



STAFF REPORT ACTION REQUIRED

Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – George Street Properties

Date:	December 20, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy and Research, City Planning
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\February 14 2012\teHPS04

SUMMARY

This report recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act the properties on George Street that are listed in Recommendations Nos. 5-8 below. Located on the east side of George Street, north of Dundas Street East, the sites contain a group of house form buildings dating to the late-19th and early-20th centuries.

Heritage Preservation Services staff were in the process of researching and evaluating the properties at 295-311 George Street prior to October 19, 2011 when a fire damaged the front (west) portion of the structure at 295 George. Following consultation with the Toronto Preservation Board, at its meeting of November 29, 2011 Toronto City Council stated its intention to designate the property at 295 George Street under Part IV, Section 29 of the Ontario Heritage Act.

The designation of 295 George Street and the neighbouring properties at 297, 303, 309 and 311 George Street would enable City Council to control alterations to the buildings, enforce heritage property standards and maintenance, and refuse demolition. The Thomas Meredith House at 305 George Street, which is part of this group of properties, was designated under Part IV, Section 29 of the Ontario Heritage Act in 2008 by By-law No. 77-2008.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 297 George Street on the City of Toronto Inventory of Heritage Properties.
2. City Council include the property at 303 George Street on the City of Toronto Inventory of Heritage Properties.
3. City Council include the property at 309 George Street on the City of Toronto Inventory of Heritage Properties.
4. City Council include the property at 311 George Street on the City of Toronto Inventory of Heritage Properties.
5. City Council state its intention to designate the property at 297 George Street under Part IV, Section 29 of the Ontario Heritage Act.
6. City Council state its intention to designate the property at 303 George Street under Part IV, Section 29 of the Ontario Heritage Act.
7. City Council state its intention to designate the property at 309 George Street under Part IV, Section 29 of the Ontario Heritage Act.
8. City Council state its intention to designate the property at 311 George Street under Part IV, Section 29 of the Ontario Heritage Act.
9. If there are no objections in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties in Recommendations Nos. 5-8 under Part IV, Section 2 of the Ontario Heritage Act.
10. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations in Recommendations Nos. 5-8 to the Conservation Review Board.
11. If the designations in Recommendations Nos. 5-8 are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of November 29, 2011, Toronto City Council stated its intention to designate the neighbouring property at 295 George Street under Part IV, Section 29 of the Ontario Heritage Act.

ISSUE BACKGROUND

The properties at 297, 303, 309 and 311 George Street are part of a group of surviving buildings dating from the 19th and early-20th centuries that stand on the east side of the street, north of Dundas Street East and beside Seaton House. The property at 305 George Street, containing the Thomas Meredith House, was designated under Part IV, Section 29 of the Ontario Heritage Act in 2008, and City Council has stated its intention to designate the neighbouring property at 295 George Street under the same legislation. The properties are the subject of a proposed development application, and staff were in the process of researching and evaluating the group prior to October 19, 2011 when a three-alarm fire damaged the building at 295 George Street.

With the proposed development application and the condition of the property at 295 George Street following the fire, there is concern about the future of the sites. To refuse the demolition of the properties at 297, 303, 309 and 311 George Street and encourage the retention and maintenance of their heritage attributes and values, City Council must state its intention to designate the sites under Part IV, Section 29 of the Ontario Heritage Act. A location map and photographs are attached (Attachments Nos. 1 and 2).

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Reports (Attachments Nos. 6-8) for the properties at 297, 303, and 309-311 George Street. As a result of the assessments, staff have determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The Reasons for Designation for the properties at 297, 303, and 309-311 George Street are found in Attachment Nos. 3-5. The George Street properties are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario. Located on the east side of George Street, between Dundas Street East and Gerrard Street East, the property at 297 George Street contains a house form building dating to 1856 that is one of the oldest surviving residential structures in the city and is historically associated with the Salvation Army in Canada. With the adjoining semi-detached houses at 303 and 309-311 George Street, which are valued for their period designs, the George Street properties are important in their context where they are historically linked to the development of the neighbourhood that began as a residential subdivision north of the Old Town of York.

The Reasons for Designation (Statements of Significance), which are the Public Notices of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

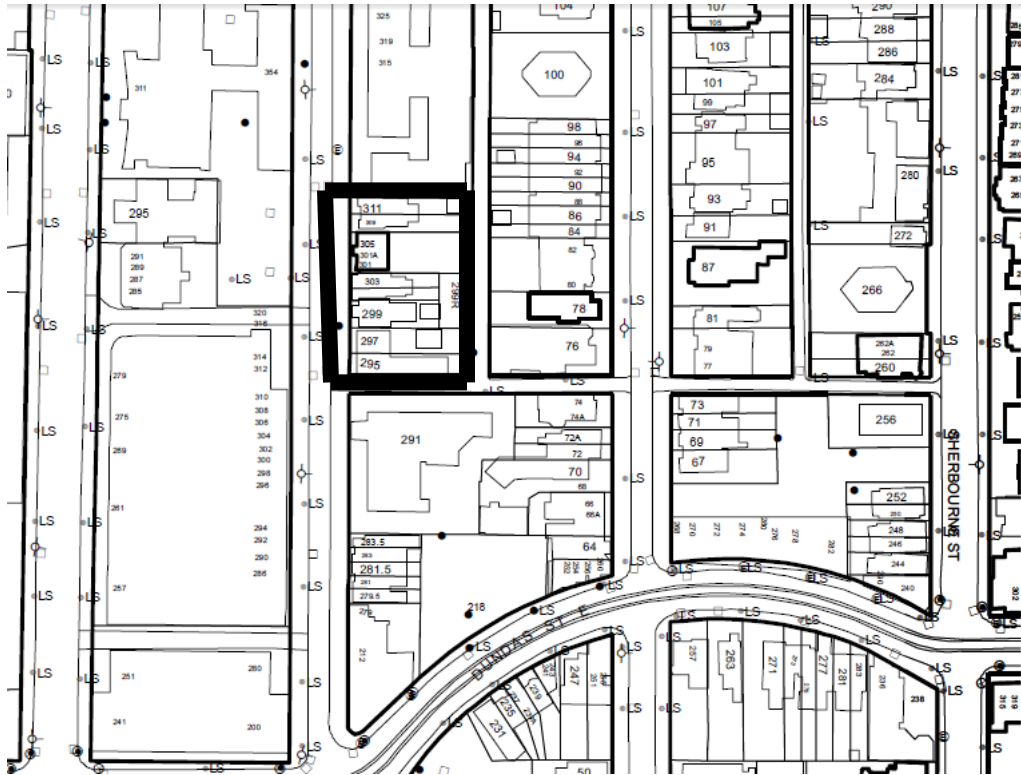
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance) – 297 George Street
Attachment No. 4 – Reasons for Designation (Statement of Significance) – 303 George Street
Attachment No. 5 – Reasons for Designation (Statement of Significance) – 309-311 George Street
Attachment No. 6 – Heritage Property Research and Evaluation Report – 297 George Street
Attachment No. 7 – Heritage Property Research and Evaluation Report – 303 George Street
Attachment No. 8 – Heritage Property Research and Evaluation Report – 309-311 Georges Street



This location map is for information purposes only;
the exact boundaries of the properties are not shown.

The properties at 297, 303, 309 and 311 George Street
are located within the area outlined in **bold**.



297 George Street



303 George Street (left) and 309-311 George Street (right)

(Heritage Preservation Services, November 2011)

Salvation Army Rest Home

Description

The property at 297 George Street is worthy of designation under Part IV, Section 29 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, associative and contextual values. Located on the east side of George Street between Dundas Street East and Gerrard Street East, the property contains a 2½-storey house form building (1856).

Statement of Cultural Heritage Value

The house form building at 297 George Street has design value as a rare surviving example of a residential structure in downtown Toronto dating to the mid 1800s. Its period origins are seen in the narrow rectangular plan and three-bay principal (west) facade that complements the neighbouring house at 295 George Street that was constructed at the same time (the latter structure was modified in the late 19th- and early-20th centuries).

For over half a century, the property at 297 George Street was associated with the Salvation Army in Canada, an institution of international importance. Founded by William Booth in England before Confederation, the Salvation Army is a Christian religious body that became noted for its social welfare work after its arrival in Canada in 1882. Four years later, with the donation of the George Street property by Toronto businessman and philanthropist William Gooderham, Jr. (son of the co-founder of the Gooderham and Worts Distillery), the Salvation Army opened a rest home (shelter) on the premises.

Contextually, the property at 297 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The former Salvation Army Rest Home and the neighbouring town house at 295 George Street were constructed as a pair of semi-detached houses that remain the oldest surviving buildings in this section of George Street. The house form building at 297 George Street forms part of a streetscape of extant 19th and early-20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the property at 297 George Street are:

- The scale, form and massing of the 2½-storey house form building
- The rectangular-shaped plan, with a narrow three-bay principal (west) facade on George Street
- The materials, with brick cladding, and brick and stone trim
- The gable roof with a firebreak on the north end, a brick chimney at the south end and, beneath the eaves, corbelled brickwork
- The symmetrical placement of the door and window openings on the west façade with the main entrance placed in the left (north bay of the lower floor)
- The exposed north elevation that is viewed from George Street

Frank Beecroft Houses

Description

The property at 303 George Street is worthy of designation under Part IV, Section 29 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 categories of design and contextual values. Located on the east side of George Street between Dundas Street East and Gerrard Street East, the property contains a pair of 2½-storey semi-detached house form buildings (1911) that were constructed by Frank Beecroft, a contractor.

Statement of Cultural Heritage Value

The semi-detached house form buildings at 303 George Street have design value as representative examples of residential structures dating to the pre-World War I era that were designed to complement in scale and setback their neighbours on the east side of George Street. The sombre red brickwork, symmetry and classical influences are typical of the popular Edwardian Classical style of this period.

Contextually, the property now known as 303 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The surviving pair of semi-detached house form buildings contributes to the streetscape of extant 19th- and early-20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the property at 303 George Street are:

- The scale, form and massing of the pair of 2½-storey semi-detached house form buildings
- The materials, with brick cladding, and brick, stone and wood trim
- The gable roof with a firebreak (south), end chimneys (north and south) and, on the west slope, the pair of hipped dormers
- On the principal (west) façades, the symmetrically-placed flat-headed door and window openings with lintels, and the oriel window in the second storey of the left (north) unit that is typical of Edwardian Classicism
- The exposed north wall that is viewed from George Street

REASONS FOR DESIGNATION: 309-311 GEORGE STREET ATTACHMENT NO. 5 (STATEMENT OF SIGNIFICANCE)

Robert Armstrong Houses

Description

The properties at 309 and 311 George Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the east side of George Street between Dundas Street East and Gerrard Street East, the properties contain a pair of three-storey semi-detached house form buildings (1887) constructed for Robert Armstrong.

Statement of Cultural Heritage Value

The semi-detached house form buildings at 309 and 311 George Street have design value as well-crafted examples of late 19th century residential structures designed in the Second Empire style. The houses are typical of the style of architecture popular in the Sherbourne Street neighbourhood as it developed in the late 1800s, and exhibit the characteristic mansard roofs and decorative detailing.

