

Inclusion on the City of Toronto's Heritage Register – 106-114 Queen Street East

Date: June 3, 2020

To: Toronto Preservation Board
Toronto & East York Community Council

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

Wards: Ward 13 - Toronto-Centre

SUMMARY

This report recommends that City Council include the properties at 106-114 Queen Street East on the City of Toronto's Heritage Register for their cultural heritage value. This row of five attached properties completed together in 1886-1887 contains three-storey, Victorian-era brick, mixed-use (residential and commercial) buildings located on the north side of Queen Street East between Mutual and Jarvis streets in the Garden District neighbourhood. The five properties comprise part of a longer terrace of eight buildings in total. The three properties at 100-104 Queen Street East are concurrently being considered in a separate report, as they form the subject of an active development site and application at 98-104 Queen Street East and 3 Mutual Street.

Following further research and evaluation, it has been determined that each of the five properties at 106-114 Queen Street East meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

RECOMMENDATIONS

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

1. City Council include the following five properties on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion), attached as Attachment 3 to the report (June 3, 2020) from the Senior Manager, Heritage Planning, Urban Design, City Planning

106 Queen Street East
108 Queen Street East
110 Queen Street East
112 Queen Street East
114 Queen Street East

FINANCIAL IMPACT

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

DECISION HISTORY

No decision history.

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached.

Located on the north side of Queen Street East between Mutual and Jarvis streets, and adjacent to the landmark heritage Bigley Building at 98 Queen Street East (1889), the eight properties comprising Mussen Terrace at 100-114 Queen Street East are valued as part of an intact collection of historic buildings representing an entire surviving block of the early urban subdivision and development of Queen Street East, where residential and commercial typologies flourished alongside the adjacent churches such as Cooke's Presbyterian (now demolished) and the heritage property at Metropolitan United Church (1872). Completed in the last quarter of the 19th century, the properties at 106-114 Queen Street East contribute contextually to the historic residential and commercial character of the area, and are visually, physically and historically linked to their setting inside the southern boundary of the Garden District neighbourhood and along main street Queen.

The five buildings at 106-114 Queen Street East comprise part of a longer row of eight buildings, Mussen Terrace, completed together in 1886-1887. The collection provides a consistent stretch of Late Victorian-era building fabric valued for their importance in defining and maintaining the late-19th century character of the area. The three

properties to the west at 100-104 Queen Street East are the subject of a separate report to City Council recommending Designation under Section 29, Part IV of the Ontario Heritage Act, as they form part of an active redevelopment site and application.

Pro-active listing of properties gives greater clarity to property owners with regards to the City's interest and the application of Official Plan policies and is an efficient and effective practice that balances the need to respond to growth within Toronto and the need to conserve the cultural heritage values that enrich the character of our neighbourhoods.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give the City a 60-day notice of his or her intention to demolish the listed property. Listing does not trigger maintenance requirements over and above existing property standards, it does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation or development.

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 106-114 Queen Street East have design, associative and contextual value.

CONTACT

Tamara Anson-Cartwright
Program Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1083; Fax 416-392-1973
Email: Tamara.Anson-Cartwright@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Statement of Significance (Reasons for Inclusion) - 106, 108, 110, 112 and 114 Queen Street East
Attachment 4 - Heritage Property Research and Evaluation Report - 106, 108, 110, 112 and 114 Queen Street East



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



Looking north-west at Mussen Terrace on the north side of Queen Street East from the intersection of Queen and Jarvis Streets (HP, 2019)



Looking northwest at 106 and 108 Queen Street East (far right and shown with a blue line), with 100-104 Queens Street East that comprise the rest of Mussen Terrace directly left and attached (HP2019).

