

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 1354, 1358, and 1360 Queen Street West

Date: May 25, 2021

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Parkdale-High Park – Ward 4

SUMMARY

This report recommends that City Council state its intention to designate the properties at 1354 (including active entrances 2, 4 and 6 Brock Avenue and 1356 Queen Street West), 1358, and 1360 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value for their design and physical, historical and associative and contextual values. The properties were included on the City of Toronto's Heritage Register on December 16, 2020 and are located in the Parkdale Main Street Heritage Conservation District Plan study area.

The properties at 1354, 1358, and 1360 Queen Street West are important in defining, maintaining, and supporting the character of the historic Village of Parkdale. Located at the corner of Queen Street West and Brock Avenue, 1354 Queen Street West is comprised of a three-storey brick and stone, rectangular-form building with two-bays fronting Queen Street West. It was constructed in c.1881 by J. C. Mussen as part of a business block that he erected west of the toll-gate at present-day Brock Avenue.

To the west are 1358 and 1360 Queen Street West, which contain two, two-storey rectangular-form buildings, that were also likely constructed as part of the J. C. Mussen Block in c.1881. Together these buildings are valued as representative examples of the Italianate style and for their association with J. C. Mussen, a prominent businessman in Parkdale who was responsible for building several houses in the area.

The J. C. Mussen Block comprising of the properties 1354, 1358, and 1360 Queen Street West, are physically, functionally, visually and historically linked to their surroundings, including the neighbouring properties on the north side of Queen Street West from O'Hara to Brock Avenues, the properties east of Brock Street on the north side of Queen Street West, and those on the south side of the street across from the subject properties between Dunn and Cowan Avenues.

The properties at 1354, 1358, 1360 Queen Street West are also valued for their later association from the 1950s with two prominent members of the Parkdale community, Sheldon and Beverly Fainer, who owned and operated their fabric, trim, and hardware business, Designer Fabrics (originally Central Bargain House) at this location for 64-years until they retired in 2018.

Following research and evaluation undertaken according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the properties at 1354, 1358, and 1360 Queen Street West merit designation under Part IV, Section 29 of the Ontario Heritage Act for their design and physical, historical and associative and contextual value.

On September 29, 2020, Official Plan and Zoning By-law Amendment applications were submitted for the properties at 1358-1360 and 1354-1356 Queen Street West and 8-10, 12 and 14 Brock Avenue ("1354 Queen Street West"), proposing to amend the Official Plan, Zoning By-law 569-2013 and Zoning By-law 438-86 to permit the construction of a new nine-storey mixed-use building. The application was appealed to the Local Planning Appeal Tribunal (the "LPAT") on March 5, 2021.

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

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 1354 Queen Street West (including active entrances at 2, 4, and 6 Brock Avenue and 1356 Queen Street West), under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1354, 1358, and 1360 Queen Street West (Reasons for Designation) attached as Attachment 3 to the report (May 25, 2021) from the Senior Manager, Heritage Planning.
2. City Council state its intention to designate the property at 1358 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1354, 1358, and 1360 Queen Street West (Reasons for Designation) attached as Attachment 3 to the report (May 25, 2021) from the Senior Manager, Heritage Planning.
3. City Council state its intention to designate the property at 1360 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1354, 1358, and 1360 Queen Street West (Reasons for Designation) attached as Attachment 3 to the report (May 25, 2021) from the Senior Manager, Heritage Planning.

4. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
5. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
6. If the designation is 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 property.

FINANCIAL IMPACT

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

DECISION HISTORY

The properties at 1354, 1358, and 1360 Queen Street West were initially identified as contributing to the cultural heritage value of the area during the West Queen West Heritage Conservation District Study (HCD) report, which was accepted by the Toronto Preservation Board in June 2017.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB24.2>

The properties at 1354, 1358, and 1360 Queen Street West were included on the City of Toronto's Heritage Register on December 16, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.18>

On February 24, 2021, Toronto East York Community Council directed staff to schedule a virtual community consultation regarding 1358-1360 and 1354-1356 Queen Street West and 8-10, 12 and 14 Brock Avenue Official Plan and Zoning By-law Amendment Applications. The preliminary Report provides information and identifies a preliminary set of issues regarding the application for a new nine-storey mixed use building located at 1358-1360 and 1354-1356 Queen Street West and 8-10, 12 and 14 Brock Ave.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE23.39>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and

equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage

property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities".

Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Strategic growth areas include the downtown urban growth centre where this property is located.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<https://www.ontario.ca/laws/statute/90o18>
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and

liveable City that can contribute to other social, cultural, economic and environmental goals of the City.”

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Heritage Impact Assessments (HIA) will be required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

The Ontario Heritage Toolkit also provides guidance on designating properties of municipal significance. The Tool Kit provides direction on the purpose of designating heritage properties for identifying and protecting places in our communities that have cultural heritage value and is an important part of planning for the future, and of helping to guide change while keeping the buildings, structures and landscapes that give each of our communities its unique identity.

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

COMMENTS

1354, 1358, AND 1360 QUEEN STREET WEST

Research and Evaluation according to Ontario Regulation 9/06

Staff have completed the Research and Evaluation Report for the properties at 1354, 1358, and 1360 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 and physical, historical and associative and contextual values. As such, the properties are significant built heritage resources.



Principal (south) elevations of 1354, 1358, and 1360 Queen Street West (Heritage Planning, 2021)



Detail of 1354, 1358, and 1360 Queen Street west looking northwest, annotated to show the location of 1354 Queen Street West and the rear one-storey addition (Heritage Planning, 2021)



Detail of the side (east) elevation of 1354 Queen Street West (Heritage Planning, 2021)



Detail of the side (east) elevation of 1354 Queen Street West with the rear one-storey addition (right) (Heritage Planning, 2021)



1996 photograph of the principal (south) elevations of 1354, 1358, and 1360 Queen Street West (Jack Gibney)



2014 photograph looking northwest at 1354, 1358, and 1360 Queen Street West (Jack Gibney)

1. DESCRIPTION

1354, 1358, AND 1360 QUEEN STREET WEST (J. C. MUSSEN BLOCK)	
ADDRESS	1354, 1358 and 1360 Queen Street West
WARD	Parkdale-High Park – 4
LEGAL DESCRIPTION	1354 Queen Street West (active entrances at 2, 4, and 6 Brock Avenue and 1356 Queen Street West: PLAN 521 LOT 5 PT LOT 6 1358 Queen Street West: PLAN 521 LOT 4 1360 Queen Street West: PLAN 521 LOTS 1 TO 3

