



## STAFF REPORT ACTION REQUIRED

### Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act – 295 George Street

<b>Date:</b>	November 24, 2011
<b>To:</b>	Toronto Preservation Board City Council
<b>From:</b>	Acting Director, Policy and Research, City Planning
<b>Wards:</b>	Toronto Centre-Rosedale – Ward 27
<b>Reference Number:</b>	

#### SUMMARY

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This report recommends that City Council state its intention to designate the property at 295 George Street under Part IV, Section 29 of the Ontario Heritage Act. Located on the east side of George Street, north of Dundas Street East, the property contains a house form building dating to the mid 1800s that was used in the late 19<sup>th</sup> and early 20<sup>th</sup> century as the Fegan Boys Home.

At its meeting of November 2, 2011, the Toronto and East York Community Council adopted Item TE11.83 recommending that City Council include the property at 295 George Street on the City of Toronto Inventory of Heritage Properties. The Toronto and East York Community Council also requested Heritage Preservation Services to complete its review of the cultural heritage value of the site and provide recommendations to the November 24, 2011 meeting of the Toronto Preservation Board, which was requested to report directly to the November 29, 2011 meeting of City Council.

As part of a proposed development application, Heritage Preservation Services was in the process of determining the cultural heritage value of the group of properties including 295 George Street when, on October 19, 2011, a fire damaged the front (west) portion of the structure. Following research and evaluation, staff have determined that the property at 295 George Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the site would enable City Council to control alterations to the building, enforce heritage property standards and maintenance, and refuse demolition.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council include the property at 295 George Street on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 295 George Street under Part IV, Section 29 of the Ontario Heritage Act.
3. 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 property under Part IV, Section 2 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is 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 property.

### **Financial Impact**

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

### **DECISION HISTORY**

At its meeting of November 2, 2011, the Toronto and East York Community Council adopted Item TE11.83 recommending that City Council add 295 George Street to the City's heritage inventory. Community Council also requested Heritage Preservation Services to complete its review of the cultural heritage value of the property at 295 George Street and provide recommendations to the November 24, 2011 meeting of the Toronto Preservation Board, which was requested to report directly to the November 29, 2011 meeting of City Council.

### **ISSUE BACKGROUND**

The property at 295 George Street is one of a group of surviving buildings dating from the mid 19<sup>th</sup> and 20<sup>th</sup> 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 mid-19<sup>th</sup> century Thomas Meredith House, is designated under Part IV, Section 29 of the Ontario Heritage Act. The properties are the subject of a proposed development application, and staff were in the process of researching and evaluating the properties prior to October 19, 2011 when a three-alarm fire damaged the subject site at 295 George Street. The building remains in place and, with most of the damage confined

to the west end of the structure, staff have determined that its architectural integrity remains intact.

To refuse the demolition of the property at 295 George Street and encourage the retention and maintenance of its heritage attributes and values, City Council must state its intention to designate the site 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 Report (Attachment No. 4) for the property at 295 George Street. As a result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The Reasons for Designation are found in Attachment No. 3. The property at 295 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 at 295 George Street contains a house form building dating to 1856 that is one of the oldest surviving residential structures in the city. During the late 19<sup>th</sup> and early 20<sup>th</sup> centuries it served as the Fegan Boys Home, an important social institution that housed impoverished or orphaned children from England who were sent to farms across Canada. Contextually, the property is 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 (Statement of Significance), which are the Public Notice 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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Kerri A. Voumvakis, Acting Director  
Policy and Research  
City Planning Division