Contextually, the properties at 309 and 311 George Street are historically linked to their surroundings in the neighbourhood adjoining Sherbourne Street where the former ‘park lot’ acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The semi-detached houses form part of a streetscape of extant 19th- and early-20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the properties at 309 and 311 George Street are:

- The scale, form and massing of the three-storey house form buildings
- The materials, with brick cladding and brick, stone and wood trim
- The mansard roofs with firebreaks, wood brackets and dormers with decorative woodwork
- The organization of the principal (west) facades as mirror images with symmetrically organized door and window openings
- The main entrances that incorporate transoms and three-quarter-length sidelights
- The round-arched window openings flanking the entries, and the flat-headed openings with brick flat arches in the second storey of each unit
- The portions of the side elevations (north and south) with buff brick cladding that are viewed from George Street

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**SALVATION ARMY REST HOME
297 GEORGE STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2011

1. DESCRIPTION



Above: 297 George Street (Heritage Preservation Services, October 2011)
 Cover: 297 George Street (Heritage Preservation Services, November 2011)

297 George Street: Salvation Army Rest Home	
ADDRESS	297 George Street (east side, between Dundas Street East and Gerrard Street East)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 150, Parts Lots 8 & 9
NEIGHBOURHOOD/COMMUNITY	Sherbourne Street Neighbourhood
HISTORICAL NAME	Salvation Army Rest Home
CONSTRUCTION DATE	1856
ORIGINAL OWNER	Thomas Meredith, merchant
ORIGINAL USE	Residential (semi-detached house)
CURRENT USE*	Vacant * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None found
DESIGN/CONSTRUCTION	Brick construction with brick, stone and wood trim
ARCHITECTURAL STYLE	Georgian
ADDITIONS/ALTERATIONS	1956: alterations; 1965, lodging house altered as two-family dwelling
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	cultural heritage evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	December 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 297 George Street, and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto Inventory of Heritage Properties and/or designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1855 Dec	Plan 150 is surveyed on George William Allan's lands southwest of Sherbourne Street and Gerrard Street East, with George Street as the west boundary
1856 Mar	Brown's General Directory records "houses erecting" at the north end of George Street
1857 May	John McDonald, a merchant, is the tenant to Thomas Meredith in the semi-detached house at present-day #297 George
1858	The building is illustrated on Boulton's Atlas
1866 Apr	Thomas Meredith purchases the property from George William Allan
1885 Sept	The building stands vacant when the tax assessment rolls are compiled
1886 Apr	Meredith sells the property at 295 George Street to William Gooderham
1886	The Salvation Army operates a rest home on the premises
1893	Gooderham's executors convey the property to Herbert Henry Booth, son of the founder of the Salvation Army
1896	In a transaction made in 1896 but unregistered until 1898, Booth's daughter Evangeline Cory Booth takes title of the property
1904	Evangeline Cory Booth transfers the site to Thomas B. Coombs, head of the Salvation Army's Canadian Territory Command
1948	The Governing Council of the Salvation Army Canada East conveys the property to John Quing

ii. HISTORICAL BACKGROUND

George Street

The property at 297 George Street is located on the east side of the street between Dundas Street East and Gerrard Street East in the neighbourhood west of Sherbourne Street (Image 1). The site is located on the boundary between Park Lots 5 and 6,¹ two of the 100-acre allotments surveyed between present-day Queen and Bloor Streets that were granted to provincial officials and military veterans in 1798 when the Town of York was founded. In 1819, William Allan acquired Park Lot 5 where he developed a country estate named "Moss Park" that was accessed by "Allan's Lane", the future Sherbourne Street. The lands were inherited by George William Allan who, in the mid-19th century, began subdividing the tract for residential development. In December 1855, a small

¹ The boundary runs parallel to and directly east of George Street where it cuts through the subject property

subdivision was surveyed on the portion of Allan's property bounded by Sherbourne Street, Gerrard Street East, George Street (which was extended northward from Old Town to terminate at Gerrard), and a new curved street named Wilton Crescent (later Dundas Street East). Directly north of this subdivision, Allan reserved land for a botanical garden, which was acquired by the City of Toronto as Allan Gardens.

By March 1856, Brown's General Directory reported "houses erecting" at the north end of George Street. The residences were not completed when the tax assessment roll was compiled three months later. The next year, Thomas Meredith, a grain merchant, was recorded as the owner of three buildings on George Street, occupying a detached structure and renting two semi-detached houses adjoining a laneway. The three structures, including the subject building at 297 George Street, are shown on Boulton's Atlas for 1858 (Image 2). Meredith moved to a new residence directly north that was described as "under construction" in May 1860 (now identified as 305 George Street, the property is designated under Part IV, Section 29 of the Ontario Heritage Act).²

While Meredith was identified in the tax assessment rolls as the owner of present-day 297 George Street and the neighbouring properties on either side, land records reveal that he did not officially purchase the acreage until 1866. Prior to that date, George William Allan remained the owner of these and other lots in the subdivision, which he offered for lease with the option to purchase.

Salvation Army Rest Home

For thirty years, Thomas Meredith rented the semi-detached house at 297 George Street to a series of tenants before selling it and its neighbour at #295 George to William Gooderham, Jr. in 1886. The new owner was the eldest son of William Gooderham, Sr., co-founder of the Gooderham and Worts Distillery. While William Gooderham, Jr., served as president of the Toronto and Nipissing Railway, he was not a successful businessman and focused on philanthropic endeavours prior to his death in 1889. Gooderham offered the premises at 295 and 297 George Street to two social agencies that were introduced to Canada from England: Fegan Boys' Home and the Salvation Army.³ The location of these institutions in the neighbourhood followed the opening in 1864 of the "Toronto Boys Home for the Training and Maintenance of Destitute Boys Not Convicted of Crime," and known locally as the Boys Home, which was a non-sectarian institution operated by Protestant women (the large complex at the north end of George Street is shown on updates to Goad's Atlas reproduced in Images 3 and 4).

² Meredith occupied the property at 305 George Street until his death in the pre-World War I era. North of his residence, semi-detached houses were completed on the previously vacant property at 309-311 George Street in 1887, while two pairs of semi-detached house form buildings (two of which remain at #303 George) replaced Meredith's original cottage in 1911

³ Founded in England in the 1870s, Fegan Boys' Home was a receiving house for impoverished or orphaned children who were sent to farms across Canada; the institution was located on George Street from 1886 until 1937

The Salvation Army was founded in England before Confederation as an international Christian religious body that was introduced to Canada in 1882. Blending its evangelical role with social activism, its roles in social welfare work ranged from soup kitchens and maternity hospitals to services for immigrants and prisoners, and shelters for women and men. In 1886, the Temple Corps (Toronto VI) of the Salvation Army opened its headquarters building at Albert and James Streets (currently the site of the Eaton Centre) on land provided by the Gooderham family. Following the death of William Gooderham, Jr., his executors transferred the property to Herbert Henry Booth, the son of the founder of the Salvation Army. His sister, Evangeline Cory Booth, received the site in 1896 following her appointment as the Territorial Commander of the Salvation Army in Canada (Image 6). When she left the post in 1904 to take a similar position in the United States, the property at 297 George Street was transferred to her successor, Thomas Coombs.⁴ The Salvation Army retained the site until 1948.

iii. ARCHITECTURAL DESCRIPTION

The Salvation Army Rest Home is pictured in the photographs found on the cover and in Sections 1 and 6 of this report, which show the building in the early 1990s (Image 9) and recently.

The building at 297 George Street originated as a semi-detached house that was one of a pair with its neighbour at #295 George (which was altered in the late-19th and early-20th centuries before it was damaged by fire in October 2011). The buildings were likely designed as mirror images in the Georgian style popular for the first generation of buildings in Toronto.⁵ Named for the reigns of early 18th to early 19th century English monarchs, few low-rise residential buildings of this type and era that were designed “in the Georgian architectural mould that was Toronto’s colonial inheritance” survive in the city.⁶ Another extant example of a two storey urban town house is the William Lyon Mackenzie House (1858) at 82 Bond Street, which was constructed as part of a row and was later restored as a historic house museum by the City of Toronto (Image 8).

The house form building at #297 George features a rectangular plan with a three-bay principal (west) façade. Faced with red brick (which is currently painted), the structure is covered by a gable roof with brick firebreaks and chimneys at the north and south ends (the north chimney stack has been removed) and corbelled brickwork beneath the eaves on the west facade (the central gabled wall dormer is not original). The principal (west) facade is organized into three bays with the main entrance placed in the left (north) bay in the lower floor. The entry and the window openings in the first and second stories are flat headed with lintels. The south wall abuts the neighbouring structure at #295 George, while there are window openings on the north elevation that is visible from George Street.

⁴ Evangeline Cory Booth became the General of the Salvation Army in 1934, the fourth person and the first woman to hold the post

⁵ An earlier illustration of the neighbouring building at 295 George Street that is found in Image 7 shows the original entrance in the right (south) bay, thereby mirroring #297 George’s left (north) entry

⁶ McHugh, 151

iv. CONTEXT

The property at 295 George Street is located on the east side of the street as it extends north of Dundas Street East to Gerrard Street East where it is placed north of a lane that accesses the properties on Pembroke Street to the east. The house form building is part of a group of low-rise residential buildings that range in date from the mid-19th to the 20th centuries but share a similar scale and setback. The subject building is adjoined to the south by a three-storey building at #295 George that was constructed at the same time, but later altered. Further north, the detached building at 305 George Street (which is designated under the Ontario Heritage Act) is flanked on either side by pairs of semi-detached houses at #303 George (1911) and #309-311 George (1887).⁷

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or “X” if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative and Early Example – The house form building has design value as one of the oldest surviving semi-detached town houses in the city that displays the scale, form and massing, decorative brickwork, symmetrical openings, and gabled roof with roof detailing that typify the early Georgian style in Toronto.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

⁷ A second pair of semi-detached houses at #299-301 George, also dating to 1911, was replaced in the 20th century by the present infill building

Institution of Significance – The property at 295 George Street was owned for half a century by the Salvation Army in Canada, an institution of international importance. The Salvation Army Rest Home contributed to the organization’s social welfare activities in a neighbourhood where many institutional edifices were located in the late-19th and early-20th centuries.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Surroundings – The property at 297 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where it stands (with its neighbour at #295 George) as the oldest structure on the street between present-day Dundas Street East and Gerrard Street East. Today, the former Salvation Army Rest Home is an integral part of the group of extant mid-19th to early-20th century house form buildings that reflect the area’s origins as a desirable middle class neighbourhood north of the Old Town of York.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 297 George Street has cultural heritage value as an early surviving example of a mid-19th century urban town house that was transformed for use by the Salvation Army in Canada, an organization of international repute. Contextually, #297 George contributes to the group of residential buildings from the mid-19th to the early-20th centuries that reflects the historical development of the Sherbourne Street neighbourhood as a sought-after residential enclave. The Salvation Army Rest Home retains its architectural integrity where the attributes associated with the Georgian style and the building’s origins as a mid-19th century town house remain legible.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 150, Lots 8 and 9

Assessment Rolls, City of Toronto, St. David’s Ward, St. Thomas’s Ward and Ward 2, Divisions 1, 1A and 2, 1856 ff.