NEIGHBOURHOOD/COMMUNITY	Roncesvalles
HISTORICAL NAME	J. C. Mussen Block
CONSTRUCTION DATE	c.1881
ORIGINAL OWNER	J. C. Mussen
ORIGINAL USE	Commercial/ residential
CURRENT USE*	Vacant
ARCHITECT/BUILDER/DESIGNER	J. C. Mussen
DESIGN/CONSTRUCTION/MATERIALS	Brick, stone, stucco, and concrete
ARCHITECTURAL STYLE	Italianate
ADDITIONS/ALTERATIONS	See Section II
CRITERIA	Design and physical, historical and associative and contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Planning: Loryssa Quattrociochi
REPORT DATE	June 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 1354, 1358, and 1360 Queen Street West, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
March 17, 1812	Park Lot 30, First Concession from the Bay, where the subject properties would eventually be built, was granted to James Brock.
1830	After his death in 1830, Brock's wife, Susannah Lucy Quirke, took possession of the lot and was responsible for subdividing it. This also included a road allowance from Lake Shore Road to Second Concession Road (present-day Bloor Street), which became known as Brockton Road (present-day Brock Avenue).
1879	Parkdale was incorporated as a village following the opening of the North Parkdale Station the year prior at Queen Street West and Dufferin Street.
1880	The property at 1354 Queen Street West is mentioned in the 1881 Parkdale Directory. While the exact address is not included, the location is referred to as the "J. C. Mussen Block" at the corner of Queen and Brockton Road (now Brock Avenue). An occupant of the J. C. Mussen Block was John Wanless & Son, a new hardware store, and were likely

	located at 1354 Queen Street West. The neighbouring properties at 1358 and 1360 Queen Street West were presumably erected at the same time as part of Mussen's business block.
1884	The subject properties at 1354, 1358, and 1360 Queen Street West appear in Goad's Atlas Maps for the first time.
1885	The Village of Parkdale becomes the Town of Parkdale.
1889	The Town of Parkdale is annexed by the City of Toronto.
1903	The 1903 Assessment Rolls indicate that there was a grocer at 1354 Queen Street West, furniture stores at 1356 and 1358 Queen Street West, and a laundry at 1360 Queen Street West.
1950s and 60s	Housing patterns in Parkdale changed with high-rise apartments being constructed in higher volumes as well as the conversion of old mansions to single-room apartments.
1955	Sheldon and Beverly Fainer opened Central Bargain House at 1358 and 1360 Queen Street West, which later became known as Designer Fabrics. Their business would continue in operation until they retired in 2018.
1957	A one-storey rear building was constructed to the north at 1354 Queen Street West.
1968	1358 and 1360 Queen Street West had been extended to the north.
1980s	Gentrification along West Queen Street West began.
Post-1981	The Fainers consolidated the storefronts at 1358 and 1360 Queen Street West to have a single entrance.
1994	The Parkdale Villages Arts Collective (PVAC) is founded.
2005	A rear addition was constructed at 1358 and 1360 Queen Street West
c.2007	Designer Fabric is expanded to include 1354 Queen Street West.
2018-Present	The subject properties were purchased by Queen and Brock Holdings Inc. and are presently vacant.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the property which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

The Development History of Parkdale

The subject properties are located in the historic Village and Town of Parkdale, which evolved from a village, to a streetcar suburb, to the present-day urban community. When the portion of Queen Street West that bisects Parkdale was upgraded from a trail into a road at the turn of the 19th century, it connected to a part of the Toronto Carrying

Place Trail - a historic system of indigenous trails – that extended from the bottom of the Humber River and continued east along Lake Ontario's shoreline, intersecting with what would become today's Roncesvalles Avenue. Historic names for the portion of Queen Street West that runs through Parkdale include Lake Shore Road (due to its association with the historic lake shore indigenous trail), Niagara Road and Burlington Road (two communities to the west that it led towards) and Lot Street.

Following the founding of the Town of York in the 1790s, the newly-appointed Lieutenant-Governor of Upper Canada, John Graves Simcoe, and the colonial government surveyed land along Lot Street into park lots. Certain settlers were granted land on the north side of Lot Street with the government-owned Garrison Reserve on the south side.

The subject properties are located in what was originally Park Lot 30, First Concession from the Bay (Queen to Bloor Street), which was originally designated for (or requested by) Justice Henry Allcock, but never finalized (Figure 1). Park Lot 30 was granted to James Brock on March 17, 1812. Park Lot 30 was bounded by west of Sheridan Avenue to Margueretta Street.¹ After his death in 1830, Brock's lot became the property of his wife Susannah Lucy Quirke, who was responsible for subdividing Park Lot 30. She also included a road allowance from Lake Shore Road to Second Concession Road (present-day Bloor Street), which became known as Brockton Road (present-day Brock Avenue). The area west of Dufferin Street between Bloor Street and Lake Shore Road became known as the Village of Brockton, which can be seen George Tremaine's 1860 *Map of the County of York* (Figure 2).

By the mid-nineteenth century, various institutional buildings began to be erected along present-day Queen Street West, including Trinity College (1852), the Provincial Lunatic Asylum (1850), the Crystal Palace (1858), the Central Prison (1877), and the Mercer Reformatory for Women (1880). Along with the development of public institutions, the mid-nineteenth century also saw the arrival of the railways, which contributed to the growth and development of present-day Queen Street West. The Northern Railway, known as the Grand Trunk Railway (GTR) by 1859 and the Toronto Grey and Bruce Railway, cut diagonally across the Garrison Reserve from its north-west corner to the south-east beginning with the Ontario, Simcoe and Huron Railway in 1853. Three years later, the Toronto and Guelph Railway, which had been purchased by the GTR, was opened. Parallel to this line was the Toronto, Grey, and Bruce Railway in 1871 and the Credit Valley Railway in 1879 from Parkdale to West Toronto.

The Village of Parkdale first developed in the 1870s as several land holders registered major plans of subdivision in the area and established the current street layout, with Queen Street West as the commercial spine and a civic centre at Cowan Avenue, located immediately to the west of the new railway station at Queen Street West and Dufferin Street. Parkdale was first incorporated as a village in 1879 following the opening of the North Parkdale Station (1878) at Queen Street West and Dufferin Street, and then as the Town of Parkdale in 1885 as development increased (Figure 3).

¹For more information on Toronto Park Lots, see Wendy Smith's "The Toronto Park Lot Project" at <http://parklotproject.com/>

The name "Parkdale" is attributed to the Toronto House Building Association (THBA), which began purchasing land in 1875 in anticipation of the railway station being constructed. The THBA promoted the area as a picturesque village with access to Lake Ontario and clean water, in comparison to the increasingly polluted and congested downtown Toronto. The first residents of the Village of Parkdale were a mix of merchants and professionals migrating from surrounding rural areas, company owners or managers from Toronto, as well as a large proportion of railway and factory workers taking advantage of affordable housing that was within walking distance to their places of work. Workers housing was generally closer in proximity to Queen Street West and the railway tracks, with middle and upper-middle class housing being constructed to the south and in proximity to Lake Ontario.

