

Authority: Toronto and East York Community Council Item TE7.13, as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007

CITY OF TORONTO

Bill 1026

BY-LAW -2017

To designate the property at 234 St. George Street (Robert Watson House) 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 property at 234 St. George Street (Robert Watson House) 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 municipally as 234 St. George Street 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 property at 234 St. George Street 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 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 234 St. George Street 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 October , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 234 ST. GEORGE STREET

Description

The property at 234 St. George Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the west side of St. George Street between Lowther Avenue and Bernard Avenue, the 2½-storey house form building was commissioned by candy manufacturer Robert Watson and, according to historical records, completed in 1903. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974, and a Heritage Easement Agreement was registered in 1995.

Statement of Cultural Heritage Value

The Robert Watson House is a well-designed example of the Queen Anne Revival style, distinguished by its asymmetrical massing, variety of forms, and mixture of materials. Its appearance reflects the quality of the residential designs found in the Annex neighbourhood. Historically, the Robert Watson House is associated with E. J. Lennox, one of the most prolific and successful architects of the late 19th and early 20th centuries in Toronto. Practicing alone, Lennox produced the plans for many local landmarks, with Toronto's Old City Hall and Casa Loma among his best known commissions. The Robert Watson House supports the character of the Annex neighbourhood north of Bloor Street, where the residential buildings complement one another through their shared scale, setback, and stylistic value.

Heritage Attributes

The heritage attributes of the Robert Watson House related to its cultural heritage value as a well-designed example of Queen Anne Revival styling are found on the principal (east) façade, side elevations (east and west), and the roof, consisting of:

- The plan, rising 2½ stories above a coursed sandstone foundation with flat-headed window openings with stone lintels on the south elevation
- The red brick cladding trimmed with brick, stone and wood
- The steeply-pitched hip roof with extended eaves and brackets, hip roof dormers on the north slope, and tall chimneys on the north and south slopes
- The organization of the east façade into three bays, with the centre bay slightly recessed between a three-storey polygonal tower to the left (south) and a projecting bay with a stepped gable with stone coping on the right (north)
- The stone quoins, and the stone band courses that form continuous sills for the window openings
- The main entrance, slightly offset in the centre section and protected by a brick porch with round-arch openings, stone bands and, on the flat roof, a wrought iron balcony
- Left of the entrance, the placement of an oval window with stone keystones

- In the second storey above the entry, the flat-headed opening with a sash window and voussoirs, and a balcony door with a transom
- Left of the centre bay, the tower that rises three stories from a coursed stone base to terminate beneath a tent roof with brackets
- The flat-headed openings with sash windows in the first two floors, and casement style windows in the attic level
- To the right of the centre bay, the projecting wall that terminates in a stepped gable with a segmental-headed tripartite opening with sash windows in the first storey, an oriel window with wood strapwork and a bracketed hood in the second floor, and an oval window with keystones in the attic level
- On the south elevation, the flat-headed window openings with brick voussoirs and stone sills, a three-sided three-storey bay window under a dormer with a hip roof and brackets, and a single-storey enclosed sunporch with a stone base, brick walls, a continuous band of windows, and a curved and ribbed roof with a monitor
- The north wall of the house, with its symmetrically-arranged flat-headed window openings and, in the first floor, an oriel window with a moulded cornice

SCHEDULE B

LEGAL DESCRIPTION

PIN 12139-0001(LT)

Unit 1, Level 1, Metro Toronto Condominium Plan No. 1139

PIN 12139-0002(LT)

Unit 2, Level 1, Metro Toronto Condominium Plan No. 1139

PIN 12139-0012(LT)

Unit 1, Level 2, Metro Toronto Condominium Plan No. 1139

PIN 12139-0013(LT)

Unit 2, Level 2, Metro Toronto Condominium Plan No. 1139

PIN 12139-0014(LT)

Unit 3, Level 2, Metro Toronto Condominium Plan No. 1139

City of Toronto, Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)