

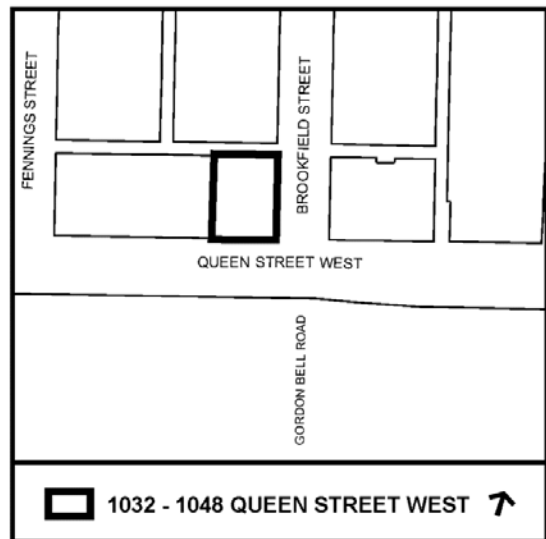
Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 1032-1034 Queen Street West, and 1036, 1038, 1040, 1042, 1044 and 1046 Queen Street West

Date: March 6, 2017
To: Toronto Preservation Board
 Toronto and East York Community Council
From: Chief Planner and Executive Director
Wards: Ward 19 - Trinity Spadina

SUMMARY

This report recommends that Toronto City Council state its intention to designate the properties at 1032-1034 Queen Street West and 1036, 1038, 1040, 1042, 1044 and 1046 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act and include these properties on the City of Toronto's Heritage Register.

The properties located on the north-west corner of Queen Street West and Brookfield Street in the West Queen West neighbourhood, contain a three-storey Victorian corner block with commercial space at grade and residential units above, completed in 1886 and a row of six, two-storey Victorian stores with residential units above, completed in 1883. The properties are located within the West Queen West Heritage Conservation District Study Area.



Following research and evaluation, it has been determined that the properties at 1032- 1034 Queen Street West and 1036, 1038, 1040, 1042, 1044 and 1046 Queen Street West meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for their design, associative and contextual value.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse

demolition. Under the Ontario Heritage Act, initiating a designation is one way of protecting a threatened heritage property to allow more time for considering alternatives.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council include the property at 1032-1034 Queen Street West on the City of Toronto's Heritage Register.
2. City Council include the property at 1036 Queen Street West on the City of Toronto's Heritage Register.
3. City Council include the property at 1038 Queen Street West on the City of Toronto's Heritage Register.
4. City Council include the property at 1040 Queen Street West on the City of Toronto's Heritage Register.
5. City Council include the property at 1042 Queen Street West on the City of Toronto's Heritage Register.
6. City Council include the property at 1044 Queen Street West on the City of Toronto's Heritage Register.
7. City Council include the property at 1046 Queen Street West on the City of Toronto's Heritage Register.
8. City Council state its intention to designate the property at 1032-1034 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1032-1034 Queen Street West (Reasons for Designation) attached as Attachment 3 to the report (March 6, 2017) from the Chief Planner and Executive Director, City Planning Division.
9. City Council state its intention to designate the property at 1036 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1036 Queen Street West (Reasons for Designation) attached as Attachment 4 to the report (March 6, 2017) from the Chief Planner and Executive Director, City Planning Division.
10. City Council state its intention to designate the property at 1038 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1038 Queen Street West (Reasons for Designation) attached as Attachment 5 to the report (March 6, 2017) from the Chief Planner and Executive Director, City Planning Division.

11. City Council state its intention to designate the property at 1040 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1040 Queen Street West (Reasons for Designation) attached as Attachment 6 to the report (March 6, 2017) from the Chief Planner and Executive Director, City Planning Division.

12. City Council state its intention to designate the property at 1042 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1042 Queen Street West (Reasons for Designation) attached as Attachment 7 to the report (March 6, 2017) from the Chief Planner and Executive Director, City Planning Division.

13. City Council state its intention to designate the property at 1044 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1044 Queen Street West (Reasons for Designation) attached as Attachment 8 to the report (March 6, 2017) from the Chief Planner and Executive Director, City Planning Division.

14. City Council state its intention to designate the property at 1046 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1046 Queen Street West (Reasons for Designation) attached as Attachment 9 to the report (March 6, 2017) from the Chief Planner and Executive Director, City Planning Division.

15. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bills in Council.

16. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designations to the Conservation Review Board.

17. If the designations are 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.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of January 31, 2017 City Council adopted a motion requesting that the Senior Manager, Heritage Preservation Services research and evaluate the properties at 1040 and 1042 Queen Street West for designation under Part IV of the Ontario Heritage Act and to report back to the Toronto and East York Community Council with the results of this evaluation by April 2017.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.MM24.34>

At its meeting of January 17, 2017, the Toronto and East York Community Council refused the application to demolish the subject mixed-use buildings that contain one residential unit each at both 1040 and 1042 Queen Street West because a building permit has not been issued for a replacement building on this site.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.16>

At its meeting of September 10, 2013, the Toronto and East York Community Council refused the application to demolish the subject mixed-use buildings that contain 2 residential units at 1040 and 1042 Queen Street West because there is no permit for replacement buildings issued on this site.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE26.36>

At its meeting of March 31, April 1 and 2, 2015 City Council authorized the revised West Queen West boundary for study as a potential Heritage Conservation District (HCD) including the subject properties. The West Queen West HCD Study Area had previously been authorized for study by City Council at their meeting of May 23, 24 and 25, 2007

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2007.TE5.8>

COMMENTS

The properties at 1040-1042 are currently the subject of an amended site plan application. The Ward Councillor has referred this site plan control application to City Council for a decision, in accordance with By-law No. 483-2000. Council also

requested on January 31st 2017 that Senior Manager, Heritage Preservation Services research and evaluate the properties for Designation under Part IV of the Ontario Heritage Act.

In undertaking City Council's request it became apparent to Heritage Preservation staff that the properties are part of a row of seven buildings completed in 1883 (1036-1048 Queen Street West) which, with the corner block at 1032-1034 Queen Street West, form an important context that is unified by period and architectural style. For this reason, the following research and evaluation includes all of these properties.

A location map (Attachment 1) and photographs (Attachment 2) are attached. The Statements of Significance (Reasons for Designation) are included as Attachments No. 3-9. Staff have completed the attached Research and Evaluation Report (Attachment 10) for the properties at 1032-1046 Queen Street West and determined that the properties meet 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.

The Robert Vogan block, 1032-1034 Queen Street West and the Samuel S. Mutton block, 1036-1046, Queen Street West have design value as representative examples of High Victorian style main street buildings combining commercial and residential uses which feature characteristic late nineteenth century decorative detailing including red and buff brick patterning and distinctive semi-circular-headed windows. The Vogan block is further valued for its high degree of craftsmanship. The properties have value as they are associated with the development of Queen Street West following the arrival of railways and industries, and the development of the Park Lot Estates north of Queen Street West into a characteristic late 19th century Toronto neighbourhood with a vibrant main street. Situated at the north-west corner of Queen Street West and Brookfield Street, the buildings maintain the original late 19th-century scale and character of the

neighbourhood. For over 130 years they have contributed to the distinct architectural and social vitality of the surrounding neighbourhood. With its spire and highly patterned elevations, the Vogan block is a distinctive landmark.

CONTACT

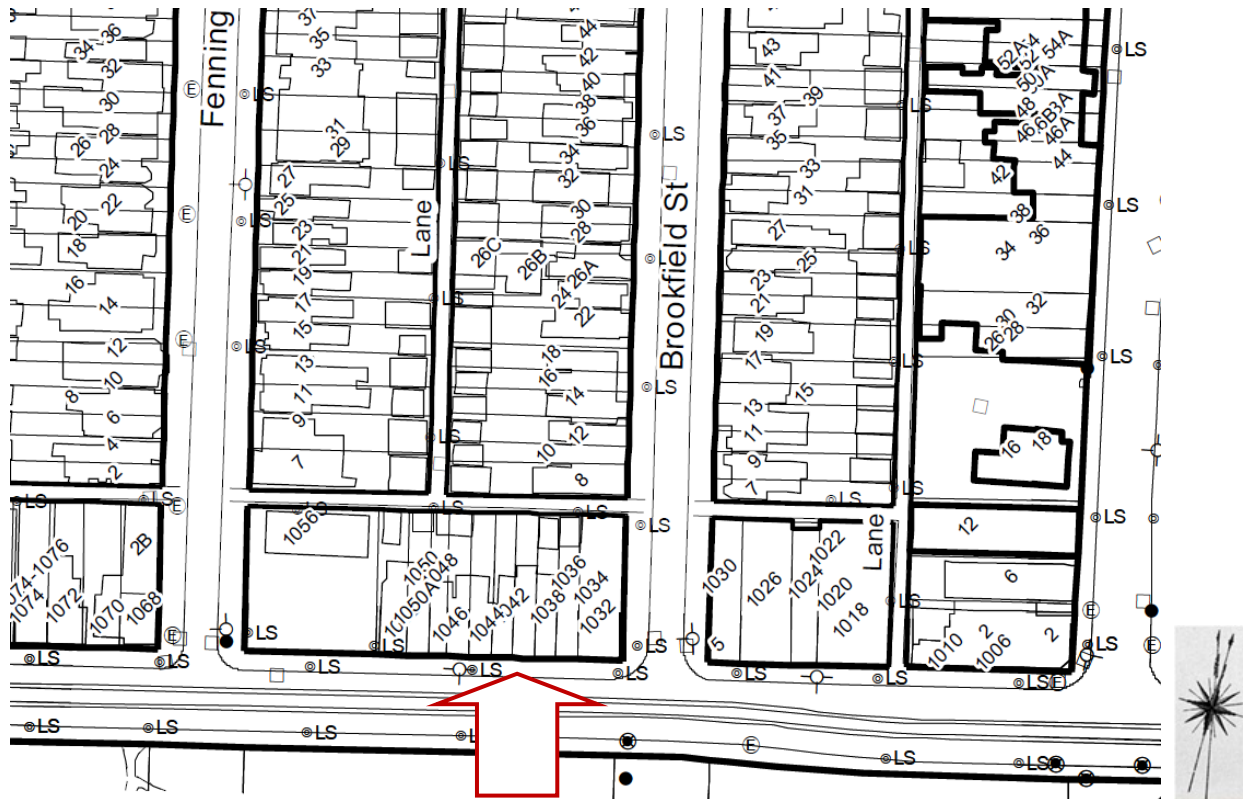
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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Statement of Significance
(Reasons for Designation) 1032-4 Queen Street West
Attachment 4 – Statement of Significance
(Reasons for Designation) 1036 Queen Street West
Attachment 5 – Statement of Significance
(Reasons for Designation) 1038 Queen Street West
Attachment 6 – Statement of Significance
(Reasons for Designation) 1040 Queen Street West
Attachment 7 – Statement of Significance
(Reasons for Designation) 1042 Queen Street West
Attachment 8 – Statement of Significance
(Reasons for Designation) 1044 Queen Street West
Attachment 9 – Statement of Significance
(Reasons for Designation) 1046 Queen Street West
Attachment 10 – Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the properties are not shown.