The construction of the Queen Street Subway (the underpass at Dufferin Street) and extension of streetcar service along Queen Street into Parkdale in 1887 improved the area's connection to the rest of the city, and the subsequent annexation of Parkdale by the City of Toronto in 1889 and access to City services sparked a sharp increase in the development of commercial buildings along Queen Street West. By the time of annexation most of Queen Street West between Dufferin Street and Jameson Avenue had been built out, and Parkdale's ten years as an independent village and town can be understood as being largely responsible for its present-day character. This distinct character is in contrast to the lower density and formerly industrial character of Queen Street West east of Dufferin Street (the historic city limits), as well as the lower density and residential character of Queen Street West, west of Jameson Avenue which was developed primarily after annexation.

Urbanization along Queen Street West in the early twentieth century caused many residents from the Trinity-Bellwoods and Parkdale areas to move to suburban locations. The area's suburban character had been eroded after the annexation of Parkdale by the City and had almost completely disappeared by the middle of the twentieth century. As a result, many families relocated to suburban neighbourhoods outside the City limits. This large-scale relocation resulted in falling property prices and coinciding with this migration, residents from various socio-linguistic communities began to settle in the area.

Housing patterns changed dramatically in Parkdale during the late 1950s and 1960s, a time that saw high-rise apartments constructed in the area as well as a large-scale creation of single-room apartments within the old mansions south of Queen Street West. A moratorium on high-rise construction was enacted in Parkdale in the same decade resulting in a general lack of high-rise architecture in the area.

Gentrification along Queen Street West began in the 1980s, and it was largely commenced by enterprising artists and the creative class and managed through municipal policies that were intended to promote economic and social regeneration. At the forefront of change has been the Parkdale Village Arts Collective (PVAC), which was founded in 1994 and was housed in the former Parkdale Police Station in 1998. The result of these changes has been the continued presence of a socially diverse and consistently transforming urban neighbourhood.

1354, 1358, and 1360 Queen Street West (J.C. Mussen Block)

The subject properties at 1354, 1358, and 1360 Queen Street West were constructed in c.1881. The properties at 1354 and 1358 Queen Street West are located in the "J.C. Mussen Block" situated on Queen Street West, west of the toll-gate at present-day Brock Avenue.² It was erected by J. C. Mussen, who was known as "one of the most energetic and enterprising citizens of Parkdale."³ Mussen moved from Toronto to Parkdale and was engaged in the real estate and insurance business. He was responsible for building several houses in Parkdale as well as the aforementioned business block.

According to the 1881 Parkdale Register, one of the businesses located in the J.C. Mussen Block was John Wanless & Son, a hardware store, which has been in business in Guelph for several years prior to the opening of an extensive establishment in Parkdale. Mr. Wanless, Sr., was described as being a contractor for a number of years and thus an authority on the types of hardware goods required by builders. It is likely that the hardware store was located at 1354 Queen Street West. It is unclear which other businesses were located in the J. C. Mussen Block as the Assessment Rolls pertaining to the Municipality of Parkdale from the early-1880s are missing information.

The first time the properties at 1354, 1358, and 1360 appear in the Goad's Atlas Maps is in 1884 and they contain six buildings spread across Lots 1-6 (Figure 4). The properties are faced in brick, with 1354 Queen Street West holding a prominent corner location, and there are wooden buildings at the rear. The properties continued to house various commercial and retail throughout the twentieth century with residential units above. The 1904 Assessment Roll for 1903 illustrates that there was a grocer at 1354 Queen Street West, furniture stores at 1356 and 1358 Queen Street West (1356 Queen Street West is now an active entrance at 1354 Queen Street West), and a laundry at 1360 Queen Street West. By the middle of the twentieth century, Meyers Furniture Co. was operating out of 1354 Queen Street East, Clean-it-eria at 1356 Queen Street West with a residential tenant at the second-storey, Brockton Grill at 1358 Queen Street West, and Parkdale Food Market at 1360 Queen Street West with a residential tenant at the second-storey.

By 1955, while 1354 Queen Street West continued operating as a furniture store and 1356 Queen Street West housed Clean-it-eria, Sheldon and Beverly Fainer opened Central Bargain House at 1358-1360 Queen Street West. This company later became known as Designer Fabrics, selling fabric, trim, and hardware, and continuing in operation for 64-years. Sometime after 1981, the Fainers consolidated the storefronts to have a single entrance. The Fainer family's business became a staple in Parkdale, even receiving the recognition of Her Majesty the Queen, who presented Sheldon Fainer with a Golden Jubilee Medal in 2002. In c.2007, the Designer Fabrics was expanded to include 1354 Queen Street West. The couple continued operating their business out of the storefronts at 1354, 1358, and 1360 Queen Street West until 2018, when they retired.

²*The Parkdale Register: Containing A History of Parkdale from Its Incorporation to the Present Time* (1881), p.27. <https://losttoronto2.files.wordpress.com/2016/11/n900658416d.pdf>

³Ibid.

In 1957, a one-storey rear building was constructed to the north at 1354 Queen Street West (Figure 5). Similarly, by 1968, 1358 and 1360 Queen Street West had been extended north (Figure 6). A further rear addition was added in 2005, and a one-storey rear garage was removed in 2018 (Figure 7).

City of Toronto Building Records indicate that in 1983, 1354 and 1356 Queen Street West housed an eating establishment, two retail stores, and dwelling units.⁴ An archival photograph from 1981 illustrates that Château-Gai Wines occupied the retail store at the corner of Queen Street West and Brock Avenue from the early-1980s (Figure 8). This business remained in the building until at least 1995 as per a photograph included in City of Toronto Building Records.⁵

The properties were purchased in 2018 by Queen and Brock Holdings Inc. and are presently vacant.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the properties which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

The property at 1354 Queen Street West is a three-storey brick and stone building and is of the main street commercial block building type. It consists of two-bays (Figure 9). The neighbouring properties at 1358 and 1360 Queen Street West are both two-storey brick and stone buildings and are also of the main street commercial block building type (Figure 10). 1358 Queen Street West consists of one-bay and 1360 Queen Street West, of three-bays. The Main Street Commercial Block building typology is closely related to the main street commercial row, however, the primary difference is the scale and design of the commercial block. They are generally larger in width and height and of a singular architectural design in which several individual units are integrated to appear to be part of a larger building complex.

The properties at 1354, 1358, and 1360 Queen Street West are fashioned in the Italianate architectural style, which gained popularity in Ontario during the mid-nineteenth century and was frequently applied to commercial buildings. The Italianate architectural style is characterized by the stylization and exaggeration of select features, often times with motifs being repeated several times across buildings.⁶

1354 Queen Street West

At 1354 Queen Street West, which flanks the northwest corner of Queen Street West and Brock Avenue, the style is evident in the flat-headed window openings with cast-stone sills at the second-storey of the principal (south) and side (east) elevations and in the semi-circular window openings with cast-stone sills in the third-storey of the same elevations (Figure 11). Separating the second- and third-storey windows is a segment of

⁴City of Toronto Building Records, Permit #195477 (1983).

⁵City of Toronto Building Records, Permit #370746 (1995).

