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ONTARIO HERITAGE TRUST

City Clerk's Office

JAN 08 2018

RECEIVED

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Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
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Toronto, Ontario M5H 2N2

**Ulli S. Watkiss**  
City Clerk

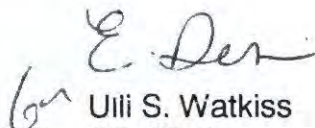
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
1032-1034 QUEEN STREET WEST (THE ROBERT VOGAN BLOCK) AND 1036, 1038,  
1040, 1042, 1044 AND 1046 QUEEN STREET WEST (THE SAMUEL S. MUTTON  
BLOCK)  
CITY OF TORONTO, PROVINCE OF ONTARIO  
NOTICE OF PASSING OF BY-LAW 1215-2017**

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 1215-2017 to designate 1032-1034 Queen Street West (The Robert Vogan Block) And 1036, 1038, 1040, 1042, 1044 And 1046 Queen Street West (The Samuel S. Mutton Block), (Trinity-Spadina, Ward 19) as being of cultural heritage value or interest.

Dated at Toronto this 8<sup>th</sup> day of January, 2018.

  
Ulli S. Watkiss  
City Clerk

Authority: MM27.46, by Councillor Mike Layton, seconded by Councillor Gord Perks, as adopted by City of Toronto Council on March 28 and 29, 2017

**CITY OF TORONTO**

**BY-LAW 1215-2017**

**To designate the properties at 1032-1034 Queen Street West (the Robert Vogan Block) and 1036, 1038, 1040, 1042, 1044 and 1046 Queen Street West (the Samuel S. Mutton Block) as being of cultural heritage value or interest.**

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the properties at 1032-1034 Queen Street West (the Robert Vogan Block) and 1036, 1038, 1040, 1042, 1044 and 1046 Queen Street West, (the Samuel S. Mutton Block) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 1032-1034 Queen Street West and 1036, 1038, 1040, 1042, 1044 and 1046 Queen Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The properties at 1032-1034 Queen Street West (the Robert Vogan Block), and 1036, 1038, 1040, 1042, 1044 and 1046 Queen Street West (the Samuel S. Mutton Block) more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the properties described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the properties at 1032-1034 Queen Street West and 1036, 1038, 1040, 1042, 1044 and 1046 Queen Street West, and upon the Ontario Heritage Trust, and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on November 9, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A****STATEMENT OF SIGNIFICANCE  
REASONS FOR DESIGNATION****1032-1034 QUEEN STREET WEST AND  
1036, 1038, 1040, 1042, 1044 AND 1046 QUEEN STREET WEST****1032-1034 QUEEN STREET WEST**

The property at 1032-1034 Queen Street West (the Robert Vogan block) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

**Description**

The property at 1032-1034 Queen Street West was originally two properties owned and built by Robert Vogan which contained his bakery and confectionary store at 1032 Queen Street West and a second property, initially rented to Alex Bourdon who operated a hat store, at 1034 Queen Street West. Designed as a three-storey block, it originally had residential units above the two shops. The property is located at the north-west corner of Queen Street West and Brookfield Street and in the West Queen West Heritage Conservation District Study Area.

**Statement of Cultural Heritage Value**

The Robert Vogan block has design value as an exceptional example of a late 19th century commercial corner-block building designed with a high degree of craftsmanship in the Second Empire Style. The design value is evident in such architectural elements as the characteristic chamfered corner still present at the upper levels and the octagonal corner spire roof, the exuberant variety of forms, materials, patterns and details typical of High Victorian sensibility of the period seen in the patterned polychromatic slate of the mansard roof, the red and buff brick patterning of the elevations and the variety of window types all rendered in the Second Empire style.

The Vogan block has associative value with the beginning of the late 19th-century transformation of the Park Lot estates, here the Brookfield Estate, on the north side of Queen Street West from large-scale, single-family estates into dense residential neighbourhoods. With the additional development of the Garrison Reserve on the south side of the street with government institutions, railways and industries, Queen Street West emerged as an important commercial main street and city thoroughfare. The Vogan block's accommodation of a variety of uses from bakery and hat shop, to theatre, place of worship identified with the Polish community, union hall, Royal Canadian Legion Hall, theatre centre and finally night club, represents the dynamic and evolving social history of the neighbourhood.

