



REPORT FOR ACTION

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to enter into a Heritage Easement Agreement - 226 St. George Street

Date: January 15, 2019

To: Toronto Preservation Board

From: Senior Manager, Urban Design/Heritage, City Planning Division

Wards: 11 - University-Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the property at 226 St. George Street under Part IV, Section 29 of the Ontario Heritage Act and to grant authority to enter into a Heritage Easement Agreement. The property at 226 St. George Street was listed on the City of Toronto Inventory of Heritage properties (now known as the Heritage Register) in 1976.

Located on the west side of St. George Street, south of Bernard Avenue in The Annex neighbourhood, the property contains the George Gooderham Mitchell House designed in 1903 by the notable architect David Roberts, Jr. for George Gooderham Mitchell of Toronto's prominent Gooderham family. The property is currently owned by the Roman Catholic Archdiocese of Toronto and used as a vocational school and residence.

Following research and evaluation, it has been determined that the property at 226 St. George Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV of the Ontario Heritage Act.

Community Planning staff are currently reviewing a Site Plan Approval application to permit a four-storey addition at the rear of the existing listed heritage property, for which the owner has agreed to enter into a Heritage Easement Agreement with the City of Toronto.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Senior Manager, Urban Design/Heritage, City Planning Division recommends that:

1. City Council state its intention to designate the property at 226 St. George Street in accordance with the Statement of Significance: 226 St. George Street (Reasons for Designation), attached as Attachment 3 to the report (January 15, 2019) from Senior Manager, Urban Design/Heritage, City Planning Division
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. 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.
5. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 226 St. George Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 226 St. George Street.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 226 St. George Street was listed on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in 1976.

At a Public Hearing on June 13, 2018, the Committee of Adjustment approved a minor variance application to permit a proposal to alter the existing private academic religious school by constructing a rear four-storey dormitory addition. Heritage Preservation Services staff granted heritage permit approval to permit the rear four-storey dormitory

addition to the listed heritage building. Community Planning staff are currently reviewing a Site Plan Approval application to permit the proposal.

COMMENTS

A location map and photographs are attached as Attachments 1 and 2. Staff have completed the Heritage Property Research and Evaluation Report (Attachment 4) for the property at 226 St. George Street and determined that it meets 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 uses when considering properties for inclusion on the Heritage Register.

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 226 St. George Street has design, associative and contextual values. The property contains the George Gooderham Mitchell House (1903), a 2.5-storey house form building commissioned by that member of Toronto's prominent Gooderham family and who retained the site until 1925. The property has subsequently been used as a vocational school by various groups affiliated with the Roman Catholic faith including the Jesuit Fathers and the Sisters of Providence. Since 1983, the Roman Catholic Archdiocese of Toronto has owned and maintained the subject property as Serra House Pre-Theology Residence, a preparatory institution for admission into St. Augustine's Seminary.

The George Gooderham Mitchell House has cultural heritage value as a fine example of Queen Anne Revival style architecture in Toronto to the designs of notable Toronto architect David Roberts, Jr., who received many commissions from the famed Gooderham family, co-founders of the Gooderham and Worts Distillery (now the Distillery District). Contextually, the George Gooderham Mitchell House is historically and visually linked to its setting on the west side of St. George Street between Bloor Street and Bernard Avenue where, along with a number of other grand Late-Victorian and Edwardian-era house form buildings recognized on the City's Heritage Register, it recalls the late-nineteenth to early-twentieth century period when The Annex neighbourhood emerged as a sought-after residential enclave for many of Toronto's leading citizens.

The Reasons for Designation (Statement of Significance) found in Attachment 3 comprise the Public Notice of Intention to Designate the property at 226 St. George Street and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the property's owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