⁶John Blumenson, *Ontario Architecture 1784 to the present* (Fitzhenry & Whiteside, 1990), p.58.

horizontal banding, which continues into the side (east) wall. The third-storey windows in the principal (south) elevation contain additional ornamentation, each surmounted by a semi-circular drip mould that is interrupted by a fluted corbel and sits atop a pilaster on either side. Flanking each third-storey window is an extra level of detail in the form of punched foliage square panels. Above the third-storey windows is a continuous dentil moulding, with an ornamental corbel at the termination of the side (west) wall, and a cornice, which is set below continuous squared-off corbels in the parapet. The dentil moulding and cornice are continued on the side (east) wall, and the third-storey windows are set below a continuous horizontal banding that forms drip moulds above each window. In the rear (north) elevation below the roof are stepped corbels that connect to the dentil moulding (Figure 12). The side (west) elevation is void of all ornamentation except for a chimney above the roofline to the south (Figure 13). Although the property at 1354 Queen Street West was originally faced in brick, it has been over clad in stucco. While the original architectural details in the first- and second-storeys remain evident, as does the corner entrance at the first-storey, this alteration has resulted in much of the first-storey of the principal (south) and side (east) elevations being concealed.

At the rear of 1354 Queen Street West is the one-storey 1950s brick addition at 4 and 6 Brock Avenue (Figure 14). They are presently active entrances for the property at 1354 Queen Street West.

1358 and 1360 Queen Street West

The properties at 1358 and 1360 Queen Street West, which are located to the west of 1354 Queen Street West, were also designed in the Italianate style. In these two properties, the style can be seen in polychromatic brick, which appears in red and yellow at the second-storey. Also evident of the Italianate style is the repetition of the segmental-arched windows, which appear in an alternating 1x2 pattern in the second-storey. Similar to the neighbouring property at 1360 Queen Street West, the windows contain cast-stone sills, with the addition of two stepped corbels at the base of each sill. These corbels mimic those that run along the roofline in red brick at 1360 Queen Street West. Those that appear below the cornice at 1358 Queen Street West are carved and smaller in scale. Running in between the second-storey windows is a continuous polychromatic brick banding in a soldier course pattern, which alternates between red and yellow brick and includes yellow brick laid horizontally on either side of the soldier course. Above the second-storey windows are yellow brick segmental-arches with red brick keystones above each window.

The first-storeys at 1358 and 1360 Queen Street West have been altered throughout the years, including the consolidation of the storefronts at 1360 Queen Street West. A concrete addition was also made at the rear of 1360 Queen Street West.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The properties are located at the northwest corner of Queen Street West and Brock Avenue in the historical Village of Parkdale. The north side of Queen Street West to the west of the subject properties contains a collection of three-storey, late-nineteenth-century Italianate Main Street Commercial Block properties, which are listed on the City of Toronto's Heritage Register (Figure 15). Immediately to the east of the subject properties on the north side of Queen Street West are properties of a similar period, scale, and architectural style, which are also listed on the City of Toronto's Heritage Register (Figure 16). On the south side of the street across from the subject properties between Dunn and Cowan Avenues is the old Police Station (1932), which is listed on the City of Toronto's Heritage Register, and the designated MacMillan Storage Company Moving and Storage (1892).

Outside of the immediate context, the portion of Queen Street West located in the historic Village of Parkdale west of Dufferin Street contains a number of significant late-nineteenth and early-twentieth-century buildings that contribute to the area's character. Numerous properties were identified through the Queen Street West Planning Study and subsequently listed on the City of Toronto's Heritage Register in December 2020.⁷

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties.

There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one criterion to warrant designation. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or ✓ if it is applicable to the property, with explanatory text below.

1354, 1358, and 1360 Queen Street West

DESIGN OR PHYSICAL VALUE

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

⁷For more information on this listing report, see <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.18>

Rare, unique, representative or early example of a style, type, expression, material or construction method

The property at 1354 Queen Street West is valued as a representative example of the Italianate style, which was popularized in Ontario during the mid-nineteenth century and was frequently applied to commercial buildings. The Italianate architectural style is characterized by the stylization and exaggeration of select features, often times with motifs being repeated several times across buildings. Elements of the style are evident at 1354 Queen Street West in the flat-headed window openings with stone sills at the second-storey of the principal (south) and side (east) elevations and in the semi-circular window openings with cast-stone sills in the third-storey of the same elevations. The style can further be seen in the segment of horizontal banding, which continues from the principal (south) elevation into the side (east) elevation and separates the second- and third-storey windows. The third-storey windows in the principal (south) elevation contain additional ornamentation, each surmounted by a semi-circular drip mould that is interrupted by a fluted corbel and sits atop a pilaster on either side. Also flanking each third-storey window is an extra level of detail in the form of punched foliage square panels. Above the third-storey windows in the principal (south) elevation is continuous dentil moulding, with an ornamental corbel at the termination of the side (west) elevation, and a cornice, which is set below continuous squared-off corbels. The dentil moulding and cornice is continued in the side (east) elevation, and the third-storey windows are set below a continuous horizontal banding that forms drip moulds above each window. In the rear (north) elevation below the roof are stepped corbels that connect to the dentil moulding.

The Italianate style can be seen in the properties at 1358 and 1360 Queen Street West in the masonry, which contains polychromatic red and yellow brick at the second-storey. At the second-storey is a continuous polychromatic brick banding in a soldier course pattern, which alternates between red and yellow brick and includes yellow brick laid horizontally on either side of the soldier course. Above the second-storey windows are yellow brick segmental-arches with red brick keystones above each window. Also evident of the Italianate style is the repetition of the segmental-arched windows, which appear in an alternating 1x2 pattern in the second-storey. Similar to the neighbouring property at 1360 Queen Street West, the windows contain stone sills, with the addition of two, stepped corbels at the base of each sill. These corbels mimic those that run along the roofline in red brick at 1360 Queen Street West. The corbels that appear below the cornice at 1358 Queen Street West are carved and smaller in scale.

HISTORICAL OR ASSOCIATIVE VALUE

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

Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The properties at 1354, 1358, and 1360 Queen Street West are valued for their association with J. C. Mussen, a prominent businessman in Parkdale who was engaged in real estate and the insurance business. He was responsible for building several houses in Parkdale and he erected this business block, which became known as the J. C. Mussen Block, in the early-1880s.

The properties at 1354, 1356, and 1360 Queen Street West are valued for their association with Sheldon and Beverly Fainer, who owned and operated their fabric, trim, and hardware business, Designer Fabrics (originally Central Bargain House), at this location for 64-years. Two prominent members of the Parkdale community, the Fainers' business became a staple in Parkdale, and they even received recognition from Her Majesty the Queen, who presented Sheldon Fainer with a Golden Jubilee Medal in 2002. The Fainers' consolidated the storefronts at 1358 and 1360 Queen Street West in 1968 to create a single entrance to the properties, and in c.2007, they expanded into the property at 1354 Queen Street West.