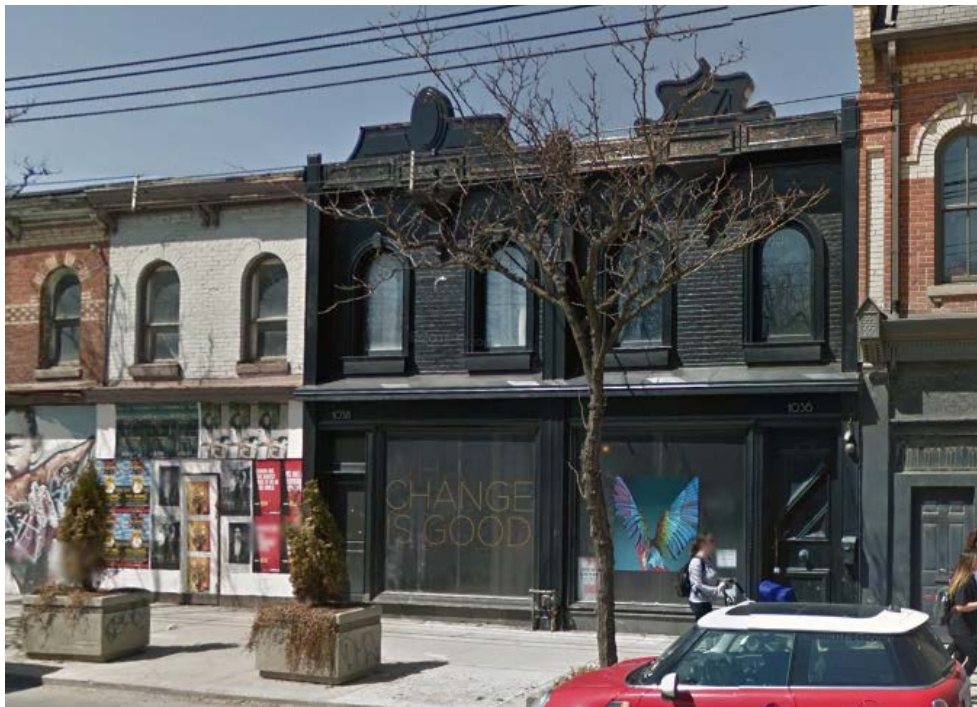
The arrow marks the site of the properties at 1032-1034 Queen Street West and 1036-1046 Queen Street West. Ossington Avenue, a major local intersection is at the right next to the north sign.



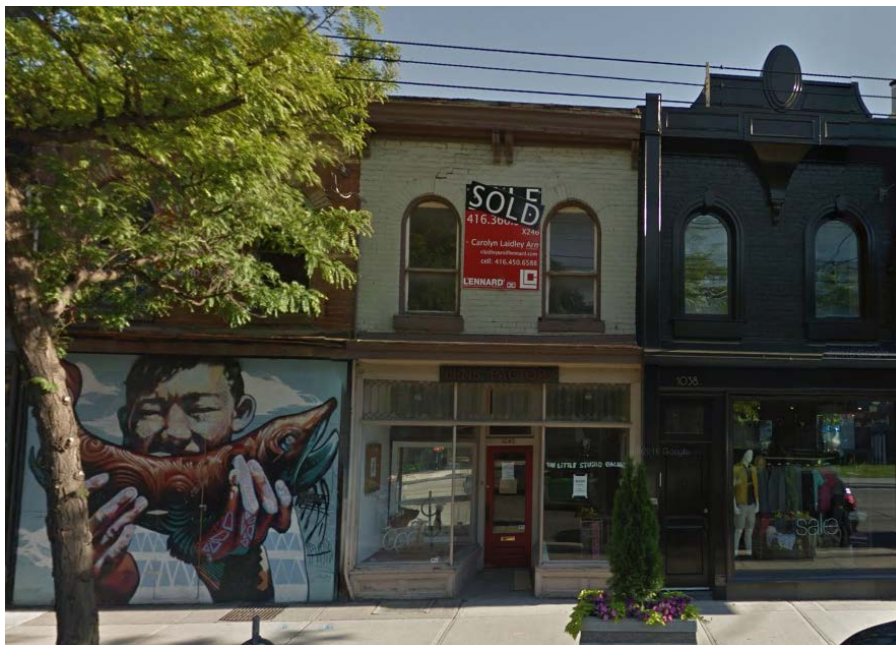
Composite photograph of 1032-1046 Queen Street West, showing the Robert Vogan block at 1032-1034 Queen Street West (right) and the Samuel S. Mutton block at 1036-1046 Queen Street West (left) (FGMDA (EVOQ Architecture) 2016)



Photograph of 1032-1034 Queen Street West, Robert Vogan block (Heritage Preservation Services [HPS], 2017)



Photograph of 1036-1040 Queen Street West (right to left) (taken from Google Maps, April, 2015 as the buildings are currently obscured by adjacent scaffolding)



Photograph of 1040 Queen Street West (centre) (Google Maps, April, 2012)
Please note: the ground floor of the building has since been covered over.



1042, 1044 and 1046 Queen Street West (from right to left) (Google Maps 2015)



1044, 1046, 1048 Queen Street West. 1048 Queen Street West (Cambie, at the far left) was originally part of the Samuel S. block, but the elevation was rebuilt in 1966 and the original heritage features removed. (HPS, 2017)

STATEMENT OF SIGNIFICANCE:
1032-1034 QUEEN STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 1032-1034 Queen Street West (the Robert Vogan block) 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 1032-1034 Queen Street West was originally two properties owned and built by Robert Vogan which contained his bakery and confectionary store at 1032 Queen Street West and a second property, initially rented to Alex Bourdon who operated a hat store, at 1034 Queen Street West. Designed as a three-storey block, it originally had residential units above the two shops. The property is located at the north-west corner of Queen Street West and Brookfield Street and in the West Queen West Heritage Conservation District Study Area.

Statement of Cultural Heritage Value

The Robert Vogan block has design value as an exceptional example of a late 19th century commercial corner-block building designed with a high degree of craftsmanship in the Second Empire Style. The design value is evident in such architectural elements as the characteristic chamfered corner still present at the upper levels and the octagonal corner spire roof, the exuberant variety of forms, materials, patterns and details typical of High Victorian sensibility of the period seen in the patterned polychromatic slate of the mansard roof, the red and buff brick patterning of the elevations and the variety of window types all rendered in the Second Empire style.

The Vogan block has associative value with the beginning of the late 19th-century transformation of the Park Lot estates, here the Brookfield Estate, on the north side of Queen Street West from large-scale, single-family estates into dense residential neighbourhoods. With the additional development of the Garrison Reserve on the south side of the street with government institutions, railways and industries, Queen Street West emerged as an important commercial main street and city thoroughfare. The Vogan block's accommodation of a variety of uses from bakery and hat shop, to theatre, place of worship identified with the Polish community, union hall, Royal Canadian Legion Hall, theatre centre and finally night club, represents the dynamic and evolving social history of the neighbourhood.

Contextually, the Vogan block is important in maintaining the late nineteenth century scale and character of the neighbourhood. It is functionally and historically linked to its surroundings. With its well-preserved and distinctive corner spire and vivid brick polychrome and façade patterning it is an important local landmark contributing to the social vitality of the community.