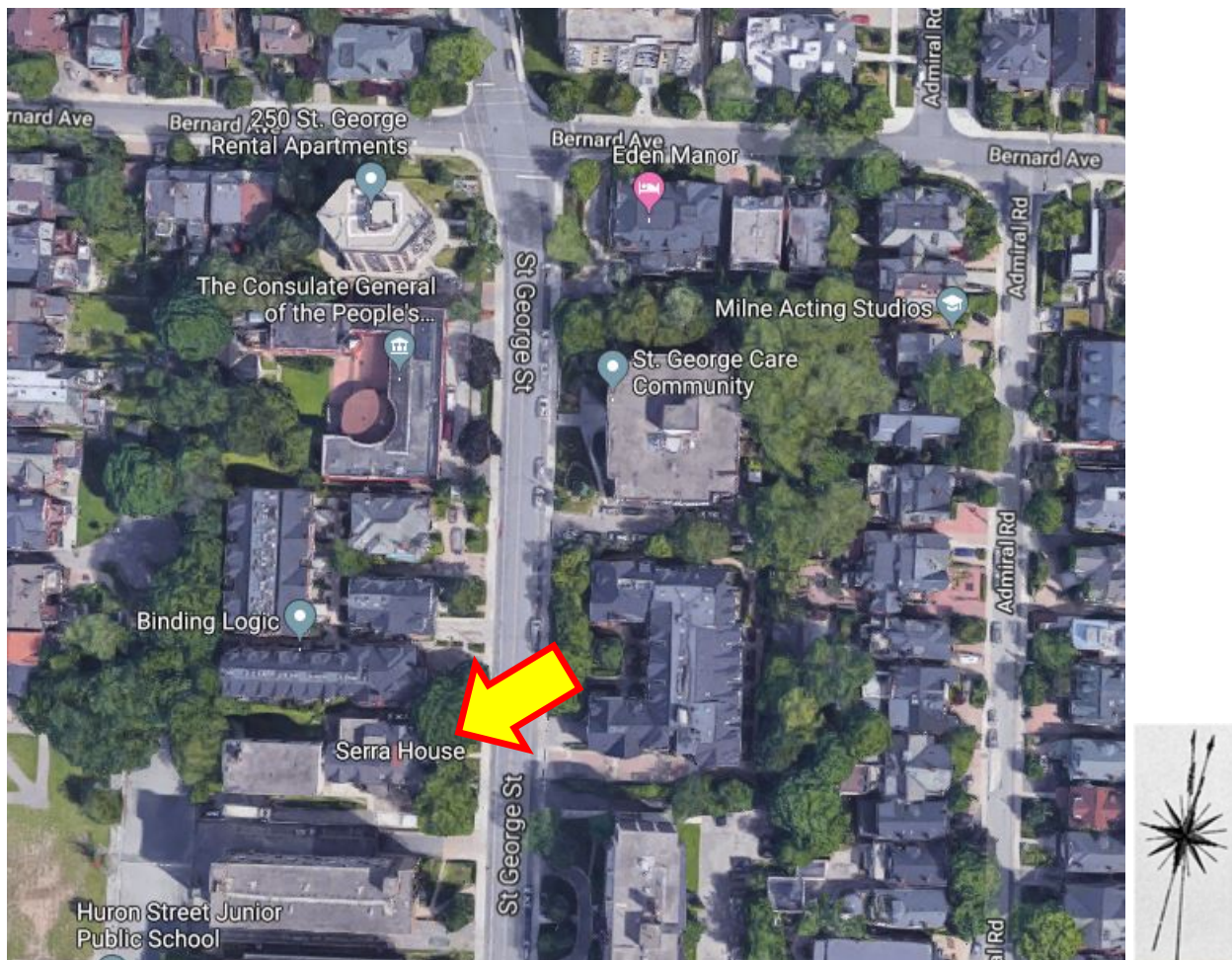
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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation): 226 St. George Street
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the site are not shown. The property at 226 St. George Street is indicated by the red arrow.



Photograph showing the principal (east) and south elevations of the George Gooderham Mitchell House, located on the west side of St. George Street (Heritage Preservation Services, 2018)



Photograph showing the principal (east) and north elevations of the George Gooderham House at 226 St. George Street, looking southwest (Heritage Preservation Services, 2018)

The property at 226 St. George Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value.

Description

Located on the west side of St. George Street south of Bernard Avenue in The Annex neighbourhood, the George Gooderham Mitchell House (1903) is a 2.5-storey brick and stone house form building designed by the architect David Roberts Jr. for George Gooderham Mitchell and subsequently used as a vocational school by various groups affiliated with the Roman Catholic faith. The property was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in July 1976.

Statement of Significance

The property at 226 St. George Street has cultural heritage value as a fine representative example of Queen Anne Revival styling applied to a large house form building in the first decade of the twentieth century. The style, identified by the variety of materials and decorative detailing, asymmetrical profile and complicated roof lines, represented the exuberant architecture of the late Victorian era. The George Gooderham Mitchell House is noteworthy for its attractive combination of forms, massing and stonework.

The George Gooderham Mitchell House is valued for its associations with a member of Toronto's prominent Gooderham family, which co-founded the famed Gooderham and Worts Distillery (now the Distillery District). The property was developed and initially occupied by stockbroker George Gooderham Mitchell, grandson of George Gooderham.

The property at 226 St. George Street is also valued for its association with the architect David Roberts, Jr., who had extensive connections to the Gooderham family. Roberts oversaw much of the work at the Gooderham and Worts Distillery (including the reconstruction of several buildings after the 1870 fire) and designed the landmark Gooderham Building at Wellington and Front Streets (completed in 1892 and known locally as the "Flat-Iron Building"). He also prepared plans for the residences of various Gooderham family members, with the grand George Gooderham House (dating to 1889-91 and currently the York Club) at the northeast corner of St. George and Bloor Streets being among his best known commissions.

Contextually, the property at 226 St. George Street has cultural heritage value for its visual and historical links to its setting in The Annex neighbourhood. Its appearance reflects the late-nineteenth to early-twentieth century development of the area as one of the most sought-after residential enclaves in Toronto where the city's leading citizens occupied large-scale houses. The George Gooderham Mitchell House is significant in

context with the three additional large Edwardian homes directly to the north, and other surviving house form buildings along St. George Street that were originally owned by members of the Gooderham family and/or designed by prominent Toronto architects and recognized on the City's Heritage Register.