CONTEXTUAL VALUE

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

Important in defining, maintaining or supporting the character of an area

The properties at 1354, 1358, and 1360 Queen Street West are important in defining, maintaining, and supporting the character of the historic Village of Parkdale. The relationship of the properties to their setting is demonstrated by the placement, setback and orientation of the properties at the northwest corner of Queen Street West and Brock Avenue. In this location, the properties act as a gateway to that intersection in an area that was historically a working-class neighbourhood where merchants, professionals, company owners, and railway and factory workers lived and worked.

Physically, functionally, visually or historically linked to their surroundings

The properties at 1354, 1358, and 1360 Queen Street West are physically, functionally, visually and historically linked to their surroundings, where they anchor the northwest corner of Queen Street West and Brock Avenue. Despite 1354 Queen Street West being comprised of a different scale and massing than the neighbouring properties at 1358 and 1360 Queen Street West, they are nonetheless linked as they were simultaneously designed by J. C. Mussen. He designed all three properties in the same architectural style and in the same Main Street Commercial Block typology in order to complement one another. The properties at 1354, 1358, and 1360 Queen Street West are linked to the neighbouring properties on the north side of Queen Street West from O'Hara Avenue to Brock Avenue, where together, they establish the consistent main

street character of predominantly Italianate-styled two- and three-storey buildings that are listed on the City of Toronto's Heritage Register. They are also linked to the heritage properties east of Brock Street on the north side of Queen Street West, and those on the south side of the street across from the subject properties between Dunn and Cowan Avenues

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 1354, 1358, and 1360 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 and physical, historical and associative and contextual values. As such, the properties are significant built heritage resources.

Located at the corner of Queen Street West and Brock Avenue, the properties at 1354, 1358, and 1360 Queen Street West are valued as representative examples of the Italianate style and for their association with J. C. Mussen, a prominent businessman in Parkdale who was responsible for building several houses in the area. The properties at 1354, 1358, and 1360 Queen Street West are important in defining, maintaining, and supporting the character of the historic Village of Parkdale. The J. C. Mussen Block comprising of the properties 1354, 1358, and 1360 Queen Street West, are physically, functionally, visually, and historically linked to their surroundings, including the neighbouring properties on the north side of Queen Street West from O'Hara to Brock Avenues, the properties east of Brock Street on the north side of Queen Street West, and those on the south side of the street across from the subject properties between Dunn and Cowan Avenues. The properties at 1354, 1358, and 1360 Queen Street West are also valued for their later association from the 1950s with two prominent members of the Parkdale community, Sheldon and Beverly Fainer, who owned and operated their fabric, trim, and hardware business, Designer Fabrics (originally Central Bargain House) at this location for 64-years until they retired in 2018.

The Statement of Significance (Attachment 3) 1354, 1358, and 1360 Queen Street West, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

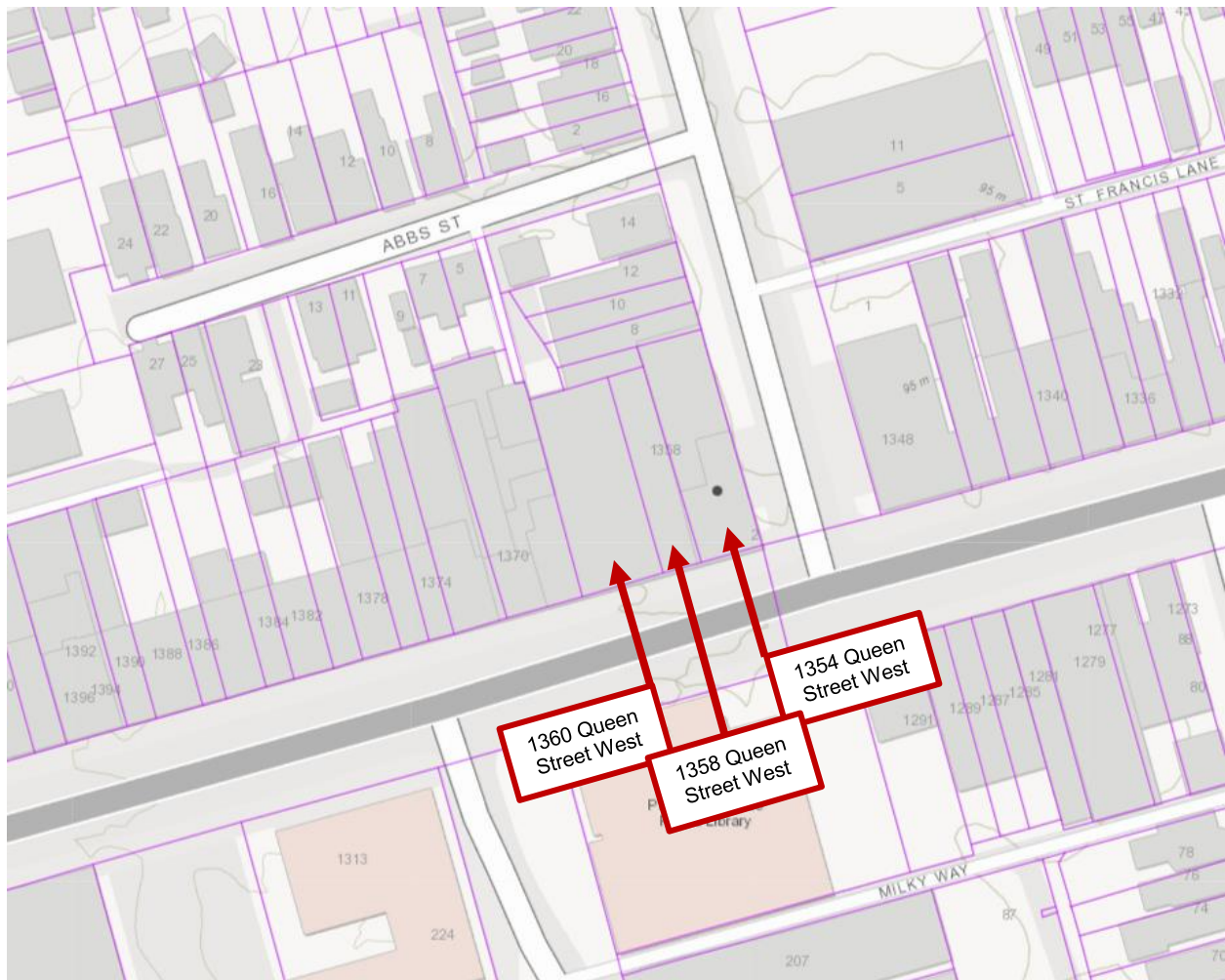
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation) – 1354, 1358, and 1360 Queen Street West

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**

ATTACHMENT 1



Location Map: Property map showing the properties at 1354, 1358, and 1360 Queen Street West (iView, City of Toronto)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**