Boulton’s Atlas, 1858

Building Records, plans for alterations and additions to 297 George Street, Building Records, Toronto and East York

City of Toronto Directories, 1856 ff.

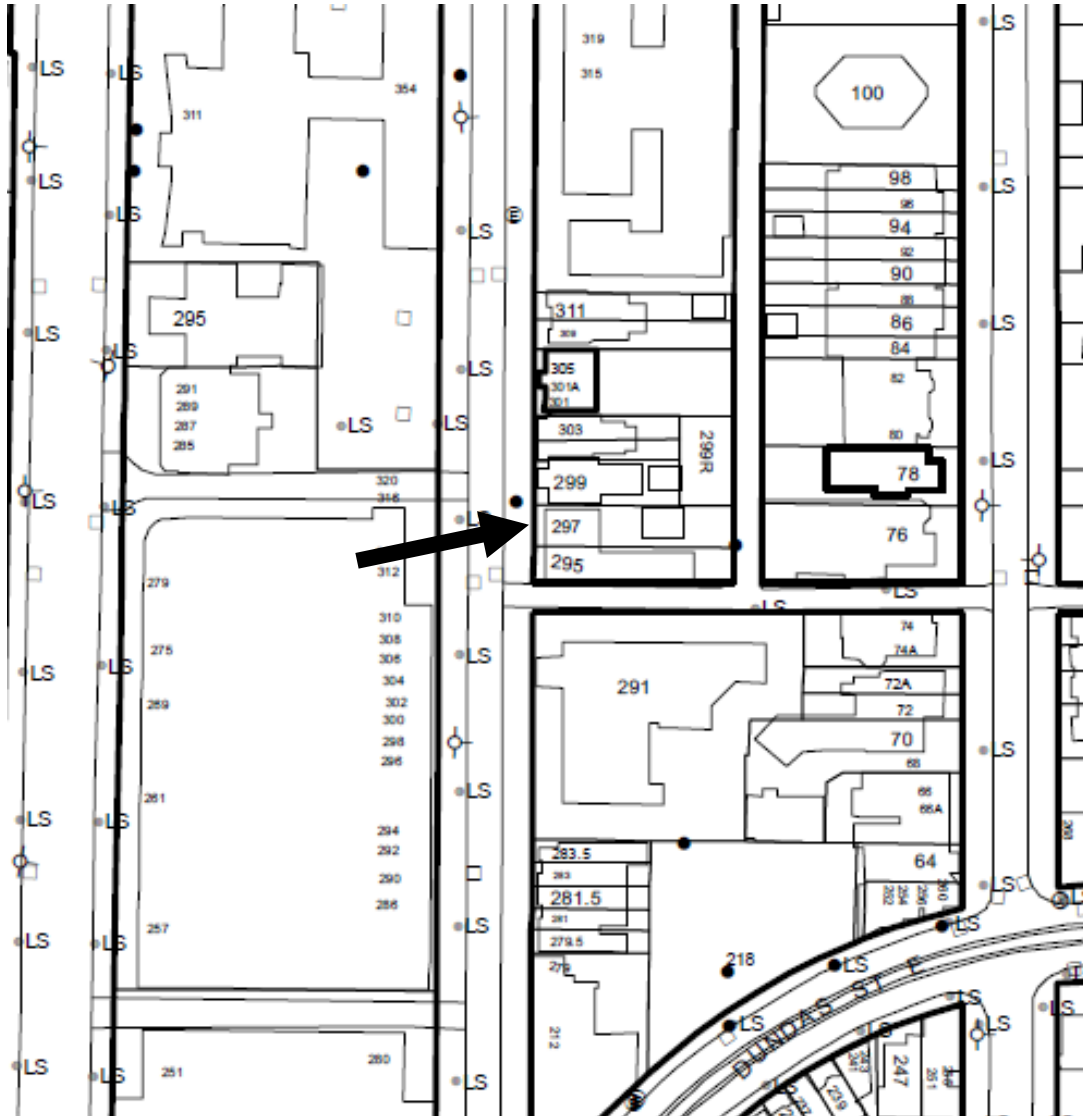
Goad’s Atlases, 1880-1923

Photograph, Evangeline Cory Booth, City of Toronto Archives, Fonds 1244, Item 2239

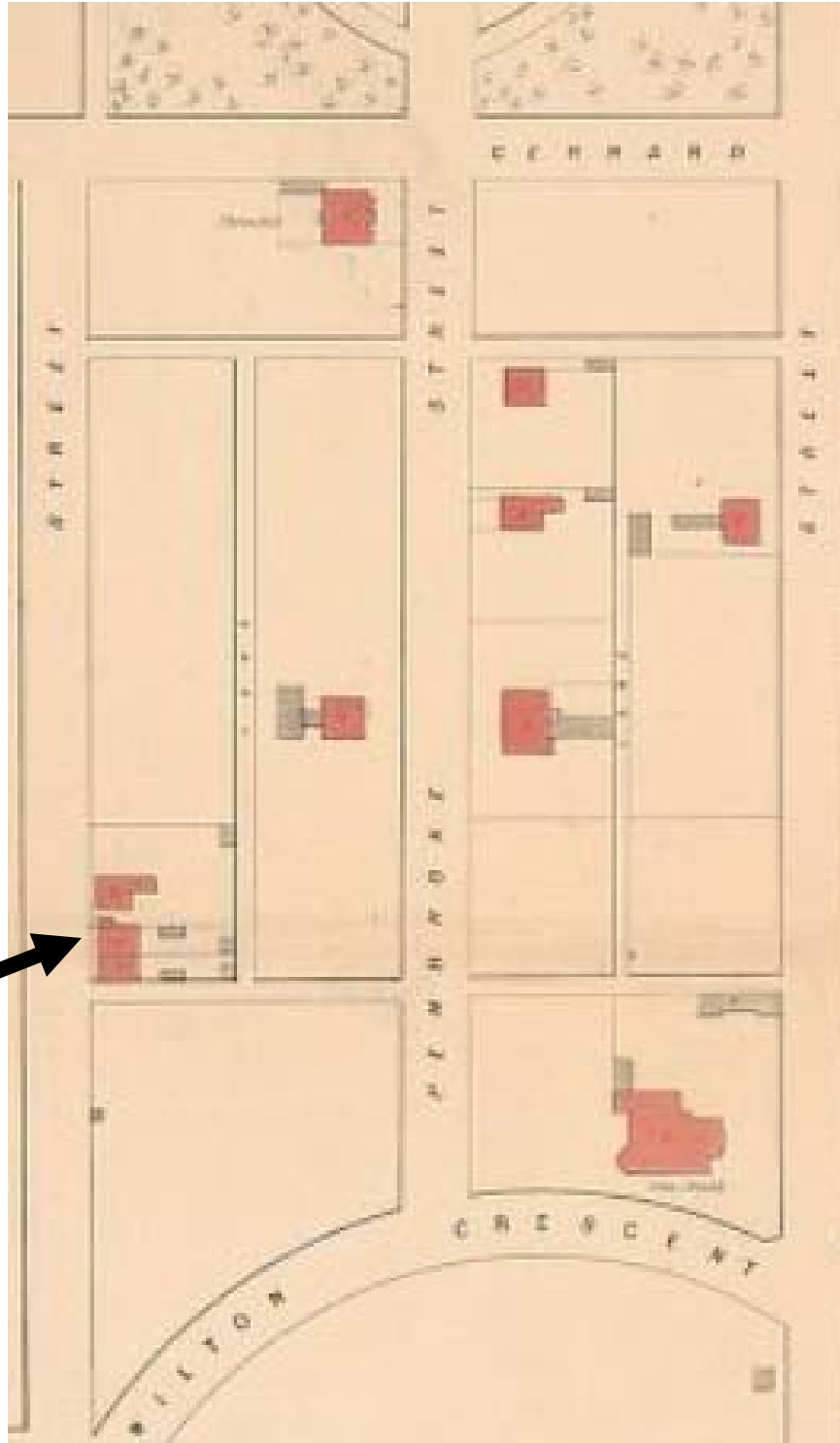
Secondary Sources

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- Robertson’s Landmarks of Toronto. Vol. IV, 1904.
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- Valverde, Mariana, The Age of Light, Soap and Water: moral reform in English Canada, 1885-1925, 2008

6. IMAGES: **arrows** mark the subject property



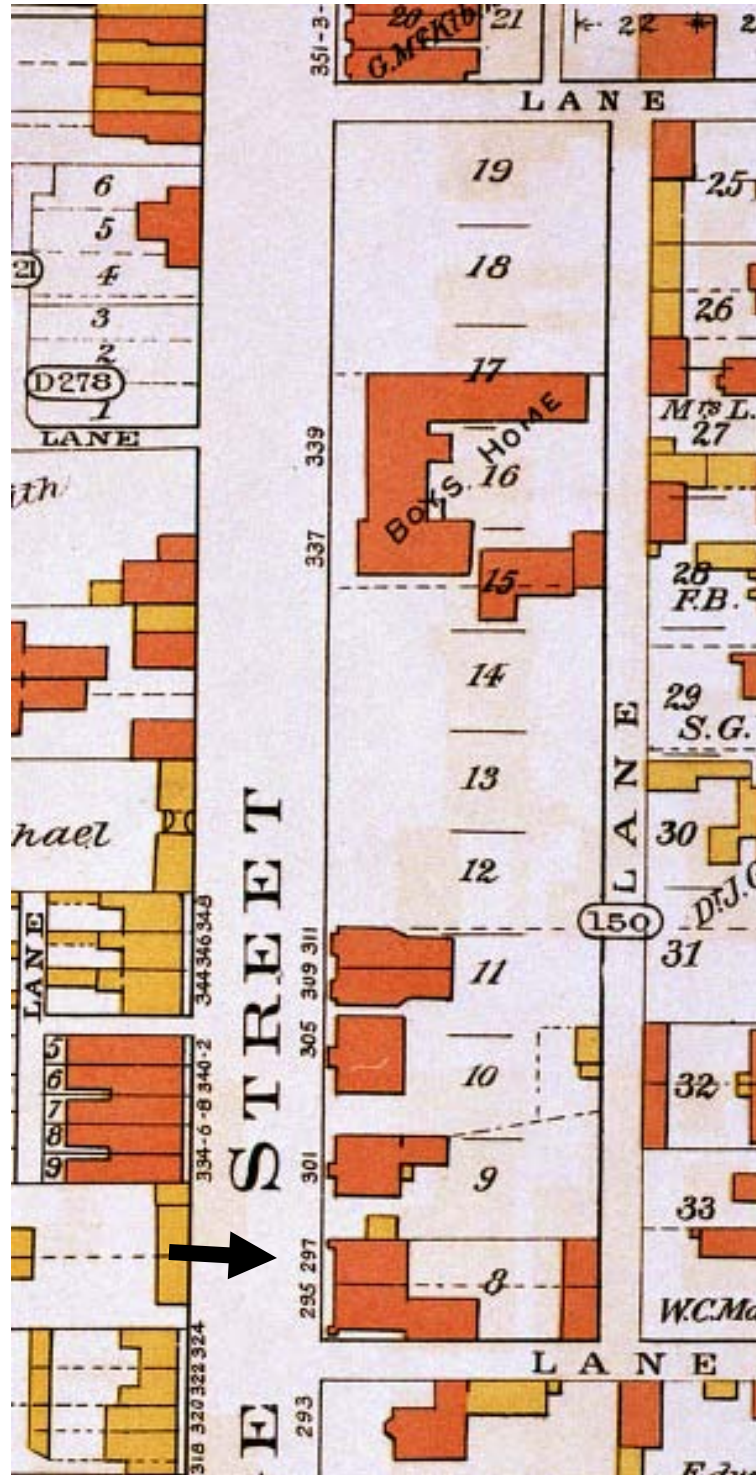
1. City of Toronto Property Data Map: showing the subject property on the east side of George Street, north of Dundas Street East