Heritage Attributes

The heritage attributes of the George Gooderham Mitchell House at 226 St. George Street are:

- The setback, placement and orientation of the building on its lot on the west side of St. George Street south of Bernard Avenue
- The scale, form and massing of the 2.5-storey plan above a raised basement
- The materials, with the red brick cladding and the stone and wood detailing
- The combination of hipped and gabled roofs including the oversized gable on the principal (east) elevation with its two symmetrically-arranged openings with double-hung sash windows, the gabled dormer windows and the brick chimneys, all on the north and south slopes
- The deep profile of the eaves at the roofline on the principal (east) and north elevations and corner tower with the wood soffits, moulded fascia and decorative brackets
- The principal (east) elevation, which is organized into three bays plus 2.5-storey corner tower at the south end, a 2-storey bay window in the north bay and the centrally-positioned main entrance
- The main entry located on the principal (east) elevation, which is elevated and protected by a flat-roofed porch with banded stone detailing on the columns and surmounted by a brick parapet
- At the southeast corner, the 2.5-storey octagonal corner tower with its conical roof topped with a decorative metal finial
- On the south side, the single-storey, rectangular, projecting bay with its arched parapet roofline and rectangular end walls
- On the east, north and south sides, the fenestration with the stone detailing that incorporates broad flat-headed openings, double-hung sash windows, and a single fixed pane window in the central opening of the first-floor bay window at the north end of the principal (east) elevation
- On the north and south sides, the round-arched openings and their round-arched stone headers in the gabled dormers
- The decorative glass transom above each window opening at the first-floor level on the principal (east) elevation including on the corner tower



GEORGE GOODERHAM MITCHELL HOUSE
226 ST. GEORGE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2019

1. DESCRIPTION

Cover photograph: principal (east) elevation (Heritage Preservation Services, 2018)

226 St. George Street: George Gooderham Mitchell House	
ADDRESS	226 St. George Street
WARD	Ward 11 University-Rosedale
LEGAL DESCRIPTION	Plan M6 Lot 38 and Pt Lot 37
NEIGHBOURHOOD/COMMUNITY	The Annex
HISTORICAL NAME	George Gooderham Mitchell House
CONSTRUCTION DATE	1903
ORIGINAL OWNER	George Gooderham Mitchell
ORIGINAL USE	Residential
CURRENT USE*	Institutional (Serra House)
ARCHITECT/BUILDER/DESIGNER	David Roberts, Jr., architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Queen Anne Revival
ADDITIONS/ALTERATIONS	1959 four-storey rear addition, Peter Dickinson Associates, architects; 1983 two-storey and basement addition at rear
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Liz McFarland
REPORT DATE	January 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 226 St. George Street, and applies evaluation criteria to determine whether it merits 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
1796 May 1	Land Registry records indicate that Concession 2, Lot 23 is granted to The Chief Justice, the Hon. Peter Russell ¹
1817 Aug 30	Eliza Russell (half-sister of the late Peter Russell) grants Lot 23 to Augustus Baldwin for the sum of 200 pounds
1860	Tremaine's Map of the County of York, Canada West shows the extent of the Baldwin Family Lands, including (Admiral) Augustus Baldwin's property bordered by Bloor Street in the south and St. Clair Avenue in the north, and containing his estate home, Russell Hill (Image 2).
1883-1888	The neighbourhood known today as The Annex was annexed to the City of Toronto in three parcels from east to west during these years (Lot 22 - 1883; Lots 23 & 24 - 1887, Lot 25 - 1888) (Image 3)
1886	Simeon H. Janes registers Plan M6 for subdivision of part of Park Lot 23; the property currently known as 226 St. George Street will be located on Lot 38 & Pt Lot 37
1902	Goad's Atlas for 1903 (containing information compiled in the previous year) shows the vacant lots at 38 and the north part of 37, where the George Gooderham Mitchell House would soon be constructed (Image 4a).
1903 March 27	George Gooderham Mitchell is owner of the subject "vacant lot" and granted a building permit to construct a two-storey and attic brick and stone dwelling to the designs of David Roberts, Jr., architect
1903 Aug	The 1904 tax assessment roll (containing information compiled in the previous year) records George Gooderham Mitchell as owner of the property at Lot 38 and the north part of Lot 37 (75ft x 195ft) which contains an "unfinished house".
1909	Goad's Atlas for 1910 includes the George Gooderham Mitchell House and indicates that all of the lots in the neighbourhood have been built upon by this date (Image 4b).
1924 Aug 24	This is the last time George Gooderham Mitchell appears on the tax assessment roll for 226 St. George Street ²
1950	The 1951 City Directory lists the property as Bellarmine Hall (UofT men's residence run by the Jesuit Fathers) for the first time

¹ Land Registry Records, Concession 2 Lot 23.

² By the following year, George Gooderham Mitchell is listed in the City Directories as residing at 592 Oriole Parkway where he would remain until his death in 1938.