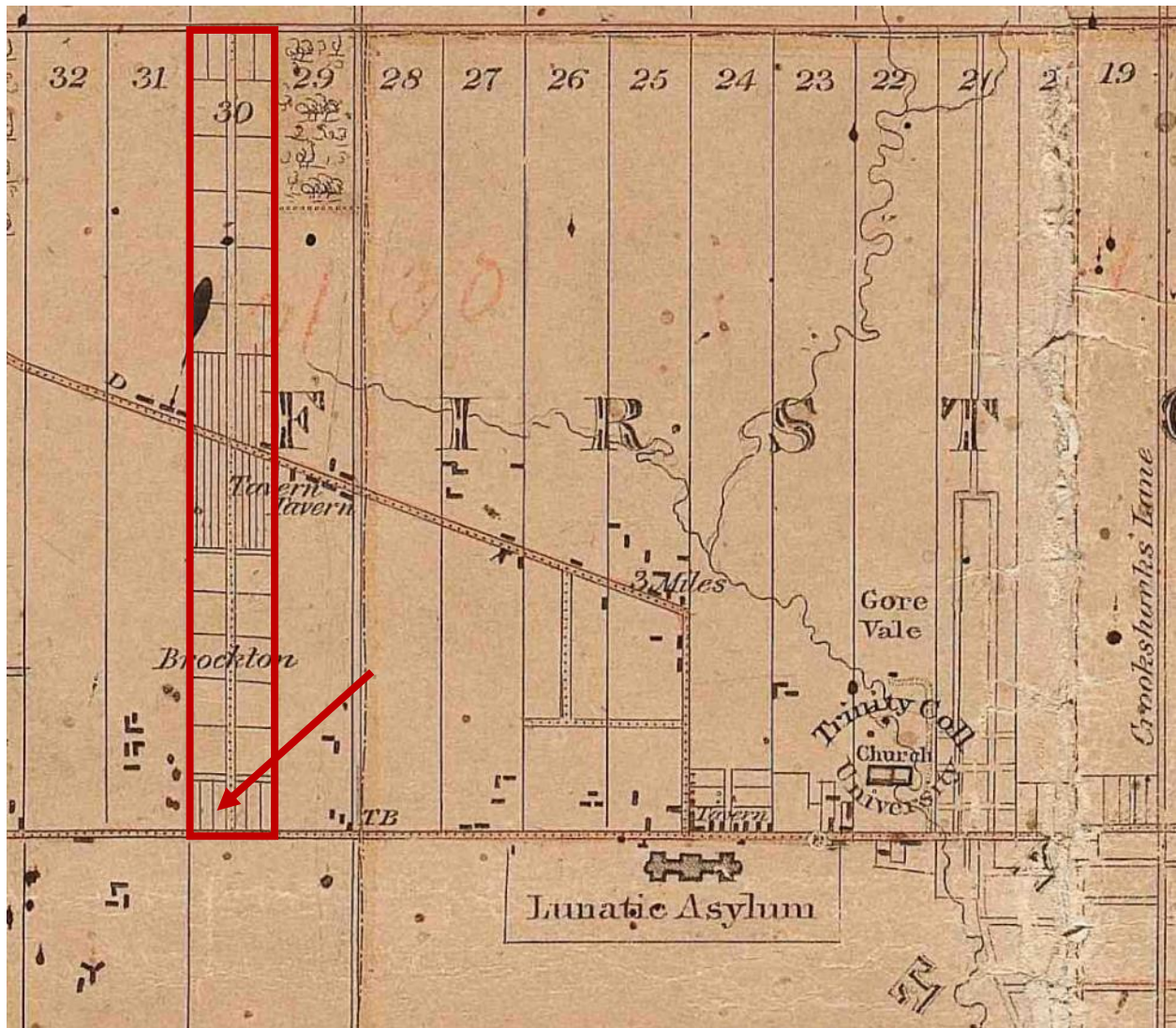


Figure 1. 1851 J. O. Browne Map of the Township of York in the County of York, Upper Canada, annotated to show the location of Park Lot 30 and the approximate location of the subject properties (Nathan Ng, "Historic Maps of Toronto")

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**



Figure 2. 1860 George Tremain's *Map of the County of York, Canada West*, annotated to show the approximate location of the subject properties (Nathan Ng, "Historic Maps of Toronto")

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**

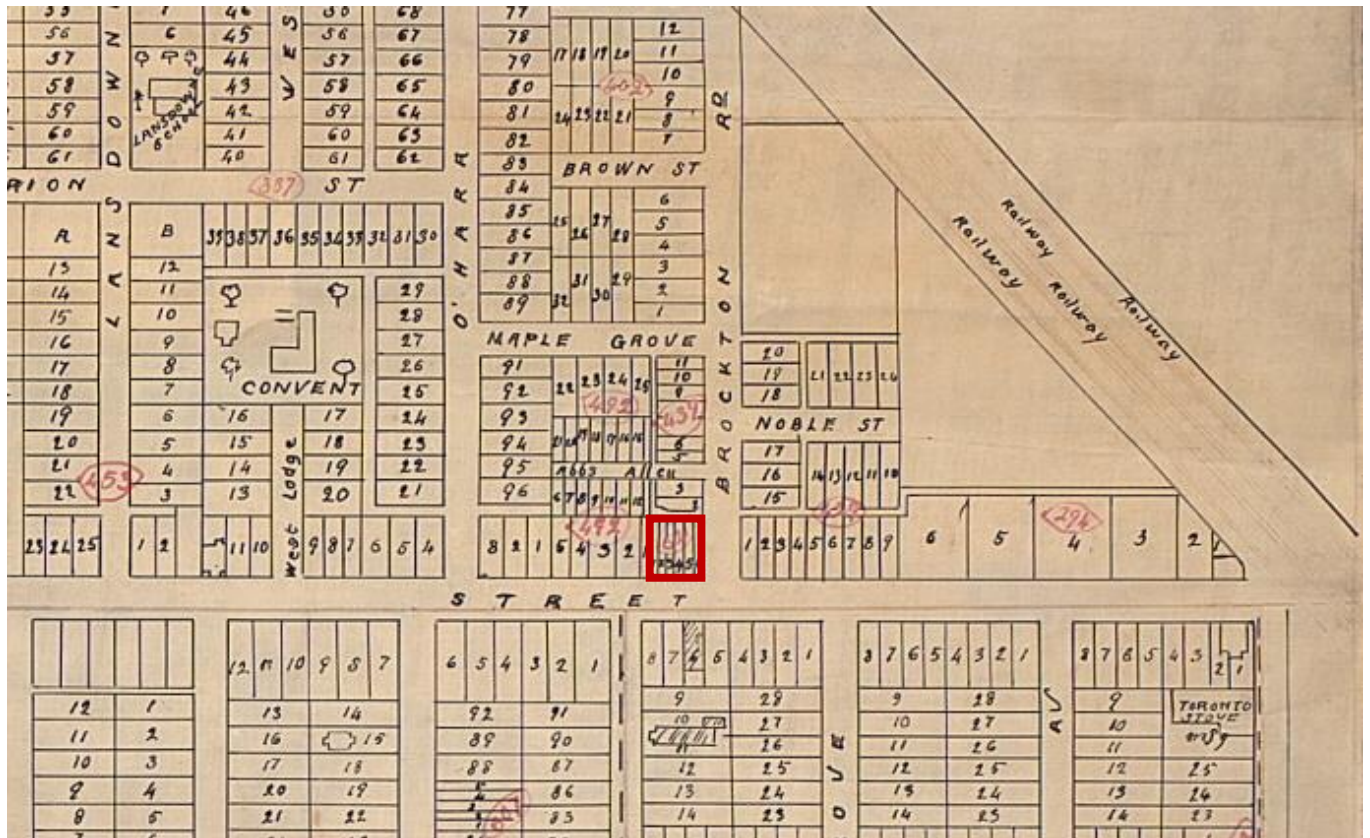


Figure 3. 1887 Edwards' Map of the Town of Parkdale Compiled from Plans of Latest Surveys, annotated to show the location of the subject properties (Toronto Public Library)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**

