

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



1142 and 1144 QUEEN STREET WEST

Prepared by:
Heritage Preservation Services
City Planning Division
City of Toronto

March 2016

1. DESCRIPTION



Above: 1142 and 1144 Queen Street West, in context, north-east corner of Queen Street West and Beaconsfield Avenue including the original 6 properties, now known as 1142-1150 Queen Street West and the properties beyond on the north-west corner of Beaconsfield Avenue and Queen Street West (*Heritage Preservation Services [HPS], 2016*)
 Cover: 1144 and 1142 Queen Street West (*HPS, 2016*)

Address and Name of Property	
ADDRESS	1142 and 1144 Queen Street West
WARD	Davenport – Ward 18
LEGAL DESCRIPTION	Plan 374 Lot F (1142) and Plan 374 Lot E (1144)
NEIGHBOURHOOD/COMMUNITY	Queen Street West
HISTORICAL NAME	n/a
CONSTRUCTION DATE	1881
ORIGINAL OWNER	Philip Peppiatt
ORIGINAL USE	Commercial at grade with residential above
CURRENT USE*	Commercial at grade with residential above
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION	Brick cladding
ARCHITECTURAL STYLE	Late Victorian
ADDITIONS/ALTERATIONS	Ground floor shop front alterations at 1142 and 1144 Queen Street West and metal cladding at second floor of 1142 Queen Street West
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	30 March 2016

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 1142 and 1144 Queen Street West, and applies evaluation criteria to determine whether 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).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	The town of York is established and surveyed. The properties at 1142 and 1144 Queen Street West are located on Park Lot 27 which extended from Queen Street north to the Second Concession, now known as Bloor Street, and was granted to Major Smith
1798	With the confirmation of Major Smith's death, Park Lot 27 is divided and the south half is granted to Thomas and Mary Ridout
1834	The Town of York is incorporated as the City of Toronto and its western boundary extended to Dufferin Street including Park Lot 27
1872	By this date a half-mile race course has been built on Park Lot 27
1879	By this year, Lot 27 has been subdivided by the north-south Beaconsfield Avenue. Northcote Avenue and Lisgar Street are laid out on its west and east boundaries. The portions of Lot 27 fronting on the north side of Queen Street West between Northcote and Beaconsfield and Beaconsfield and Lisgar have been registered as Plan D 287 and each block has been divided into ten lots
1880	Philip Peppiatt has purchased Lots 11-14 at the north east corner of Beaconsfield Avenue and Queen Street West. The four lots are subdivided into 6 lots and identified as A-F in Plan 374. These 6 properties, known as 998-1008 Queen Street West correspond to those later identified as 1142-1152 Queen Street West
1881	The Assessment Rolls indicate 4 unfinished buildings owned by Philip Peppiatt at 998-1004 Queen Street West. The two buildings at 1006-1008 Queen Street West are complete and owned by the London and Canadian Loan and Agency Company
1882	The buildings at 998-1004 are complete and occupied. The Assessment Rolls indicate that Peppiatt has sold all of the properties on Plan 374 which are then owned by James Johnston (998), the London and Canadian Loan and Investment Company (1000-1006) and Jane and William Bywater (1008)
1890	Queen Street is renumbered to have the current numbers for street addresses
1949	Michael and Catherine Lundy purchase Hotel Cecil at 1150-52 Queen Street West as well as the adjacent properties at 1146 and 1148 Queen Street West. The architect Irving Saunders undertakes renovations. The two properties at 1146 and 1148 are single storey. The four properties are consolidated as a single entity known as the Drake Hotel at 1150 Queen Street West
1986	By this date the aluminum siding has been fixed to the façade at 1142 Queen Street West
2003-4	The Drake Hotel is rehabilitated by 3 rd Uncle design
2004-6	The owner of the Drake Hotel, Flophouse Chic Investment Ltd, purchases 1142 and 1144 Queen Street West
2016	As of this date the property at 1142 Queen Street West. is vacant. The property at 1144 Queen Street West. is occupied by the Drake General Store

ii. HISTORICAL BACKGROUND

West Queen West

The properties at 1142 and 1144 Queen Street West, on the north side of Queen Street West are located in a unique area of Toronto where diverse historic factors of the Town of York's settlement and land survey determined the development and particular character of the neighbourhood still evident today. (Image 1)

These historic factors are as follows: Queen Street, or Lot Street as it was originally known, was the boundary between the town of York and Fort York's Garrison Reserve on the south side of Queen, and the 100-acre Park Lots granted to individuals such as loyalists and the military on the north side. (Image 2) Park Lot 27, the future location of the properties at 1142 and 1144 Queen Street West, was granted and then owned by a series of important individuals in the early history of the town of York such as Thomas Ridout, Surveyor General of Upper Canada (1754-1829), William Allan, Lieutenant Colonel during the War of 1812 (1772-1852) and Robert Isaac Dey Gray, Solicitor General of Upper Canada (1772-1804) all of whom had extensive land holdings, and established their home estates elsewhere, contributing to the initial lack of development of Lot 27.

The land on the south side of Queen Street was reserved 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 York was sold off for private development, but that further west was allocated for government institutions. These would include jails, reformatories, hospitals, facilities for mental health and ultimately libraries, and post offices. In the neighbourhood of Queen Street West, Queen Street was a boundary between private development on the north side and government institutions on the south.

The second important factor is that Queen Street was also an important route connecting York with the towns across the province and beyond. In 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, 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 and Queen Street West with two taverns, one known as the Blue Bell. As the map indicates development, including that of Lot 27, initially

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

followed this route north-west. (Image 3) Meanwhile the Provincial Lunatic Asylum, designed by the architect John G. Howard, had been constructed in 1850 on the south side of Queen Street West with its great dome terminating the axis of Dundas Street.

Over the next 30 years, the area along the Dundas Street route would be substantially surveyed and developed. By 1872, a half-mile race course had been established 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 by 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 Reserve at its north-west corner.

The arrival of the two railway lines 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. John Abell & Co. occupied a large area opposite Beaconsfield Avenue, just south of the subject properties. Parkdale Station, at the south-east corner of Dufferin Street and Queen Street West, serving the junction of the two railway lines caused adjacent land to be ripe for residential development too. Lots 27 and 28 were surveyed and streets such as Gladstone Avenue, Northcote Avenue, Beaconsfield Avenue and Lisgar Street provided the structure for a new neighbourhood. The land on the north side of Queen Street West was surveyed with long lots with their narrow ends facing Queen and laneways behind on the north. Part of the commercial development that followed on the north side of Queen Street West included the construction of hotels, including the Gladstone (1889-90) and Hotel Cecil, now known as the Drake Hotel, first opened under the proprietorship of Matthew Ronan in 1885.²

By 1879 the land on the north side of Queen Street West, on the two blocks between Northcote Avenue and Beaconsfield Avenue, and Beaconsfield Avenue and Lisgar Street, was registered as Plan D287 and subdivided into 10 lots on each block. (Image 5) The assessment rolls indicate that the land was owned by Valancey E. Fuller, Trustee, Hamilton.³ By September 1880, Lots 11-14 had been purchased by Philip Peppiatt and the lots were recorded as vacant.⁴ The following September, the four lots had been surveyed as Plan 374 and sub-divided into 6 properties each measuring 18x100.⁵

The assessment rolls in September 1881 indicate that the buildings on the first four lots, 998, 1000, 1002 and 1004 Queen Street West were still unfinished and owned by Peppiatt. 998 and 1000 Queen Street West are now known as the subject properties 1142 and 1144 Queen Street West. The last two buildings were complete and occupied; 1006 Queen Street West was rented by Donald Currie, age 70 who was running a boarding house and 1008 Queen Street West is occupied by William Bywater, age 63, grocer. Both properties were owned by the London and Canadian Loan and Agency Company.

