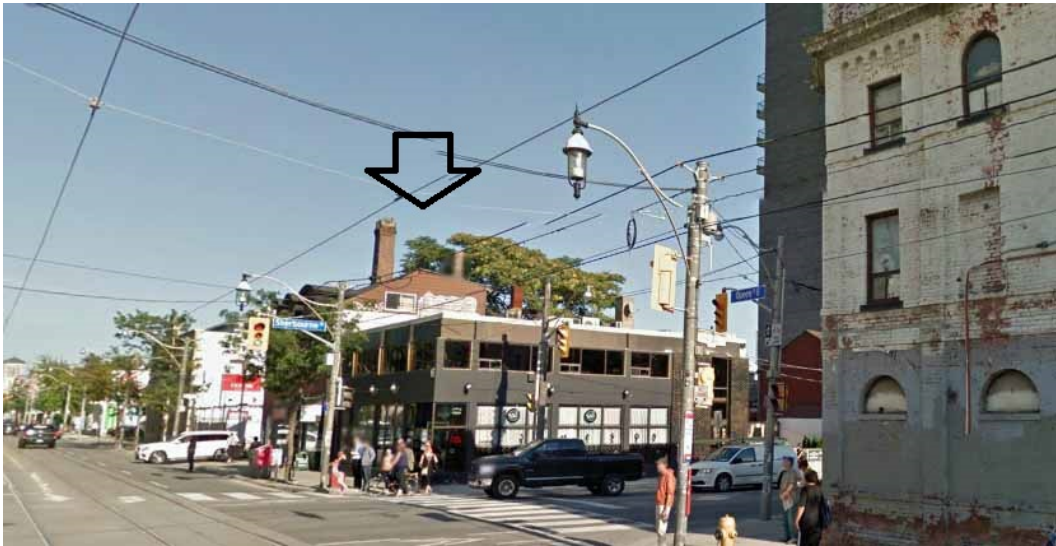
15. Archival Photographs, Queen Street East between Sherbourne and Ontario Streets, 1973: showing the Andrew McFarren Building in its context on the south side of the street, east of Sherbourne Street (City of Toronto Archives, Fonds 2043, Series 1587, File 215)



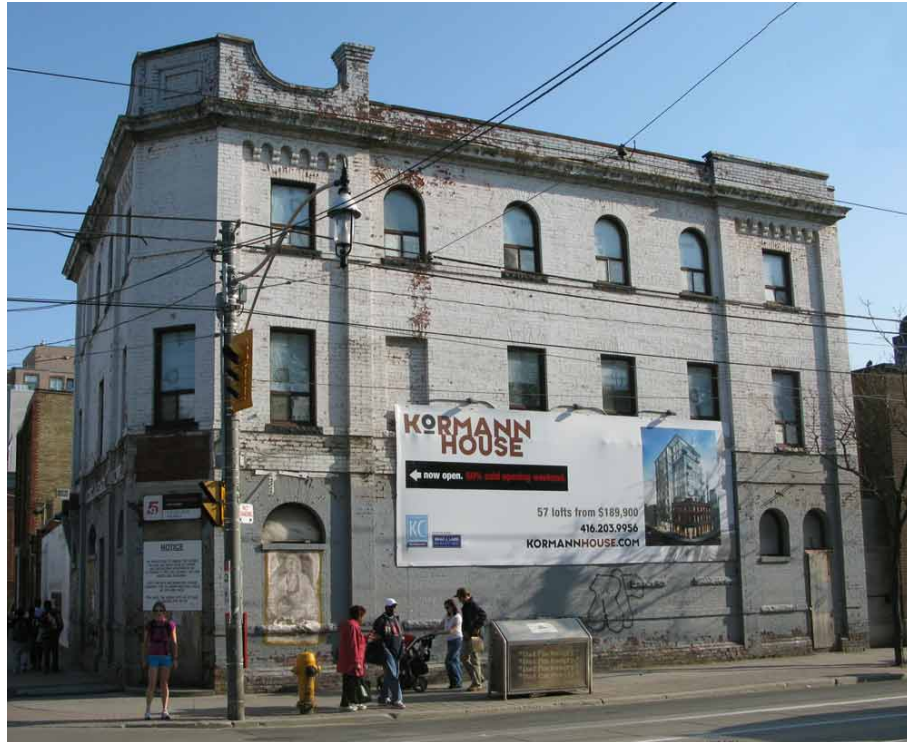
16. Photograph, 237 Queen Street East, 2005: showing the Andrew McFarren Building where the shutters have been added (Heritage Preservation Services)



17. Photograph, Queen and Sherbourne, 2012: showing the west elevation of the Andrew McFarren Building on the left with the changes to the roofline at the west end to accommodate the former bank branch (<http://urbantoronto.ca/news/2013/01/then-and-now-queen-and-sherbourne>)



18. Queen Street East and Sherbourne Street, 2014: showing the Andrew McFarren Building east of Sherbourne Street (above) and the rear (south) wall of the subject building from McFarren's Lane (below) (www.google.maps)



19. Contextual Photograph, 229 Queen Street East: showing the Korman House Hotel (1897) on the southwest corner of Queen and Sherbourne Streets, which was listed on the City of Toronto's Heritage Register in 2007 (www.tobuilt.ca)



20. Contextual Photograph, 234-242 Queen Street East: showing part of series of commercial blocks (including the Carlyle Block, 1893) at the northeast corner of Queen and Sherbourne Streets, which were designated under Part IV, Section 29 of the Ontario Heritage Act in 1989 (Heritage Preservation Services, 2012)



21. Contextual Photograph, 263-265 Queen Street East: showing the Christina Lauder Buildings (1875) on the south side of the street, east of McFarren's Lane, which were listed on the City's Heritage Register in 2013 (Heritage Preservation Services, 2015)



21. Current Photograph, 237 Queen Street East, 2015: showing the context of the subject property on the south side of Queen Street East between Sherbourne Street (right) and McFarren's Lane (left) (Heritage Preservation Services)