Heritage Attributes

The heritage attributes of the property at 1032-1034 Queen Street West are:

EXTERIOR:

- The setback, placement and orientation of the building on the north-west corner of Queen Street West and Brookfield Street
- The scale form and massing of the three-storey block with its two-storey rear wing including the mansard roof, the octagonal corner spire and the pyramidal roof over the secondary entrance on the east elevation and the chimneys
- The materials including the red brick cladding, buff brick details, cast-stone keystones in the window heads and cast-stone elements on the chimneys, wood brackets, cornices and window sash and the slate roof with its hexagonal-shaped slates in two colours, the lead sheets on the roofs of the projecting dormer windows and the leaded patterned glass seen in the transom over the entrance to 1034 Queen Street West
- The arrangement of the principal south and east elevations which originally had red brick banded piers rising two stories, with panels of buff brick arranged in singles and pairs, separating single or paired windows with a buff brick dado at the base of the building, a buff brick belt course between the first and second story and a decorative band of stepped buff brick headers at the eaves
- The window openings with their segmental arched window openings at the first floor, and semi-circular headed window openings, featuring buff brick headers with cast-stone keystones, at the second floor and flat headed windows in the mansard roof.
- The cast-stone window sills at the first and second floor with the second floor featuring decorative buff brick headers beneath the sills
- The window glazing with at the upper floors features double hung sash with two over two sections
- The three former door openings on the east elevation with the buff brick headers and keystones which have now been infilled.
- The wood cornice and entablature above the ground floor openings on the south and east elevation and its scrolled end brackets, steep pediments and fish-scale faces which are typical of the High Victorian style
- The pairs of decorative wood scroll brackets at the top of the brick piers where they meet the eaves
- The wood casings of the dormer windows with their decorative brackets supporting a moulded cornice beneath the sloping lead-sheet roofs

STATEMENT OF SIGNIFICANCE:
1036 QUEEN STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The property at 1036 Queen Street West (part of the Samuel S. Mutton block) 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 1036 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

Heritage Attributes

The heritage attributes of the property at 1036 Queen Street West are:

EXTERIOR:

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the second floor window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- Glazed shop fronts on the ground floor which are typical characteristics of the nineteenth century stores

STATEMENT OF SIGNIFICANCE:
1038 QUEEN STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 5

The property at 1038 Queen Street West (part of the Samuel S. Mutton block) 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 1038 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

Heritage Attributes

The heritage attributes of the property at 1038 Queen Street West are:

EXTERIOR:

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the second floor window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- Glazed shop fronts with recessed entrances at the ground floor which are typical characteristics of the late nineteenth century stores

STATEMENT OF SIGNIFICANCE:
1040 QUEEN STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 6

The property at 1040 Queen Street West (part of the Samuel S. Mutton block) 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 1040 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

Heritage Attributes

The heritage attributes of the property at 1040 Queen Street West are:

EXTERIOR:

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- The paired scroll brackets supporting the eaves at the centre of the elevation and at the two outer edges
- The shop front which is typical of the late 19th century with a central recessed entrance between two glazed bay windows with a leaded glass transom with a decorative pattern
(Please note the shop front has been concealed)

STATEMENT OF SIGNIFICANCE:
1042 QUEEN STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 7

The property at 1042 Queen Street West (part of the Samuel S. Mutton block) 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 1042 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two-storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

Heritage Attributes

The heritage attributes of the property at 1042 Queen Street West are:

EXTERIOR:

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the window openings and as a checkerboard string course of headers between windows.
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- The paired scroll brackets supporting the eaves at the centre of the elevation and at the two outer edges

Note: this is the only elevation of the remaining six which has not been painted over

STATEMENT OF SIGNIFICANCE:
1044 QUEEN STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 8

The property at 1044 Queen Street West (part of the Samuel S. Mutton block) 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 1044 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

Heritage Attributes

The heritage attributes of the property at 1044 Queen Street West are:

EXTERIOR:

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- The paired scroll brackets supporting the eaves at the centre of the elevation and at the two outer edges
- The glazed shop front angled towards the recessed entrance at the ground floor

STATEMENT OF SIGNIFICANCE:
1046 QUEEN STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 9

The property at 1046 Queen Street West (part of the Samuel S. Mutton block) 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 1046 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

Heritage Attributes

The heritage attributes of the property at 1046 Queen Street West are:

EXTERIOR:

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- The paired scroll brackets supporting the eaves
- The glazed shop front with the recessed entrance at the ground floor

ATTACHMENT 10
HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



1032-1034 QUEEN STREET WEST and
1036, 1038, 1040, 1042, 1044 and 1046 QUEEN STREET WEST

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2017

1. DESCRIPTION



Above: 1032-34 Queen Street West (Heritage Preservation Services [HPS], 2017)

Cover: Composite Photograph of 1032-1046 Queen Street West (FGMDA (EVOQ Architecture) 2016)

1032-1034 Queen St. W. and 1036, 1038, 1040, 1042, 1044 and 1046 Queen St. W.	
ADDRESS	1032-1046 Spadina Avenue
WARD	Ward 19 (Trinity-Bellwoods)
LEGAL DESCRIPTION	Plan D 204, Lot 10/Plan 400, Lots 1-6
NEIGHBOURHOOD/COMMUNITY	Trinity Bellwoods
HISTORICAL NAME	Robert Vogan block/ Samuel S. Mutton block
CONSTRUCTION DATE	1886 (Robert Vogan block)/ 1883 (Samuel S. Mutton block)
ORIGINAL OWNER	Robert Vogan (1032-4 Queen St. West)/ Samuel S. Mutton (1036-46 Queen St. West)
ORIGINAL USE	Commercial with residential above
CURRENT USE*	Commercial with commercial or residential above
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding
ARCHITECTURAL STYLE	High Victorian
ADDITIONS/ALTERATIONS	Rear additions
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	March 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 1032-1046 Queen Street West, and applies the evaluation criteria which determine that they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary). For the purposes of research and evaluation, the property at 1048 Queen Street West, which was part of the original 1883 Samuel S. Mutton block is referenced but due to alterations and loss of integrity of the principal elevation, it is not being recommended for inclusion on the Heritage Register or for designation.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	The Town of York is established and surveyed. The properties at 1032-1046 Queen Street West are located on the narrow 1000-acre Park Lot 25 which extended from Lot Street (Queen Street West) to the Second Concession Road (Bloor Street). The lot was is granted to David Burns, a surgeon
1806	David Burns dies and his brother Alexander inherits Lot 25
1815	Alexander Burns sells Lot 25 to John Denison who builds Brookfield estate and house at the southern end of the lot at the north-west corner of Queen Street West and Dundas Street (now known as Ossington Avenue)
1852	With the death of Sophia Denison, the Brookfield estate is subdivided. The southern portion is subdivided under Plan D204.
1882	Assessment Rolls for St. Stephen's Ward record Lot 10, Plan D204 is vacant and owned by John Herbert (now known as 1032-1034 Queen Street West) Lots 6-9, Plan D204 are vacant and owned by Jacob P. Clark (now known as 1036-1048 Queen Street West)
1883	Assessment Rolls record that Samuel S. Mutton, has purchased Lots 6-9, Plan D204, subdivides them under Plan 400, Lots 1-7 and builds a two-storey block of seven stores with residential accommodation above at 894-906 Queen Street West (now known as 1036-1048 Queen St. W.) Samuel Mutton rents the stores and accommodation to a shoemaker, grocer, fancy goods seller, and dressmaker. Three stores are still vacant when the assessment rolls are taken in September 1883.
1886	Assessment Rolls record Robert Vogan has purchased Lot 10, Plan D104 and constructed the three-storey corner block at 890 and 892 Queen Street West (now known as 1032 and 1034 Queen St. W.). Vogan operates a bakery at 890 and rents 892 to Alex Bourdon, a hat maker
1913	City Directories record the Temple Theatre and McNichol Brothers Billiards are opened at the Vogan block
1930	Building Permit 17414 is submitted by Kaplan and Sprachman architects for renovations to the Temple Theatre in the Vogan block, including the addition of steel beams by the Sarnia Bridge Co. The third floor accommodated a separate dwelling known as 1034 Queen St. W.

1937	Re: Vogan block: Building Permit 56930 is submitted by architect Irving M. Saunders to alter the theatre to accommodate the Polish National Catholic Church.
1954	Re: Vogan block, Building Permit 38773 application by the United Auto Workers of America C10, Local 252 to alter the church building and caretakers accommodation to provide for a union hall and caretakers accommodation
1966	Re: 1048 Queen St. W. (the Samuel S. Mutton block), Building Permit 90930 is issued for the repair of the property following damage caused by a motor vehicle. It is likely that this is the date that the south elevation was completely rebuilt with new materials and window arrangement. .
1968	Re: Vogan block, City Directories indicate that by this date the Royal Canadian Legion occupies the property
2007	The Vogan block is altered and extended and the exterior substantially, if not completely, restored

ii. HISTORICAL BACKGROUND

West Queen West neighbourhood

The properties at 1032-34 and 1036, 1038, 1040, 1042, 1044 and 1046 Queen Street West, on the north side of Queen Street West are located in a unique area of Toronto where unique and diverse historic factors of the Town of York's settlement and land survey in 1793 determined the development and particular character of the neighbourhood still evident today. (Image 1)

The first historic factor was that in this section of the West Queen West neighbourhood, Queen Street West road acted as the boundary between private development on the north side and government institutions, railways and industry on the south. From 1793, the land on the south side of Queen Street had been allocated for the Garrison Reserve¹ an open area of defensible ground surrounding Fort York and protecting the town of York to the east. The Reserve's western boundary was located at today's Dufferin Street, just west of the subject properties. As the Town of York grew and expanded westward encroaching on the Reserve, the reserve land closest to the Town of York was sold off for private development, unlike the lands in the West Queen West neighbourhood was allocated exclusively for government institutions. By the end of the 19th century, these institutions would include jails and reformatories, hospitals and facilities for mental health and ultimately, libraries and post offices.