² City of Toronto Directory, 1885.

³ Assessment Rolls, St. Stephen's Ward, 1880, recorded in September 1879

⁴ Assessment Rolls, St. Stephen's Ward, 1881, recorded in September 1880.

⁵ Assessment Rolls, St. Stephen's Ward, 1882, recorded in September 1881.

By the following September, 1882, the assessment rolls indicate that all buildings were complete and occupied and Philip Peppiatt was no longer an owner. (Image 6) At 998 Queen Street West the property was occupied by Joseph H. Devaney, grocer and owned by James Johnston. The next four properties were owned by the London and Canadian Loan and Investment Co. At 1000 Queen Street West the property was occupied by Charles Dickinson, a carpenter. The other three properties, 1002, 1004 and 1006 Queen Street West were occupied as follows: William Ellerby, bookbinder, Sarah Robertson, dry goods, and Henry Lyons, CNR Engineer. 1008 Queen Street West was still occupied by William and Jane Bywater, who were also recorded as the owners.

The Directories for the City of Toronto⁶ record a pattern of small businesses with the business owners living in the premises above in the early years. The businesses included, apart from those listed above, shoe makers, dry good, barbers, cigars and fancy goods and a jeweller, as well as the Railway Men's Christian Association.

In 1884, Matthew Ronan was recorded as living at 1008 (later known as 1052 Queen Street West). The following year he occupied 1006-1008 Queen Street West and the premises were noted in the city directory as a hotel. By 1890, the street numbers on Queen changed to the present numbering and 1050 and 1052 Queen Street West was known as Hotel Cecil. Goads Atlas, 1924, shows Hotel Cecil as occupying the entire lots at 1050 -1052 Queen Street West. (Image 7) In 1949, the hotel was purchased along with the two adjacent properties at 1046-1048 and redeveloped as the Drake Hotel. The new owners were Michael and Catherine Lundy and the architect was Irving M. Saunders.⁷

From 1890 until 1950, 1142 Queen Street West was occupied by a butcher shop and from 1890-1930 the owner was primarily Edwin J. Manser.⁸ By 1960 it was known as Michael's Cigar and Variety Store. By 1980 it was the Regional Regulator and Torch Repairs for welding equipment and by 2000 it was Toron Appliances repair shop, owned by Tung Van Le who sold it between 2004 and 2006 to Flophouse Chic Investments Ltd., the current owner.

From 1890 to 1940, 1144 Queen Street W operated primarily as a fruit seller's premises, operated by Andrew Deferari until c.1930 and then by Sofia Dickler and in the 1940s by Frank Tropea. By 1950 it became a fish and chip restaurant first known as Julia Fish & Chips and finally known as Little Inn Fish & Chips Queen Star Restaurant which was owned by the Chau family who sold the property to Flophouse Chic Investments Ltd. between 2004 and 2006.

From 1950 onwards, the Directories indicate that the upper two floors act as two separate residential units. Sometimes but not consistently, the business owners of the ground floor

⁶ City of Toronto Directories, CTA

⁷ Building Permit 3511, 1949,

⁸ City Directories.

occupy one of the residential units. The building permits for the properties dating from the 1960-1990s reference two dwelling premises above the shops.

iii. ARCHITECTURAL DESCRIPTION

The six properties, now known as 1142-1150 Queen Street West, on Plan 374, owned and developed by Philip Peppiatt, were built together as row. (Image 9) The property furthest west, on Lot A known as 1008 and later 1152 Queen Street West, differed, as it was set on the corner with Beaconsfield Avenue and had the advantage of an exposed side (west) elevation. Each building had an L-shaped plan which was paired with the adjacent building creating a series of 3 'T's. Each building fully occupied its lot, fronting onto Queen Street with a two-and-a-half story block measuring 18 x 40' and a customary, narrower, two-storey tail, of 13.5 x 21' and a brick shed of unrecorded dimensions.⁹ (Image 5, as above) Each building in the row had a mansard roof facing Queen Street West and a flat roof on the wing behind. The plans, massing, and roof types along with the facade details discussed below are representative of the mid-late Victorian-style Toronto buildings combining commercial and residential functions.

The design of the original six, south-facing, street elevations is still present at 1142 and 1144 Queen Street West. (Image 10) While none of the original ground floor storefronts survive, all of the original glazing has been replaced, and 1146-1152 have been dramatically transformed, the pattern of openings remains at 1142 and 1144 Queen Street West. These two facades mirror each other, corresponding to the plan of the building, which has the staircases located along their shared parti-wall. Each building features a large shop window with recessed entries for the door to the shop and a second door to the residences at the second and third levels.

At the second floor level, the original pairs of windows are still present, and those at 1144 Queen Street West have semi-circular headed openings with a brick keystone projecting in relief. (Image 11) This corresponds to the projecting quoins still present at the corners of the elevation. The brick cladding has been painted over, but it is likely, as the restored Drake Hotel's west elevation shows, that this cladding would feature yellow brick patterning in the quoins, the window heads and likely in the vertical brick course linking the arched openings together. (Images 12 and 13)

The combination of red and buff brick cladding had been a characteristic of architecture in Upper Canada from its earliest brick buildings with the buff brick standing in for stone, classical details such as keystones in window heads and quoins at the building's corners. By the 1870s-1880s the red and buff brick was given a richer and more elaborate decorative approach reflecting the High Victorian sensibility for greater surface ornament. Buff brick was used not just for classical architectural elements as in the Georgian architecture of the early 19th century but added decorative coursing, as well as

⁹ Assessment Rolls for the Ward of St. Stephen City of Toronto, 1882 recorded on 28 September 1881 and illustrated on Goads Map 1884.

striped patterning. These in turn reflected the broader references that informed architects who no longer relied on the classical canon of Greece and Rome but looked further afield. The rich brick patterning of Venice as well as the influential striped patterning of arches in Islamic architecture was recorded by English architects and artists on their travels through Europe, particularly Cordoba, as well as North Africa. The corrugated aluminum panelling at 1142 Queen Street West was added by 1986¹⁰ however, it is probable that the original brick facade with its Victorian red and buff brick patterning remains intact below.

At the roof level, the original bell-cast curve typical of mansard roofs survives as does the slate cladding with its pattern of bands of rectangular and hexagonal slates at 1144 Queen Street West. (Image 14) Mansard roofs were a distinctive feature of the Second Empire Style, which became established under Napoleon III's transformation of Paris in the 1850s and 1860s. Its popularity in Toronto was increased, following the completion of the Ottawa Parliament Buildings, 1859-65. The mansard roofs were useful in their practical accommodation of a third storey within their nearly vertical roof slopes which often featured a concave bell-cast curve, as here on Queen Street West. The pair of dormer windows, with their gable roofs, retains the semi-circular-headed openings of the original window openings as well as the scroll brackets supporting the plain bargeboard. Below the eaves are elaborately carved scroll brackets and the just discernible pattern of brick panels as seen in the Images 12 and 13 on the restored west elevation of the Drake Hotel. While the roof at 1142 Queen Street West has been clad in aluminum siding, the dormers with their gable roofs and semi-circular headed window openings are still intact and it may be that, beneath the siding, the original slate roof remains.