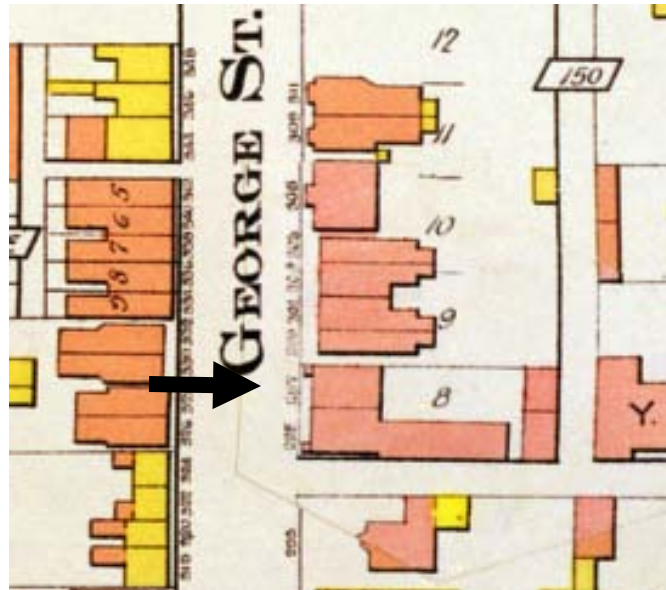
2. Boulton's Atlas, 1858: showing the portion of George William Allan's lands subdivided under Plan 150 in 1855, where the subject property was among the first to be developed. The area north of Gerrard Street East (top) is the location of Allan Gardens.



3. Goad's Atlas, 1880: showing the lands subdivided under Plan 150 with the Thomas Meredith House at present-day #305 George in place in the block north of the subject property at 297 George Street



4. Goad's Atlas, 1890: showing the addition of the semi-detached house form buildings at #309-311 George. Further north, the Boys Home was a large orphanage that was not associated with the Fegan Boys Home at #295 George.



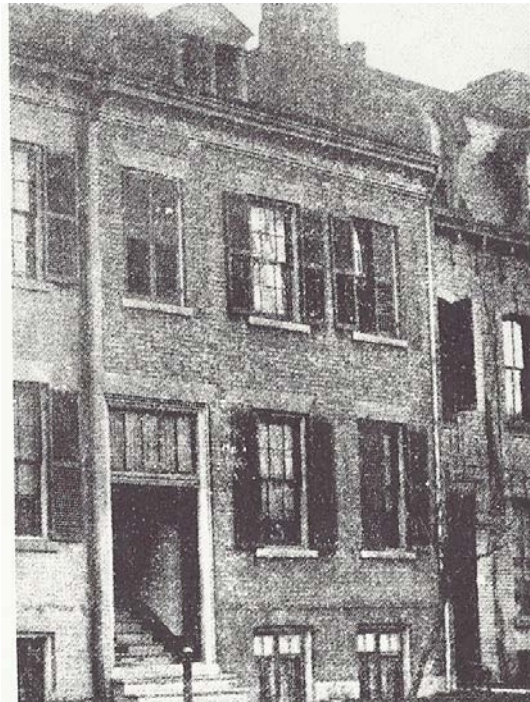
5. Goad's Atlas, 1910 revised to 1912: showing the replacement of the earlier house form building to the north with two pairs of semi-detached houses (the northernmost pair survive at present-day #303 George)



6. Archival Photograph, Evangeline Cory Booth, Toronto, c. 1925: as Territorial Commander of the Salvation Army in Canada from 1895 to 1904, Booth held title to the property at 297 George Street (City of Toronto Archives, Fonds 1244, Item 2239)



7. Illustration, Fegan Boys' Home, 295 George Street: adjoining #297 George and shown before the completion of all of the alterations to the west facade that changed the location of the main entrance (The Golden Bridge)



8. Photograph, Mackenzie House, 82 Bond Street: another surviving example of a mid-19th century urban town house shown c.1890 before the removal of the adjoining dwellings (Toronto Observed, 1986)



9. Photographs, 295 and 297 George Street, October 1993: showing the principal (west) façades (above) and the buildings in their context on the east side of George Street (Toronto Historical Board, 1990s)



10. Photographs, 295 and 297 George Street, November 2011: showing the principal west façades following the fire at #295 George in October 2011 (Heritage Preservation Services)



11. Photographs, 297 George Street, November 2011: showing the brick detailing on #297 George (above) and the property in relation to its neighbours on the east side of the street (below) (Heritage Preservation Services)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**FRANK BEECROFT HOUSES
303 GEORGE STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2011

1. DESCRIPTION



Above & cover: 303 George Street
(Heritage Preservation Services, November 2011)

303 George Street: Frank Beecroft Houses	
ADDRESS	303 George Street (east side, between Dundas Street East and Gerrard Street East)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 150, Parts Lots 9 and 10
NEIGHBOURHOOD/COMMUNITY	Sherbourne Street Neighbourhood
HISTORICAL NAME	Frank Beecroft Houses
CONSTRUCTION DATE	1911
ORIGINAL OWNER	Frank Beecroft, builder
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Residential (semi-detached houses) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Frank Beecroft, builder
DESIGN/CONSTRUCTION	Brick construction with brick, wood and stone trim
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	Verandahs altered & removed (south unit)
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	cultural heritage evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	December 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 303 George Street (including the portion previously identified as 301A George Street), and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto Inventory of Heritage Properties and/or designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

v. HISTORICAL TIMELINE

Key Date	Historical Event
1855 Dec	Plan 150 is surveyed on George William Allan's lands southwest of Sherbourne Street and Gerrard Street East, with George Street as the west boundary
1856	A detached brick "cottage" is constructed on the subject property
1858	Boulton's Atlas shows the brick cottage
1866 Apr	Thomas Meredith purchases Lots 9 and 10 from George William Allan
1880	Goad's Atlas shows the brick cottage on the subject property
1911 Mar	Meredith's executors sell Lot 9 and part of Lot 10 to Frank Beecroft
1911 Sept	Beecroft is issued a building permit for two sets of semi-detached houses
1912	Goad's Atlas of 1910, revised to 1912, shows the semi-detached dwellings in place
1912 Mar-Apr	Beecroft sells the four properties, then known as #299-301 and #301A-303 George ⁸
1912 July	When the tax assessment rolls are compiled, three of the four houses are occupied (excluding #301, now demolished), with the building at #303 George (now the north unit of 303 George) rented by its owner
1976	Plans are approved for the three-storey flat-roofed building at present-day #299 George

vi. HISTORICAL BACKGROUND

George Street

The property now identified as 303 George Street is situated on the east side of the street between Dundas Street East and Gerrard Street East in the neighbourhood west of Sherbourne Street (Image 1). The site is located on the boundary between Park Lots 5 and 6,⁹ two of the 100-acre allotments surveyed between present-day Queen and Bloor Streets that were granted to provincial officials and military veterans in 1798 when the Town of York was founded. In 1819, William Allan acquired Park Lot 5 where he developed a country estate named "Moss Park" that was accessed by "Allan's Lane", the

⁸ 299 and 301 George were replaced by the current flat-roofed infill building now known as #299 George, while the neighbouring pair of semi-detached houses at #301A-303 George is now identified as #303 George

⁹ The boundary runs parallel to and directly east of George Street where it cuts through the subject property

future Sherbourne Street. The lands were inherited by George William Allan who, in the mid-19th century, began subdividing the tract for residential development. In December 1855, a small subdivision was surveyed on the portion of Allan's property bounded by Sherbourne Street, Gerrard Street East, George Street (which was extended northward from Old Town to terminate at Gerrard), and a new curved street named Wilton Crescent (later Dundas Street East). Directly north of this subdivision, Allan reserved land for a botanical garden, which was acquired by the City of Toronto as Allan Gardens.

By March 1856, Brown's General Directory reported "houses erecting" at the north end of George Street, and the semi-detached houses at #295 and 297 George were in place by the following year. According to the tax assessment rolls, the latter buildings and a separate residence at present-day 303 George Street (later demolished) were owned by Thomas Meredith, a grain merchant. The three brick structures were recorded on Boulton's Atlas of 1858 (Image 2). Two years later, Meredith occupied a new brick residence that survives at present-day #305 George (the property is designated under Part IV, Section 29 of the Ontario Heritage Act). Land records reveal that Meredith did not officially purchase any property on George Street until 1866. Prior to that date, George William Allan remained the owner of these and other lots in the subdivision, which he offered for lease with the option to purchase.

303 George Street

The single-storey brick cottage that was originally developed at #303 George remained in place until the early 20th century when it was owned by Thomas Meredith and rented to a succession of tenants. In March 1911, Meredith's executors conveyed the site to Frank Beecroft, a Toronto builder based in Parkdale. Six months later, Beecroft received a building permit to construct two pairs of semi-detached houses on the lands. The structures were in place by the spring of 1912 when Beecroft sold them. Among the new owners, three of the four occupied the premises, with the fourth renting out the unit. After World War II, the dwellings were altered as rooming houses. The pair of semi-detached houses originally known as #299-301 George was replaced in the late 20th century by the current three-storey flat-roofed building viewed in Image 7.

vii. ARCHITECTURAL DESCRIPTION

Photographs on the cover and in Sections 1 and 6 of this report show the current appearance of the property now identified as 303 George Street. The Frank Beecroft Houses were designed with features of Edwardian Classicism, the most popular style for residential buildings in Toronto in the pre-World War I era. With its application of smooth brick surfaces and restrained classical elements, the style "restored simplicity and order to domestic architecture" after the exuberance of the Victorian era.¹⁰

The semi-detached houses rise 2½ stories beneath a gable roof with a pair of hipped dormers on the west slope. The structures are clad with red brick and trimmed with

¹⁰ Blumenson, 166

brick, stone and wood. On the principal (west) facades, the flat-headed openings with lintels include the main entrances that are placed beside one another in the centre bays. The windows are surmounted by stone lintels, except in the upper storey of the north dwelling, which displays an oriel window above an open verandah. On the south unit, the remnant of the firebreak wall separating it from the neighbouring building (now demolished) survives, along with a portion of the decorative brickwork that divides the first and second stories. The south elevation adjoins the neighbouring building now known as #299 George, while the exposed north wall is viewed from George Street.

viii. CONTEXT

The property at 303 George Street is located on the east side of the street as it extends north of Dundas Street East to Gerrard Street East. The Frank Beecroft Houses are part of a group of low-rise residential structures that range in date from the mid-19th to the early-20th centuries, but share a similar scale and setback. The subject buildings are adjoined on the north by the Thomas Meredith House at #305 George, which is designated under the Ontario Heritage Act. On either side, two pairs of semi-detached buildings at #295 and #297 George (1856) and #309 and 311 George (1887) represent the evolution of the street as it developed as a desirable residential enclave.¹¹

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or “X” if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example of a Style and Type – The pair of semi-detached house form buildings now identified as #303 George is a representative example of Edwardian Classicism, which shares its scale and setback with the earlier surviving buildings in this block while adding a more subdued architectural character.