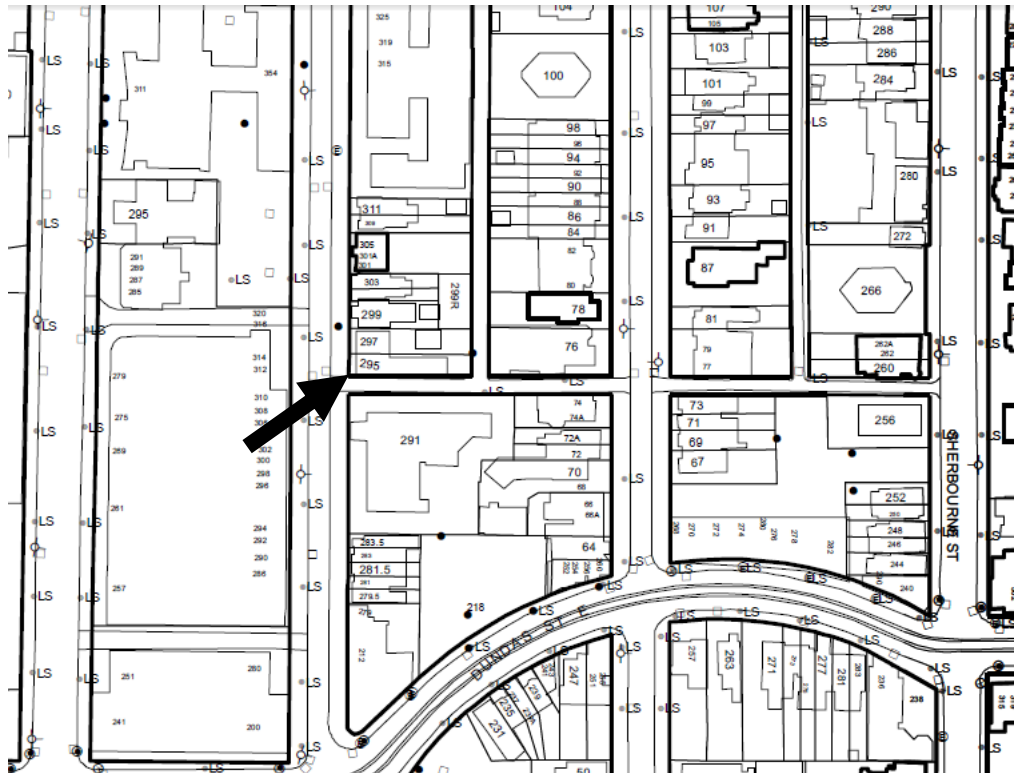
## **ATTACHMENTS**

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Reasons for Designation (Statement of Significance)

Attachment No. 4 – Heritage Property Research and Evaluation Report



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

The **arrow** marks the site.



Above: principal (west) façade  
Below: west façade (left) and south elevation (right)  
(Heritage Preservation Services, October 2011)

### Description

The property at 295 George Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, 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 three storey house form building (1856) with late 19<sup>th</sup> and early 20<sup>th</sup> century additions.

### Statement of Cultural Heritage Value

The house form building at 295 George Street has design value as a rare surviving example of a residential structure in downtown Toronto dating to the mid 1800s. Although the structure was later modified, its mid 19<sup>th</sup> century origins are seen in the narrow rectangular plan and three-bay principal (west) facade that complements the neighbouring house at 297 George Street that was constructed at the same time. The alterations to the building, including the addition in 1895 of the mansard roof and the changes to the principal (west) facade, were part of the transformation of the structure for the Fegan Boys Home (1886-1937).

The Fegan Boys Home, which occupied the property at 295 George Street for over half a century, was an institution of international importance. Founded in 1870s England by James William Condell Fegan, Fegan Boys Homes provided residences to shelter and train impoverished or orphaned children. With the donation of the George Street property by Toronto businessman and philanthropist William Gooderham (son of the co-founder of the Gooderham and Worts Distillery), Fegan opened the first international boys home where children were ‘received’ before being sent to farms across Canada.

The property at 295 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 Fegan Boys Home, with the neighbouring town house at #297 George Street, are the oldest surviving buildings on this section of George Street. It forms part of a streetscape of extant 19<sup>th</sup> and early 20<sup>th</sup> century residential buildings that includes the Thomas Meredith House at 350 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.



## Heritage Attributes

The heritage attributes of the property at 295 George Street are:

- The scale, form and massing of the three-storey structure with a 2½-storey storey rear (east) wing
- The rectangular-shaped plan, with a narrow three-bay principal (west) facade on George Street
- The materials, with brick cladding, brick and stone trim and, on the principal (west) facade, the stucco facing and wood strapwork that represent the changes to the structure associated with the Fegan Boys Home
- The mansard roof covering the main house, with parapets and a pair of large gabled dormers on the west slope
- The symmetrical placement of the door and window openings on the west facade and the south elevation facing a lane
- The rear (east) addition, featuring a 2½-storey rectangular plan, red brick cladding with contrasting buff brick detailing, a gable roof with a trio of wall dormers, and symmetrically placed openings



**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**FEGAN BOYS HOME**  
295 GEORGE STREET, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

November 2011

## 1. DESCRIPTION



Above: 295 (right) & 297 George Street  
 Cover: 295 George Street, showing the west (left) & south (right) elevations

<b>295 George Street: Fegan Boys Home</b>	
ADDRESS	295 George Street (east side, between Dundas Street East and Gerrard Street East)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 150, Part Lot 8
NEIGHBOURHOOD/COMMUNITY	Sherbourne Street Neighbourhood
HISTORICAL NAME	Fegan Boys Home (1886-1937)
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, wood and stucco trim
ARCHITECTURAL STYLE	Georgian with late 19 <sup>th</sup> century updates
ADDITIONS/ALTERATIONS	c. 1890, brick east wing added; 1895, permit for mansard roof, alterations to west façade & extension of east wing
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	cultural heritage evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2011