Contextually, the Vogan block is important in maintaining the late nineteenth century scale and character of the neighbourhood. It is functionally and historically linked to its surroundings. With its well-preserved and distinctive corner spire and vivid brick polychrome and façade patterning it is an important local landmark contributing to the social vitality of the community.

### Heritage Attributes

The heritage attributes of the property at 1032-1034 Queen Street West are:

#### EXTERIOR:

- The setback, placement and orientation of the building on the north-west corner of Queen Street West and Brookfield Street
- The scale form and massing of the three-storey block with its two-storey rear wing including the mansard roof, the octagonal corner spire and the pyramidal roof over the secondary entrance on the east elevation and the chimneys
- The materials including the red brick cladding, buff brick details, cast-stone keystones in the window heads and cast-stone elements on the chimneys, wood brackets, cornices and window sash and the slate roof with its hexagonal-shaped slates in two colours, the lead sheets on the roofs of the projecting dormer windows and the leaded patterned glass seen in the transom over the entrance to 1034 Queen Street West
- The arrangement of the principal south and east elevations which originally had red brick banded piers rising two stories, with panels of buff brick arranged in singles and pairs, separating single or paired windows with a buff brick dado at the base of the building, a buff brick belt course between the first and second story and a decorative band of stepped buff brick headers at the eaves
- The window openings with their segmental arched window openings at the first floor, and semi-circular headed window openings, featuring buff brick headers with cast-stone keystones, at the second floor and flat headed windows in the mansard roof.
- The cast-stone window sills at the first and second floor with the second floor featuring decorative buff brick headers beneath the sills
- The window glazing with at the upper floors features double hung sash with two over two sections
- The three former door openings on the east elevation with the buff brick headers and keystones which have now been infilled.
- The wood cornice and entablature above the ground floor openings on the south and east elevation and its scrolled end brackets, steep pediments and fish-scale faces which are typical of the High Victorian style
- The pairs of decorative wood scroll brackets at the top of the brick piers where they meet the eaves
- The wood casings of the dormer windows with their decorative brackets supporting a moulded cornice beneath the sloping lead-sheet roofs

### **1036 QUEEN STREET WEST**

The property at 1036 Queen Street West (part of the Samuel S. Mutton block) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

### Description

The property at 1036 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor

residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

#### Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

#### Heritage Attributes

The heritage attributes of the property at 1036 Queen Street West are:

##### **EXTERIOR:**

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the second floor window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- Glazed shop fronts on the ground floor which are typical characteristics of the nineteenth century stores

#### **1038 QUEEN STREET WEST**

The property at 1038 Queen Street West (part of the Samuel S. Mutton block) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value,

and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

#### Description

The property at 1038 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

#### Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

#### Heritage Attributes

The heritage attributes of the property at 1038 Queen Street West are:

##### EXTERIOR:

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the second floor window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes

- Glazed shop fronts with recessed entrances at the ground floor which are typical characteristics of the late nineteenth century stores

### **1040 QUEEN STREET WEST**

The property at 1040 Queen Street West (part of the Samuel S. Mutton block) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

#### Description

The property at 1040 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

#### Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

#### Heritage Attributes

The heritage attributes of the property at 1040 Queen Street West are:

##### **EXTERIOR:**

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building



- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
  - The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
  - The paired scroll brackets supporting the eaves at the centre of the elevation and at the two outer edges
- The shop front which is typical of the late 19th century with a central recessed entrance between two glazed bay windows with a leaded glass transom with a decorative pattern (Please note the shop front has been concealed)

### **1042 QUEEN STREET WEST**

The property at 1042 Queen Street West (part of the Samuel S. Mutton block) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

#### Description

The property at 1042 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two-storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

#### Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

### Heritage Attributes

The heritage attributes of the property at 1042 Queen Street West are:

#### **EXTERIOR:**

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the window openings and as a checkerboard string course of headers between windows.
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- The paired scroll brackets supporting the eaves at the centre of the elevation and at the two outer edges

Note: this is the only elevation of the remaining six which has not been painted over.

