

STATEMENT OF SIGNIFICANCE:
(REASONS FOR DESIGNATION)
1142 QUEEN STREET WEST

ATTACHMENT NO. 3

The property at 1142 Queen Street West 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 1142 Queen Street West is located on the north side of Queen Street West between Beaconsfield Avenue and Lisgar Street. Completed in 1881, the building is a two-and-a-half storey, brick clad, mansard-roofed structure with a narrower, two-storey wing behind. The ground floor is occupied by commercial space with two residential units above. The ground floor elevation has been altered, and corrugated aluminum siding has been added at the second level. However, the essential patterns and form of the building with a large shop window and two side-by-side entrances at the ground floor, the pair of windows at the second floor and a pair of gable-roofed dormers at the third floor in a mansard roof remain.

The building is one in a series of 6 properties identified as Plan 374 and constructed in 1881 which sit at the north-east corner of Beaconsfield Avenue known as 1142-1152 Queen Street West.¹ The properties now include the historic Drake Hotel (1150 Queen Street West). While the Drake site has been altered several times, the west elevation of the Drake Hotel maintains the original red and buff brick patterned cladding with mansard roofs and dormers that distinguish these commercial buildings.

This original group of 6 properties matches, in form and detail, the group of 6 properties opposite on the north-west corner of Beaconsfield Avenue and Queen Street West. The red and yellow brick cladding and mansard roofs are continued on that corner and north on Beaconsfield Avenue making this a distinctive enclave of commercial and residential building types.

Statement of Cultural Heritage Value

The property at 1142 Queen Street West has design value as a representative example 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, and the mansard roof with the paired dormers. It is likely that beneath the corrugated aluminum cladding at the second floor level, the original brick cladding survives.

¹ The 6 properties were originally known as 998-1008 Queen St. W. and by 1890 as 1142-1152 Queen St. W. Since the consolidation of the four properties 1146, 1148, 1150 and 1152 as a single property known as 1150 Queen St. W., the original 6 properties are now 3: 1142, 1144, 1150 Queen St. W.

The property has historic value as it is one of two 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. The property reflects a pattern of urban commercial and residential accommodation which has survived for over 130 years in this location.

The property has contextual value through its scale, massing, form and detail which defines and supports the original late 19th century Victorian built-form character of the north side Queen Street West and the adjacent Beaconsfield Avenue. It is part of the visual and historic context of this area of Queen Street West and is a significant element in maintaining the consistency of the neighbourhood character.

Heritage Attributes

The heritage attributes of the property located at 1142 Queen Street West are:

- The placement, set back and orientation of the building as it is located within its property boundary on the north side of Queen Street West
- The massing of the front portion of the building which is two-and-half storeys with a mansard roof with two dormers and a recessed entry for the two entrances at the ground floor
- On the street-facing, south elevation, the ground floor pattern of a large shop window with a recessed entry to the west with two doors providing access to the ground floor and to the upper two floors
- At the second floor level the pattern of the two windows
- The original brick cladding with its buff and red brick patterning and the semi-circular headed windows to the extent that they remain behind the corrugated aluminum cladding
- The mansard roof with its bell-cast curve and pair of gable dormer windows
- The original slate shingles with their bands of rectangular and hexagonal shaped shingles to the extent that they remain behind the current aluminum siding cladding
- The gable dormers with their gable roofs and barge-boards
- The semi-circular headed openings of the windows in the gable dormers