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 295 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	Thomas Clark, a merchant, is the tenant to Thomas Meredith in the semi-detached house at present-day #295 George
1858	The building is illustrated on Boulton's Atlas
1866 Apr	Thomas Meredith purchases the property from George William Allan
1880	Goad's Atlas shows the building with the addition of rear (east) wings
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 Colonial Distributing Home (Fegan Boys Home) begins operations on the premises
1890	Goad's Atlas depicts a large brick-clad rear (east) wing
1894 Jan	Gooderham's executors convey the property to the Fegan Boys Home trustees
1895	Building permit #1777 is issued for alterations to the building
1912	Goad's Atlas updated to 1912 shows an extended brick wing at the east end
1938 June	"Mr. Fegan's Homes Incorporated" sells the site to the Society of Crippled Civilians (later Goodwill Industries)
1945 Jan	The owners of Howlett and Smith Limited, photo engravers, purchase the property at #295 George
1967 Apr	The H&S Reliance Limited sells the site to the Interlalia Company Limited, which retains it until 1999
2011 Oct	A fire damages the building

### ii. HISTORICAL BACKGROUND

#### George Street

The property at 295 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,<sup>1</sup> two of the 100-acre allotments surveyed between present-day Queen and Bloor Streets that were

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

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 19<sup>th</sup> 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. 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 295 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).<sup>2</sup>

While Meredith was identified in the tax assessment rolls as the owner of present-day 295 George Street and the neighbouring properties to the north, 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.

### Fegan Boys Home

For thirty years, Thomas Meredith rented the semi-detached house at 295 George Street to a series of tenants before selling it and its neighbour at #297 George to William Gooderham 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: the Salvation Army and Fegan Boys Home. 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

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<sup>2</sup> 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 constructed on the previously vacant property at 309-311 George Street in 1886, while two pairs of semi-detached house form buildings (two of which remain at #303 George) replaced Meredith’s original cottage in 1911

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).

The Fegan Boys Home (originally known in Toronto as the Colonial Distributing Home), was introduced to Canada by its founder, James Willson Condell Fegan. A former businessman, in the 1870s Fegan opened a number of residences in London and other English cities for impoverished and orphaned children. In 1884, Fegan brought the first 10 boys to Toronto where they were temporarily housed before moving to farms across Canada. The enterprise was so successful that Fegan founded a 'farm school' in England where boys were trained in agricultural techniques before immigrating to Canada. At George Street, "the party sent out each spring is received and given a brief rest after the ocean passage and the long railway journey. The boys also become acquainted with those into whose care they then pass and to whom they will look for help and encouragement in their new life."<sup>3</sup> Apart from World War I when emigration was suspended temporarily, the Fegan Boys Home remained on George Street until 1937. The property was acquired by the Society for Crippled Civilians, forerunner to today's Goodwill Industries, which operated the organization's first clothing store on the premises.

At the close of World War II, the site was sold to a photo-engraving company, which retained it until 1999. The property has stood vacant recently and, in October 2011, a fire damaged the west part of the building.

### iii. ARCHITECTURAL DESCRIPTION

The building at 295 George Street originated as a semi-detached house that was altered in the later 19<sup>th</sup> century for institutional uses. When constructed, it was likely a mirror image of its neighbour at #297 George with the sloped roof (apart from the central dormer, which is an addition) and placement of the main entry in an outer bay. 295 and 297 George Street remain the earliest surviving buildings in this section of the street north of Dundas Street West. The Georgian stylistic roots of #295 George are displayed in the narrow rectangular plan, three-bay street façade, red brick cladding on the side elevations, and the strict symmetry of the openings on the west and south walls facing George Street and the laneway. 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.<sup>4</sup> 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 is now operated as a historic house museum by the City of Toronto (Image 7).

Following its conversion for Fegan Boys Home, the building borrowed "from the expansive catalogue of evocative Victorian styles" to update its design", including the

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<sup>3</sup> Tiffin, 156

<sup>4</sup> McHugh, 151

Second Empire and Gothic Revival.<sup>5</sup> The specific dates for the changes made to the building in the late 1880s are unknown because of gaps in the building permits. However, Goad's Atlases for 1880 and 1890 (Image 3 and 4) show the transformation of the rear (east) end of the site as the original wood-clad wing and tail were replaced with a brick-clad wing. A building permit issued in 1895 itemized the approved changes as the addition of a mansard roof, "new front" and 2 ½-storey rear wing (Image 6). The completion of the modified roof added an additional storey to the structure, while the principal (west) façade was modified with stucco cladding, wood strapwork and the central location of the main entrance. The existing brick-clad wing was extended, but this alteration was not updated on Goad's Atlas until 1912 (Image 5). The heritage attributes of the building, particularly the mansard roof and wood windows on the west part of the building, were damaged but not destroyed in an October 2011 fire (Image 12).

As completed in the mid 1800s and modified in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the house form building features a rectangular plan with a three-bay principal (west) façade. Faced with red brick, the west façade was later clad in stucco with wood strapwork placed above and below the second-storey window openings. The mansard roof covering the main body of the house displays parapets and three large gabled dormers on the west slope. The south elevation facing the laneway features flat-headed openings. To the east, the building is extended by a 2½-storey wing that displays brick cladding with buff brick detailing and flat, segmental-arched and, on the east wall, half-round openings under a pitched roof with gabled wall dormers.