### **1044 QUEEN STREET WEST**

The property at 1044 Queen Street West (part of the Samuel S. Mutton block) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

### Description

The property at 1044 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

### Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the

transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

#### Heritage Attributes

The heritage attributes of the property at 1044 Queen Street West are:

##### **EXTERIOR:**

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- The paired scroll brackets supporting the eaves at the centre of the elevation and at the two outer edges
- The glazed shop front angled towards the recessed entrance at the ground floor

#### **1046 QUEEN STREET WEST**

The property at 1046 Queen Street West (part of the Samuel S. Mutton block) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

#### Description

The property at 1046 Queen Street West is part of a seven-unit block constructed by Samuel S. Mutton in 1883. The two storey, brick-clad block, with ground-floor stores and second-floor residential accommodation, is located at 1036-1048 Queen Street West on the north side of Queen Street West between Brookfield and Fennings streets in the West Queen West Heritage Conservation District Study Area.

#### Statement of Cultural Heritage Value

The Samuel S. Mutton block has design value as a representative example of a late 19th century commercial block in the High Victorian style. The design value is evident in such elements as the paired round-headed windows and the red brick cladding with the decorative buff brick details (painted over at this property).

The property has associative value with Samuel S. Mutton, a lumber merchant, property developer and provisional director of the Toronto Hamilton and Buffalo Railway Company. The block is one of the earliest constructed as part of the late 19th century development of Queen Street West as an important commercial main street and city thoroughfare. It contributed to the typical pattern of main streets lined with buildings combining shops at the ground and residential accommodation above. This Queen Street West development was a result of the arrival of the railways and industries on the Garrison Reserve on the south of side of the street along with the transformation of the Park Lot estates, here the Brookfield Estate, from large-scale, single-family estates into dense residential neighbourhoods on the north side of Queen Street West.

Contextually, the Samuel S. Mutton block is functionally and historically linked to its surroundings. Situated on the historic main thoroughfare of Lot Street/Queen Street West, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the original late 19th century character and scale of Queen Street West streetscape and the adjacent West Queen West neighbourhood.

#### Heritage Attributes

The heritage attributes of the property at 1046 Queen Street West are:

##### EXTERIOR:

- The setback, placement and orientation of the building on the north side of Queen Street West on the block between Brookfield and Fennings streets
- The scale, form and massing of the two-storey, flat-roofed building
- The materials including the red brick cladding with buff brick details arranged in alternating stripes of three red and three buff bricks around the window openings and as a checkerboard string course of headers between windows, all of which is currently painted over
- The arrangement of two semi-circular headed window openings on the second floor containing double-hung sash with single panes
- The paired scroll brackets supporting the eaves
- The glazed shop front with the recessed entrance at the ground floor

**SCHEDULE B**  
**LEGAL DESCRIPTION**

**ROBERT VOGAN BLOCK**

**1032-1034 Queen Street West**

PIN 21276-0268(LT)  
LT 10 PL D204 TORONTO

**SAMUEL S. MUTTON BLOCK**

**1036 Queen Street West**

PIN 21276-0267(LT)  
LT 1 PL 400 CITY WEST

**1038 Queen Street West**

PIN 21276-0006(LT)  
PCL 2-1 SEC A400; LT 2 N/S QUEEN ST W PL 400 TORONTO

**1040 Queen Street West**

PIN 21276-0007(LT)  
PCL 3-1 SEC A400; LT 3 N/S QUEEN ST W PL 400 TORONTO

**1042 Queen Street West**

PIN 21276-0008(LT)  
PCL 4-1 SEC A400; LT 4 N/S QUEEN ST W PL 400 TORONTO

**1044 Queen Street West**

PIN 21276-0009(LT)  
PCL 5-1 SEC A400; LT 5 N/S QUEEN ST W PL 400 TORONTO

**1046 Queen Street West**

PIN 21276-0010(LT)  
PCL 6-1 SEC A400; LT 6 N/S QUEEN ST W PL 400 TORONTO