At the rear of the property the original 1880s configuration of a narrower, two-storey tail remains, however the sheds appear to have been removed. (Image 15)

iv. CONTEXT

The properties at 1142 and 1144 Queen Street West have contextual importance at several different scales within the Queen Street West neighbourhood. First, of the original six-building row of Plan 374 constructed in 1881 at 998-1008 Queen Street West, now known as 1142-1152 Queen Street West, 1142 and 1144 Queen Street West have the best preserved original elevations and building form.

Second, as can be seen from the remaining elevations at 1142 and 1144 Queen Street West and the restored west elevation of the Drake Hotel which was part of the original row, this group of six was designed to correspond with the six buildings developed on the west side of Beaconsfield Avenue at 1054-1064 Queen Street West. (Images 16, 17, 18) The east elevation of the first building in this group, 1054 Queen Street West, facing the Drake across Beaconsfield Avenue, presents the matching details of buff and red brick

¹⁰ Building Permit 241725, October 1986, drawings indicate that the aluminum siding was already in place at this time.

cladding, and dormer windows in a mansard roof. (Images 19 and 20) Coincidentally, like the Drake Hotel, 1054 Queen Street West was also given a later renovation of its south, and a portion of its east, elevations with the addition of the stone cladding, here at the first floor level.

Third, these two rows of six properties, on either side of Beaconsfield Avenue, frame the entrance to the avenue where houses, developed at the same time, have corresponding building elements including being two-and-a-half stories, some having mansard roofs, semi-circular headed windows and similar buff and red brick patterning, particularly the quoins at the corners and the striped patterning of brick in the window heads. (Images 21-25) The significance of Beaconsfield Avenue's heritage has already been recognized as many of the properties are included on the City of Toronto Heritage Register and recently, the avenue was nominated by the Ward Councillor for a Heritage Conservation District Study.¹¹

Fourth and finally, the form and details of the properties at 1142 and 1144 Queen Street West which are visually and historically linked to their surroundings are also significant in their contribution to defining and maintaining the original late 19th century, Victorian built form which provides the fundamental base for the character of this portion of Queen Street West between Ossington Avenue and Dufferin Street. (Images 26-28) The properties are located between Dovercourt Road and Gladstone Avenue which represent the east and west limits of the nominated boundary for the West Queen West Heritage Conservation District Study area which was prioritized by Toronto City Council on March 31, 2015.¹² (Image 29) With the Gladstone Hotel to the west, and the Post Office, Library, YWCA and row housing at 1075-1085 already listed on the Heritage Register, this portion of Queen Street is an area which has been recognized for its significant heritage properties. (Image 30)

The Queen Street West neighbourhood continues to reveal the impact of the 1793 survey of the Town of York. (Images 8, 29 and 30) The land on the north side of Queen bears the traces of the long narrow Park Lots and is primarily characterized by dense north-south streets which ran along the edges, or up the middles, of the park lots and are currently primarily framed by densely-woven housing stock with characteristic Victorian elements. On the south side of Queen, government institutions occupying the former Garrison Reserve, railway lands and remains of industrial premises, and diagonal routes such as Sudbury Street continue to configure this area providing it with a character that is distinct from its northern neighbour. The late 19th century commercial buildings on the north side of Queen Street West, including those at 1142 and 1144, fronting this southern development continue to be important representatives in this interesting history of this portion of the city from its first beginnings.

¹¹ The nomination was made by Councillor Bailao on November 10, 2015.
<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-85714.pdf>

¹² <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

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 Heritage Register. The evaluation table is marked “N/A” if the criterion is “not applicable” to the properties 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

The properties at 1142 and 1144 Queen Street West have design value as representative examples of a late Victorian style two-and-a-half storey commercial and residential building type. This is evident in the massing, the pattern of window and door openings at the ground floor, the semi-circular headed window openings at the second level (1144) with the detailed brick cladding and in the mansard roof with the paired dormers and patterned slates.

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

The properties have historical value as they are the best preserved of the surviving original six properties which were developed as part of Plan 374 at the north-east corner of Queen Street West and Beaconsfield Avenue and they reflect a pattern of urban commercial and residential accommodation which has survived for over 130 years in this location.

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

These two properties have contextual value as through their scale, massing, form and detail they define and support the original late 19th century Victorian built-form character of the north side Queen Street West and the adjacent Beaconsfield Avenue. They are part

of the visual and historic context of this area of Queen Street West and are significant elements in maintaining the consistency of the neighbourhood character.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 1142 and 1144 Queen Street West have design, associative and contextual values.

Located on the north side of Queen Street West between Beaconsfield Avenue and Lisgar Street, the two buildings at 1142 and 1144 Queen Street West are representative examples of late Victorian-style, commercial buildings that are valued for their historical association with the particular mid-late nineteenth century development of this portion Queen Street West. The two buildings support the historic character of the West Queen West neighbourhood. Contextually, the mansard-roofed, two-and-a-half storey, brick-clad buildings contribute to the consistency of the late Victorian built-form, which defines the character of this portion of the north side of Queen Street West from Lisgar Street to Northcote Avenue and the adjacent residential street of Beaconsfield Avenue.