Photographs of the building at 295 George Street are attached showing the structure in 1993 (Images 9 and 10), 2009 (Image 11) and October 2011 (Image 12).

#### 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 on the corner of a lane that accesses the properties on Pembroke Street. The house form building anchors the south end of a group of low-rise residential buildings that range in date from the mid 19<sup>th</sup> to the 20<sup>th</sup> centuries but share a similar scale and setback. The subject building is adjoined to the north by a 2½-storey house at #297 George that was constructed at the same time. 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 (1885).<sup>6</sup>

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<sup>5</sup> McHugh, 151. Similar changes were made to another set of semi-detached structures at 64-66 Gerrard Street East, which date to 1855 and were altered in 1875 with mansard roofs derived from Second Empire styling (Image 8). The Gerrard Street East properties were listed on the City's heritage inventory in 1974

<sup>6</sup> A second pair of semi-detached houses at #299-301 George, also dating to 1911, was replaced in the 20<sup>th</sup> century by the present infill building

### 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.

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

**Representative and Early Example** – The house form building has design value as one of the oldest surviving semi-detached town houses in Toronto that was updated during its 50-year occupancy by Fegan Boys Home. While the Georgian origins of the design remain visible in the height, plan and cladding that complement the neighbouring building at #297 George that is of the same vintage, the alterations to the west facade and roof and the addition of the 2½-storey east wing reflect the popular styles of the Victorian era.

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

**Institution of Significance** – The property at 295 George Street was occupied for half a century by the Fegan Boys Home, an institution of international importance. Founded in England to house and train impoverished or orphaned youth, the founder of the organization first brought children to Canada in 1884, two years before Toronto businessman and philanthropist William Gooderham, Jr., provided the George Street property as a receiving house. In 1938, Fegan’s sold the site to the Society of Crippled Civilians, the organization now known as Goodwill Industries, which operated its first clothing store in the premises and retained the property until the end of World War II.

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



**Surroundings** – The property at 295 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where it stands (with its neighbour at #297 George) as the oldest structure on the street between present-day Dundas Street East and Gerrard Street East. Today, the former Fegan Boys Home anchors the south end of the group of extant mid-19<sup>th</sup> to early-20<sup>th</sup> 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 295 George Street has cultural heritage value as an early surviving example of a mid-19<sup>th</sup> century urban town house that was transformed for use by two notable social institutions, the Fegan Boys Home and the forerunner to Goodwill Industries. Contextually, #295 George anchors the south end of a group of residential buildings from the mid-19<sup>th</sup> to the 20<sup>th</sup> centuries that reflect the historical development of the Sherbourne Street neighbourhood as a sought-after residential enclave. Despite the damage caused by a fire in October 2011, the building retains its cultural integrity.

