

TE26.20 To the Chair and Members of the Toronto and East York Community Council

Jack Gibney Sunnyside Historical Society 2021-06-15. Page 1 -

Regards Item [TE26.20](#) – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 1354, 1358 and 1360 Queen Street West (Ward 4)

I am fully in support of the City's Heritage Report and proposal for Part IV Designation of Brock and Queen. The report is grounded in evidence and very thorough.

I am writing to respond to a letter I received recently by Aird Berlis June 11, 2021. Aird Berlis states on June 11, 2021 Page 3: "Concerning 1354 Queen Street West, the south, east, and north elevations have been extensively re-clad with stucco applied directly to the brick and painted numerous times. We understand that while the stucco is not bonded to the brick, its removal will cause a significant loss of brick. Further, the underlying stucco and paint may be trapping moisture against the original masonry at the more exposed locations, including the base and parapet levels. Again, these conditions are detailed in the HIA prepared by ERA which in its professional opinion has concluded that the integrity of the building on this property has been severely compromised."

In reviewing the photographic evidence I noticed that Sheldon and Beverly Fainer, who were the owners of Designer Fabrics, had completed a very thorough restoration of 1354 – 1360 Queen St West, as well as the 1354 building as it extends up Brock Ave prior to 2014. Everything this family did was quality. They are widely admired. I have explored their restoration efforts in a short photo essay following. The property is definitely viable.

The buildings have not been ruined. In fact a complex and thorough restoration was completed by Sheldon and Beverly Fainer who owned Designer fabrics as they gradually came to own and restore the entire block 1354-1360 Queen St W and up Brock. The "restoration" could be improved upon, of course, but this would be a **much** smaller undertaking than rebuilding.

TE26.20 To the Chair and Members of the Toronto and East York Community Council
Jack Gibney Sunnyside Historical Society 2021-06-15. Page 2 -

Between 1981 and 1996 the Fainer family successfully removed the boarding from 1354 Queen St W to reveal the healthy and existing polychrome brick. It has remained in tact since at least 1996. Refer to figures 1 and 2.

Figure 1. 1981 Photo from Parkdale BIA. Notice on the left side of the picture that 1360 was boarded over.



Figure 2. Sheldon and Beverly Fainer have removed the boarding restoring the beautiful polychrome. -



TE26.20 To the Chair and Members of the Toronto and East York Community Council
Jack Gibney Sunnyside Historical Society 2021-06-15. Page 3 -

Between 1996 and 2014 the Fainer family lovingly restored 1360 Queen St W and up Brock.

Figure 3 shows the corner building in 1996 before the restoration which made a Big Difference.

The deterioration of the parapet wall (top) is evident. The chipping paint is evidence of red brick construction.



Figure 4 below. -

2014 Photo showing that the restoration was completed before the family sold the building. This family - was well known for quality. That appears to apply to this restoration! Notice the new tin capped roof line. -



TE26.20 To the Chair and Members of the Toronto and East York Community Council

Jack Gibney Sunnyside Historical Society 2021-06-15. Page 4 -

Following is a careful examination of close up pictures I took last evening I see a major restoration was completed with great care. Some areas are stuccoed, some are just painted. Some are covered with cement board and some are covered with something troweled on, as is visible in the following pictures. You do not need to be experts to see this. This is not just stucco on brick but a careful well thought out restoration.

Figure 5 below. Stucco covers both the restored dentil work at the top of the picture and the keystone. The stuccoed areas appear as rough. Take a second to learn how to recognize these stuccoed areas.



The terracotta (tile) depicting squash leaves is clearly viable in full detail, just painted, no coverings. is Cement board surrounds the terracotta in a little box. The cement board is a little thicker than the terracotta frame so its edges show. If it was troweled on the trowel would have ridden along the edge of the terracotta leaving no square around the terracotta. The area around the terracotta and the pilaster to the left are covered in smoother cement board

The very smooth cement board also covers the pilaster that extends to the horizontal feature that is covered in spray stucco. The brick arch above the window is covered with a troweled and sprayed stucco coating to get the rough look that hides minor flaws.

‘The following two pictures extend the area shown on the previous page,



Figure 6 above shows that stucco covers the two raised horizontal courses connecting the windows but below that there is the smoother cement board. The terracotta on the right represents squash. The two terracotta inserts both depict squash, an element of the **“Three Sisters”** the major crop of the **Wendat and Haudenosaunee** who lived in this area until about 1690 - a point of pride for Parkdale, to have honored that tradition in the Parkdale Village era.

Picture 3 to the right shows where ERA investigated the cement board. We can see the marks. It appears ERA did not notice how much cement board was used.

Conclusion:

ERA as portrayed by Aird Berlis has missed a lot, compromising their conclusions. The building is viable and solid as is and can be retained at far less cost and carbon footprint than demolishing and rebuilding. Some upgrades would no doubt be wanted. **This would mean fewer condominiums to sell. That may be the real problem for the developer.**



Thank you, -
Jack Gibney -