5. SOURCES

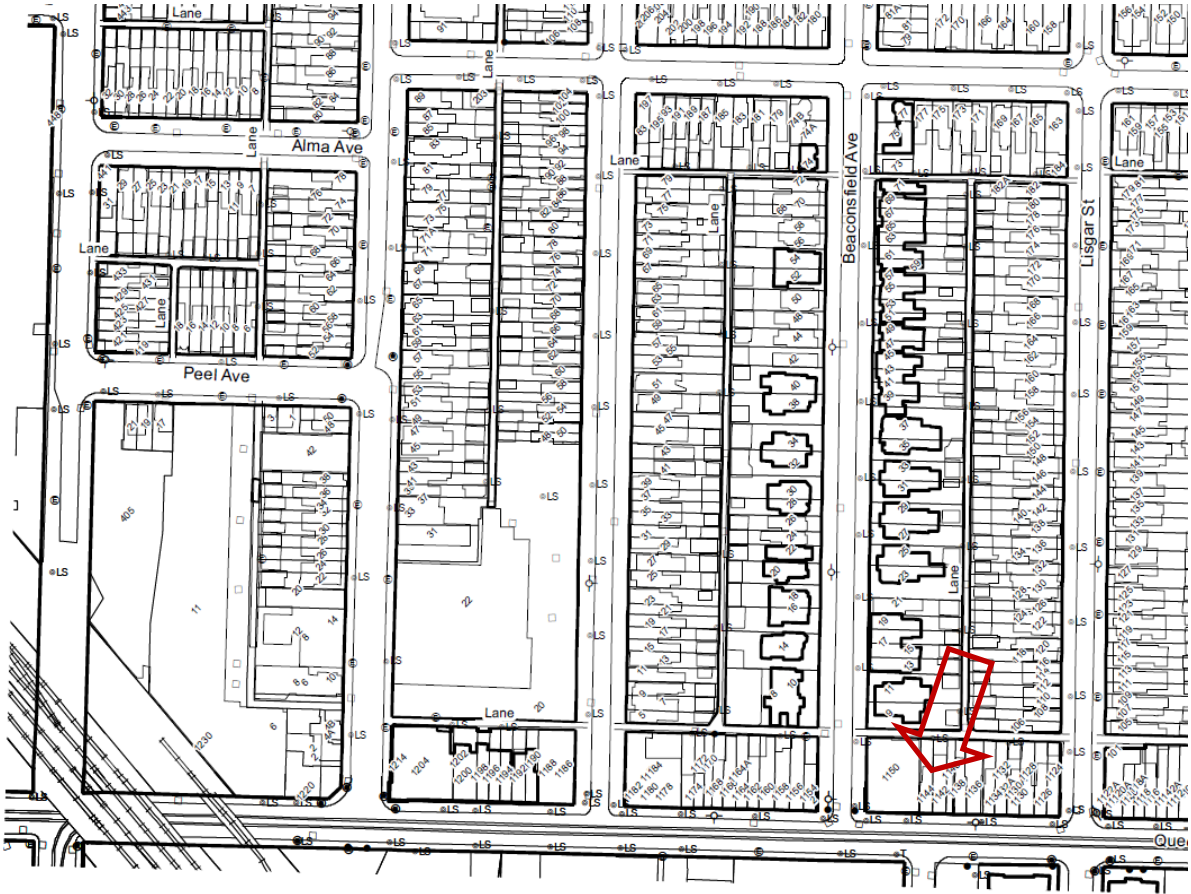
Archival Sources

- Assessment Rolls, St. Stephen's Ward (City of Toronto Archives [CTA])
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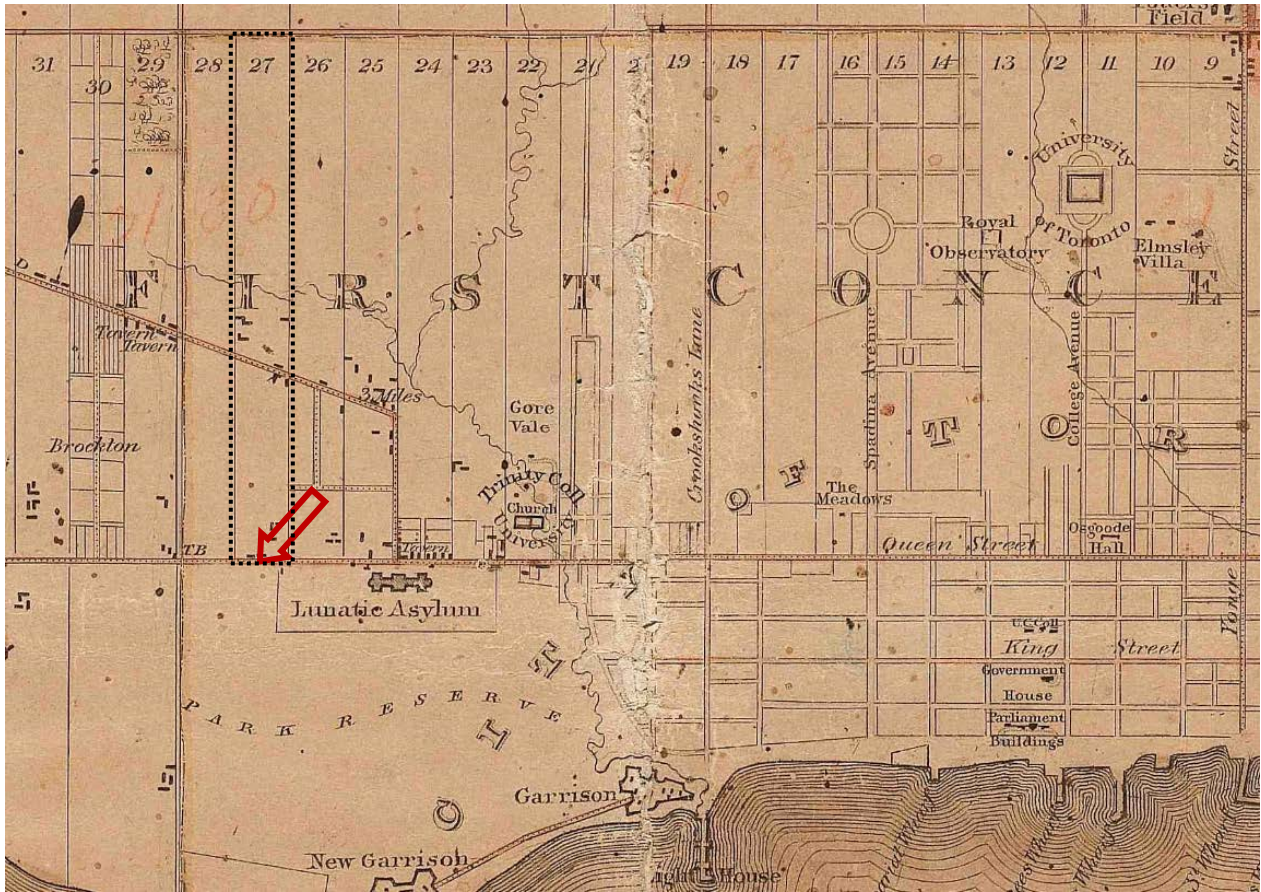
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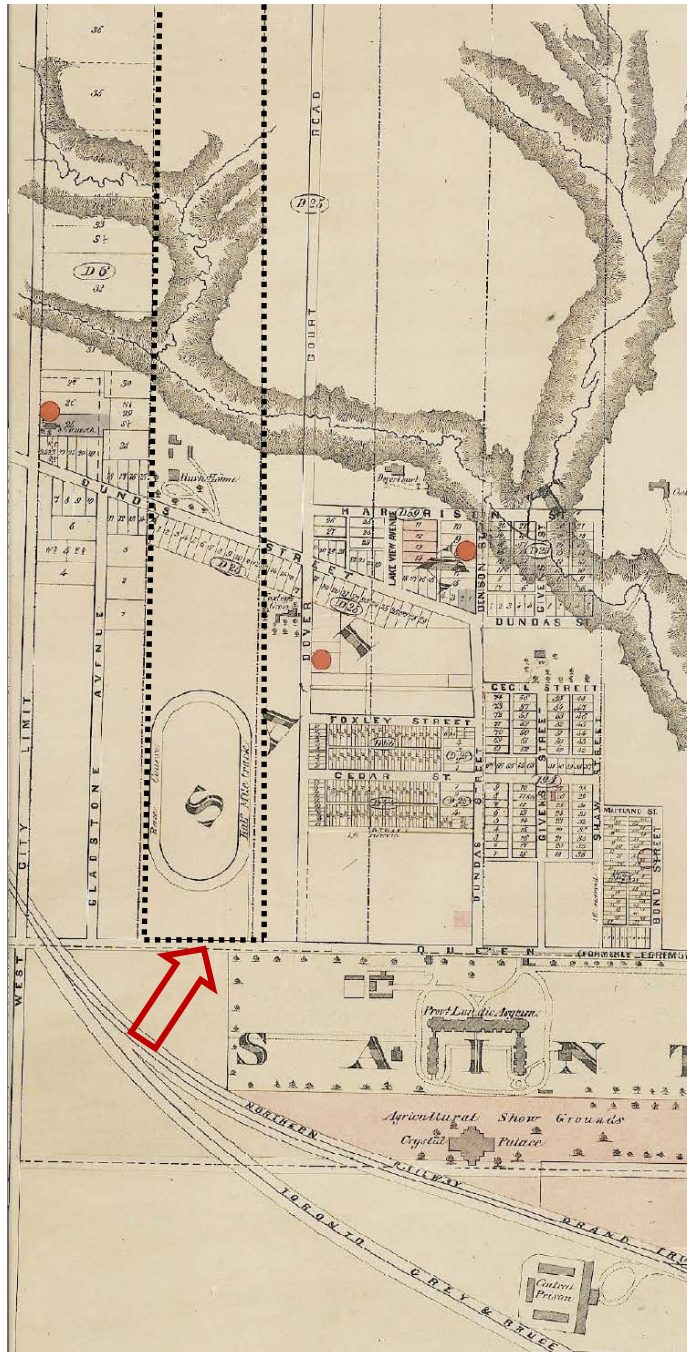
6. IMAGES: the **arrows** mark the location of the subject properties unless otherwise indicated. *North is always at the top of all plans unless otherwise indicated.*