#### 5. SOURCES

##### Archival Sources

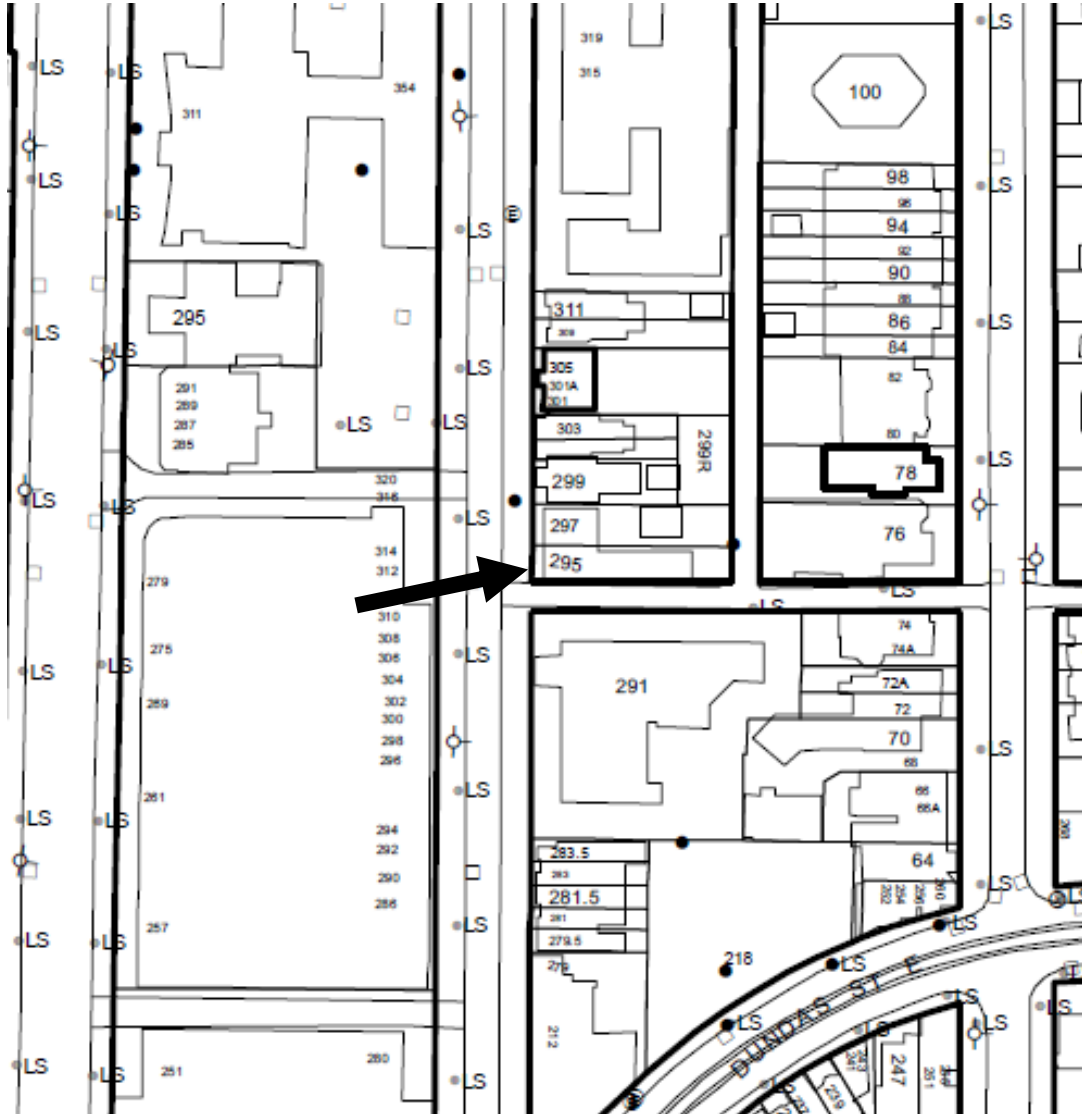
Abstract Indices of Deeds, Plan 150, Lot 8  
Assessment Rolls, City of Toronto, St. David’s Ward, St. Thomas’s Ward and Ward 2,  
Divisions 1, 1A and 2, 1856 ff.  
Boulton’s Atlas, 1858  
Building Permit #1777, July 18, 1895, City of Toronto Archives  
Building Records, plans for alterations and additions to 295 George Street,  
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City of Toronto Directories, 1856 ff.  
Goad’s Atlases, 1880-1922