With the establishment of Town of York, land on the north side of Queen Street had been subdivided into the 100 acre Park Lot Estates, narrow strips of land stretching from Queen Street (originally known as Lot Street) to Bloor Street (originally known as the Second Concession). The Park Lot Estates were granted by Lieutenant Governor John Simcoe to individuals such as government officials, Loyalists and retired soldiers.

The second important factor was that Queen Street was also an important east-west transportation route connecting York with the towns across the province and beyond. In

¹ The Garrison Reserve was also known as the Military Reserve and the Garrison Common.

the east, it crossed the Don connecting York with the highway that travelled west to Kingston. To the west, it led to the Lakeshore Road providing a route around the lake to Niagara. It also connected to the north, at the junction with today's Ossington Avenue, with Dundas Street, which was initially surveyed by August Jones in 1794 and intended to be the highway connecting with the city of London. Dundas Street headed north from Queen and then turned north-west on a diagonal route that it still follows today, ultimately continuing as Highway 5. As travel by stage coach was slow, the need for rest and refreshment resulted in the taverns and around them settlements. By the 1840s, Blue Bell Village had been established at the north-east corner of Dundas Street (Ossington Avenue) and Queen Street West, with two taverns, one known as the Blue Bell. As the map indicates development, including that of Lot 25, initially followed this route north-west. (Image 3) The Provincial Lunatic Asylum, designed by the architect John G. Howard, with its first section completed in 1850 on the south side of Queen Street West terminated the southern end of the axis of Dundas Street with its great dome.

Over the next 30 years, while the area along the Dundas Street route (Ossington Avenue) would be substantially surveyed and developed, Queen Street West developed more slowly. By 1872, a half-mile race course had been established to the west on the southern half of Lot 27. On the south side of Queen Street, the asylum was joined by the Crystal Palace (1858) on the Agricultural Show Grounds, and the Central Prison (1877) as well as the Mercer Reformatory for Women (1880).

Transportation routes through the area were augmented with the arrival in the 1850s of the Northern Railway, known as the Grand Trunk Railway by 1859, and the Toronto Grey and Bruce Railway, which cut diagonally across the Garrison Reserve at its north-west corner. The arrival of the railway lines was the third factor which had a decisive impact on the area. (Image 4) The remaining Garrison Reserve was taken up with railway yards and industries soon located on the adjacent lands. Industries such as John Abell & Co. occupied a large area opposite Beaconsfield Avenue. Parkdale Station, at the south-east corner of Dufferin Street and Queen Street West, serving the junction of the two railway lines caused land in close proximity to be ripe for residential development too.

Park Lot 25, the Brookfield Estate

Park Lot 25, one of the Park Lots on the north side of Queen Street granted for private development and the future location of the subject properties at 1032-1046 Queen Street West, was granted to David Burns (d.1806). A Scottish-born surgeon, Burns had served with the British Army's 71st Regiment in the war of American Revolutionary War, during which time he was taken prisoner. In 1791 Lieutenant Governor John Graves Simcoe appointed Burns to be surgeon to the Queen's Rangers, as well as clerk of the Crown and of the Common Pleas which gave him administrative authority over the high court of Upper Canada. When Burns died in 1806, his brother Alexander inherited Lot 25 which he sold to John Denison in 1815.

Captain John Denison (1755-1824) emigrated from Yorkshire where he was captain of the militia as well as a miller and brewer. In the Town of York he was initially employed as the estate manager for Petersfield, Peter Russell's estate. In 1815 he was able to purchase the land and build a house on his own estate, Brookfield, at the north-west

corner of the current intersection of Ossington Avenue and Queen Street West. After John's death, his wife Sophia lived in the house until 1852. With the construction of the provincial asylum in 1845 on the south side of Queen Street opposite Brookfield, the area deteriorated for a time during which the Brookfield house was demolished and the land subdivided. John Denison is remembered in local streets such as Dovercourt and Ossington which recall the names of the English town in Essex and the Denison family's English estate. Streets such as Brookfield, Fennings and Rolyat (Taylor spelt backwards) all recall members of Denison's family.

The subdivision of the southern-most portion of the Brookfield estate was bound by Queen Street West on the south, Ossington on the east, Fennings on the west and Maple Lane (now known as Humbert Street) on the north. The subdivision was known as Plan D204. The land between Fennings and Brookfield streets was divided into 10 lots numbering 1-10. (Image 5)

1032-1034 Queen Street West

According to the assessment rolls the properties, known as Lots 1-10 of Plan D204, were still vacant in 1881.² Lot 10, located at the north-west corner of Queen Street West and Brookfield Street, was owned by John Herbert and remained vacant until it was purchased by Robert Vogan in 1886. Vogan built the three-storey brick clad building with a rear two-storey wing which covered the entire property in the same year. (Images 6-7) Vogan's block was known as 890-892 Queen Street West until 1890 when it was re-numbered with the current address, 1032-1034 Queen Street West. Robert Vogan ran a bakery and confectionary on his premises at 1032 Queen Street West. He rented the property at 1034 Queen Street West to Alex Bourdon, a milliner. Robert Vogan continued to occupy the property into the early 1900s. In 1914, the Temple Theatre opened at 1032 Queen Street West and McNicol Brothers Billiards opened at 1034 Queen Street West.

In 1930, the architects Kaplan and Sprachman, who were well-known Toronto theatre architects, submitted plans for a building permit to renovate the Temple Theatre.³ The plans include engineering drawings of steel beams by the Sarnia Bridge Co. The theatre occupied the first two floors and had a large stage. The third floor drawings show a projectionist's booth indicating films were being shown at the theatre. The rest of the plan for the third floor is occupied by a dwelling, with access from the door addressed as 1034 Queen Street West. It may be that this horizontal subdivision of the property was done as early as 1914 for the McNicol Brothers Billiards. The plans also show that the original chamfered corner, facing Brookfield Street and Queen Street West, had been squared by this date. By 1932 the theatre was renamed 'The Past Time Theatre' and occupied by William Vasbender, Aaron Applebaum and David Mincovitch.

In 1937, plans for 1032-1034 Queen Street West were submitted by the architect Irving M. Saunders to change the use of the building from a theatre to a place of worship for the St. John's Polish National Catholic Church.⁴ The third floor, addressed as 1034

2 Assessment Rolls for St. Stephen's Ward, City of Toronto, 1881-1886, City of Toronto Archives.

3 Building Permit 17414. Please note these drawings, and other referenced are too faint to reproduce in this report

4 Building Permit 56930.

Queen Street West, was now occupied by a caretaker's dwelling. The church occupied the site until 1953 and then in 1954, the United Auto Workers of America, C10 Local 252, submitted a building permit application to convert the church into a union hall, maintaining the third floor caretaker's accommodation.⁵ By 1968, the property was occupied by the Royal Canadian Legion, who submitted an application for a building permit in 1971 to undertake renovations which indicated a bar on the premises. Further upgrades for fire safety were undertaken in 1985. As of 2001, the Legion was recorded as occupying the third floor at 1034 Queen Street West and the Theatre Centre occupied 1032 Queen Street West.⁶ Within a year, permits were issued for the first and second floor use as a restaurant.⁷ In 2007, permits were issued to the current owner who embarked on a series of renovations which included the substantial, if not complete, restoration of the exterior.⁸ Currently, 1032 Queen Street West and 1034 Queen Street West are occupied by restaurant-bars.

1036-1046 Queen Street West

According to the assessments the properties on the north side of Queen Street between Brookfield and Fennings streets, known as Lots 1-10 of Plan D204, was still vacant in 1882.⁹ Lots 6-9 (now known as 1036-1048 Queen Street West) were owned by Jacob P. Clark. By September of 1883, these four lots had been purchased by Samuel S. Mutton and re-subdivided under Plan 400 into 7 lots. (Image 6, as above) Samuel S. Mutton was a lumber merchant and in 1889 was appointed provisional director of the Toronto, Hamilton and Buffalo Railway Company. The assessment rolls indicate that in 1883 Mr. Mutton constructed a two-storey row of seven stores with residential units above. It was noted that they were rough-cast structures with brick facades facing Queen Street West. Their addresses were 894-906 Queen Street West. By 1890 the properties had been re-addressed as 1036-1048 Queen Street West. In September of 1883, three of the stores were still vacant in September 1883, but four were rented as follows, Robert McKay, shoemaker, Elias J. Henderson, grocer, Thomas Townsend, fancy goods and Victoria Phenix, dressmaker.

Over the past 130 years, these stores have been occupied by a wide range of goods and services which, apart from basic staples such as groceries, butchers, tobacconists, confectioners, also included tailors, dressmakers and stationary, bicycle livery and second hand goods. More specialised items such as bicycle livery were also included. By the 1920's the Lubek brothers furs business was established and stayed until the late 1950s. In 1958 the Easy Television store was recorded at 1040 Queen Street West, this was followed by Deluxe Stereo and TV at 1046 in 2001. Other specialty stores included the Maritime Store at 1038 Queen Street West in the 1980s and 1990s. Long time businesses included the Register Press which occupied 1042 Queen Street West from as early as 1958 until the early 2000s.