1959	Peter Dickinson Associates, Architect, submits plans on behalf of the Jesuit Fathers for a 4-storey and basement rear addition to the 1903 house known then as Bellarmine Hall. ³
1965	A building permit application is submitted by The Sisters of Providence to make alterations to the existing building for a “girls’ home”. ⁴
1983	The Roman Catholic Archdiocese of Toronto purchases the property and receives a building permit for a two-storey and basement addition at the rear of the original house for a chapel and 6-vehicle underground garage ⁵

ii. HISTORICAL BACKGROUND

The Annex Neighbourhood:

The property at 226 St. George Street is located on the west side of St. George Street, south of Bernard Avenue, in The Annex neighbourhood. Following the founding of York (Toronto) at the end of the 18th century, the area between present-day Bloor Street and St. Clair Avenue was divided into 200-acre farm lots. The subject property was part of the parcel (Park Lot 23) acquired in 1817 by Augustus Baldwin, a retired naval officer who developed an estate for himself named “Russell Hill” just east of his brother William Warren Baldwin’s “Spadina House”. Following Augustus Baldwin’s death in 1866, his land was left to his nephew, William A. Baldwin, and Robert Baldwin’s heirs.⁶ Speculative developer Simeon Janes subsequently purchased much of the Baldwin estate lands and by 1886 was advertising the recently-subdivided lots of part of Park Lot 23, registered under Plan M6 and containing the site of the future George Gooderham Mitchell House on Lot 38 and Pt Lot 37 (Image 5). Janes prospered from his purchase with the area’s annexation to the City of Toronto on January 3, 1887, which ensured that some of the infrastructure and services necessary for the new subdivision would become the responsibility of the municipality. By the end of the nineteenth century, some of the city’s leading citizens had relocated to this eastern portion of The Annex, including numerous members of the prominent Gooderham family, where they commissioned grand homes that remain Toronto architecture landmarks.

George Gooderham Mitchell House:

The property at 226 St. George Street was developed and occupied by members of the family that co-founded the Gooderham and Worts Distillery (now the Distillery District). The enterprise was started by William Gooderham (1790-1881), who arrived in York from England in the early 1830s and worked in conjunction with his brother-in-law, James Worts. Gooderham and Worts developed into one of Toronto’s most successful

³ Building Records File 54764; This 1959 addition, designed by the important mid-century modern Toronto architect Peter Dickinson, was demolished in 2017. The original building permit application, including architectural drawings and full specifications for the structure, is located at Building Records, Toronto City Hall.

⁴ Building Records File 84190; the City Directory for 1966 notes the building is now known as “Rosary Hall”

⁵ Building Records File 194697

⁶ Land Registry records, Concession 2, Lot 23 and Cotterell’s City of Toronto map, 1878.

manufacturing concerns, and the distillery and other businesses started by the Gooderham family were headed by William's sons. Family members built their first residences in Corktown adjoining the distillery before commissioning upscale houses in Toronto's premiere neighbourhoods.⁷

In 1903, George Gooderham Mitchell (1878-1938), great-grandson of William Gooderham and grandson of George Gooderham (1830-1905), purchased the vacant property at 226 St. George Street from the executors of the estate of Joseph Simpson.⁸ George Gooderham Mitchell worked as a stockbroker with his firm, Brouse, Mitchell & Co., and had recently wed Zulu Emmaline Buchanan. By March 1903, he received a building permit (Image 6) for a 2.5-storey, brick and stone dwelling to the designs of architect David Roberts, Jr. who had built George Gooderham's mansion (which became the York Club in 1909) at the northeast corner of St. George and Bloor Streets in 1889-1891 and was responsible for a number of other Gooderham family commissions, both residential and commercial.

By 1925, George Gooderham Mitchell moved from 226 St. George Street to 592 Oriole Parkway, where he lived for the last thirteen years of his life. Since 1950, the house form building (and former rear addition) at 226 St. George Street have been used as a vocational school and dormitory by several groups affiliated with the Roman Catholic faith, including the Jesuit Fathers, the Sisters of Providence and, currently, St. Augustine's Seminary. In 1959, the Jesuit Fathers commissioned the prominent Modernist Toronto architect Peter Dickinson to build a 4-storey addition to the rear of the original house that served as a student dormitory and was known as Bellarmine Hall (Images 7a, b & c). Until now, this addition was incorrectly identified as dating from the 1980s and demolished in 2017.⁹ Since 1983, the building has been known as Serra House Pre-Theology Residence, a preparatory institution for application and entry to St. Augustine's Seminary. The latter property is a landmark heritage property in Scarborough (2661 Kingston Road) and Designated under Part IV, Section 29 of the Ontario Heritage Act since July 21, 1980.

David Roberts, Jr., Architect:

The George Gooderham Mitchell House was designed by Toronto architect David Roberts, Jr. (1845-1907), who has been described as "the [Gooderham] family's favourite architect."¹⁰ Although much of the information about Roberts' background and training remains speculative, he seemingly received an important commission to rebuild structures at Gooderham and Worts after a fire in 1870 based on the projects his father, David Roberts Sr., a civil engineer undertook for the company in the mid-nineteenth century.¹¹ Roberts remains best known for several Toronto architecture landmarks: the Gooderham Building (1892), also known as the "Flat-Iron Building" at Front and Wellington Streets, and the George Gooderham House (1889-91), now the York Club,

⁷ Newell, "Gooderham, William" entry in *Dictionary of Canadian Biography* (online)

⁸ 1903 tax assessment roll (containing information compiled in the previous year) for Plan M6, Lot 38.

⁹ Goldsmith, *Heritage Impact Assessment: Serra House, 226 St. George Street*, pages 1 and 25; for more information, see footnote 3 above.