##### Secondary Sources

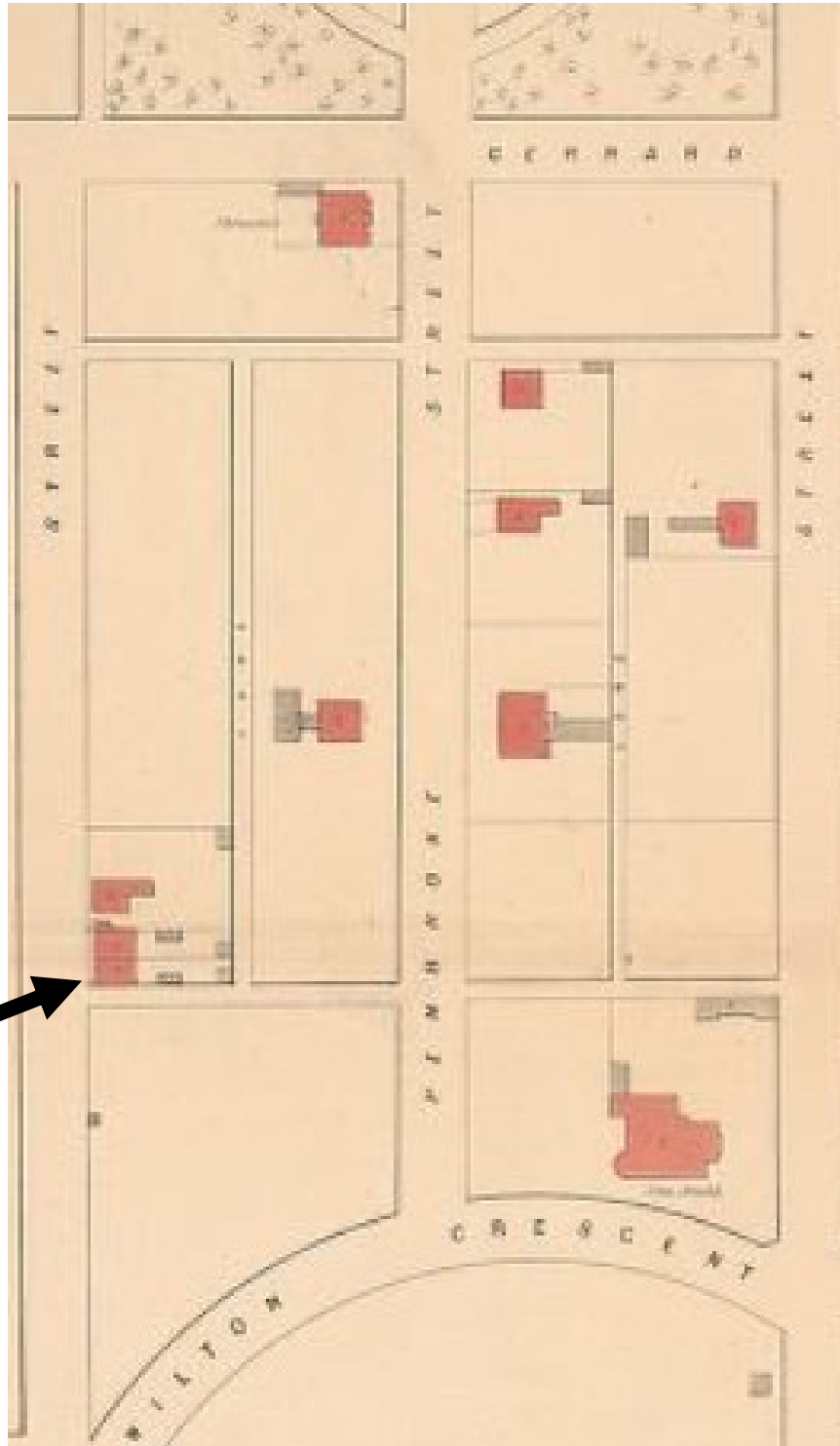
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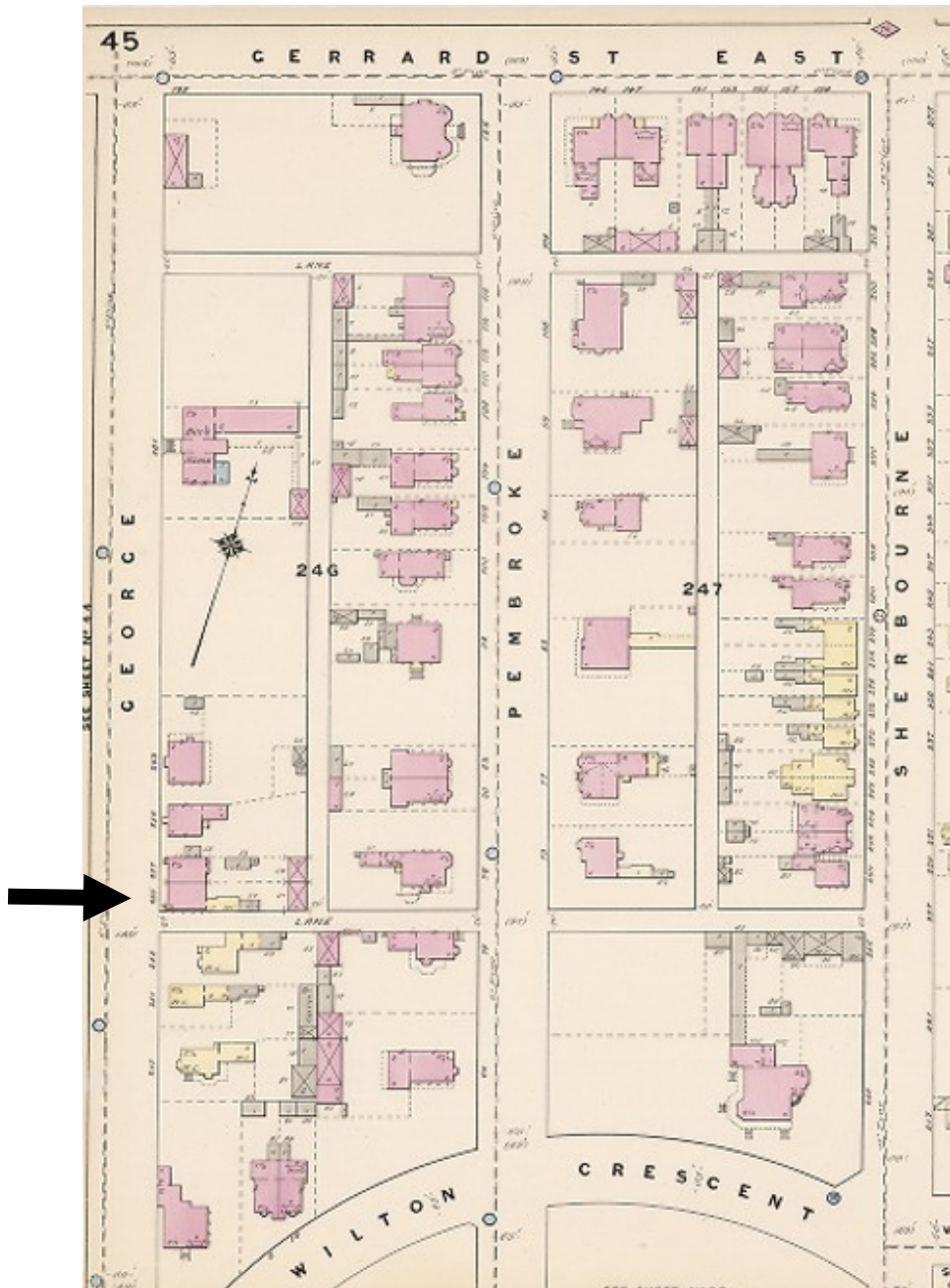
6. IMAGES: **arrows** mark the subject property