The names of owners and tenants also reflected the increasingly diverse range of the countries of origins of immigrants to Toronto. In the first twenty years the properties were primarily occupied by people whose names originated in the United Kingdom, but

5 Building Permit 38773

6 As of 2014, the Theatre Centre relocated to the former Carnegie Library at 1115 Queen Street West

7 Building Permit File Reference Number, 675399, 2001.

8 Building Permits B1754316, 07-263212

9 Assessment Rolls for St. Stephen's Ward, City of Toronto, 1881-1886, City of Toronto Archives.

by the 1910s, eastern, southern and western European names were included in the directory. Following World War II the range of diversity expanded to include newcomers from China and Viet Nam. Today the businesses include a restaurant (1036-38 Queen Street), a florist (1044 Queen Street West) and a clothing store (1046 Queen Street West). The properties located at 1040 and 1042 Queen Street West have been vacant and subject to a development application since 2013.

iii. ARCHITECTURAL DESCRIPTION

1032-1034 Queen Street West

The building at 1032-1034 Queen Street West completed by Robert Vogan in 1886 is a three-storey, brick-clad block featuring a mansard roof with a two-storey rear wing with a flat roof. (Images 8-14) Rectangular in plan, the narrow south elevation faces Queen Street and a substantial east elevation faces Brookfield Street. Originally the building had a chamfered corner which was accentuated by the large three-sided window in the mansard roof and the octagonal roof with a spire. A second entrance on the side elevation also features a high pyramidal roof with a spire. (Images 9-11) Two chimneys add to the skyline. Building Permit drawings from 1930 indicate that by this date, the chamfer had been straightened. This may have occurred when the property was converted to a theatre in 1914.

The building is typical of High Victorian Toronto buildings with its exuberant form and variety evident in the massing as well as the detailing which is here rendered in a Second Empire style. This style is evident in the mansard roof, the use of brick piers to order the elevation into single and paired windows and with the first floor segmental-arched headed windows with the semi-circular headed windows of the upper floors. The windows feature two-over-two double-hung sash typical of this period.

Red brick buildings with buff brick detailing are a typical Toronto architectural characteristic, but the elaboration of the application of the yellow brick detailing here, seen in the panels in the piers, the window heads which become continuous string course, the belt course and pattern stepped brick headers just below the eaves, as well mention the decoration of the chimneys, shows High Victorian sensibility for rich patterns and texture. The mansard roof with its polychromatic patterning of hexagonal-shaped slates continues this spirit.

The first floor elevation facing Queen Street West and at the corner with Brookfield Street shows the alterations which were made with the change of use including the different darker red brick and the plastering over the original brick piers. However, the original lead glass transom of the door to the residential accommodation at 1034 Queen Street West is still present. It would appear from a visual comparison of Heritage Preservation Services photos dating to 2006 and those photographs on Google maps dating to 2007 that substantial restoration of the remaining brick work, its mortar and the mansard roof and its patterned slate was undertaken at this time preserving much of the fine original heritage character of the block.

1036-1046 Queen Street West

The buildings located at the properties known as 1036-1046 Queen Street East constructed by Samuel S. Mutton in 1883 are two-storey, brick clad buildings with flat roofs, intended to have commercial space at the ground floor with residential accommodation above. (Images 15-21) The ground floor elevations featured recessed entrances flanked by glazed bay windows. A band of decorative leaded glass typically passed across the glazed area as well as the recessed entrance of the shop front. A building permit drawing from 1949 for 1036 Queen Street West¹⁰ shows that the entrance was located in the centre with no separate entrance to the residential accommodation, as can be seen in recent photographs of 1040 Queen Street West. However, permit drawings for 1044 and 1046 Queen Street West indicate existing entrances as being recessed at the side permitting separate entrances for the shop and the residences above.¹¹ This pattern can still be seen at 1046 Queen Street West today.

The elevations of the second floor feature pairs of semi-circular headed windows and red brick cladding with buff brick details. These include the buff brick alternating with red creates striped semi-circular arched windows heads, a checkerboard string course at the spring point of the arches and plain buff brick bands just below the eaves which is supported on pairs of scroll brackets. The style of the building is best described as High Victorian vernacular with vestiges of Classical Georgian and hints of the picturesque Italianate style that would become popular towards the mid-nineteenth century.

The original brick cladding still exists at the second storey but can only be seen at 1042 Queen Street West as the other second storey elevations have been painted over. 1036 and 1038 Queen Street West have had some additional decoration added since 2006 including ornamental parapets and cornices, piers and mouldings around the windows and some of the original recessed entrances have been altered, but 1044 and up until it was covered over, 1040 retained the original pattern. As noted above 1048 Queen Street West was constructed as part of the original seven properties Samuel S. Mutton. The building, however, was substantially rebuilt likely following a car accident in 1966. This included, most importantly, the removal of its paired windows at the second floor.

iv. CONTEXT

Queen Street West, between Shaw and Dovercourt street retains much of its original character with the southern half being characterized by large-scale open space and institutional structures of the original Garrison Reserve and the north half being reflective of the individual private ownership that resulted in subdivision of the Park Lot estates. The Samuel S. Mutton row, one of the earliest developments in this section of West Queen West, and the Robert Vogan bakery were the first buildings constructed on the Queen Street West block between Brookfield and Fennings Street in the mid-1880s. They helped establish the heritage character of the north side of Queen Street West which is composed of small individual properties with buildings typically of two-three

¹⁰ Building Permit 4727.

¹¹ Building Permits 07-111714 and 07-23330

stories with commercial at grade and residential above. To the east, at the north-east corner of Brookfield and Queen Street West, is a three-storey mansard roofed block with a long elevation facing north on to Brookfield Street and pairing with Vogan's block.

Further to the east is a later example of two-storey buildings similar to those of Samuel S. Mutton's with red brick cladding and buff brick trim. Both properties were also completed before 1890. To the west of Samuel S. Mutton's block are later, similarly scaled properties. These small businesses were at a scale appropriate to serve the residents living in the neighbourhood built on the Park Lots to the north of Queen Street. This late nineteenth century pattern now contributes to the vitality of West Queen West, which in 2014 was deemed to be the second hippest district in the world.¹² The Samuel S. Mutton row with its upper brick elevation with semi-circular headed windows above glazed shop windows and the adjacent Vogan block with its elaborately patterned and detailed elevations are important precedents creating this late 19th century neighbourhood and contributing to its present vitality.

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. Please note the properties, i.e. the Vogan block and the Samuel S. Mutton block are evaluated separately

1032-1034 Queen Street West, Robert Vogan block

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	X
iii. demonstrates high degree of scientific or technical achievement	n/a

The Robert Vogan block has design value as an example of a late 19th century commercial corner-block building type designed with a high degree of craftsmanship in the Second Empire Style. The design value is evident in the high degree of craftsmanship evident in such elements as the characteristic chamfered corner still evident at the upper levels and the octagonal corner spire roof, the exuberant variety of forms, materials, patterns and details typical of High Victorian sensibility of the period seen in the roof forms, the patterned slate roof, the red and buff brick patterning of the elevations and the variety of window types all rendered in the Second Empire style.

¹² Michael Babad. *The Globe and Mail*, 'Report on Business', "Vogue names Toronto's Queen Street West world's second hippest district," September 9, 2014.

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

The Vogan building has associative value with the late 19th-century development of the Park Lot estates, particularly the Brookfield Estate, in the West Queen West neighbourhood as they were transformed from large-scale single-family estates into residential neighbourhoods served by commercial buildings lining adjacent main streets. In the building's change of use from bakery, to theatre, to a place of worship identified with the Polish community, to union hall, Royal Canadian Legion Hall a theatre centre and finally night club, it represents the changing social history of the neighbourhood.

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	X

Contextually, the prominent Vogan block on its corner location is important in maintaining the late nineteenth century scale and character of the neighbourhood. It is functionally and historically linked to its surroundings. With its well-preserved and distinctive corner spire and vivid brick polychrome and façade patterning it is an important local landmark.

1036-1046 Queen Street West, the Samuel S. Mutton block

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

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the high Victorian style. The design value is evident in such elements as the characteristic recessed shop entries with leaded glass transoms, the rhythm of the paired round-headed windows, the paired brackets at the eaves and the red brick cladding with the decorative buff brick details.

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

Constructed by Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company, the Samuel S. Mutton block has associative value as one of the earliest blocks constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

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

Contextually, the Samuel S. Mutton block is important in maintaining the late nineteenth century scale and character of the neighbourhood. It is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West and the adjacent West Queen West neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 1032-1046 Queen Street West have design, associative and contextual values.

The Robert Vogan block, 1032-1034 Queen Street West and the Samuel S. Mutton block, 1036-1046, Queen Street West have design value as representative examples of High Victorian style main street buildings combining commercial and residential uses which feature characteristic late nineteenth century decorative detailing including red and buff brick patterning and distinctive semi-circular-headed windows. The Vogan block is further valued for its high degree of craftsmanship. The properties have value as they are associated with the development of Queen Street West following the arrival of railways and industries, and the development of the Park Lot Estates north of Queen

Street West into a characteristic late 19th century Toronto neighbourhood with a vibrant main street. Situated at the north-west corner of Queen Street West and Brookfield Street, the buildings maintain the original late 19th-century scale and character of the neighbourhood. For over 130 years they have contributed to the distinct architectural and social vitality of the surrounding neighbourhood. With its spire and highly patterned elevations, the Vogan block is a distinctive landmark.

