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City Clerk's Office

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MAR 7 - 2005

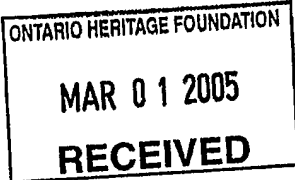
CONSERVATION REVIEW
BOARD

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
1204 QUEEN STREET WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

Secretariat
Christine Archibald
Toronto and East York Community Council
City Hall, 4th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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~~NOTICE OF PASSING OF BY-LAW~~

1531355 Ontario Limited
67 Mowat Avenue, Suite 340
Toronto, Ontario
M6K 3E3

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

Take notice that the Council of the City of Toronto has passed By-law No. 136-2005 to designate 1204 Queen Street West (The Gladstone Hotel) as being of cultural heritage value or interest.

Dated at Toronto this 25th day of February, 2005.

Ulli S. Watkiss
City Clerk

✓
RP
Mar 8/05

Authority: Toronto and East York Community Council Report No. 8, Clause No. 11,
as adopted by City of Toronto Council on October 26, 27 and 28, 2004
Enacted by Council: February 16, 2005

CITY OF TORONTO

BY-LAW No. 136-2005

To designate the property at 1204 Queen Street West (The Gladstone Hotel) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 1204 Queen Street West (The Gladstone Hotel West) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be 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 1204 Queen Street West and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

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

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 1204 Queen Street West, more particularly described in Schedule "B" and shown on Schedule "C" 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 property 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 property at 1204 Queen Street West and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 16th day of February, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION

The property at 1204 Queen Street West (The Gladstone Hotel) is recommended for designation for its cultural resource value or interest. Located on the north east corner of Gladstone Avenue and Queen Street West, the hotel is one of the oldest continuously operating hotels in Toronto. Designed by architect George Miller, the Gladstone Hotel was built in 1889. Its original owner, Susanna Robinson, was married to Nixon Robinson, the hotelkeeper of the Red Lion in Kleinberg and the Globe in Yorkville. She was left a widow with 13 children before construction of The Gladstone was complete. Located near the Parkdale train station and a short walk to the CNE grounds, the hotel was used mainly by commercial travellers and exhibitors. The wooden steeple that once stood upon the corner tower was removed in the 1940's. The Gladstone Hotel is historically important as a well known community feature where rooms were available at affordable rates and events for local artists and community groups were hosted in its bars and ballroom. Made of red brick and stone, the hotel is architecturally significant for its Romanesque Revival style. The hotel is a significant local landmark building.