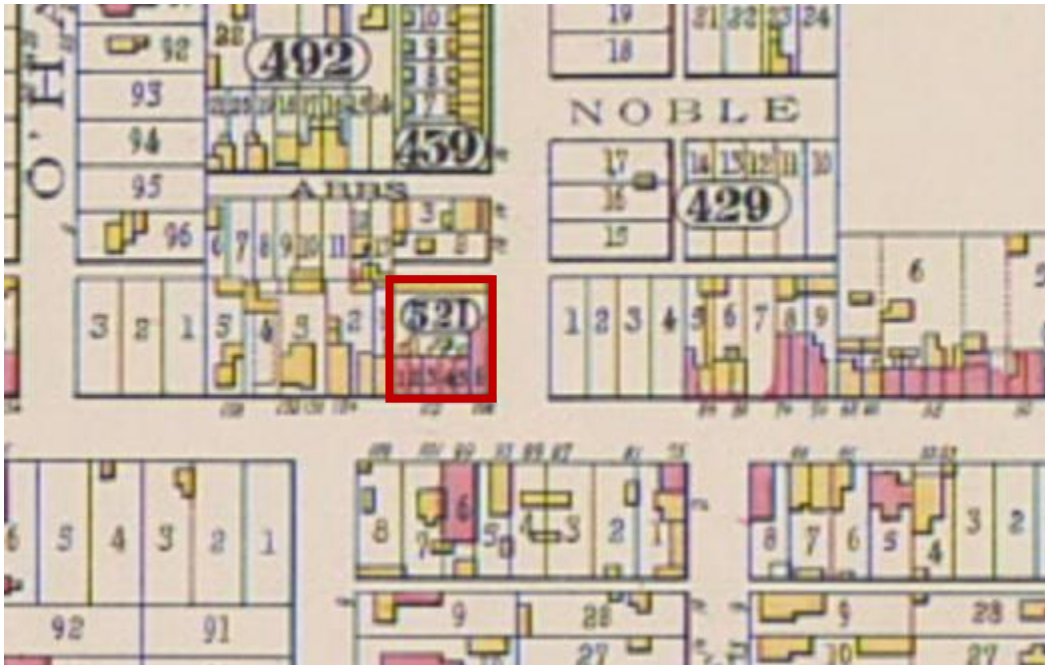


Figure 4. 1884 Goad's Atlas Map, annotated to show the located of the subject properties at 1354, 1358, and 1360 Queen Street West (University of Toronto)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**



Figure 5. 1957 City of Toronto aerial photograph, annotated to show the one-storey northern addition at the rear of 1354 Queen Street West (City of Toronto)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**



Figure 6. 1968 City of Toronto aerial photograph, annotated to show the northern extension to 1360 Queen Street West (City of Toronto)



Figure 7. 2005 City of Toronto aerial photograph, annotated to show the rear northern addition to 1360 Queen Street West (City of Toronto)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**



Figure 8. 1981 Historic photograph illustrating 1360 (left), 1358 (centre) and 1354 (right) Queen Street West (Jack Gibney)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**



Figure 9. View of the southeast corner of 1354 Queen Street West (Heritage Planning, 2021)



Figure 10. View of the principal (south) elevation of 1358 and 1360 Queen Street West (Heritage Planning, 2021)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**



Figure 11. Principal (south) elevation of 1354 Queen Street West (Heritage Planning, 2021)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**



Figure 12. Rear (north) elevation of 1354 Queen Street West (Heritage Planning, 2021)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**



Figure 13. Detail of the chimney in the side (west) elevation of 1354 Queen Street West (Google Streetview, 2020)



Figure 14. Detail of the one-storey rear addition at 1354 Queen Street West (Heritage Planning, 2021)

**MAPS AND PHOTOGRAPHS: 1354, 1358, AND
1360 QUEEN STREET WEST**



Figure 15. Properties to the west of the subject properties on the north side of Queen Street West (Heritage Planning, 2021)



Figure 16. Properties on the north side of Queen Street West east of Brock Avenue (Heritage Planning, 2021)

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STATEMENT OF SIGNIFICANCE

ATTACHMENT 3

1354, 1358, AND 1360 QUEEN STREET WEST (J. C. MUSSEN BLOCK)

(REASONS FOR DESIGNATION)

The properties at 1354 (including active entrances 2, 4 and 6 Brock Avenue and 1356 Queen Street West), 1358, and 1360 Queen Street West are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

Description

The properties at 1354 (including active entrances 2, 4 and 6 Brock Avenue and 1356 Queen Street West), 1358, and 1360 Queen Street West are located at the northwest corner of Queen Street West and Brock Avenue. They are situated in the location of the historic Village of Parkdale (1878), which later became the Town of Parkdale in 1885 until it was annexed by the City of Toronto in 1889. The properties are located in the Parkdale Main Street.

1354 Queen Street West is comprised of a three-storey brick and stone, rectangular-form building at the northwest corner of Queen Street West and Brock Avenue. The property was constructed in c.1881 by J. C. Mussen as part of a business block that he erected west of the toll-gate at present-day Brock Avenue. The original occupant of this property was likely John Wanless & Son, a hardware store. To the west of this property are 1358 and 1360 Queen Street West, which contain two, two-storey rectangular-form buildings and were also likely constructed as part of the J. C. Mussen Block in c.1881. It is not clear who the original occupants were of 1358 and 1360 Queen Street West. The properties were included on the City's Heritage Register on December 16, 2020. The properties are located in the Parkdale Main Street Heritage Conservation District study area.

