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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**

**NOTICE OF INTENTION TO DESIGNATE**

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 Toronto City Council intends to designate the lands and buildings known municipally as 1204 Queen Street West (The Gladstone Hotel) (Davenport, Ward 18) under Part IV of the Ontario Heritage Act.

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 southwest 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 gargoyle. 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 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.

Notice of an objection to the proposed designation may be served on the City Clerk, c/o Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 4<sup>th</sup> Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 16<sup>th</sup> of November, 2004. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 16<sup>th</sup> day of November, 2004.

Ulli S. Watkiss  
City Clerk