¹⁰ Cruickshank and De Visser, 113

¹¹ Arthur, 257

at the northeast corner of St. George and Bloor Streets. These and other projects that Roberts Jr. completed for the Gooderham family "gave him exceptional scope to enrich Toronto's streetscapes."¹²

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the George Gooderham Mitchell House are found on the cover and in Section 6 of this report. The house form building displays features of the Queen Anne Revival, which was popularized in the late-nineteenth century and reflected the opulence of the Victorian era. The style was based on the work of English architect Richard Shaw who drew inspiration from the medieval era as well as the residential architecture of the English Renaissance under Queen Anne. In North America, the Queen Anne Revival was characterized by its variety of materials, asymmetrical compositions, complicated roof lines and an array of architectural detailing where "such historically disparate features work well together, thanks to the governing principles of picturesque design."¹³

The George Gooderham Mitchell House rises 2.5 stories above a raised basement with window openings on a centre-hall plan. The structure is clad with red brick and trimmed with stone and wood. The complicated roofline includes a truncated hipped roof and cross-gable over the northeast portion of the structure with an oversized gable on the principal (east) elevation, and a single gabled dormer on the north slope. On the south elevation, three identical gabled dormers surmount the gabled roof that spans the entire southern half of the house from west to east. At the southeast corner of the building stands a 2.5-storey octagonal tower with conical roof and decorative metal finial. The 2-storey chapel addition at the northwest end of the original house has a flat roof and the single-storey rectangular projecting bay on the south elevation is capped with an arched parapet. The principal (east) gable is clad with wood shingles in a decorative scalloped-edge pattern.

Aside from the centrally-located main entrance, the principal (east) elevation is asymmetrically organized with a projecting 2-storey bay window to the north and a 2.5-storey octagonal corner tower to the south. The entry is elevated and protected by an open porch with decorative limestone banded courses and a flat roof with a solid brick balustrade above. The fenestration on the principal (east) elevation and the north and south sides consists of flat-headed window openings (apart from the round-headed opening in each of the dormers on the north and south) with stone headers and sills, and decorative glass transoms above each opening at the first-floor level to either side of the entry porch. The enclosed 2-storey porch on the south elevation is a 1983 alteration.¹⁴ (Images 8, 9a & b, 10 and 11)

¹² Ibid. Roberts' other residential projects included the George H. Gooderham House on Jarvis Street (1889) and Harriet Gooderham's residence in the Annex (1906)

¹³ Maitland, 14

¹⁴ Building Records File 194697 and re: Development Review Application 33028 under By-law 615-79 respecting the addition and alteration to the existing building at 226 St. George Street

iv. CONTEXT

The City of Toronto Property Data Map attached as Image 1 (Section 6 below) shows the site of the property at 226 St. George Street. Located on the west side of St. George Street south of Bernard Avenue the house form building shares the block with the designated heritage properties at 212 and 234 St. George Street. The house form buildings on the properties at 204 and 228 St. George Street (the former having been the home of George H. Gooderham and also designed by David Roberts Jr.), are included on the City's Heritage Register. On the east side of the block, the E.Y. Eaton House, the V. Cawthra House and the house form building at 165 St. George Street by architect Eden Smith are also included on the Heritage Register. Further south, the landmark George Gooderham House (now the York Club) at 135 St. George Street and built for George Gooderham Mitchell's grandfather anchors the northeast corner on its prominent lot at the entrance to the residential enclave along St. George Street north of Bloor Street. Despite change to parts of this stretch of St. George Street in the 1950s and 1960s with the arrival of mid-rise apartment blocks, the late-Victorian and Edwardian character of the street is still embodied in this collection of grand house form structures that defined The Annex neighbourhood as one of Toronto's most sought-after residential areas where the city's leading citizens occupied large-scale houses.

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	X
iii. demonstrates high degree of scientific or technical achievement	N/A

The property at 226 St. George Street has cultural heritage value as a fine representative example of Queen Anne Revival styling applied to a large house form building in the first decade of the twentieth century. The style, identified by the variety of materials and decorative detailing, asymmetrical profile and complicated roof lines, represented the exuberant architecture of the late-Victorian era. The George Gooderham Mitchell House is noteworthy for its attractive combination of forms, massing and stonework.

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	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The George Gooderham Mitchell House is valued for its associations with a member of Toronto's prominent Gooderham family, which co-founded the famed Gooderham and Worts Distillery (now the Distillery District). The property was developed and initially occupied by stockbroker George Gooderham Mitchell, grandson of George Gooderham.

The property at 226 St. George Street is also valued for its association with the architect David Roberts, Jr., who had extensive connections to the Gooderham family. Roberts oversaw much of the work at the Gooderham and Worts Distillery (including the reconstruction of several buildings after the 1870 fire) and designed the landmark Gooderham Building at Wellington and Front Streets (completed in 1892 and known locally as the "Flat-Iron Building"). He also prepared plans for the residences of various Gooderham family members, with the grand George Gooderham House (dating to 1889-91 and currently the location of the York Club) at the northeast corner of St. George and Bloor Streets being among his best known commissions.