STATEMENT OF SIGNIFICANCE:
MUSSEN TERRACE (EAST SECTION)
106, 108, 110, 112 and 114 QUEEN STREET EAST
(REASONS FOR INCLUSION)

The properties at 106-114 Queen Street East are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the north side of Queen Street East between Mutual Street and Jarvis Street in the Garden District neighbourhood, adjacent to the landmark heritage Bigley Building at 98 Queen Street East, and directly across the street from the Designated properties at 99, 107, 109, 111, 115, 123 Queen St E and Warehouse (1903-6), the five properties at 106-114 Queen Street East comprise part of a larger terrace of eight 3-storey brick commercial buildings, including 100-104 Queen Street East, completed together in 1886-1887 and now known as Mussen Terrace.

Statement of Cultural Heritage Value

The three-storey brick commercial buildings at 106-114 Queen Street East are valued as a representative example of the commercial and residential main street buildings constructed in Toronto during the Victorian era, here displaying a pleasing rhythm of symmetrically arranged window openings and decorative brickwork detailing on the upper storeys, as well as detailed woodwork on the first floor storefronts.

The properties at 106-114 Queen Street East, along with the rest of Mussen Terrace located at 100-104, contribute to an understanding of the historic character of Queen Street East in the last quarter of the 19th century, when the site transformed from a local wood yard and these main street properties and the merchants who originally operated them settled along Lot/Queen Street near the desirable Garden District location.

The properties at 106-114 Queen Street East, between Mutual and Jarvis Streets, have contextual value as their scale, setback and style are visually and physically linked to their location fronting Queen, where the group anchors the northwest corner of Queen and Jarvis streets at the east end and the landmark heritage Bigley Building (1889) at the west end, to complete the mid to late 19th-century mixed residential and commercial character of the block and of Queen Street.

Within the context of a neighbourhood developed as a mixture of residential and commercial properties located at the southern edge of the Garden District neighbourhood, the subject three-storey brick buildings at 106-114 Queen Street East are valued as a collection with historic, physical and visual links to their surroundings for over 130 years.

Heritage Attributes

The heritage attributes of the properties at 106, 108, 110, 112 & 114 Queen Street East are:

- The setback, placement and orientation of the buildings on the north side of the street between Mutual and Jarvis Streets
- The scale, form and massing of the five attached brick buildings on rectangular plans with their three-storey height and flat roofs
- The materials with the red brick cladding, and the brick, stone and wood detailing (currently covered with paint on the south and east elevations at 114 Queen Street East)
- The principal (south) elevations of all five buildings, and the east elevation at 114 Queen Street East, defined at their end walls by brick pilasters and symmetrically-organized vertically into two bays at the second and third storeys with storefronts and entrances at the first floor level
- The last surviving original parapet at 112 Queen Street East with its stepped and corbelled decorative red brick detailing
- The flat-headed window openings in the two upper storeys with their stone lintels and sills
- The entrances on the principal (south) elevations, which are recessed and have flat-headed door openings
- The remaining decorative wood detailing framing the storefronts, including the cornice at 112 Queen Street East
- The decorative brickwork on the principal (south) elevations, with the red and buff brick stringcourses above the second and third storeys, and their saw tooth soldier course of alternating buff and red brick detailing

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



MUSSEN TERRACE (EAST SECTION)

106, 108, 110, 112 AND 114 QUEEN STREET EAST, TORONTO

Prepared by:

Heritage Planning
City Planning Division
City of Toronto

June 2020

1. DESCRIPTION



Cover: Aerial View of the properties at 106-114 Queen Street East (Google, 2019)
 Above: Contextual photograph looking northeast and showing the five properties at 106-114 Queen Street East (far right and shown with a blue line) along with the rest of the terrace at 100-104 Queen Street East (centre) and the Richard Bigley Building at 98 Queen Street East (at left) (HP, 2019).