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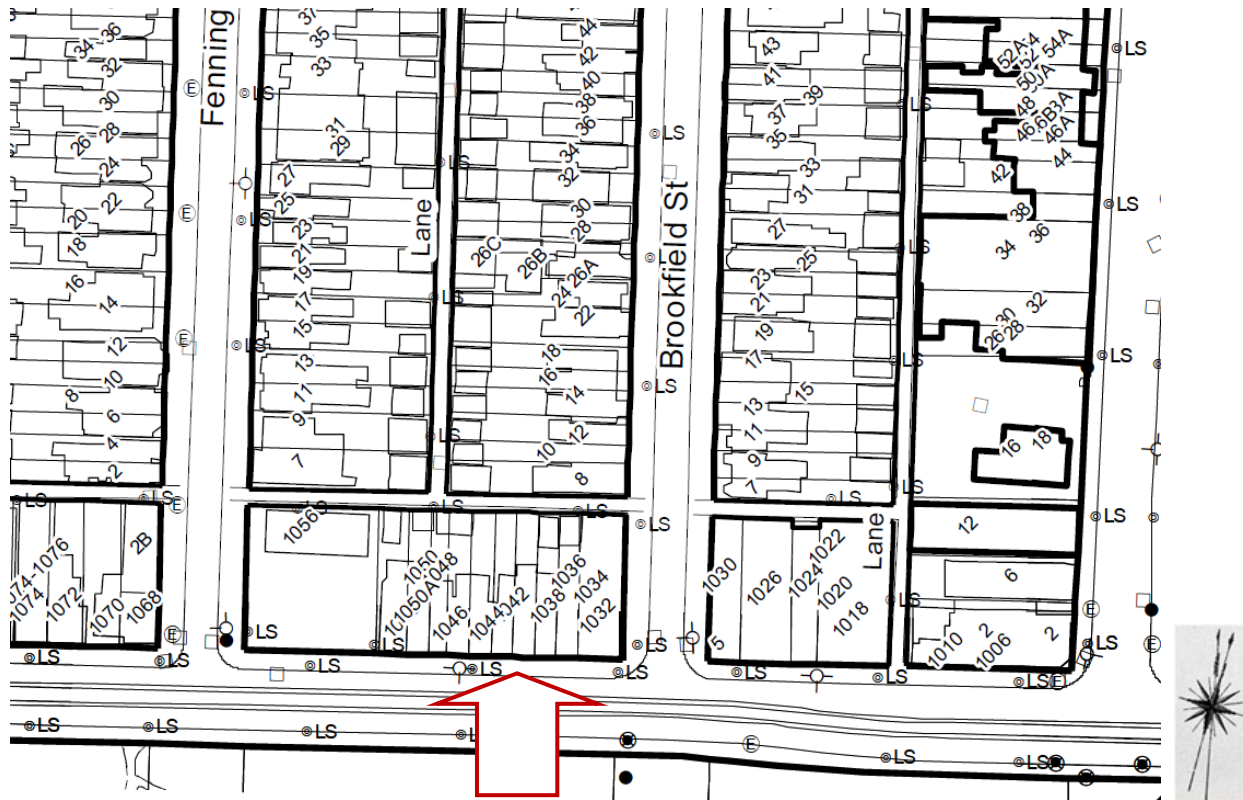
<http://torontofamilyhistory.org/simcoesgentry/25/davidburns>

Ng, Nathan. *Historical Maps of Toronto*. Website.

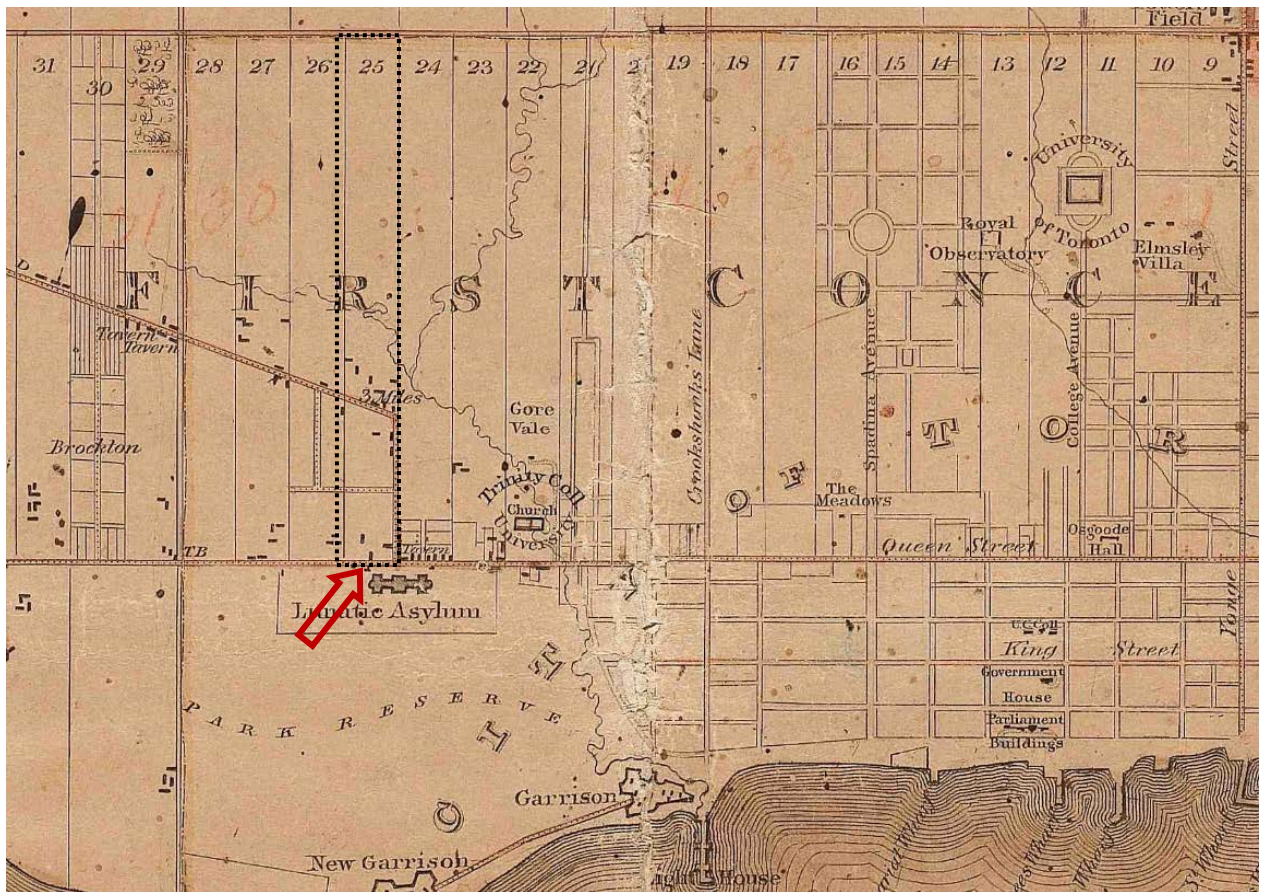
<http://oldtorontomaps.blogspot.ca/2013/01/1878-illustrated-historical-atlas-of.html>

6. IMAGES:

The arrows mark the location of the property at 698 Spadina Avenue. Please note: all maps are oriented with north at the top, unless otherwise indicated