¹¹ A second pair of semi-detached houses at #299-301 George, also dating to 1911, was replaced in the 20th century by the present infill building at #299 George (as shown on Goad’s Atlas revised to 1912 and attached as Image 5)

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Based on the research conducted for this report, no associative values are identified for the property at 303 George Street.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Surroundings – The property now known as 303 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where, with the scale and setback and restrained classical detailing the semi-detached houses contribute to the group of extant mid-19th to early-20th century house form buildings that reflect the area’s origins and evolution as a desirable middle class neighbourhood north of the Old Town of York.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 303 George Street has cultural heritage value for its contribution to the group of surviving residential buildings from the mid-19th to the early-20th centuries that reflects the historical development of the Sherbourne Street neighbourhood as a sought-after domestic enclave. The Frank Beecroft Houses at #303 George retain their integrity as examples of early 20th century Edwardian Classicism introduced on a street of 19th century residences.

7. SOURCES

Archival Sources

- Abstract Indices of Deeds, Plan 150, Lots 9 and 10
- Assessment Rolls, City of Toronto, St. David’s Ward, St. Thomas’s Ward and Ward 2, Divisions 1, 1A and 2, 1856 ff.
- Boulton’s Atlas, 1858
- Building Records, plans for alterations and additions to 303 George Street, Building Records, Toronto and East York
- Building Permit #95144, July 1947, Building Records, Toronto and East York
- City of Toronto Directories, 1856 ff.
- Goad’s Atlases, 1880-1923

Secondary Sources

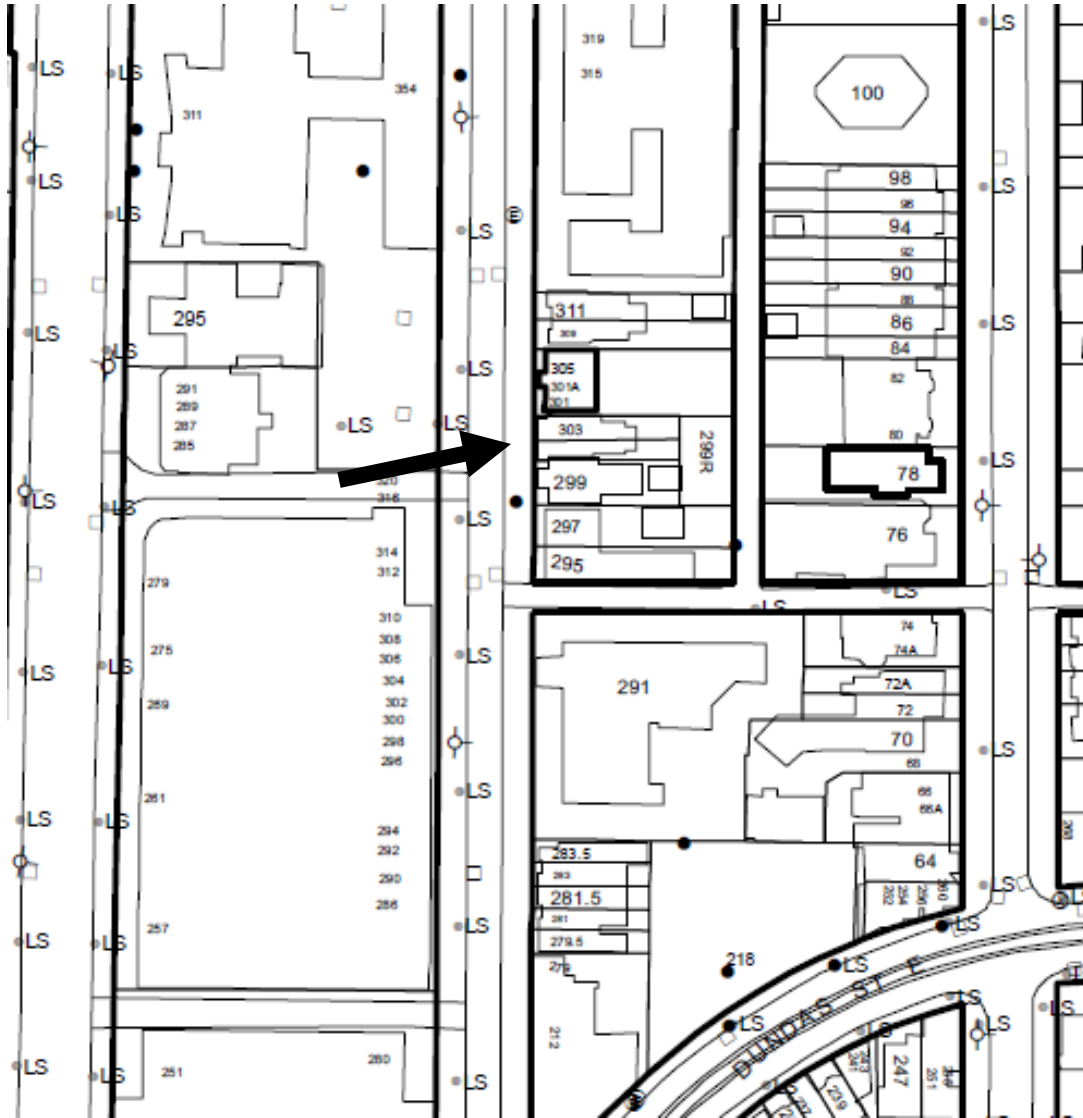
Blumenson, John, Ontario Architecture, 1990

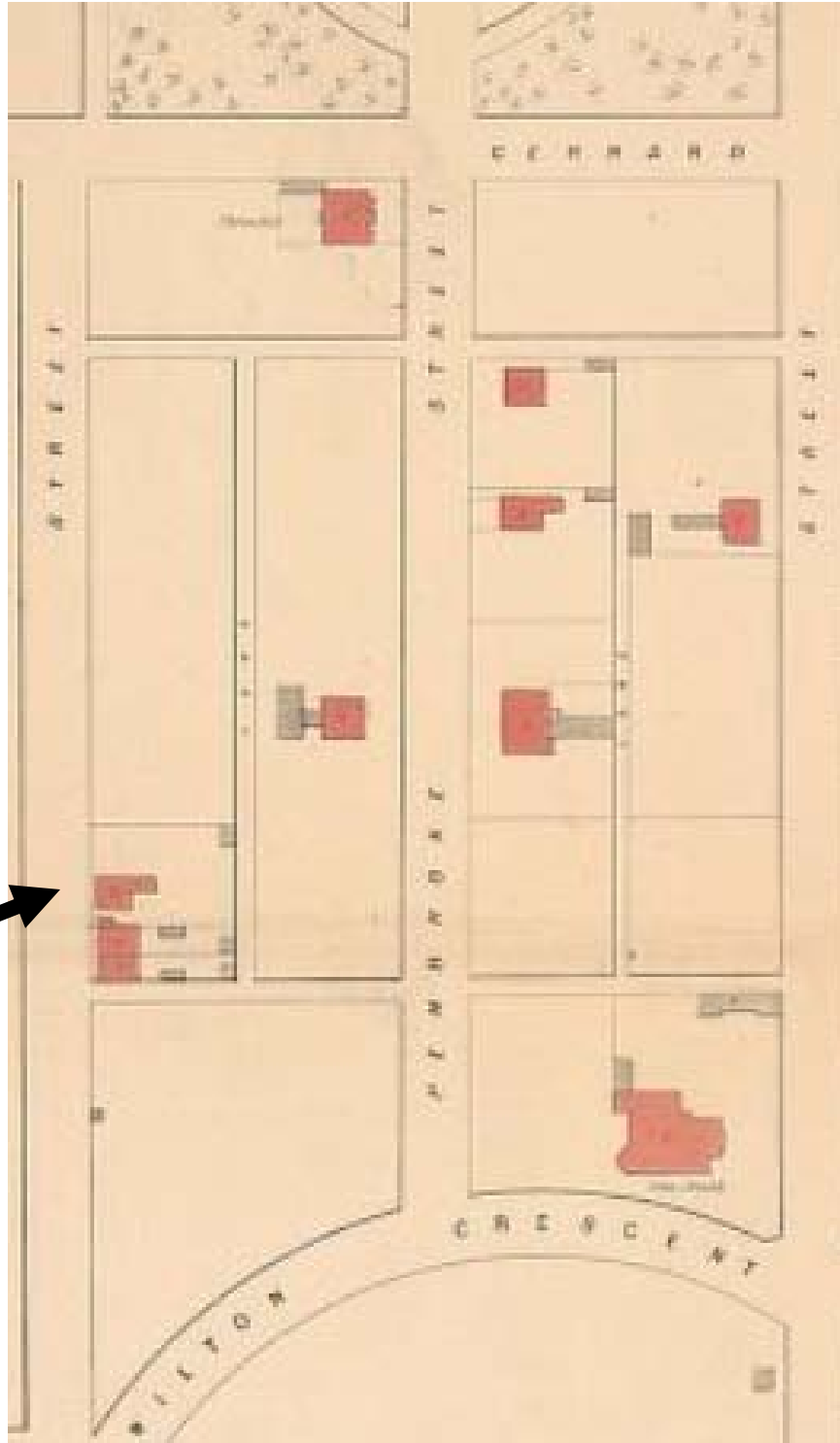
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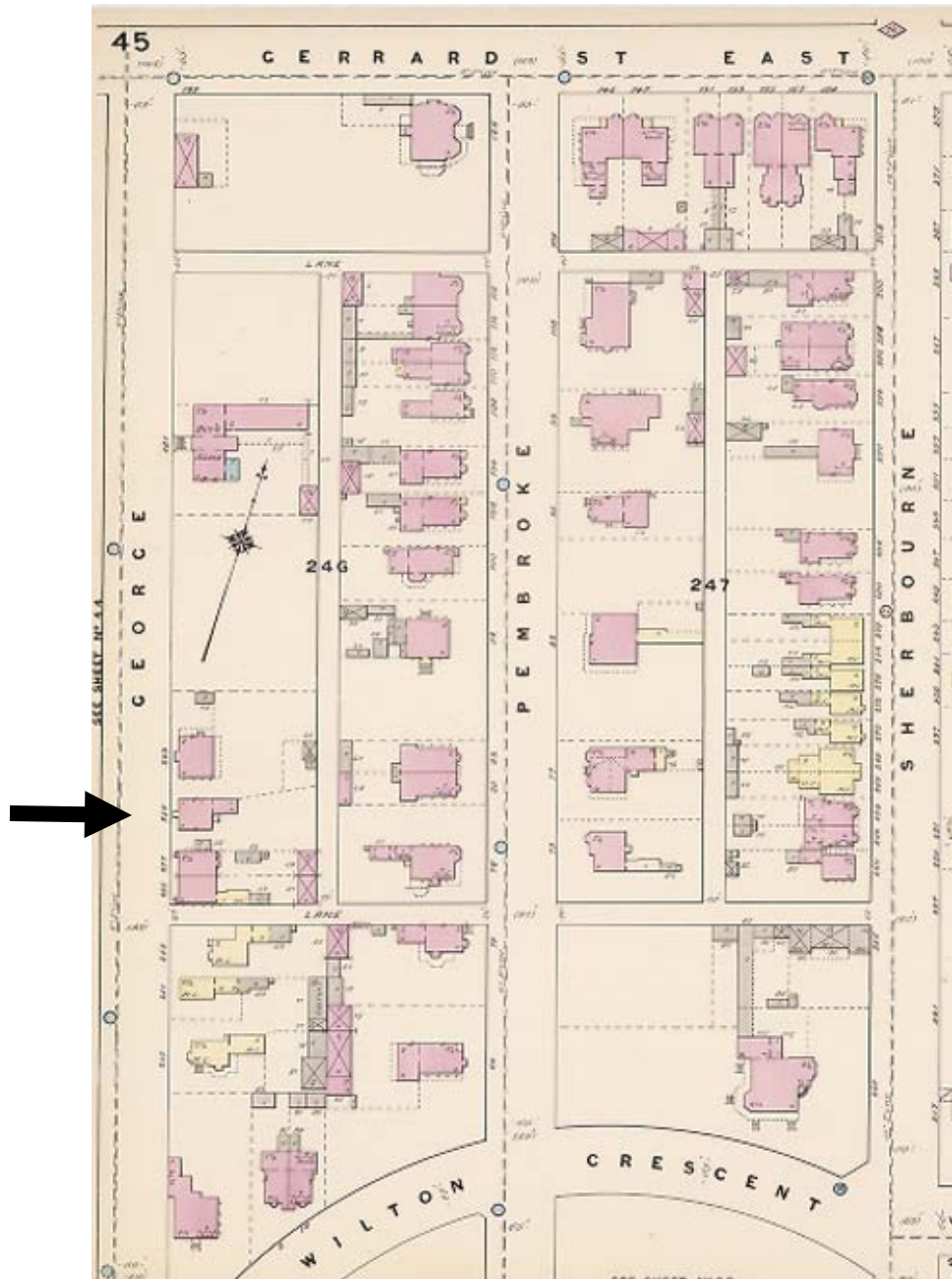
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8. IMAGES: **arrows** mark the subject properties