106-114 Queen Street East	
ADDRESSES	106, 108, 110, 112 & 114 Queen Street East
WARD	Ward 13 (Toronto Centre)
LEGAL DESCRIPTION	106-114 Queen Street East: Plan 247E, Lots 4-5 Pt Blk B and Lots 6-7
NEIGHBOURHOOD/COMMUNITY	Garden District Neighbourhood
HISTORICAL NAMES	N/A
CONSTRUCTION DATES	1886-1887
ORIGINAL OWNERS	John C. Mussen
ORIGINAL USES	Commercial at grade; Residential above
CURRENT USES*	Commercial and Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	N/A
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual

HERITAGE STATUS	NOL
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	June 2020

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 106-114 Queen Street East, and applies evaluation criteria to determine whether they merit inclusion on the City of Toronto’s Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

ii. HISTORICAL BACKGROUND

For the properties at 106-114 Queen Street East, timelines for the buildings follow this introductory section outlining the history of the neighbourhood.

Garden District Neighbourhood and the Jarvis Estate

The properties at 106-114 Queen Street East are located in the Garden District neighbourhood of downtown Toronto, which is east of Yonge Street, between Carlton, Queen and Sherbourne streets.¹(Images 1a and b). The properties were originally part of Park Lot 6, one of the parcels of land granted by John Graves Simcoe to individuals as well as the military and the clergy, after the founding of the Town of York and the establishment of Fort York in 1793. Park Lot 6 was granted to David Smith. It was then acquired by William Jarvis (1756-1817). The narrow lot of 100 acres stretched north-south, from Lot Street (now Queen Street) to the second concession road (now Bloor Street) (Image 2).

William Jarvis lived at Sherbourne and Adelaide Streets, not on Park Lot 6. Apart from clearing some of the land, he left the park lot undeveloped, transferring it to his son, Samuel Peters Jarvis (1792-1857), just before he died in 1817. Samuel began to clear the site in 1822 and engaged the distinguished architect, John Ewart (1788-1856), to design a house for him in 1824 near today's Jarvis and Shuter streets. It was complete by 1825. Samuel and his wife, Mary Boyles Powell, lived there until 1845. By that time, Samuel was encountering various financial difficulties and engaged the prominent architect, surveyor and engineer, John George Howard (1803-1890), to survey the park lot for subdivision and sale.

Howard's plan subdivided the narrow lot on its long axis, with a north-south street named for the Jarvis family running down the middle and aligning with New Street (later known as Nelson street, and finally Jarvis Street) and connecting with the wharves at the lake's edge. This was a decisive move for the sale of subdivided lots and for the future development of the city. Jarvis Street would connect to the new St. Lawrence Hall with its arcade and market (1849-50) at King Street, and the second City Hall (1844-5 and 1850-51) with its police station, courts and additional markets at Front

¹ It is important to note that the Garden District neighbourhood has broader boundaries than that defined by the Garden District Heritage Conservation District (HCD).

Street. With an extraordinary 80' width, Jarvis Street became a grand avenue with additional boulevards of 16' on either side.

With Howard's 1845-51 survey, Jarvis Street became a primary north-south route, linking the original core of the town of York with the Second Concession Line (now Bloor Street). It is flanked by two narrower north-south side streets at the edge of Park Lot 6. George Street, on the east, was an extension of one of the original streets of the Town of York. Mutual Street, on the other hand, started at Lot/Queen Street and terminated at Carlton Street, on the western boundary of the park lot and was destined to remain a quieter, mainly residential street than Jarvis.² Mutual Street's name indicates that it was shared between Park Lots 6 and 7.³

William Cawthra invested in the development of the southern 40 acres of the former Jarvis park lot, and subdivided the land into smaller lots for working class housing. The northern 60 acres of the park lot was typically divided into one acre plots, intended for grander houses. Eventually prominent Toronto families such as the Masseys, Mulocks, Flavelles, and McMasters built significant homes there. Apart from residential buildings, the street attracted institutions such as churches including the Jarvis Street Baptist Church (1869), and the Toronto Collegiate Institute (later Jarvis Collegiate).

106-114 Queen Street East

The subject properties on the north side of Queen Street East were completed in 1886 and occupied by the following year. They were originally owned by-and constructed for - a local liveryman-turned-real estate agent named John C. Mussen.⁴ The properties at 106-114 Queen Street East represent five attached three-storey mixed-use buildings (retail at grade with residential and commercial above) in a longer terrace of eight buildings completed together in the last quarter of the 19th century.