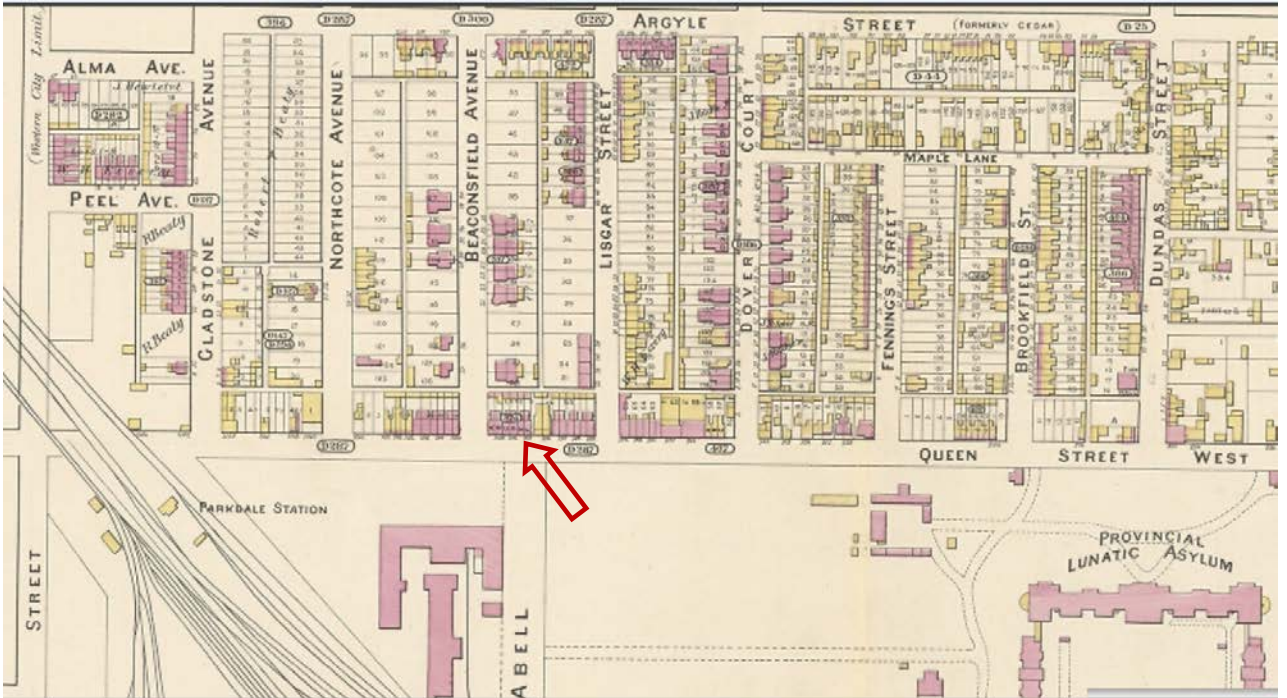
1. City of Toronto Property Data Map: showing the location of the two subject properties on the north side of Queen Street West between Beaconsfield and Lisgar Street.



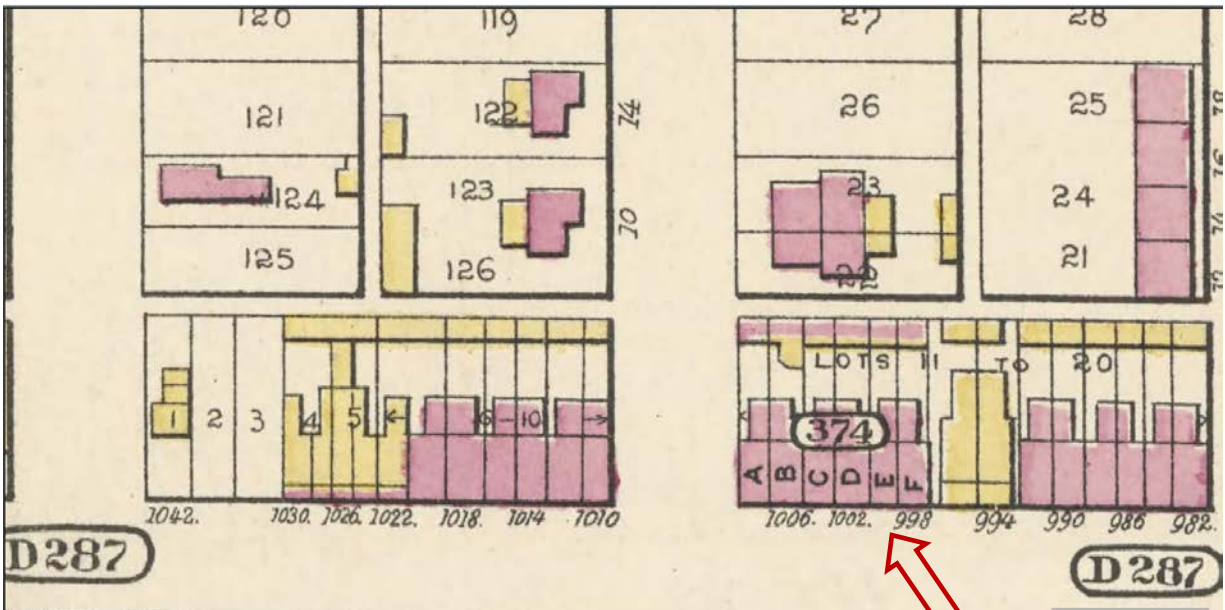
2. J. O. Browne, *Map of the Township of York in the County of York, Upper Canada*, (detail) 1851: showing Lot 27 and the other Park Lots on the north side of Queen Street and the "Park Reserve" or Garrison Reserve on the south side. The "Lunatic Asylum," 1850, is one of the first institutions to occupy the reserve and sits on axis with Dundas Street, (now Ossington) which heads north and then turns on a north-west diagonal. At the junction of Queen and Dundas, on the north-east corner opposite the asylum, Blue Bell village, with its taverns for travellers, began to develop. The city limits are marked by the Side Line Road (now Dufferin Street) to the west of Lot 28. (Ng)