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

Contextually, the property at 226 St. George Street has cultural heritage value for its visual and historical links to its setting in The Annex neighbourhood. Its appearance reflects the late-nineteenth to early-twentieth century development of the area as one of the most sought-after residential enclaves in Toronto where the city's leading citizens occupied large-scale houses. The George Gooderham Mitchell House is significant in context with the three additional large Edwardian homes directly to the north, and other surviving residential buildings along St. George Street that were originally owned by members of the Gooderham family and/ or designed by prominent Toronto architects and recognized on the City's Heritage Register.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 226 St. George Street has design, associative and contextual values. The property contains the George Gooderham Mitchell House (1903), a 2.5-storey house form building commissioned by that member of Toronto's prominent Gooderham family and who retained the site until 1925. The property has subsequently been used as a vocational school by various groups affiliated with the Roman Catholic faith and since 1983 has been known as Serra House Pre-Theology Residence, a preparatory institution for entry into St. Augustine's Seminary.

The George Gooderham Mitchell House has cultural heritage value as a fine example of Queen Anne Revival style architecture in Toronto to the designs of notable Toronto architect David Roberts, Jr., who received many commissions from the famed Gooderham family, co-founders of the Gooderham and Worts Distillery (now the Distillery District). Contextually, the George Gooderham Mitchell House is historically and visually linked to its setting on the west side of St. George Street between Bloor Street and Bernard Avenue where, along with a number of other grand Late-Victorian and Edwardian-era house form buildings recognized on the City's Heritage Register, it recalls the late-nineteenth to early-twentieth century period when The Annex neighbourhood emerged as a sought-after residential enclave for many of Toronto's leading citizens.

5. SOURCES

Archival Sources:

- Abstract Indices of Deeds, Plan M6, Lot 38 and Pt Lot 37
- Archival Photographs, City of Toronto Archives
- Assessment Rolls, Ward 4, Divisions 3, 4 & 5
- Building Records, City of Toronto, Toronto and East York, Files 54764 (1959), 84190 (1965), 194697 (1983)
- City of Toronto Directories, 1903 ff.
- Goad's Atlases, 1884-1924
- Historical Maps and Atlases
- Cotterell, A.T. Map of Toronto, 1878
- Tremaine, George R. Map of the County of York, Canada West, 1860

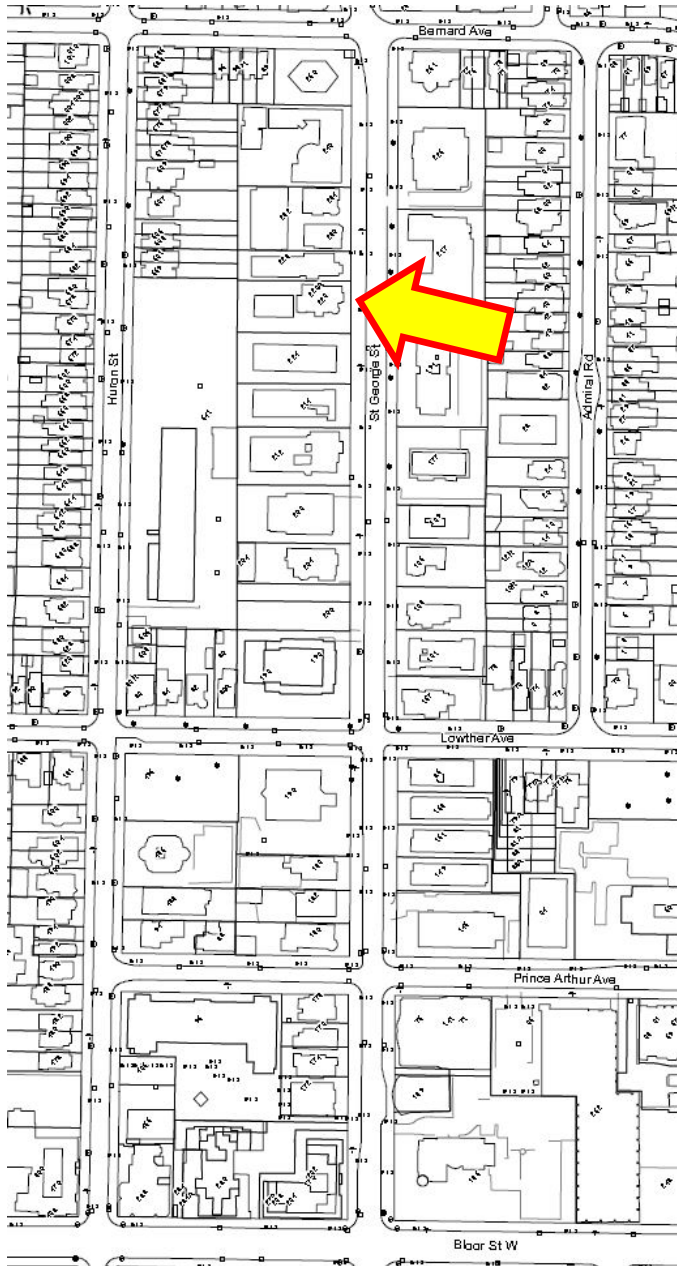
Secondary Sources:

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- Cruickshank, Tom and John De Visser, Old Toronto Houses, 2013.