Historical Timeline:

Key Date	Historical Event
1874	John Ford, Builder, owns the entire block bounded by Queen Street East, Mutual, Jarvis and the laneway north of Queen Street East
1880	The first Goad's Atlas reveals that the location of the subject properties at 106-114 Queen Street East, along with 100-104 Queen Street East, was then the site of a wood/building yard owned by John Ford (Image 3)
1886 Sept	Local liveryman, John C. Mussen, purchases the subject undeveloped properties; by September, the assessment rolls for 1887 (containing information gathered in the previous year) indicate that 106-114 Queen Street East are under construction and all eight addresses listed as an "Unfinished Store"

² Mutual Street was subsequently extended north to Maitland Street in the early 1900s.

³ Arthur, 263.

⁴ The assessment rolls provide an incorrect spelling of his name as "Musson" instead of "Mussen".

1887	The 3-storey brick commercial and residential buildings at 106-114 Queen Street East are completed and occupied, as are the rest of the terrace at 100-104 Queen Street East
1888	The 1889 City Directory indicates that John C. Mussen has formed a partnership with Herbert G. Paul (Mussen & Paul) in the real estate business with an office located at 52 Adelaide Street West
1889	All of the subject properties are illustrated on the 1890 Goad's Atlas (Image 4)
1889 Sept	The assessment rolls for 1890 indicate that Mussen has sold the entire terrace to a local loan and credit company
1973	Archival photos of the subject properties at the east end of the north side of Queen Street East between Mutual and Jarvis streets indicate how little the buildings have changed since then aside from occupants (Images 5 and 7).
Present	The individual properties and buildings comprising Mussen Terrace (100-114 Queen Street East) are owned by various owners.

iii. ARCHITECTURAL DESCRIPTION

The subject properties at 106-114 Queen Street East were constructed together in 1886 and occupied by 1887. The subject properties form part of a longer terrace that includes 100-104 Queen Street East. The latter properties are concurrently being considered in a separate report, as they are the subject of an active development site and application. Despite alterations to the parapets on most of the row, the entire terrace otherwise retains its original massing and form (Images 6, 8-11).

The properties at 106-114 Queen Street East comprise five attached, 3-storey brick buildings with storefronts at the first storey on the principal (south) elevation and residential above. The property at 114 Queen Street East anchors the northwest corner of Queen and Jarvis streets with its south and east principal elevations. The properties are part of a longer terrace of eight buildings constructed together in 1886-1887.⁵ At ground level, the storefronts contain decorative woodwork around the openings. The two upper storeys of each property are framed by pilasters at the end walls and organized horizontally into two bays with symmetrically placed, flat-headed window openings with stone lintels and sills. Decorative brick detailing is evident in the red and buff brick stringcourses with a soldier course in alternating brick colours spanning the south elevation above both the second and third storeys. While the corbelled brick parapet at 114 Queen Street East was lost sometime before 1973 and the others have almost all been significantly altered through reconstruction, and likely due to deterioration, aspects of the original parapet composition surviving at 112 Queen Street East could be restored at the other addresses (Image 12).

iv. CONTEXT

The location of the adjoining properties at 106-114 Queen Street East are shown on the maps attached as Images 1a and b. From the northwest corner of Queen and Jarvis

⁵ At the time of construction, tax assessment roll for 1888 (containing information gathered in the previous year) indicates that the whole terrace at 100-114 was owned by John C. Musson and originally occupied by a variety of merchants.

streets, they form part of a larger group of low-rise buildings on the north side of Queen Street East that continues west toward Mutual Street. Along with the rest of the 3-storey brick commercial row at 100-104 Queen (which are not part of this report), this block represents one of the few remaining intact collections of mixed-use residential and commercial typologies in the neighbourhood. The collection of buildings are serviced at the rear by a laneway named after the block's prominent local merchant, Richard Bigley, whose former place of business at 98 Queen Street East flanks the west end of the terrace and is included on the City's Heritage Register (Image 13). Directly south, is the row of red brick commercial heritage buildings at 99, 107, 109, 111, 115, 123 Queen St E and Warehouse (1903-6) which were also added to the City's Heritage Register in 1973. (Image 14) The federal Moss Park Armoury building is located at the northeast corner of Queen and Jarvis Streets. To the west, the currently open space used for surface parking in the block outlined by Queen, Dalhousie, Shuter and Mutual streets was the former location of Cooke's Presbyterian Church, which was demolished in 1984.