3. Wadsworth and Unwin, Map of the City of Toronto – Tax Exemptions (detail) 1872: showing the development of the area north and south of Queen Street West. The south half of Lot 27 is now occupied by a Half Mile Race Course. The northern half, beyond Dundas Street West, is occupied by the Rusholme Estate, the home of the Denison and Dewson families. The area around Dundas Street has been subdivided with streets and laneways and Lot 28 has been subdivided with Gladstone Avenue. To the south of Queen Street, additional institutions include the Crystal Palace at the Agricultural Show Grounds, as well as the Central Prison. Of greatest impact are 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)



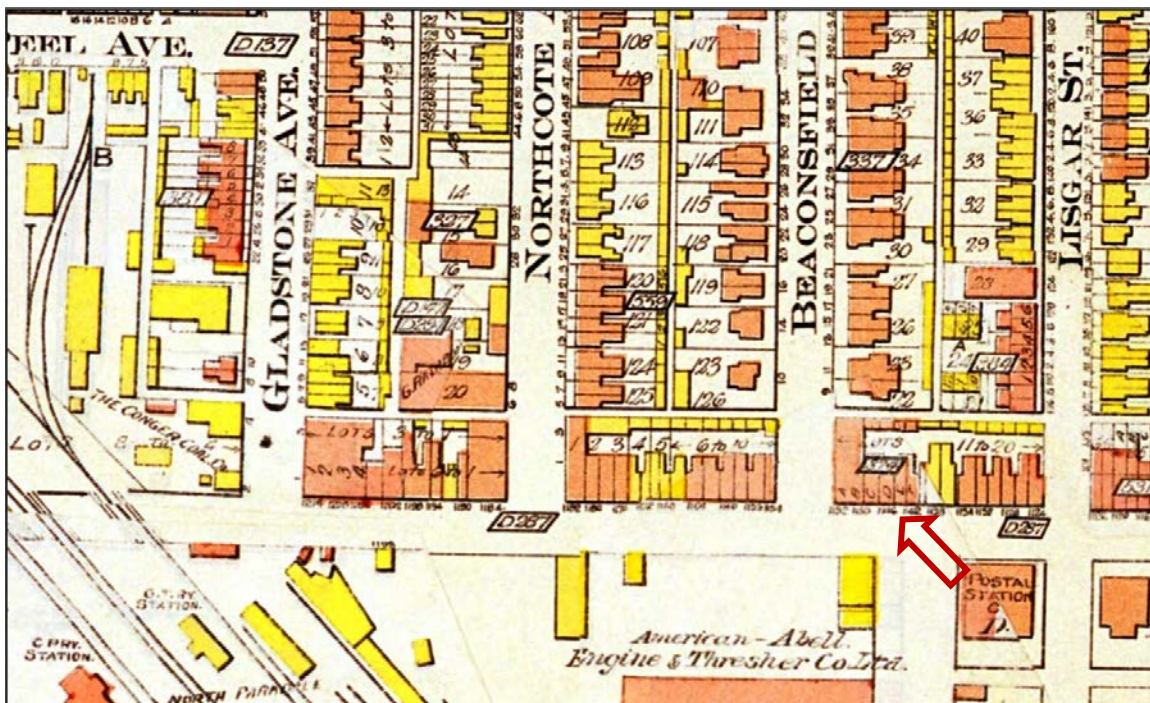
4. Goads Atlas, 1884 (detail): Showing the development with Parkdale Station and John Abell & Co. on the south side of Queen Street and the gradual building out of lots on the north side of Queen Street and Beaconsfield Avenue. (City of Toronto Archives [CTA])



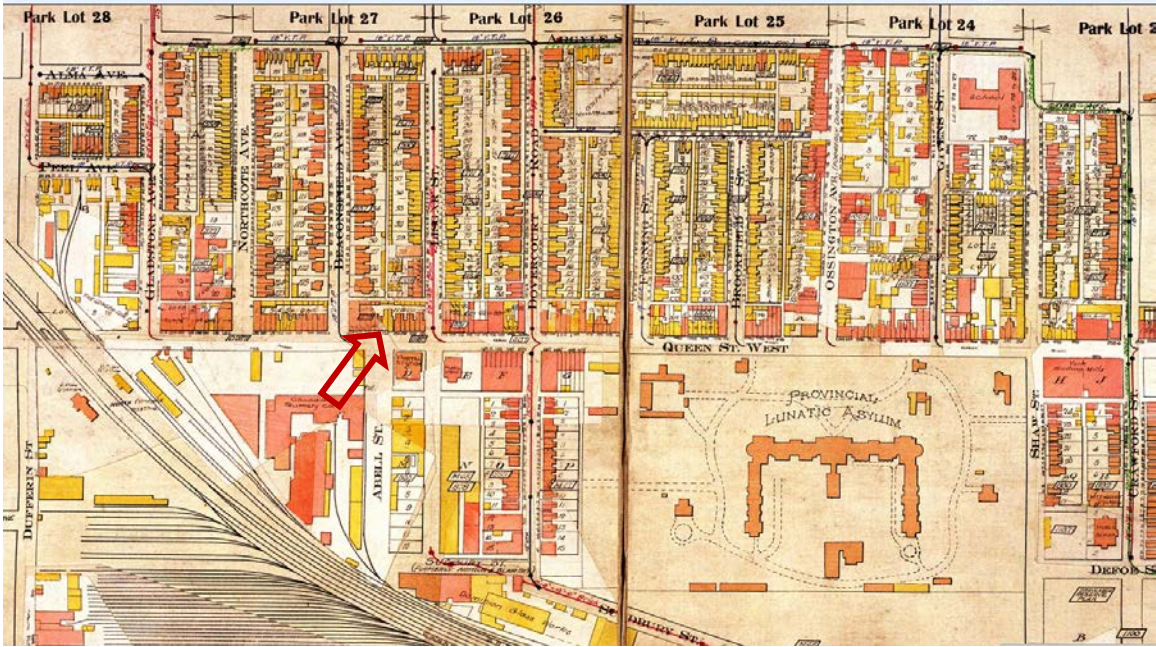
5. Goads Atlas, 1884 (detail): Showing Plan D287 with Lots 1-10 to the west of Beaconsfield and Lots 11-20 to the east. Plan 374 has been superimposed on Lots 11-14 and further subdivided as Lots A-F. 1142 and 1144 Queen Street West, then known as 998 and 1000 Queen Street West, are shown as complete on Lots E and F. Their plans show them to fully occupy each lot with narrower tails at the rear, a building form which persists on these properties today. Note the house at 994-6 (now 1136 and 1138) Queen Street West occupying two lots with a side lane on the west. This house and a part of its gable front still exists and can be seen on Queen Street West. (Image10, below) (CTA)



6. William Nathaniel Wesbrook, City of Toronto, 1886 (detail): Showing a bird's eye view of the Queen Street West neighbourhood with the railways and Parkdale Station, Abell & Co. and the Asylum in its verdant grounds on the south side of Queen with the Central Prison in the foreground. On the north side of Queen is the solid row of two-and-a-half storey buildings facing south and the beginnings of the development on Beaconsfield Avenue which is on axis with the Abell chimney. (Ng)



7. Goads Atlas, 1924 (detail): Showing the expansion of the Drake Hotel on Lots A + B at the corner of Beaconsfield Avenue and Queen Street West, as well as the expansion of the Gladstone Hotel at the north-east corner of Queen and Gladstone Avenue. (CTA)



8. Goads Atlas, 1924 (detail): Showing the full development of the neighbourhood with the expansion of the railways on the south side of Queen and industry Abell is now the Canadian Rumely Company and has been joined by Dominion Glass Works. Besides the Asylum, other institutions on the south side include the Post Office at the corner of Abell and Queen and the Public Library at Queen and Lisgar. Dovercourt Road extends residential development south of Queen. (CTA)