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- Dendy, William, *Toronto Observed: its architecture, patrons and history*, 1986.
- Goldsmith, Philip. *Heritage Impact Assessment: Serra House, 226 St. George Street* (July 2018 Revised)
- "Gooderham and Worts, Heritage Plan, Report No. 4," <http://distilleryheritage.com>
- Hayes, Derek. *Historical Atlas of Toronto*, 2008
- Kalman, Harold, *A History of Canadian Architecture* , Vol. 1, 1994
- Lemon, James T. *The Annex: A Brief Historical Geography*, 1986.
- Lundell, Liz, *The Estates of Old Toronto*, 1997
- Maitland, Leslie, *The Queen Anne Revival Style in Canadian Architecture*, 1990
- McHugh, Patricia, *Toronto Architecture: a city guide*, 2nd ed., 1989
- Newell, Diane. "Gooderham, William" entry in *Dictionary of Canadian Biography*, 11: 2003 http://www.biographi.ca/en/bio/gooderham_william_1790_1881_11E.html

6. IMAGES

Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the property at 226 St. George Street. All maps are oriented with north on the top.

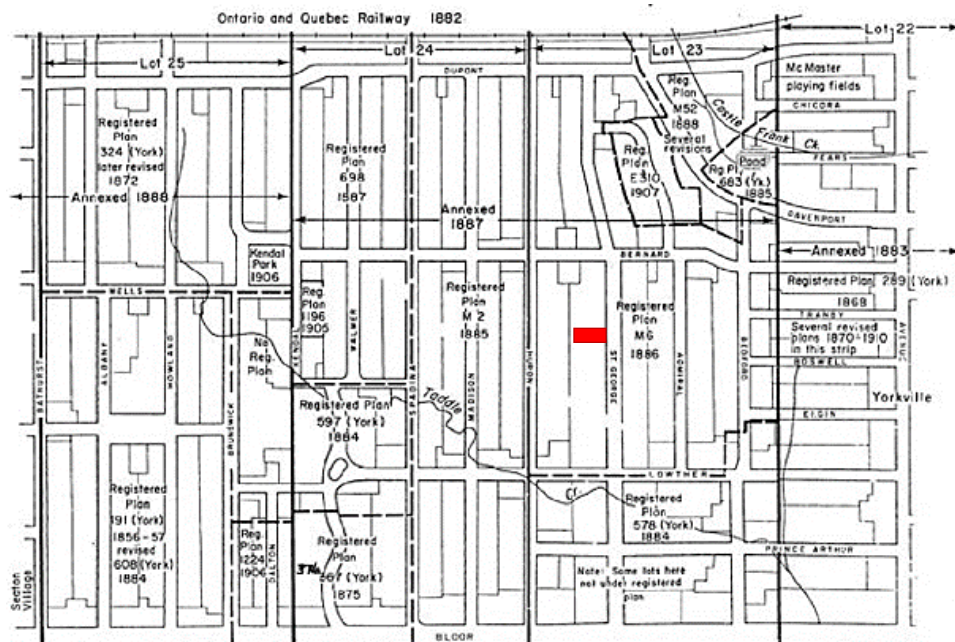


1. City of Toronto Property Data Map: showing the location of the property on the west side of St. George Street, south of Bernard Avenue.