3. EVALUATION CHECKLIST

The subject properties at 106-114 Queen Street East are evaluated in the checklist below. The following evaluation applies to 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 tables are marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

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

The three-storey brick commercial building terrace at 106-114 Queen Street East is valued as a representative example of the commercial and residential main street buildings constructed in Toronto during the Victorian era, here displaying a pleasing rhythm of symmetrically arranged window openings and decorative brickwork detailing on the upper storeys, as well as detailed woodwork on the first floor storefronts.

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 at 106-114 Queen Street East, along with the rest of Mussen Terrace located at 100-104, contribute to an understanding of the historic character of Queen

Street East in the last quarter of the 19th century, when the site transformed from a local wood yard and these main street properties and the merchants who originally operated them settled along Lot/Queen Street near the desirable Garden District 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

The properties at 106-114 Queen Street East, between Mutual and Jarvis Streets, have contextual value as their scale, setback and style are visually and physically linked to their location fronting Queen, where the group anchors the northwest corner of Queen and Jarvis streets at the east end and the landmark heritage Bigley Building (1889) at the west end, to complete the mid to late 19th-century mixed residential and commercial character of the block and of Queen Street.

Within the context of a neighbourhood developed as a mixture of residential and commercial properties located at the southern edge of the Garden District neighbourhood, the subject three-storey brick buildings at 106-114 Queen Street East are valued as a collection with historic, physical and visual links to their surroundings for over 130 years.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 106-114 Queen Street East have cultural heritage value for their design, association and context.

Located on the north side of Queen Street East between Mutual and Jarvis streets, and adjacent to the landmark heritage Bigley Building at 98 Queen Street East, the subject properties are valued as part of an intact collection of historic buildings representing an entire surviving block of the early urban subdivision and development of Queen Street East, where residential and commercial typologies flourished alongside the adjacent churches such as Cooke's Presbyterian (now demolished) and the heritage property at Metropolitan United Church (1872). Completed in the last quarter of the 19th century, the properties at 106-114 Queen Street East contribute contextually to the historic residential and commercial character of the area, and are visually, physically and historically linked to their setting inside the southern boundary of the Garden District neighbourhood and along main street Queen.

5. SOURCES

Archival Sources:

Abstract Indices of Deeds, Plan 247E, Part Lots 4-5 Pt Blk B and Plan 247E, Lots 6-7
 Archival Maps and Atlases, <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>
 Archival Photographs, City of Toronto Archives and Toronto Public Library (citations with images below)

Assessment Rolls, City of Toronto, St. James Ward, 1874-1890
Building Records, City of Toronto, Toronto and East York, 1941-1996
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Underwriters' Survey Bureau Atlases, 1921 revised to 1943 and 1954 revised to 1964

Secondary Sources:

Arthur, Eric, Toronto: No Mean City, 3rd ed. revised by Stephen A. Otto, 1986
Cameron, Christine and Janet Wright. Canadian Historic Sites No. 24: Second Empire Style in Canadian Architecture, 1980
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McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989
Mulvany, C. Pelham, Toronto Past and Present until 1882, 1884
Thompson, Austin Seton. Jarvis Street: A Story of Triumph and Tragedy, 1980

6. IMAGES



1a. City of Toronto Property Data Map showing the location of the subject properties at 106-114 Queen Street East and marked by the rectangle.

All maps are orientated with north at the top unless otherwise indicated.