Statement of Cultural Heritage Value

Design and Physical Value

The properties at 1354, 1358, and 1360 Queen Street West are valued as representative examples of the Italianate style, which was popularized in Ontario during the mid-nineteenth century and was frequently applied to commercial buildings. The Italianate architectural style is characterized by the stylization and exaggeration of select features, often times with motifs being repeated several times across buildings. Elements of the style are evident at 1354 Queen Street West in the flat-headed window openings with stone sills at the second-storey of the principal (south) and side (east) elevations and in the semi-circular window openings with cast-stone sills in the third-storey of the same elevations. The style can further be seen in the segment of horizontal banding, which continues from the principal (south) elevation into the side (east) elevation and separates the second- and third-storey windows. The third-storey windows in the principal (south) elevation contain additional ornamentation, each surmounted by a semi-circular drip mould that is interrupted by a fluted corbel and sits

atop a pilaster on either side. Also flanking each third-storey window is an extra level of detail in the form of punched foliage square panels. Above the third-storey windows in the principal (south) elevation is continuous dentil moulding, with an ornamental corbel at the termination of the side (west) elevation, and a cornice, which is set below continuous squared-off corbels. The dentil moulding and cornice are continued in the side (east) elevation, and the third-storey windows are set below a continuous horizontal banding that forms drip moulds above each window. In the rear (north) elevation below the roof are stepped corbels that connect to the dentil moulding.

The Italianate style can be seen in the properties at 1358 and 1360 Queen Street West in the masonry, which contains polychromatic red and yellow brick at the second-storey. At the second-storey is a continuous polychromatic brick banding in a soldier course pattern, which alternates between red and yellow brick and includes yellow brick laid horizontally on either side of the soldier course. Above the second-storey windows are yellow brick segmental-arches with red brick keystones above each window. Also evident of the Italianate style is the repetition of the segmental-arched windows, which appear in an alternating 1x2 pattern in the second-storey. Similar to the neighbouring property at 1360 Queen Street West, the windows contain stone sills, with the addition of two, stepped corbels at the base of each sill. These corbels mimic those that run along the roofline in red brick at 1360 Queen Street West. The corbels that appear below the cornice at 1358 Queen Street West are carved and smaller in scale.

Historical or Associative Value

The properties at 1354, 1358, and 1360 Queen Street West are valued for their association with J. C. Mussen, a prominent businessman in Parkdale who was engaged in real estate and the insurance business. He was responsible for building several houses in Parkdale and he erected this business block, which became known as the J. C. Mussen Block, in the early-1880s.

The properties at 1354, 1356, and 1360 Queen Street West are valued for their association with Sheldon and Beverly Fainer, who owned and operated their fabric, trim, and hardware business, Designer Fabrics (originally Central Bargain House), at this location for 64-years. Two prominent members of the Parkdale community, the Fainers' business became a staple in Parkdale, and they even received recognition from Her Majesty the Queen, who presented Sheldon Fainer with a Golden Jubilee Medal in 2002. The Fainers' consolidated the storefronts at 1358 and 1360 Queen Street West in 1968 to create a single entrance to the properties, and in c.2007, they expanded into the property at 1354 Queen Street West.

Contextual Value

The properties at 1354, 1358, and 1360 Queen Street West are important in defining, maintaining, and supporting the character of the historic Village of Parkdale. The relationship of the properties to their setting is demonstrated by the placement, setback and orientation of the properties at the northwest corner of Queen Street West and Brock Avenue. In this location, the properties act as a gateway to that intersection in an area that was historically a working-class neighbourhood where merchants, professionals, company owners, and railway and factory workers lived and worked.

The properties at 1354, 1358, and 1360 Queen Street West are physically, functionally, visually and historically linked to their surroundings, where they anchor the northwest corner of Queen Street West and Brock Avenue. Despite 1354 Queen Street West being comprised of a different scale and massing than the neighbouring properties at 1358 and 1360 Queen Street West, they are nonetheless linked as they were simultaneously designed by J. C. Mussen. He designed all three properties in the same architectural style and in the same Main Street Commercial Block typology in order to complement one another. The properties at 1354, 1358, and 1360 Queen Street West are linked to the neighbouring properties on the north side of Queen Street West from O'Hara Avenue to Brock Avenue, where together, they establish the consistent main street character of predominantly Italianate-styled two- and three-storey buildings that are listed on the City of Toronto's Heritage Register. They are also linked to the heritage properties east of Brock Street on the north side of Queen Street West, and those on the south side of the street across from the subject properties between Dunn and Cowan Avenues

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the properties at 1354, 1358, and 1360 Queen Street West being representative examples of the Italianate style:

1354 Queen Street West (corner building)

- the flat-headed window openings with cast-stone sills at the second-storey of the principal (south) and side (east) elevations
- the semi-circular window openings with cast-stone sills in the third-storey of the principal (south) and side (east) elevations
- the segment of horizontal banding, which separates the second- and third-storey windows and continues into the side (east) elevation
- the semi-circular drip mould that is interrupted by a fluted corbel and sits atop a pilaster on either side that surmounts each window at the third-storey in the principal (south) elevation
- the punched foliage square panels flanking each third-storey window
- the continuous cornice and the dentil moulding below it in the principal (south) and side (east) elevation
- the ornamental corbel at the termination of the side (west) elevation at the third-storey of the principal (south) elevation
- the continuous squared-off corbels in the parapet of the principal (south) elevation
- the continuous horizontal banding that forms drip moulds above each window at the third-storey of the side (east) elevation
- the stepped corbels that connect to the dentil moulding in the rear (north) elevation

1358 Queen Street West (eastern one-bay) and 1360 Queen Street West (eastern three-bays)

- the masonry, which contains polychromatic red and yellow brick at the second-storey
- the segmental-arched windows and cast-stone sills, which appear in an alternating 1x2 pattern at the second-storey
- the two, stepped corbels at the base of each window sill at the second-storey
- the continuous polychromatic brick banding in a soldier course pattern, which alternates between red and yellow brick and includes yellow brick laid horizontally on either side of the soldier course at the second-storey
- the yellow brick segmental-arches with red brick keystones above each window at the second-storey
- the brick stepped corbels running along the roofline at 1360 Queen Street West
- the carved corbels running below the cornice at 1358 Queen Street West
- the chimney at the south end of the side (west) elevation

Historical or Associative Value

Attributes that contribute to the value of the properties at 1358 and 1360 Queen Street West being valued for their association with Sheldon and Beverly Fainer and Designer Fabrics:

- the first-storey recessed entrance in the second bay of 1360 Queen Street West, which was added by the Fainers when they consolidated the storefronts at 1358 and 1360 Queen Street West

Contextual Value

Attributes that contribute to the value of the properties at 1354, 1358, and 1360 Queen Street West as being important in defining, maintaining, and supporting the character of the historic Village of Parkdale and being physically, functionally, visually and historically linked to their surroundings:

- the recessed, first-storey corner entrance at 1354 Queen Street West
- the flat roof, three-storey scale, rectangular form, and massing of the property at 1354 Queen Street West, which responds to its location at the northwest corner of Queen Street West and Brock Avenue
- the flat roof, two-storey scale, rectangular form, and massing of the properties at 1358 and 1360 Queen Street West, which were strategically designed to respond to the architectural style and building typology of the property at 1354 Queen Street West
- the placement, setback and orientation of the properties at the northwest corner of Queen Street West and Brock Avenue, which demonstrates the relationship to their setting

Note: the rear one-storey addition at 1354 Queen Street West is not a heritage attribute.