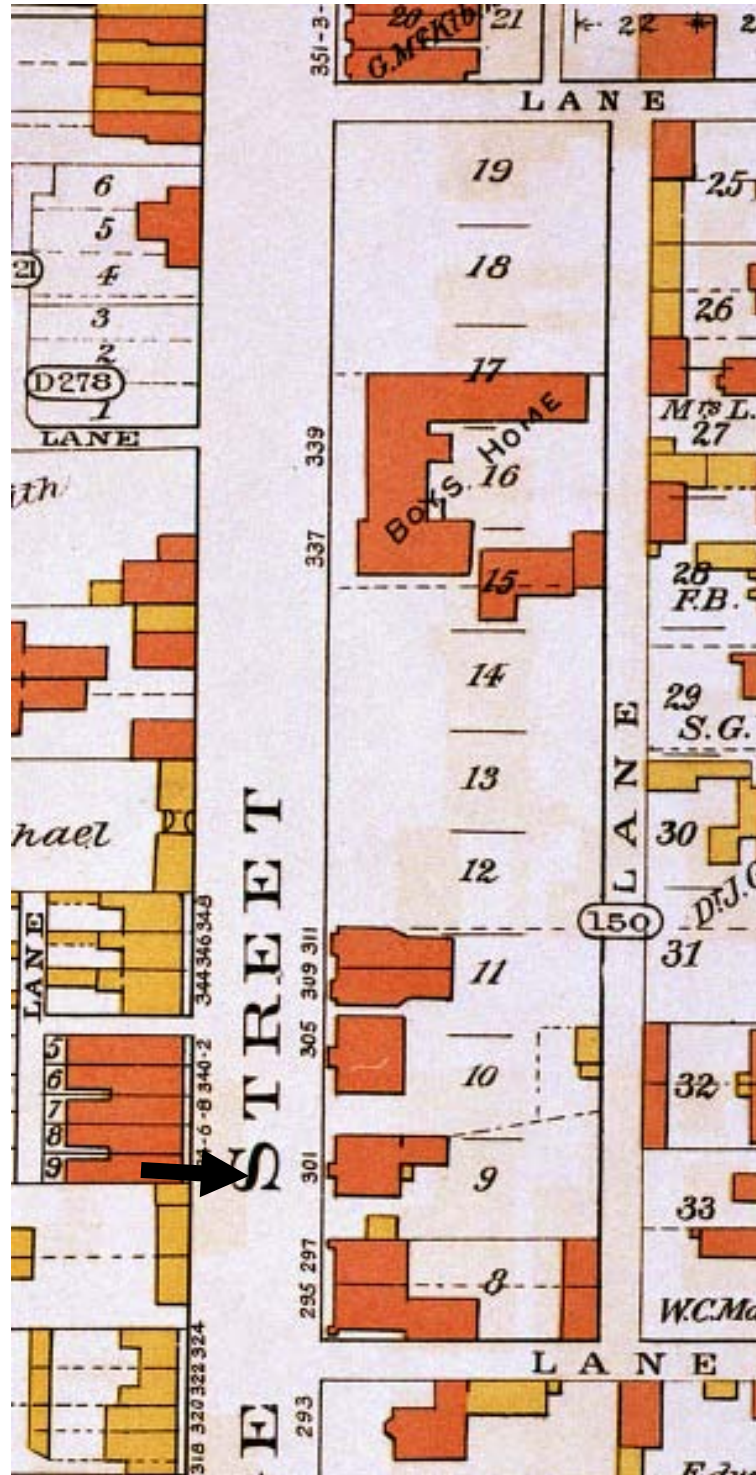




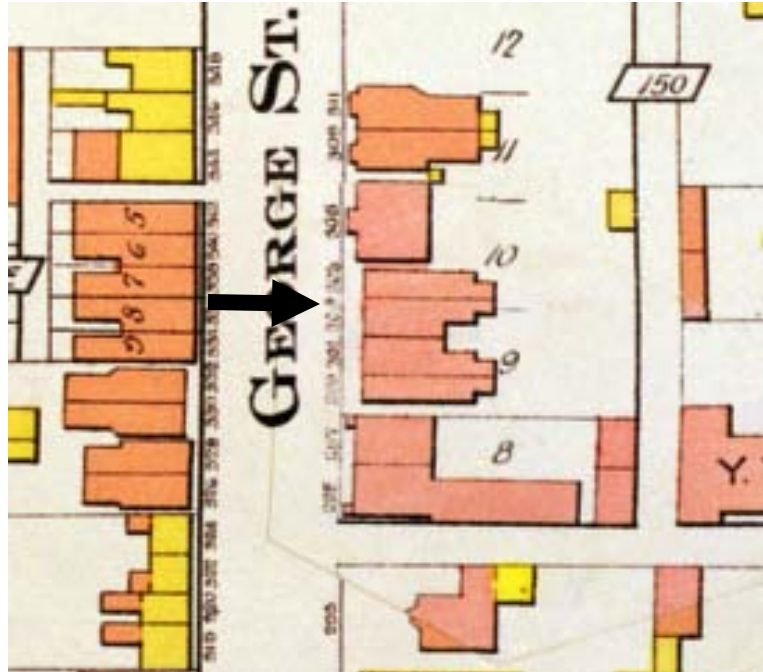
2. Boulton's Atlas, 1858: showing the portion of George William Allan's lands subdivided under Plan 150 in 1855, where the subject property was originally developed with a single-storey brick "cottage" that is depicted on the map. The area north of Gerrard Street East (top) is the location of Allan Gardens.



3. Goad's Atlas, 1880: showing the future location of the subject buildings



12. Goad's Atlas, 1890: showing the status of the block prior to the redevelopment of the property now known as 303 George Street. Further north, the Boys Home was a large orphanage and significant institutional building introduced to the Sherbourne Street neighbourhood



13. Goad's Atlas, 1910 revised to 1912: showing the two pairs of semi-detached houses that were introduced south of the Thomas Meredith House, one of which survives on the subject property at present-day #303 George

BUILDING PERMIT

No. 30136

Plan No. _____
Lot No. _____

Toronto, SEP 21 1911

Permit granted to
Mr. F. L. Beecroft 170 Darling

To erect a 4 alt. 5-story brick dwelling
near Wilton Avenue

on 25 George St.

Architect _____
Builder owner
Cost of Building, \$ 16,000
Plans and Specifications approved by _____

No. of Block Plan _____
Limit B Water, \$ 6

This Permit does not include any openings in sidewalks or encroachment past line of street

14. Building Permit #30136 (September 21, 1911): received by Frank Beecroft for two sets of semi-detached houses including the extant pair now identified as 303 George Street (City of Toronto Archives)



15. Photographs, 303 George Street, October and November 2011: showing the Frank Beecroft Houses at #303 George in the centre of the group of 19th- and 20th-century buildings along the east side of the street (Heritage Preservation Services)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ROBERT ARMSTRONG HOUSES
309 AND 311 GEORGE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2011

1. DESCRIPTION



Above & cover: 309 & 311 George Street
(Heritage Preservation Services, November 2011)

309 and 311 George Street: Robert Armstrong Houses	
ADDRESS	309 & 311 George Street (east side, between Dundas Street East and Gerrard Street East)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 150, Lot 11
NEIGHBOURHOOD/COMMUNITY	Sherbourne Street Neighbourhood
HISTORICAL NAME	Robert Armstrong Houses
CONSTRUCTION DATE	1887
ORIGINAL OWNER	Robert Armstrong
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Residential (semi-detached houses) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None found ¹²
DESIGN/CONSTRUCTION	Brick construction with brick, wood and stone trim
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	1947, front verandahs added; 1956, alterations to existing lodging houses
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	cultural heritage evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	December 2011

¹² Building permits are missing for the period from September 1886 and September 1887 when the houses were constructed, and no tender call was found

