The properties at 297 and 299 Sherbourne Street are worthy of inclusion on the City of Toronto's Heritage Register, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when evaluating properties for inclusion on the Heritage Register.

Description

Located on the east side of Sherbourne Street, south of Gerrard Street East, the properties at 297 and 99 Sherbourne Street contain a pair of 2½-storey semi-detached house form buildings dating to 1887. The buildings were commissioned by William Elliott, Sr., a painter who owned and occupied the neighbouring property at 295 Sherbourne Street, which is included on the City's Heritage Register.

Statement of Significance

The properties at 297 and 299 Sherbourne Street have cultural heritage value as fine representative examples of late 19th century semi-detached houses designed with features of the popular Queen Anne Revival style. The William Elliott Houses reflect the style in the clipped gable roof, the individual treatment of the units on the principal (west) elevations with the different types of bay windows, the shingled jetty on 297 Sherbourne, the variety of window shapes on 299 Sherbourne, and the decorative brickwork.

The William Elliott Houses are valued for their historical associations with the Toronto neighbourhood now known as the Garden District, which developed in the 19th century as one of the most sought-after residential enclaves in Toronto where the city's community leaders lived. The subject properties were owned or occupied by prominent citizens, including William Pearson, general manager of the Consumers' Gas Company, and George Gooderham of the Gooderham and Worts Distillery.

Contextually, the properties at 297 and 299 Sherbourne Street contribute to the character of the Garden District as it developed as an upscale neighbourhood adjoining Allan Gardens where Sherbourne Street and other routes were lined with elaborate residential buildings. The William Elliott Houses are also historically, physically and visually linked to their setting on Sherbourne Street, south of Gerrard Street, where they form part of a streetscape of heritage buildings that includes Sherbourne Lanes and others recognized on the City of Toronto's Heritage Register.

Heritage Attributes

The heritage attributes of the William Elliott Houses at 297 and 299 Sherbourne Street are:

- The setback, placement and orientation of the buildings on the east side of Sherbourne Street, south of Gerrard Street East

- The scale, form and massing of the 2½-storey house form buildings above the raised stone bases with the window openings (the openings have been altered)
- The materials, with the red brick cladding and the brick, stone and wood detailing, including the brick detailing and stone sills on the window openings
- The clipped gable roof covering the buildings, with the chimneys (now altered) and, on the west slope, the two gables with the wood trim and the shingled jetty with the wood detailing on 297 Sherbourne Street
- The arrangement of the principal (west) elevations, with the entrances placed side-by-side in the centre of the first (ground) storey (the doors have been replaced)
- Flanking the entrances on the west elevations, the polygonal bay window with the flat-headed window openings on 297 Sherbourne, and the square bay window that mixes round- and segmental-arched window openings on 299 Sherbourne
- The side elevations (north and south) with the flat-headed and round-arched window openings
- The corbelled brickwork on the principal (west) and side (north and south) elevations

On the west elevation, the below-grade entrances to the basements, the door openings in the second storey (which are not original), and the enlarged window openings in the centre of the attic storey are <u>not</u> identified as heritage attributes, as well as the large rear (east) addition.