1b. Map showing the location of the properties at 106-114 Queen Street East (City of Toronto IView2)

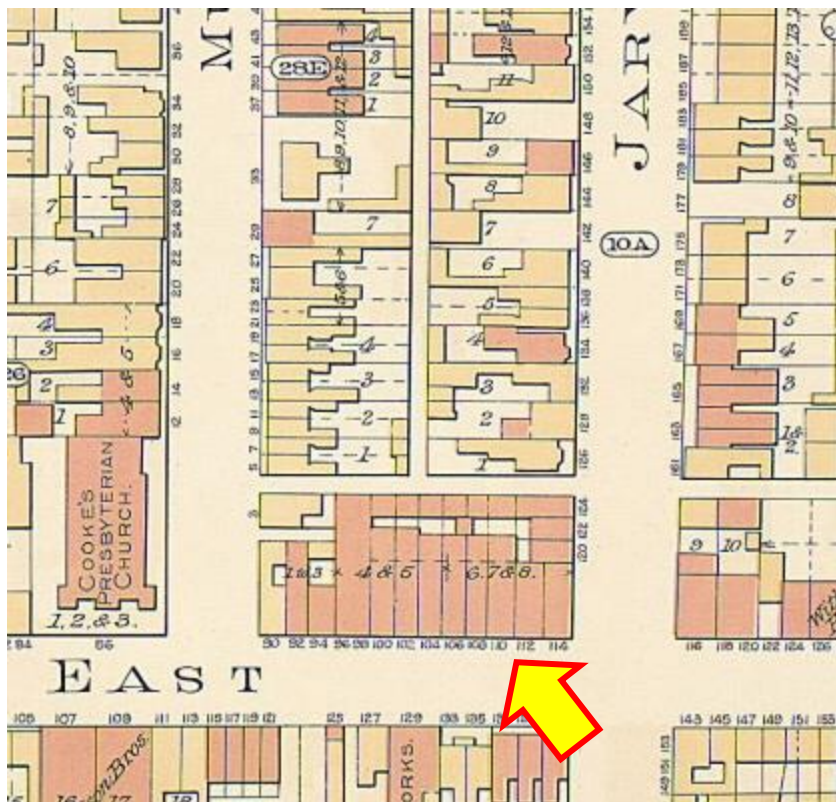
6	Joshua Cozens	16	J
25	John Playter	17	C
24	John Avon	18	S
23	John Skinner	19	L
22	John Playter	20	J
19	Lieut Col David Shank	19	
18	E.B. Littlehales	18	
17	Alex Grant	17	
16	Q. Baby	16	
15	Wm. Willcocks	15	
14	Hon Peter Russell	14	
13	Robert I.D. Gray	13	
12	W.D. Powell	12	
11	Thomas Raddish	11	
10	Hon J Elmsley	10	
9	James McCaulley	9	
8	George Playter	8	
7	John McGill	7	
6	Wm. Jarvis	6	
5	D. Wm. Smith	5	
4	John White	4	
3	John Small	3	
2	Government Lease	2	
1	Downer	1	
15	John Gooding	15	

Town of York

2. Plan showing Park Lot 6 (Lundell)



3. Goad's Atlas, 1880 showing the location of the "wood yard" that would later be developed for Mussen Terrace at 100-114 Queen Street East (CTA)



4. Goad's Atlas, 1890 showing all of the subject properties at 106-114 Queen Street East (CTA)



5. Archival photo from the City of Toronto's first heritage survey looking northwest at the north side of Queen Street East between Jarvis and Mutual Streets (Toronto Historical Board, 1973)



6. Current photograph looking west at the north-west corner of Queen Street East and Jarvis. The properties are shown with a blue line. (HP, 2019)



7. Archival photo from the City of Toronto's first heritage survey looking northeast at the north side of Queen Street East between Mutual and Jarvis Streets. (Toronto Historical Board, 1973)



8. Contextual photograph looking northeast and showing the entire block on the north side of Queen Street East between Mutual and Jarvis streets, with Mussen Terrace at right (HP, 2019).