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 309 and 311 George Street, and applies evaluation criteria to determine whether they merit inclusion on the City of Toronto Inventory of Heritage Properties and/or designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

ix. HISTORICAL TIMELINE

Key Date	Historical Event
1855 Dec	Plan 150 is surveyed on George William Allan's lands southwest of Sherbourne Street and Gerrard Street East, with George Street as the west boundary
1858	The properties remain vacant according to Boulton's Atlas (Image 2)
1860	Allan continues to own the vacant parcel according to the tax assessment rolls
1866 Apr	Thomas Meredith purchases Lot 11 from George William Allan
1866 July	'vacant lots' remain between Meredith's house (at present-day #305 George) and the Boys' Home further north near Gerrard Street East
1886 Dec	Meredith sells Lot 11 to Robert Armstrong for \$2000
1887 May	Armstrong conveys lot 11 to Isabella Shorney, wife of James W. Shorney, for \$8000
1888 Sept	A commercial traveller and a salesman are Shorney's tenants in the houses
1890	Goad's Atlas shows the pair of semi-detached houses in place (Image 4)
1890 Jan	Samantha Jane Schooley buys the property at #309 George, selling it two years later
1890 Sept	Despite the sale of #309 George, the assessment rolls record Shorney as the owner of two rented houses
1891 Oct	Shorney sells the property at #311 George to Horace Henry Winan, whose estate retains it until 1919

x. HISTORICAL BACKGROUND

George Street

The properties at 309 and 311 George Street are found on the east side of the street between Dundas Street East and Gerrard Street East in the neighbourhood west of Sherbourne Street (Image 1). The site is located on the boundary between Park Lots 5 and 6,¹³ two of the 100-acre allotments surveyed between present-day Queen and Bloor Streets that were granted to provincial officials and military veterans in 1798 when the Town of York was founded. In 1819, William Allan acquired Park Lot 5 where he developed a country estate named "Moss Park" that was accessed by "Allan's Lane", the future Sherbourne Street. The lands were inherited by George William Allan who, in the mid 19th century, began subdividing the tract for residential development. In December 1855, a small subdivision was surveyed on the portion of Allan's property bounded by

¹³ The boundary runs parallel to and directly east of George Street where it cuts through the subject property

Sherbourne Street, Gerrard Street East, George Street (which was extended northward from Old Town to terminate at Gerrard), and a new curved street named Wilton Crescent (later Dundas Street East). Directly north of this subdivision, Allan reserved land for a botanical garden, which was acquired by the City of Toronto as Allan Gardens.

By March 1856, Brown's General Directory reported "houses erecting" at the north end of George Street, and the semi-detached houses at 295 and 297 George Street were in place by the following year. According to the tax assessment rolls, the latter buildings and a separate residence (later demolished) were owned by Thomas Meredith, a grain merchant. The three brick structures were recorded on Boulton's Atlas of 1858 (Image 2). Two years later, Meredith occupied a new brick residence that survives at present-day #305 George (the property is designated under Part IV, Section 29 of the Ontario Heritage Act). Land records reveal that Meredith did not officially purchase any property on George Street until 1866. Prior to that date, George William Allan remained the owner of these and other lots in the subdivision, which he offered for lease with the option to purchase.

309 and 311 George Street

Until the late 19th century, the properties at 309 and 311 George Street remained vacant, and the lands were described in the city directories as 'private grounds' separating Meredith's residence from the Boys' Home, the orphanage directly north (Image 2). At the close of 1886, Meredith conveyed vacant Lot 11 to Robert Armstrong for \$2000. When Armstrong sold the property to Isabella Shorney (wife of James W. Shorney) five months later, the price had quadrupled, suggesting that the land had been developed. The tax assessment rolls indicate that the Shorney's did not occupy either portion, renting both units to a series of tenants. The semi-detached houses were first illustrated on Goad's Atlas in 1890 (Image 4) when Shorney sold #309 George to Samantha Jane Schooley (the wife of Charles Schooley). Two years later, Schooley transferred the latter site to Margaret Brown, who first occupied then rented the house before selling it in 1896. The unit at #311 George enjoyed a longer residency after Horace Henry Winn acquired it in 1891, retaining the house for nearly three decades. By the post-World War II era, the dwellings at 309 and 311 George Street were converted to rooming houses.

xi. ARCHITECTURAL DESCRIPTION

Photographs on the cover and in Sections 1 and 6 of this report show the current appearance of the Robert Armstrong Houses at 309 and 311 George Street. The semi-detached house form buildings were designed with Second Empire features, one of the most popular styles of the late Victorian era for residential buildings. Originating in mid 19th-century France where it was named for the reign of Napoleon III, the style was introduced with the design of the New Louvre that blended features from the Italian Renaissance and classical French architecture. Identified by its distinctive mansard (double-gable) roof, the Second Empire style was embraced in North America where it was initially favoured for institutional buildings. It first appeared for residential use in

Toronto with the appearance of Government House, the official residence of Ontario's Lieutenant Governor, which was located on the southwest corner of King Street West and Simcoe Streets (Image 6).

Displaying the characteristic features of the Second Empire style, the Robert Armstrong Houses at 309 and 311 George Street rise three stories above stone bases with window openings. The houses are clad in brick and trimmed with brick, stone and wood. While red brick is applied for the principal (west) facades on George Street, buff brick finishes the side elevations (north and south). Between the firebreak end walls and above the west facades, the distinctive mansard roofs display extended eaves with brackets, and hipped dormers with brackets and eared mouldings. The west facades are organized as mirror images, with the entrances to the units placed side-by-side in the centre of the lower storey. Featuring three-quarter-length sidelights and round-arched transoms, the entries are protected by open verandahs that are not original.¹⁴ The outer bays, which project slightly, are highlighted by oversized round-arched windows with transoms in the first floor. The second storey features pairs of narrow segmental-arched window openings in each bay that have brick flat arches and stone sills. There are few openings on the end walls (north and south) that are visible from George Street.

xii. CONTEXT

The properties at 309 and 311 George Street are located on the east side of the street as it extends north of Dundas Street East to Gerrard Street East. The Robert Armstrong Houses are part of a group of low-rise residential buildings that range in date from the mid-19th to the 20th centuries but share a similar scale and setback. The subject buildings are adjoined to the south by the Thomas Meredith House at #305 George, which is designated under the Ontario Heritage Act. Further south, two pairs of semi-detached buildings at #303 George (1911) and #295 and #297 George (1856) represent the evolution of the street as it developed as a desirable residential enclave.¹⁵

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "X" if it is applicable, with explanatory text below.

¹⁴ Building permit #95155, July 1947, Building Records, Toronto and East York

¹⁵ A second pair of semi-detached houses at #299-301 George, also dating to 1911, was replaced in the 20th century by the present infill building at #299 George (as shown on Goad's Atlas revised to 1912 and attached as Image 5)

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative and Well-crafted Example of a Style and Type – The pair of semi-detached house form buildings at 309 and 311 George Street are representative and well-crafted examples of the Second Empire style applied to late 19th century residences. The dwellings display the hallmarks of the style in the distinctive mansard roofs with elaborate woodwork, and are distinguished by the detailing of the paired entries and fenestration.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Based on the research conducted for this report, no associative values are identified for the properties at 309 and 311 George Street.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Surroundings – The properties at 309 and 311 George Street are historically linked to their surroundings in the neighbourhood adjoining Sherbourne Street where, with their vintage, distinctive appearance, and scale and setback, they contribute to the group of extant mid-19th to early-20th century house form buildings that reflect the area’s origins as a desirable middle class neighbourhood north of the Old Town of York.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that Robert Armstrong Houses have cultural heritage value for their contribution to the group of surviving residential buildings from the mid-19th to the early-20th centuries that reflects the historical development of the Sherbourne Street neighbourhood as a sought-after domestic enclave. The semi-detached houses at #309 and 311 George retain their integrity as finely-crafted examples of Second Empire styling applied to residential structures.

9. SOURCES

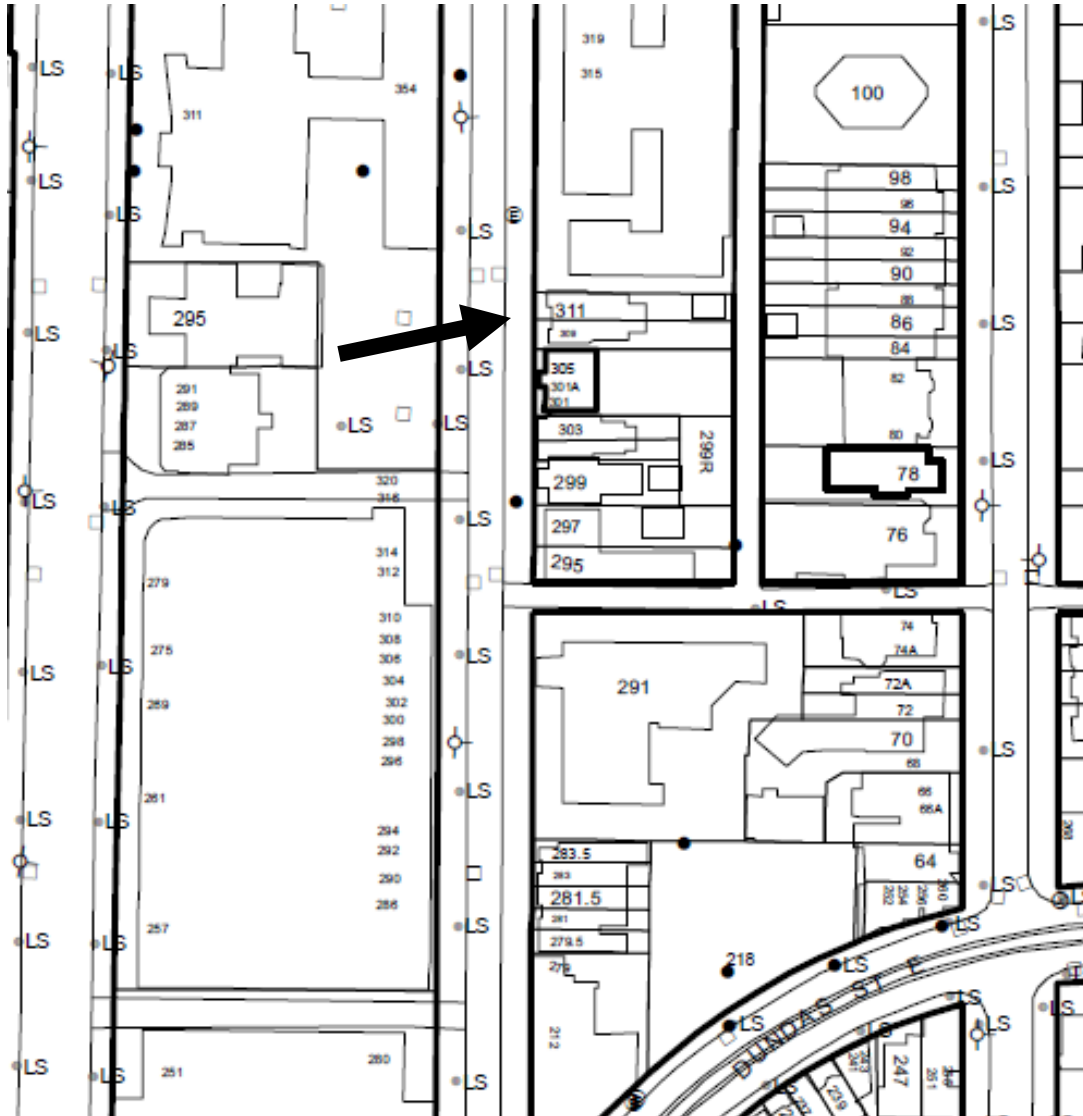
Archival Sources

Abstract Indices of Deeds, Plan 150, Lot 11
Assessment Rolls, City of Toronto, St. David's Ward, St. Thomas's Ward and Ward 2,
Divisions 1, 1A and 2, 1856 ff.
Boulton's Atlas, 1858
Building Records, plans for alterations and additions to 309 and 311 George Street,
Building Records, Toronto and East York
Building Permit #95144, July 1947, Building Records, Toronto and East York
City of Toronto Directories, 1856 ff.
Goad's Atlases, 1880-1923