9. 1142-1150 Queen Street West: showing the original 6 properties of Plan 374 at the north-east corner of Queen Street West and Beaconsfield Avenue The Drake hotel encompasses 1146-52 with its alterations dating from 1906 and 1949-50 and 2003-4. (HPS, 2016)



10. 1142 and 1144 Queen Street West: showing the two properties with the original design of the elevations with the pattern of shop front and two entrances at ground level, two semi-circular headed window openings at the second level and two gable dormer windows in the slate patterning of the mansard roof. Note the properties on the right, 1138 and 1136 Queen Street West, which contain the remains of a rough-cast, semi-detached house constructed in 1881. The white store at 1140 occupies what was originally the laneway of an earlier house. (HPS, 2016)



11. 1144 Queen Street West: showing the second and third floors with the round headed window-openings with keystone, vertical bricks set in a band between the windows and quoins. (HPS, 2016)



12. 1150 Queen Street West: showing the partially restored west elevation revealing the original buff and red brick patterning of the second to fourth bays from the corner. (HPS, 2016)



13. 1150 Queen Street West, west elevation, detail: showing the brick patterning around the windows, under the eaves and on the chimney. (HPS, 2016)



14. 1144 Queen Street West, mansard roof: showing the mansard roof with its bell-cast curve and slate patterns, the gable-roofed dormers with the scroll brackets and semi-circular headed window openings. Note the brackets at the eaves as well as the two rectangular brick panels which match the pattern of those under the eaves of 1150 Queen Street West (Image 13, above) (HPS, 2016)



15. 1142 and 1144 Queen Street West, north elevations: showing the rear of the properties with original condition of narrower two storey tales behind the main 2 ½ storey building. (HPS, 2016)



16. 1154- 64 Queen Street West: showing the block on the west side of Beaconsfield Avenue which corresponds in design and detail to that of the block on the east side at 1142-50 with the Drake Hotel. Note the consistency of height and /or use of mansard roofs in the blocks beyond 1164 Queen Street West (*HPS, 2016*)



17. 1154-1158 Queen Street West: showing the first three properties of the six on the north-west corner of Queen Street West and Beaconsfield Avenue with matching brick detail on the second floors and the mansard roof with gable-roofed dormers and semi-circular headed. (*google maps, April 2015*)



18. 1160-1164 Queen Street West: showing the second set of three of the six properties that mirror the development at 1142-1152 Queen Street West. (*google maps, April 2015*)



19. 1154 Queen Street West: showing the east elevation with the red and buff brick cladding patterns including the details around the windows and under the eaves as well as the dormer windows all of which match those at the Drake Hotel on the opposite side of Beaconsfield Avenue (Compare Images 12 and 13, above) (*HPS, 2016*)



20. 1154 Queen Street West, east elevation : showing the brick cladding details and the dormers with their semi-circular headed openings and scroll brackets. (HPS, 2016)



21. 14 Beaconsfield Avenue, west side: showing a house just north of Queen Street West completed by 1884 with corresponding brick pattern details of the quoins and voussoirs around the semi-circular headed window openings similar to the above properties on Queen Street West. (HPS, 2016)



22. 28-30, 32-34, 38-40, Beaconsfield Avenue, west side: showing the context with the consistent two-and-a-half storey mansard-roofed houses with red and buff brick pattering including quoins, striped semi-circular window heads, quoins and a decorative band beneath the eaves. (HPS, 2016)



23. 23-37 Beaconsfield Avenue, east side: showing the buff and red brick pattering similar to Queen Street West with the corner quoins, striped window heads, and horizontal bands linking windows together (HPS, 2016)



24. 11 Beaconsfield Avenue, east side: showing the mansard roof with dormers, red and buff brick pattering featured in the quoins at the corner, the bands between the windows, the semi-circular headed windows with striped headers, the bands of buff brick linking windows together and the decorative panels at the eaves. (HPS, 2016)



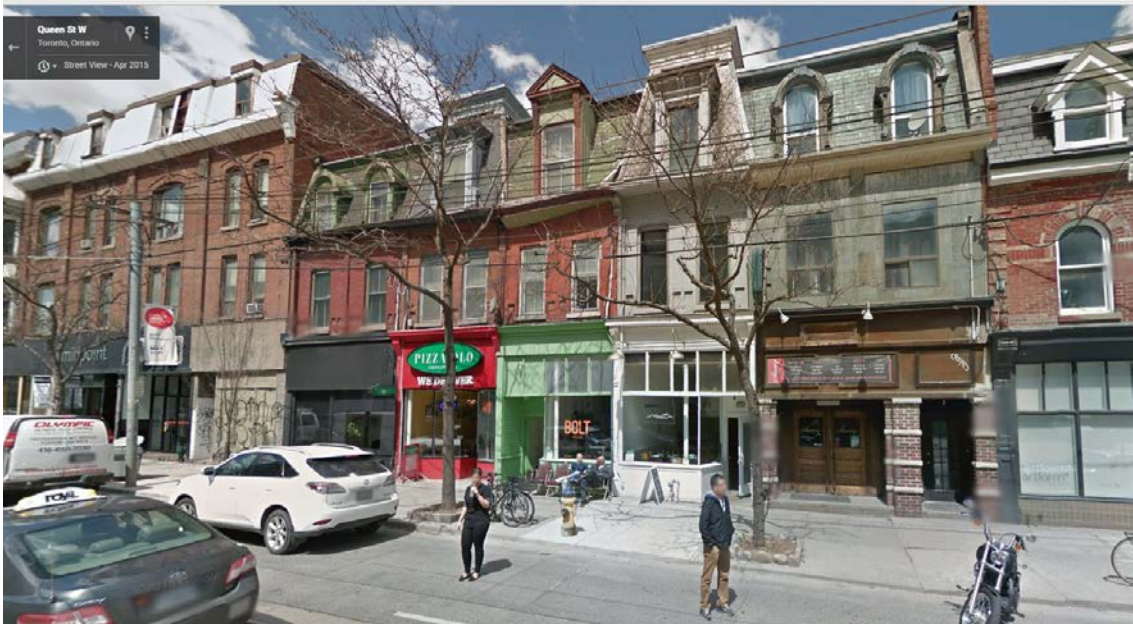
25. 35-37 Beaconsfield Avenue, east side: showing the buff and red brick pattering at the striped window heads, bands linking windows together and at the corners with the corner quoins. (HPS, 2016)