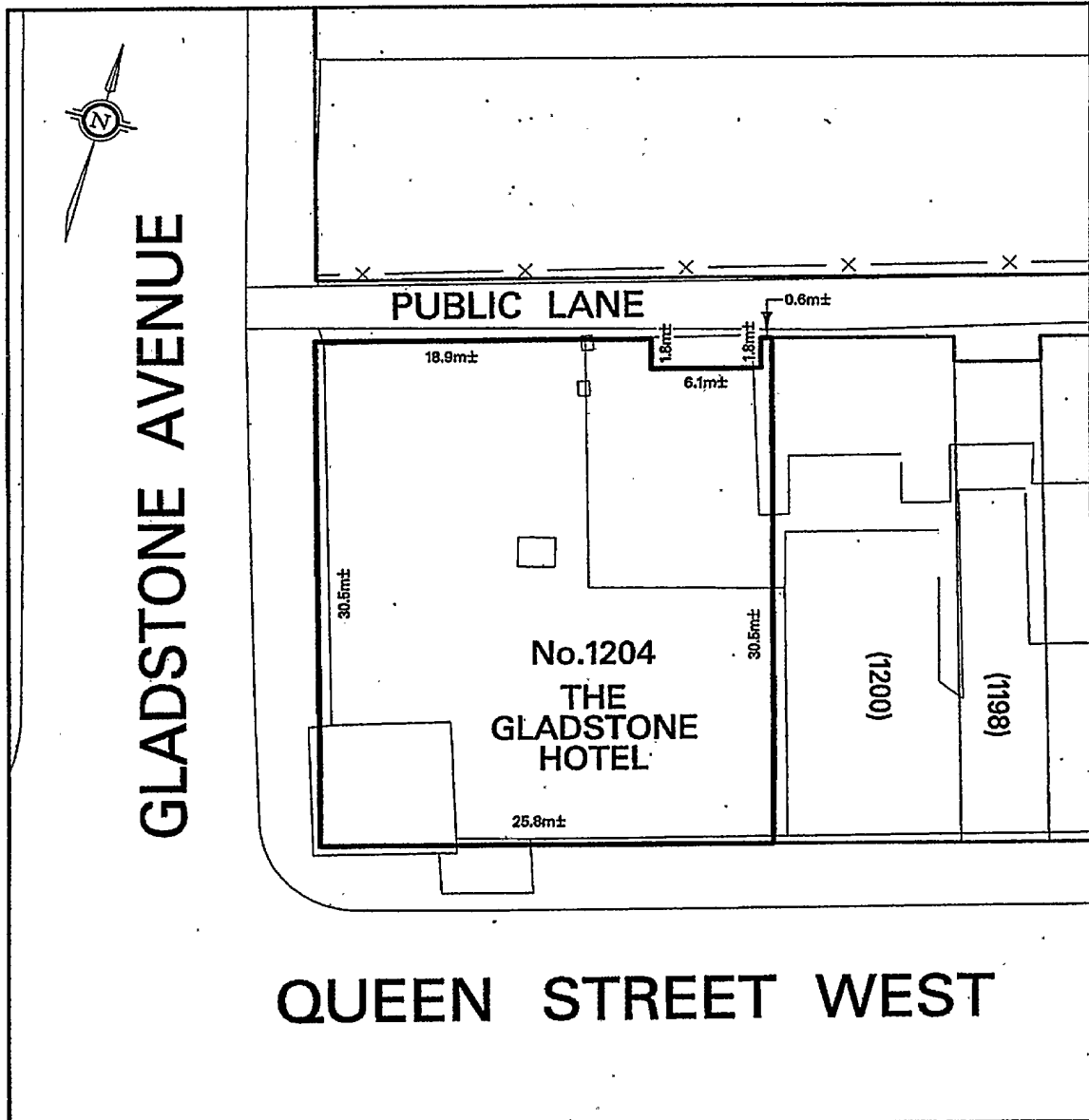
The heritage attributes of the building are found on the west and south elevations and on the roof with its corner tower. The building rises four storeys with a five storey tower at the south west corner. The west facing elevation is divided into three bays with a central frontispiece. The frontispiece is flanked by two pilasters with terra cotta and stone detailing that reach from the ground floor to the fourth floor. Between the pilasters is a semi-circular arch formed with red brick voussoirs and a stone keystone with a carved lion's head above. The façade surrounding the arch is adorned with ornamental carvings in terra cotta. A curved cornice extends below the arch, where, with the support of an ogee-shaped stone, it creates a faux-balcony (the railing has been removed). The fenestration within the arch now consists of two vertically rectangular windows, with a wide stone lintel above. On either side of the frontispiece, the wall is divided vertically by pilasters with brick corbelling. Some of the wide arched openings on the ground floor have been altered, with one converted to an entrance. Much of the fenestration has red brick voussoirs, stone keystones and sills. The fenestration of the second and third floors consists of three flat headed, vertically rectangular windows in the side bays and two in the central bay. The fourth floor fenestration flanking the arch, consists of three vertically flat-headed paired windows with transoms.

The five-storey corner tower protrudes forward slightly and displays elaborate cornices, corbels and lintels applied in brick, stone and wood. The west and south facing elevations of the tower are identical. On three corners of the tower, pilasters reach to the fifth floor, with ornate stone capitals located at the top of the fourth floor. The ground floor fenestration consists of two narrow arched windows, which are separated by a pilaster, with red brick voussoirs, stone banding and corbels. At the base of the windows is a stone lintel course. The fenestration on the second floor consists of a heavily decorated oriel window. The top of the window is decorated with a cornice upon which a low railing sits. At the base of the window is an ornate stone carving, which curves towards the wall with a gargoye. The third floor fenestration consists of a flat headed tripartite window, with a wide stone lintel at the top, and a narrow stone lintel course at the bottom. The fourth floor fenestration consists of a large single arched tripartite window with red brick voussoirs and a stone keystone with detailed carvings. At the base of the arch are two small capitals. Below the window is a stone lintel, which sits above brick corbelling. The fenestration of the fifth floor consists of four

small, vertically rectangular windows, separated by small pilasters. Above the fifth floor, the roof is marked by a detailed cornice. The arced parapet roof, is supported by brackets and a decorative central ogee-shaped stone.

The south elevation is the same as the west elevation except that the bay farthest from the tower is slightly wider than that on the west elevation. On the ground floor, some of the openings have been altered. The main entrance to the hotel is adjacent to the tower. On the second floor, adjacent to the tower, is a wide arch made of red brick voussoirs. Above the arch, 'Gladstone House' is ornately carved in stone and red clay. On either side of the base of the arch are stone carved capitals, between which a low decorative railing is situated. The arch frames the balcony behind, which overlooks Queen Street West and has a clear view of the CNE grounds. A central pilaster reaches between the second and third floors, where the fenestration consists of four paired windows. On the fourth floor, the arch within the frontispiece contains three evenly spaced, vertically rectangular windows, with the middle window slightly larger than the two adjacent windows. The curved cornice below the arch has a low ornamental railing upon it.

SCHEDULE "C"

**Toronto**WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPINGNOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCKPROPERTY INFORMATION SHEET
No. 1204 QUEEN STREET WEST
(THE GLADSTONE HOTEL)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 18 - DAVENPORT
DATE: FEB. 15, 2005

SKETCH No. PS-2005-025