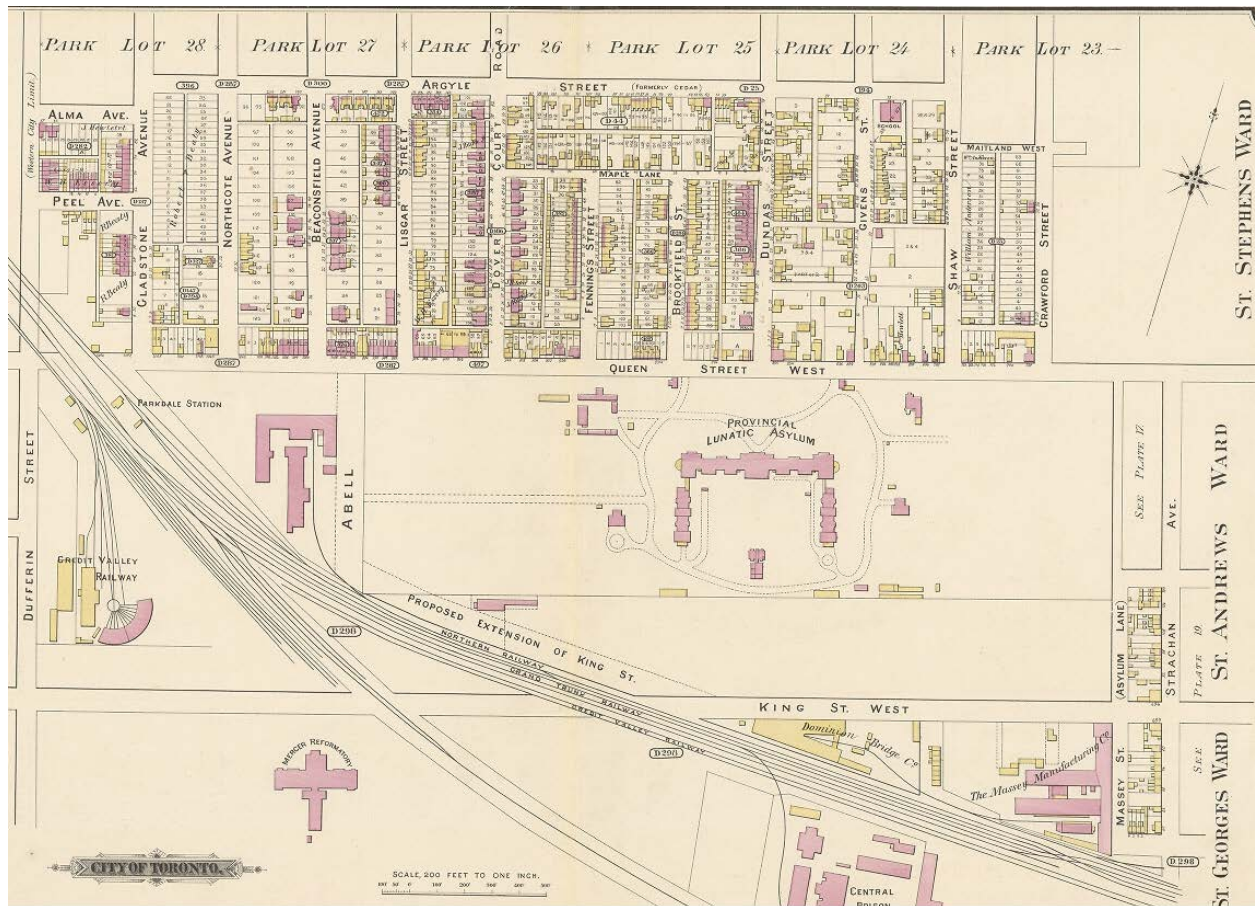
1. City of Toronto Property Data Map: the subject properties at 1032-1046 Queen Street West are marked at the north-west corner of Queen Street West and Brookfield Street. Ossington Avenue is the nearest major street to the east.



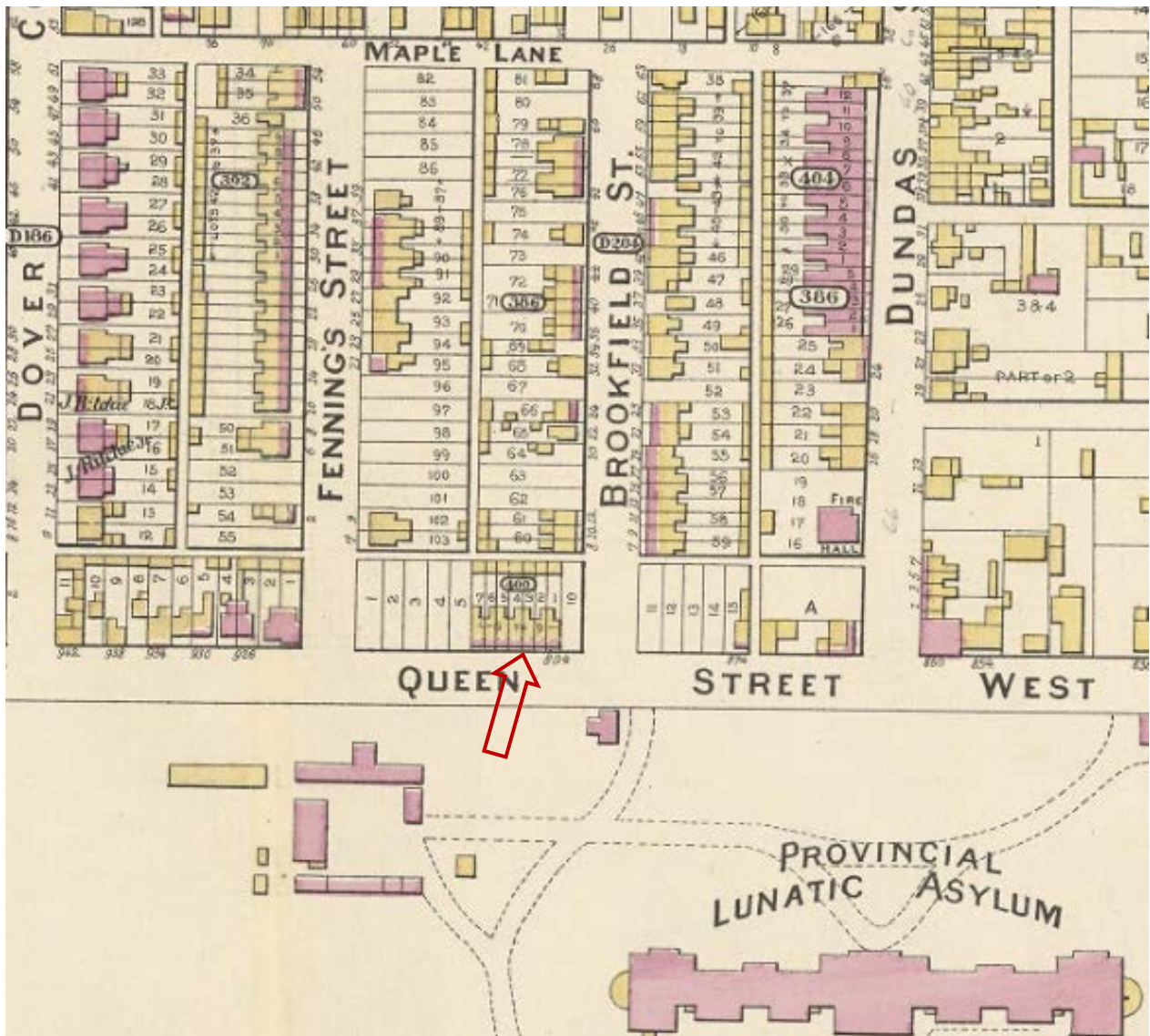
2. J. O. Browne, *Map of the Township of York in the County of York, Upper Canada, 1851* (detail): showing Lot 25, in the First Concession between today's Queen and Bloor Streets. The eastern boundary of Park Lot 25 is marked by Dundas Street (now Ossington) which heads north and then cuts across Lot 25 on a diagonal as it continues north-west eventually becoming provincial Hwy 5. At the junction of Queen and Dundas, on the north east corner, the village of Blue Bell, with its taverns for travellers began to develop. South of Queen Street, uses by the government such as the two garrisons, the reserve and the lunatic asylum contrast with the small scale subdivisions and development of the private Park Lot estates north of Queen Street. The dashed-dotted line to the left marks the western boundary of the City of Toronto as of 1834, which is now known as Dufferin Street (Ng)



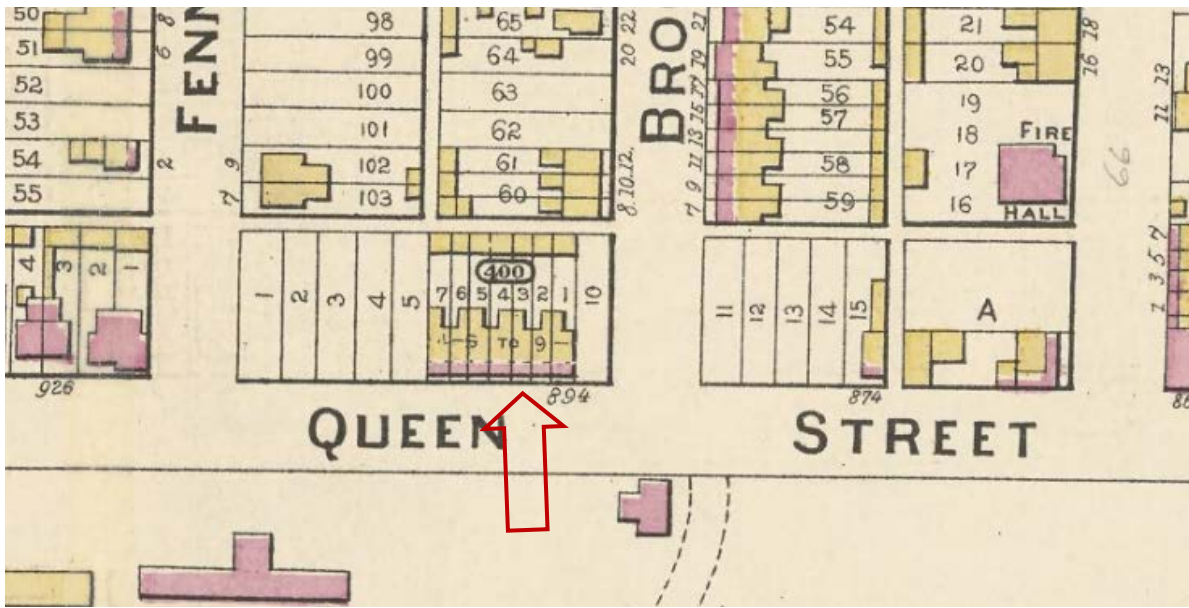
3. Wadsworth and Unwin, Map of the City of Toronto – Tax Exemptions (detail) 1872: showing the southern half of Lot 25 (dotted line) surrounded by the development of the area north and south of Queen Street West. Apart from the race track, there is no development on the north side of Queen Street West, west of Shaw Street, but development follows Dundas Street, north and west. The northern extension of Dundas Street is named Denison (future Ossington Avenue). To the south of Queen Street, additional institutions include the Crystal Palace at the Agricultural Show Grounds, as well as the Central Prison. Note the addition of the two railway lines the Northern and Grand Trunk Railways and the Toronto Grey and Bruce Railway that run across the former Garrison Reserve. (Ng)