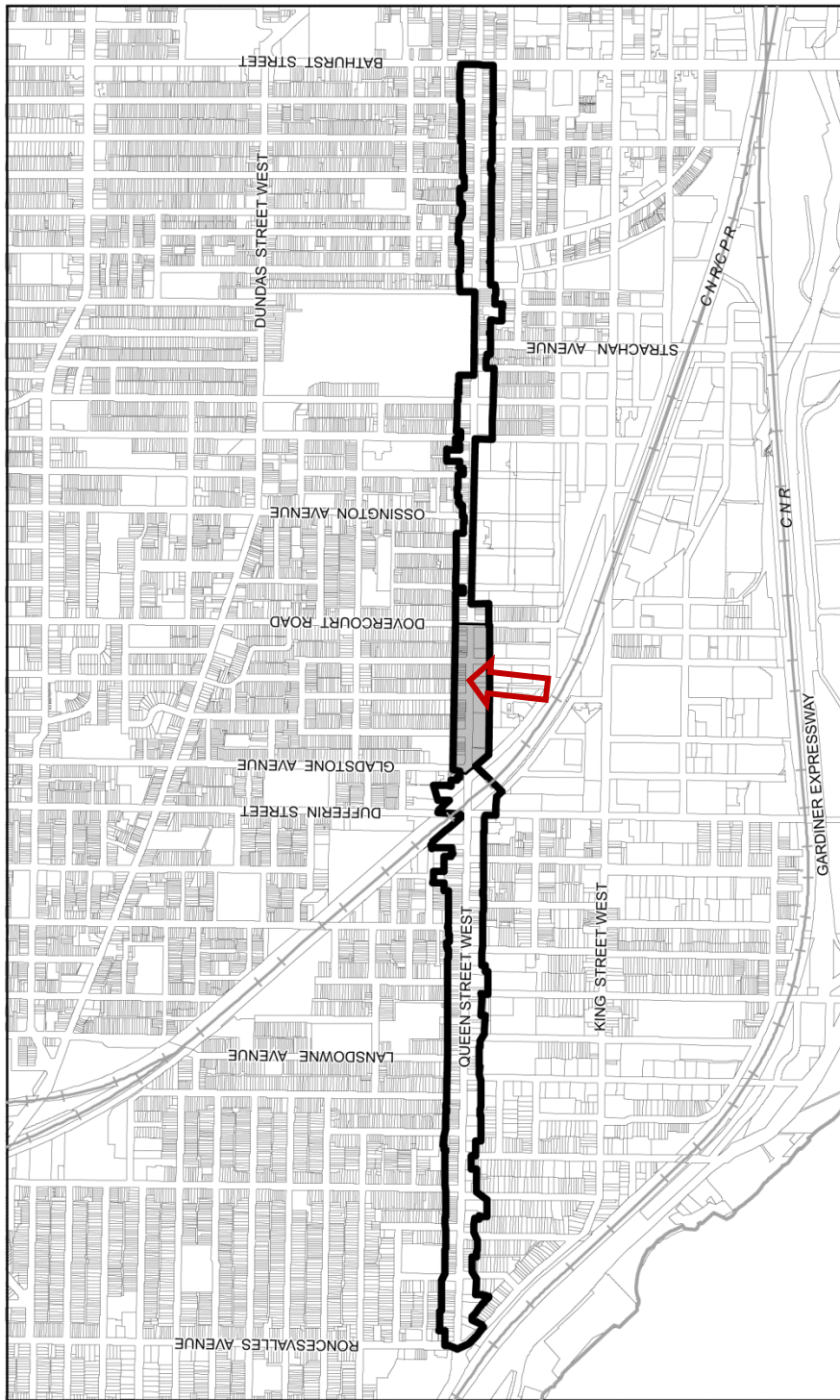
26. 1124-32 Queen Street West: showing the block west of the subject properties to Lisgar Street with the consistent two-and-a-half-storey height with mansard roofs, paired dormers and typically paired second floor windows. Note the quoins and bracket details which also survive. Note that the Pizza Pizza building conceals the mansard roof which is evident at the side elevation. (HPS, 2016)



27. Lisgar Street to Dovercourt Road, north side of Queen Street West: showing the context which maintains a 2-3 storey height, but the mansard roof form is less prevalent until the four-storey block at the corner with Dovercourt. (HPS 2016)



28. 1166-1182 Queen Street West: showing the rest of the block to the west of Beaconsfield Avenue with its Late Victorian buildings, of two-and-a-half to three-and-a-half storeys with brick cladding, mansard roofs and dormers. (*google maps, April 2015*)



**West Queen West
Nominated Heritage Conservation District**

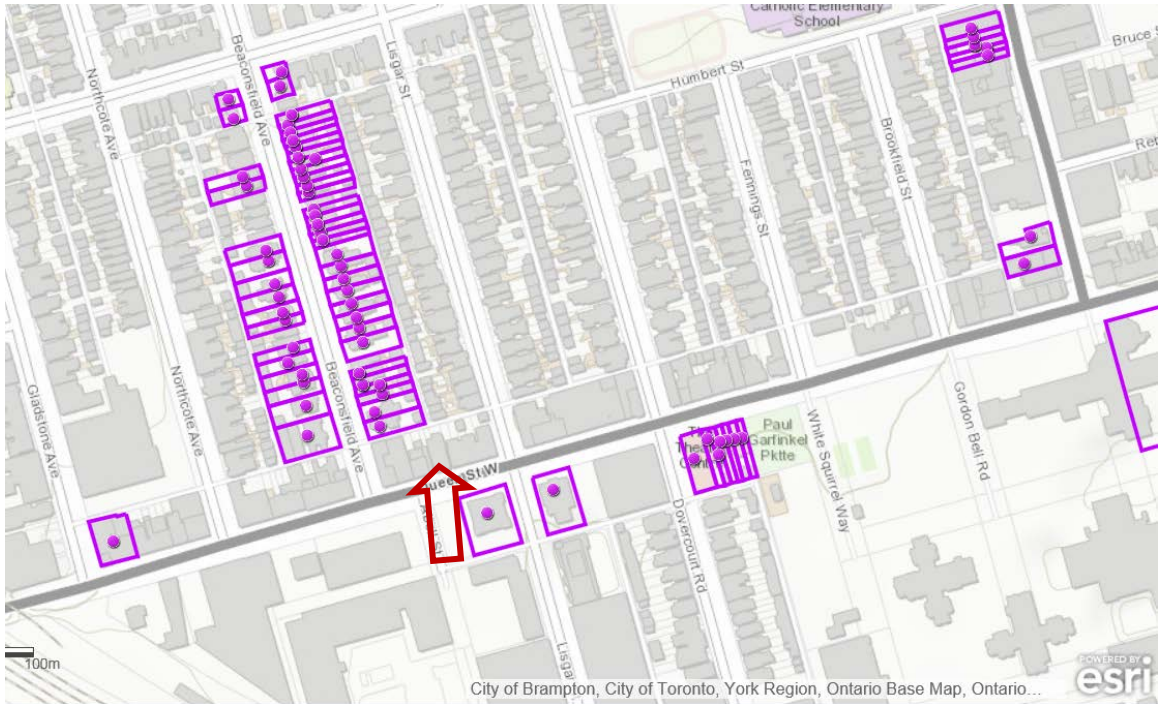
Toronto City Planning
Study Area



Not to Scale
1/23/2015



29. Map of the Study Area for the Queen Street West Heritage Conservation District: showing the nominated boundary between Dovercourt Road and Gladstone Avenue. (HPS 2015)



30. Heritage Property Search Map: showing the heritage properties already identified and included on the Heritage Register on Queen Street West within the Nominated HCD Boundary including the Gladstone Hotel at 1204 Queen Street West, and on the south side of Queen Street West: Postal Station C, 1117 Queen Street West, Carnegie Library, 1115 Queen Street West, the YMCA, 1089 Queen Street West and the row housing at 1075-1085 Queen Street West The listed properties on Beaconsfield Avenue are also indicated. (<http://cot-planning.maps.arcgis.com/apps/PanelsLegend/index.html?appid=a90bf1e72b694db5a4892dc6b170688d>)