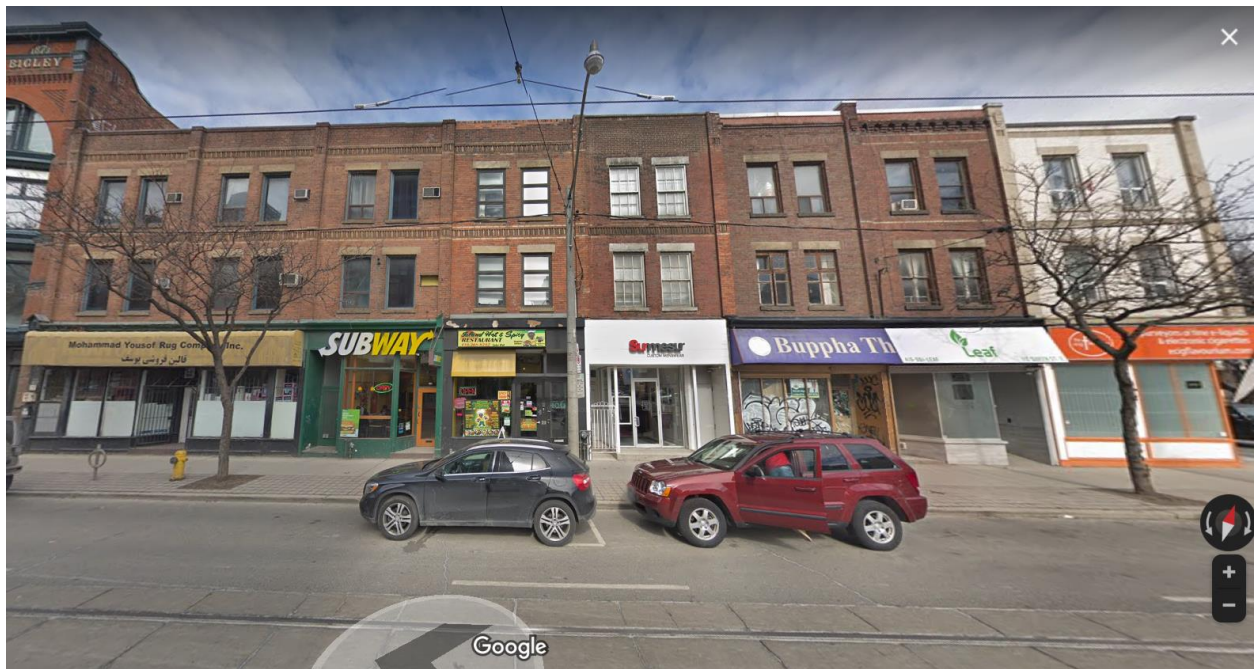
9. Photograph looking north and showing 106-112 Queen Street East with the western portion of the terrace at 100-104 Queen Street East directly to the left and attached. The property at 114 Queen Street East that terminates the east end of the terrace and anchors the northeast corner of the intersection at Queen and Jarvis streets is just beyond the picture frame, at right (HP, 2019)



10. Photograph of the properties at 100, 102 and 104 Queen Street East including 106 Queen Street East, at right. (HP, 2019)



11. Photograph showing the south elevation of 114 Queen Street East with its currently-painted brick cladding and missing parapet, the latter lost sometime before 1973. (HP, 2019)



12. Photograph of Mussen Terrace at 100-114 Queen Street East showing the south elevations and noting the only original parapet at 112 with its stepped corbelled brick detailing. (Google, 2018)



13. Photograph showing the Bigley Building at 98 Queen Street East, which is attached to Mussen Terrace at the west and is currently included on the City's Heritage Register (HP, 2019).



14. Photographs showing the properties on the south side of Queen Street at Mutual Street at 99, 107, 109, 111, 115, 123 Queen St E and Warehouse, which are included on the City's Heritage register. (HP, 2019)