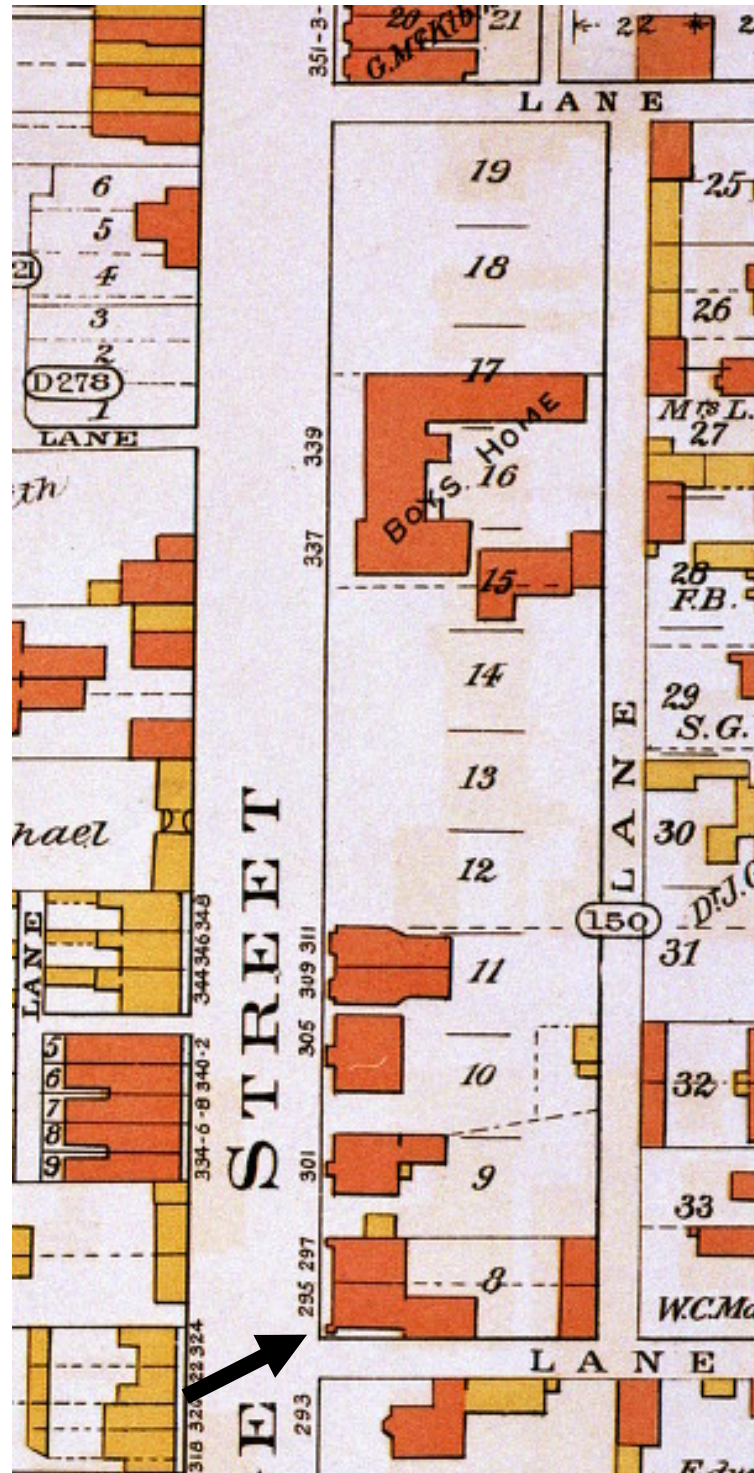
1. City of Toronto Property Data Map: showing the subject property on the east side of George Street, north of Dundas Street East



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.

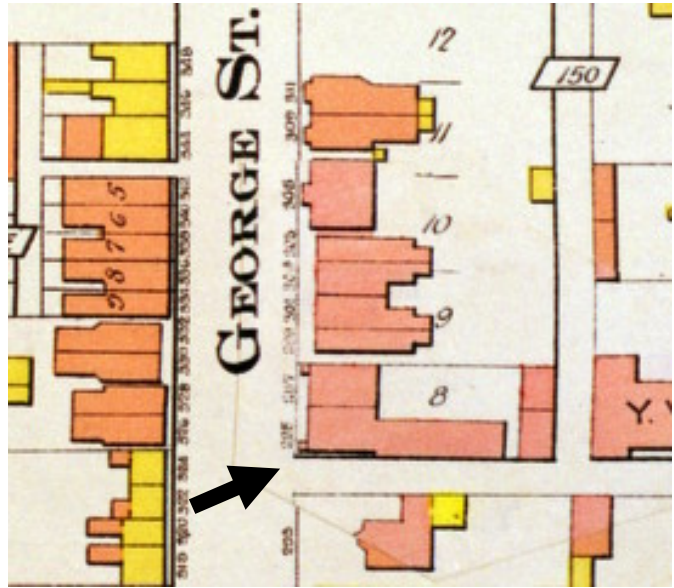


3. Goad's Atlas, 1880: showing the lands subdivided under Plan 150 with the Thomas Meredith House at present-day #305 George in place in the block north of the subject property at 295 George Street