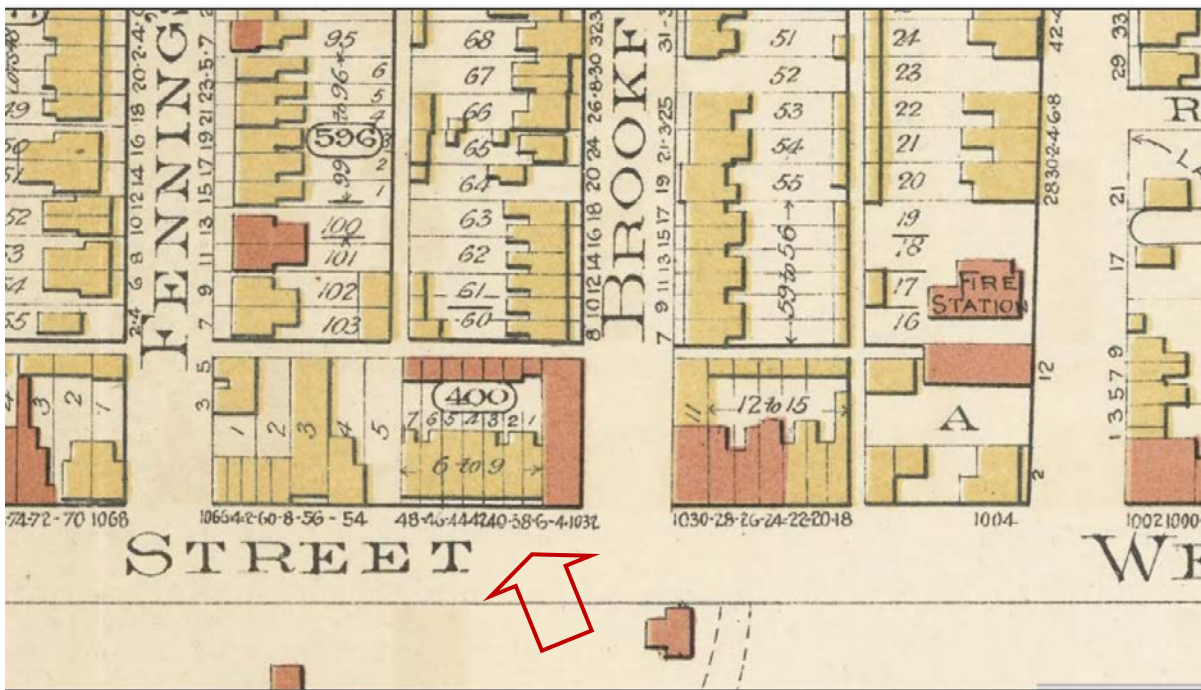
4. Goads Atlas, 1884 (detail): showing the development of the Park Lots on the north side of Queen Street West with long narrow lots facing Queen and residential streets to the north. The south side of Queen is characterized by open grounds with the railways, Abell industry and the provincial asylum and Mercer reformatory. (CTA)



5. Goads Atlas, 1884 (detail): Showing the extend of the subdivision of the southern part of Park Lot 25 north of Queen Street and south of Maple between Dundas and Fenning Street under Plan D204 with lots commencing along Queen Street and numbering from 1 -103. (CTA)



6. Goads Atlas, 1884 (detail): showing former Lots 6-9 have been re-subdivided as Plan 400, with Lots 1-7. Note the street number 894 under Lot 1 of Plan 400. The map shows the development of Plan 400 with the Samuel S. Mutton block comprising seven buildings, rough-cast with brick elevations on Queen Street. (CTA)



7. Goads Atlas, 1890 (detail): showing the re-numbering of the addresses on Queen Street West to the current addresses (1032-1046 Queen Street West) and the completion of the Robert Vogan block at 1032-34 Queen Street West, the north-west corner of Queen Street West and Brookfield Street (CTA)



8. Robert Vogan Block, 1032-1034 Queen Street West: showing the south and east elevations at the corner with Brookfield Street (HPS, 2017)



9. Vogan Block, east elevation, front, three-storey portion (HPS, 2017)



10. Vogon Block, East Elevation, rear two storey wing (HPS, 2017)



11. Vogon Block, East Elevation, showing the details of the windows including the cast-stone keystone and the details of the upper window sills (HPS, 2017)



12. Vogon Block, East Elevation detail showing the brick piers, with the buff brick panels and red brick bands, rising to the pairs of corbel brackets, the stepped buff brick details at the eaves and the chimney as well as the first floor wooden cornice and entablature with the end corbel brackets. (HPS, 2017)



13. Vogon Block, South Elevation, showing the decorative brick detailing and the patterning of the restored slate roof (HPS, 2017)



14. Vogan Block, South Elevation, entrance to 1034 Queen Street West showing the corbel bracket and wood cornice and the leaded transom light above the door.



City of Toronto Archives, Fonds 1526, File 70, Item 108

15. Queen Street West at Brookfield, May 19, 1984, Harvey R. Naylor: showing the Vogan block, 1032-1034 Queen Street West, before restoration and renovation. (CTA, Fonds 1526, File 70, Item 108)



16. Samuel S. Mutton block, showing from right to left 1036-1042 Queen Street West (HPS, 2006)



City of Toronto Archives, Fonds 1526, File 70, Item 109

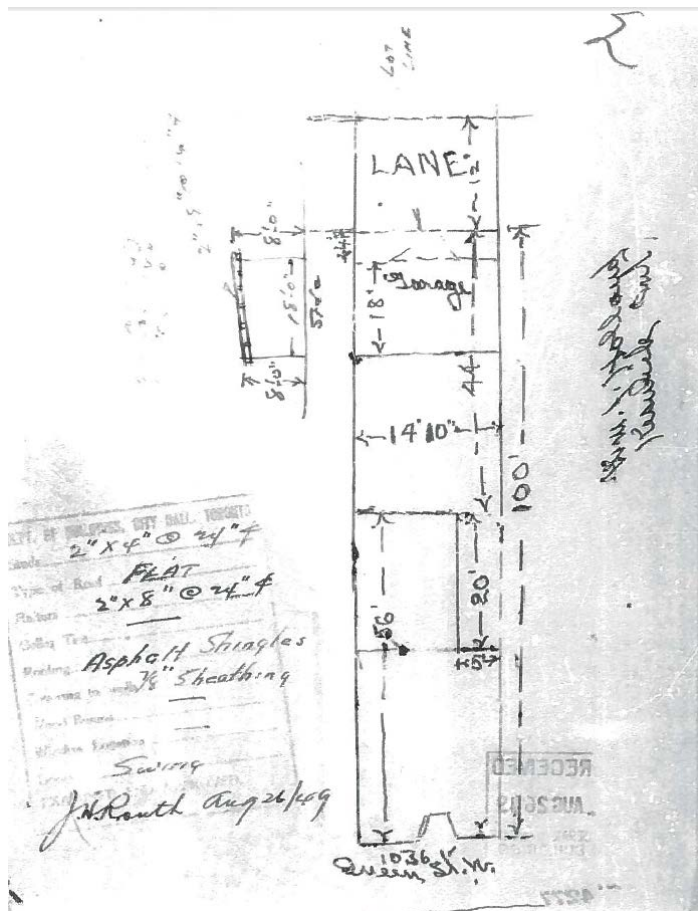
17. Queen Street West at Brookfield, West of Ossington, May 19, 1984, Harvey R. Naylor: showing the Samuel S. Mutton block at 1036-1048. (CTA, Fonds 1526, File 70, Item 109)



18. 1036-1038 Queen Street West: showing recent additions including the cornice and parapet as well as the mouldings around the windows at the second floor (HPS, 2017)



19. 1040-1042 Queen Street West, showing the traditional shop front at 1040 Queen Street West with the recessed central entrance, deep bay windows and decorative leaded transom light spanning across the whole elevation. At 1042 Queen Street West some of the original red and buff brick patterning that characterized the whole Samuel S. Mutton block remains. (HPS, 2006)



20. 1036 Queen Street West, Sketch plan from Building Permit 4277, 26 August, 1949: showing the recessed entrance matching that in the photograph of 1040 Queen Street West indicating that this was likely the original arrangement for the seven stores (City of Toronto, Building Records)



21. 1044 Queen Street West, detail of the second floor brick work showing the original pattern of a belt course of headers between the windows (HPS, 2017)



22. Samuel S. Mutton Block, showing from left to right 1048 (which was altered after 1966), 1046-1044, 1042 (with the original red and yellow buff brick pattering) 1040 with the traditional shop entrance and 1038 and 1036 (far right) (HPS, 2006)



23. Samuel S. Mutton Block, showing 1048 at the left and the original brick elevations at the right at 1046 and 1044 Queen Street West (HPS, 2017)