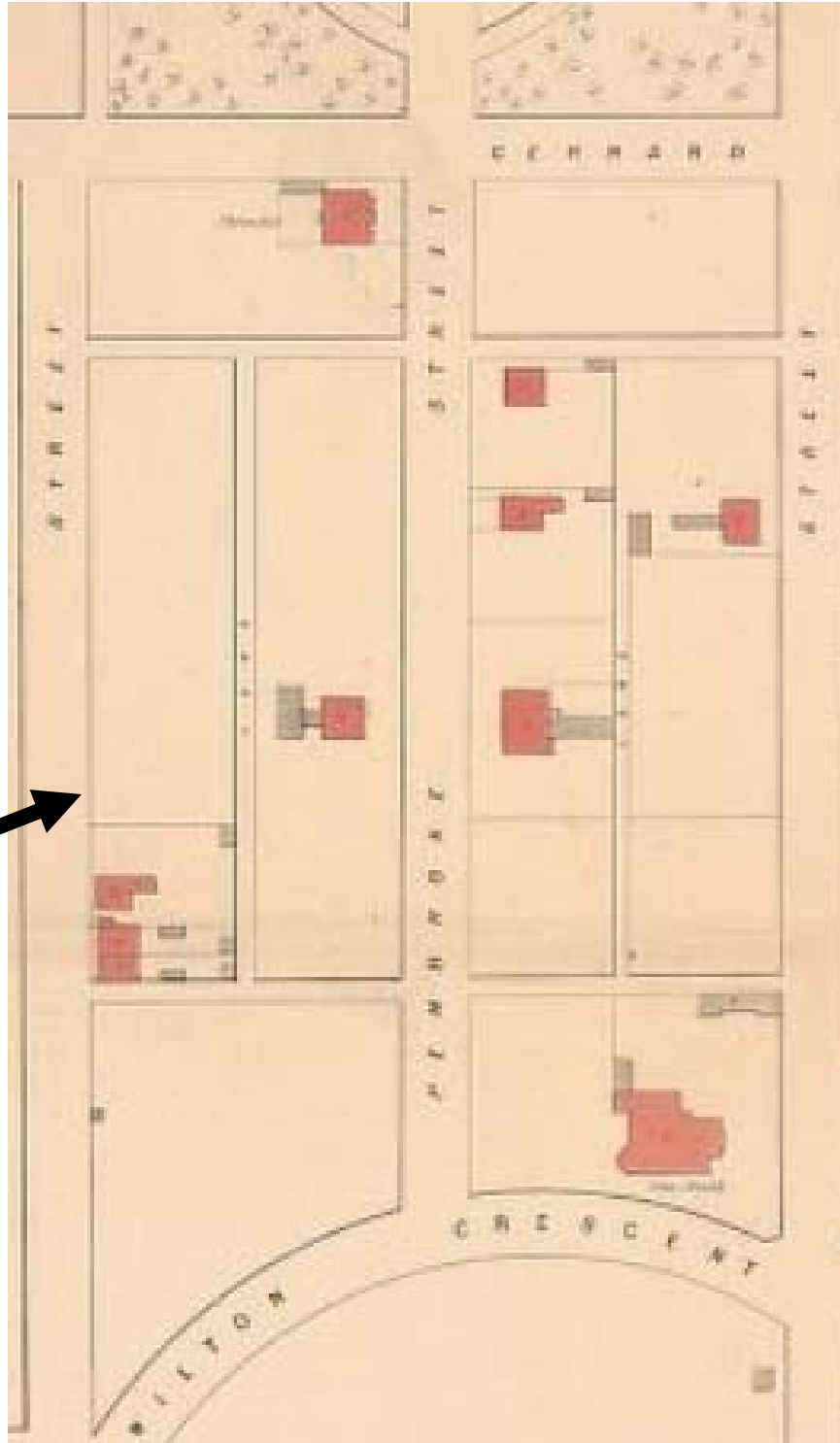
Secondary Sources

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Architectural Styles, 1992
McDowall, Duncan, and Don Spencer, "William Gooderham", entry in The Canadian
Encyclopedia, <http://www.thecanadianencyclopedia.com/index>
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Newell, Dianne, "William Gooderham," entry in The Dictionary of Canadian Biography
Online, <http://www.biographi.ca>

10. IMAGES: **arrows** mark the subject properties



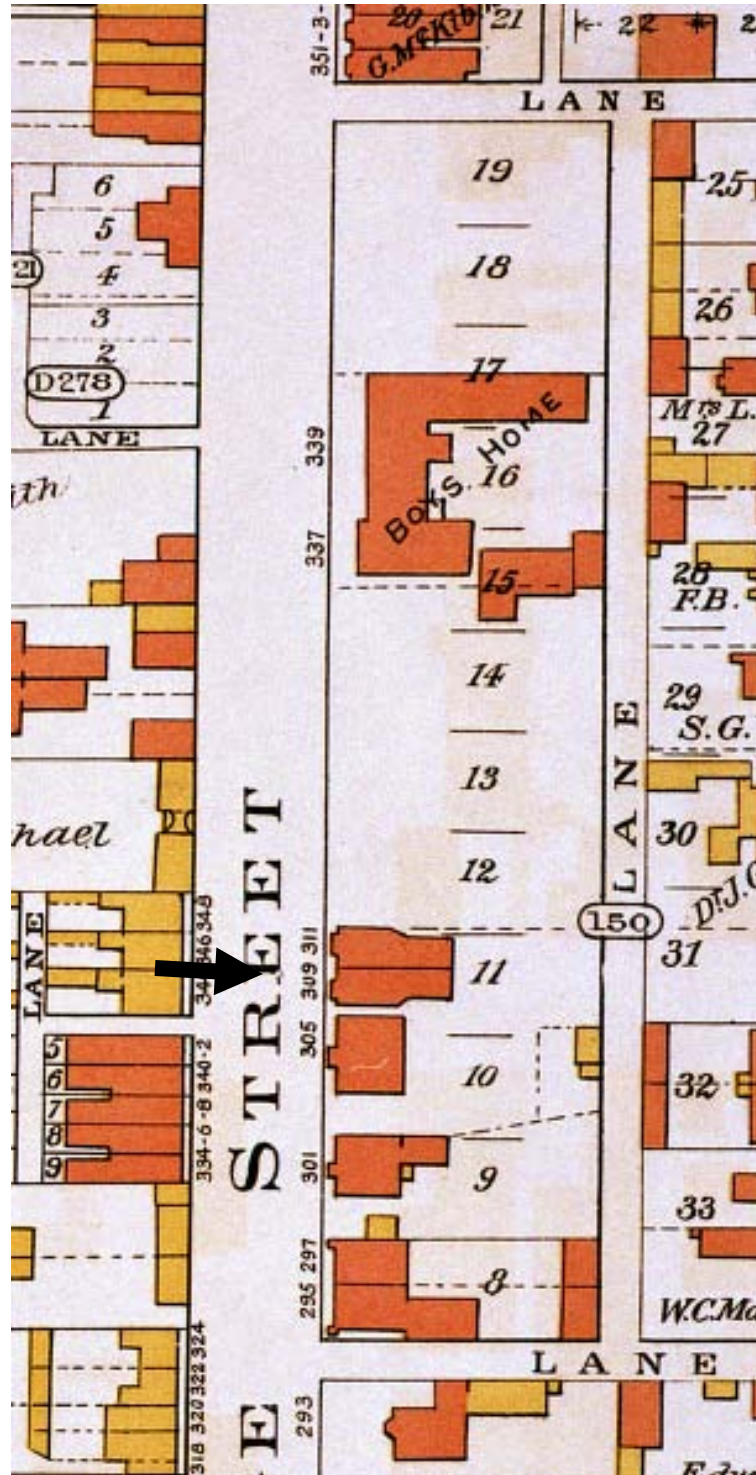
3. City of Toronto Property Data Map: showing the subject property on the east side of George Street, north of Dundas Street East



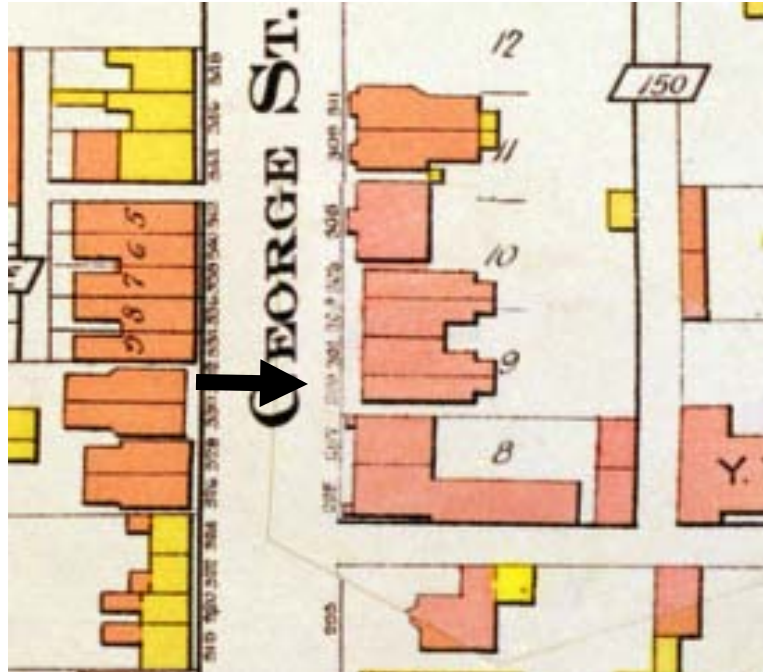
2. Boulton's Atlas, 1858: showing the portion of George William Allan's lands subdivided under Plan 150 in 1855, where the subject property was developed later in the 19th century. The area north of Gerrard Street East (top) is the location of Allan Gardens.



3. Goad's Atlas, 1880: showing the lands subdivided under Plan 150 where the subject properties at #309 and 311 George were subsequently developed north of the Thomas Meredith House



16. Goad's Atlas, 1890: showing the addition of the semi-detached house form buildings at #309-311 George. Further north, the Boys Home was a large orphanage and significant institutional building introduced to the Sherbourne Street neighbourhood



17. Goad's Atlas, 1910 revised to 1912: showing the placement of the Second Empire houses at the north end of the group. Near the centre, the two pairs of semi-detached houses that were introduced south of the Thomas Meredith House, one of which survives at present-day #303 George



18. Archival Photograph, Government House, 1912: showing the Lieutenant Governor's Residence (1875) that inspired the popularity of the Second Empire style for residential buildings throughout Toronto at the close of the 19th century (Library and Archives Canada, Item 25592)



19. Photographs, 309 and 311 George Street, November 2011: showing the group of 19th- and 20th-century buildings on the east side of George Street where the properties at #309 and 311 George are placed at the north end (Heritage Preservation Services)