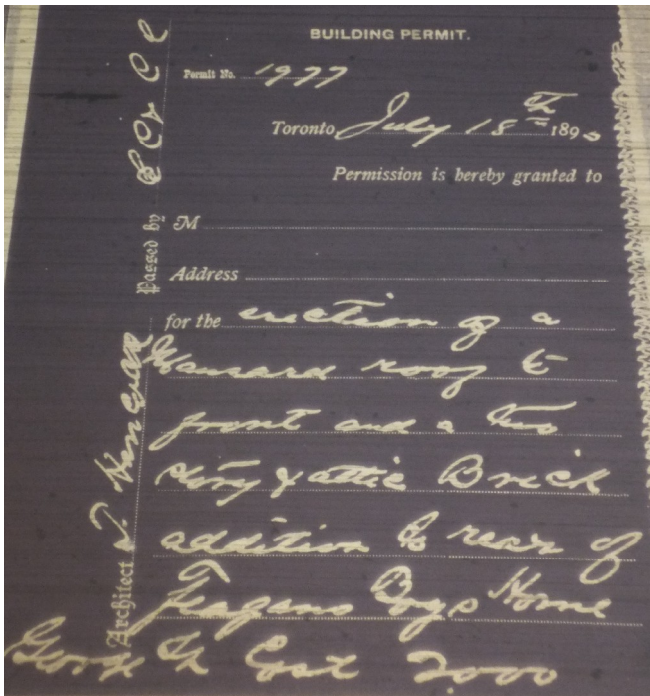


4. Goad's Atlas, 1890: showing the rear (east) brick wing on the property at 295 George Street, as well as the addition of the semi-detached house form buildings at #309-311 George. Further north, the Boys Home was a large orphanage that was not associated with the Fegan Boys Home at #295 George.



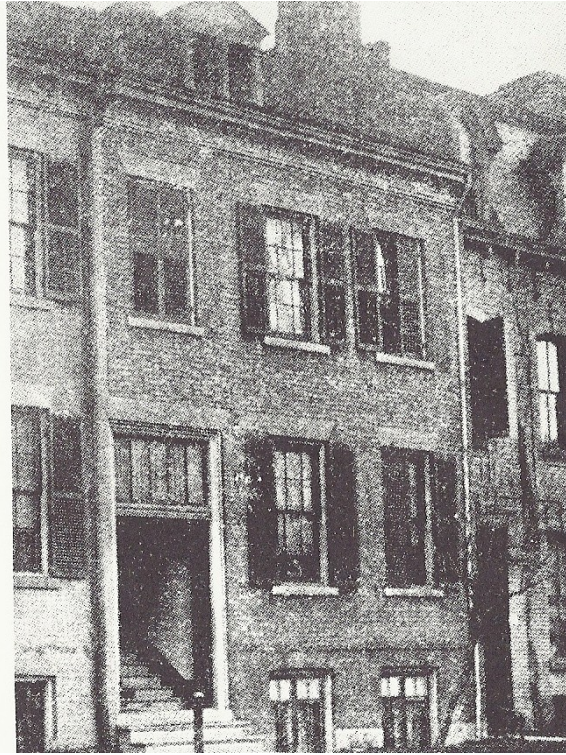


5. Goad's Atlas, 1910 revised to 1912: showing the extension of the east wing on the property at 295 George Street, and the replacement of the earlier house form building to the north with two pairs of semi-detached houses (the northernmost pair survive at present-day #303 George)



6. Building Permit #1777, July 8, 1895: for alterations to the property at 295 George Street for Fegan Boys Home (City of Toronto Archives)





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



8. Photograph, 64-66 Gerrard Street East: showing on the corner (left) the semi-detached house form buildings (1855) that were updated in 1875 with the addition of mansard roofs ([www.TObuilt.ca](http://www.TObuilt.ca))





9. Photographs, 295 George Street, October 1993: showing the principal (west) façade (above) and the west and south elevations (below) (Toronto Historical Board)





10. Photograph, 295 George Street, October 1993: showing the south (left) and east (right) elevations. The former stable (right) has been removed (Toronto Historical Board)



11. Photograph, 295 George Street, February 2009: showing the rear (east) wall of the 2½-storey east wing (NOW Magazine)





12. Photographs, 295 George Street, October 2011: showing the building after the fire that damaged the roof and interior of the main body of the structure (left)