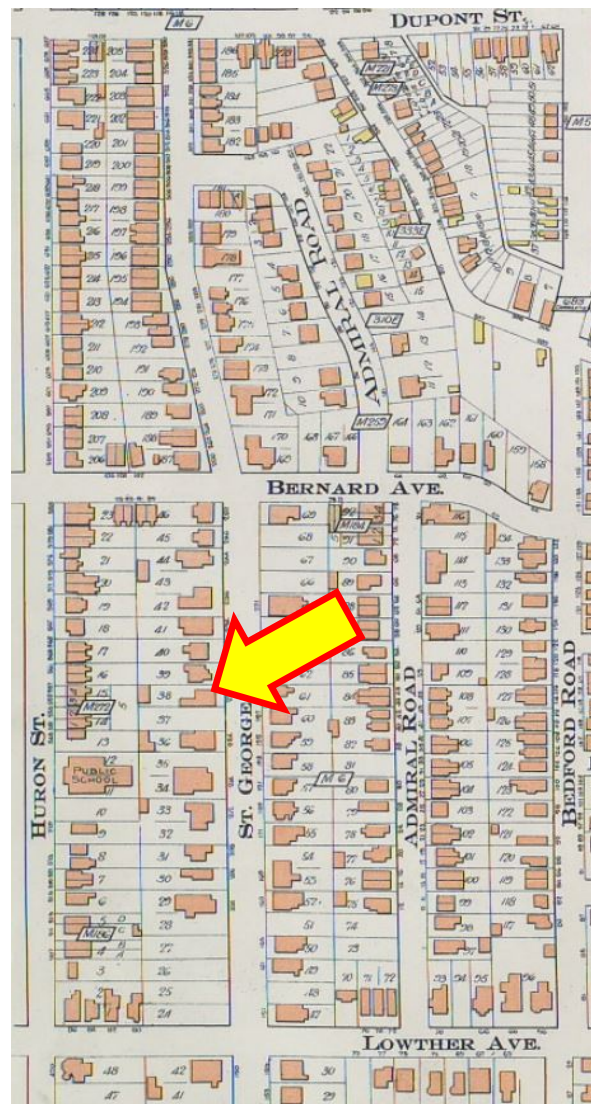
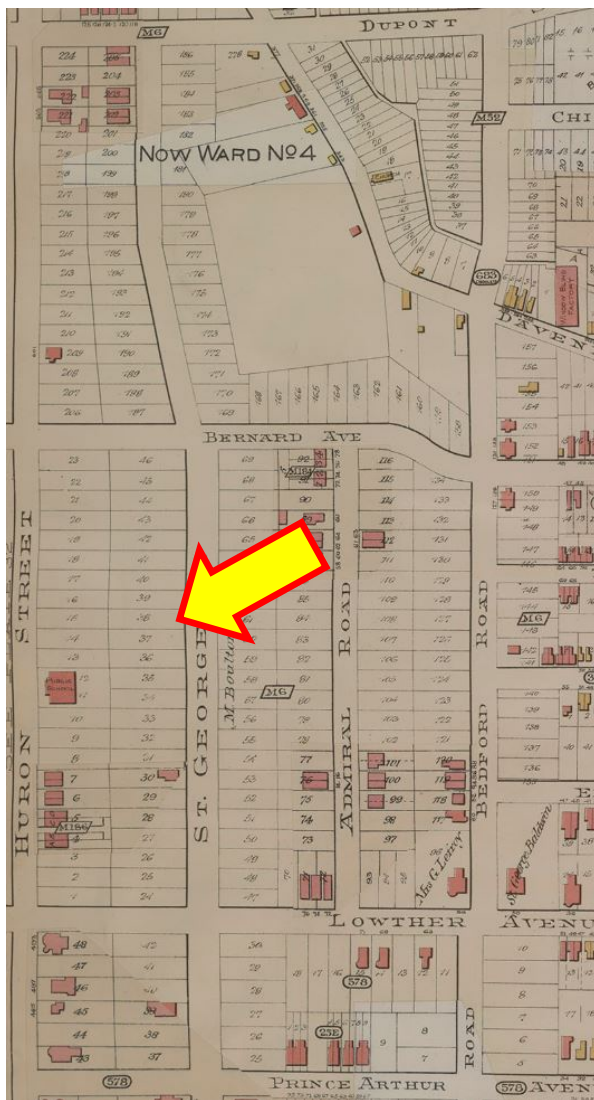
[N.B. the rectangular building shown to the left (west) of the George Gooderham Mitchell House in this 2016 map was a 1959 4-storey rear dormitory addition by Peter Dickinson Associates Architect, demolished in 2017.]



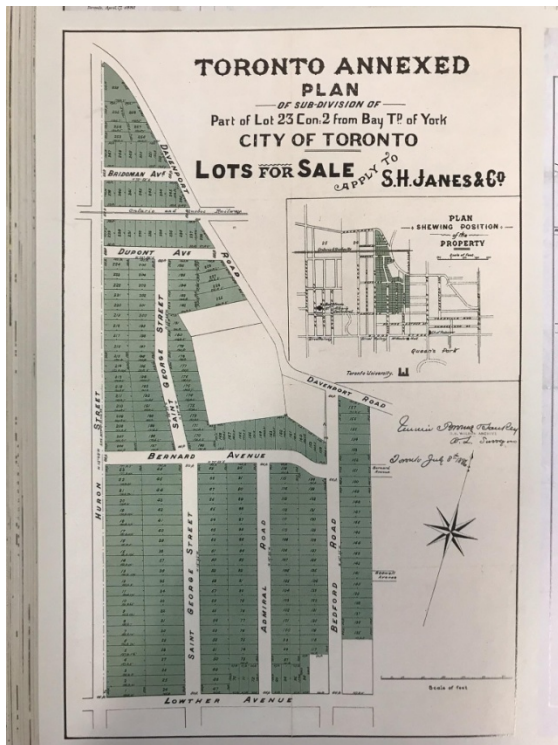
2. Detail from Tremain's Map of the County of York, Canada West, 1860 showing the extent of the Baldwin family lands, including (Admiral) Augustus Baldwin property at Lot 23, which stretched from Bloor Street in the south and St. Clair Avenue in the north and contained his estate home named "Russell Hill" The portion of the former Lot 23 that would become registered Plan and contain the property at 226 St. George Street is indicated by the arrow.



3. Map showing different plans of subdivision for the Annex, as well as the dates of Annexation for various parcels. Lot 23, along with Lot 24, was annexed to the City of Toronto on January 3, 1887. The property at 226 St. George Street is indicated by the red rectangle. (Lemon, The Annex: A Brief Historical Geography, 1986)



4a and 4b: the 1903 Goad's Atlas (a, at left), which contains information gathered in the previous year, indicates that the site at Lot 38 and Pt Lot 37 is still vacant; the 1910 map (b, at right) shows the George Gooderham Mitchell House at 226 St. George Street and also indicates that most of the building lots in Plan M6 have been developed by this date.



5. Advertisement for sale of lots in the recently subdivided part of former Lot 23 now registered as Plan M6 and including the site of the future George Gooderham Mitchell House on Lot 38 & Pt Lot 37. (Toronto Public Library T1886-3/4Mlrg; reproduced in Hayes, Historical Atlas of Toronto, 92);

248 BUILDING PERMIT

No. 920

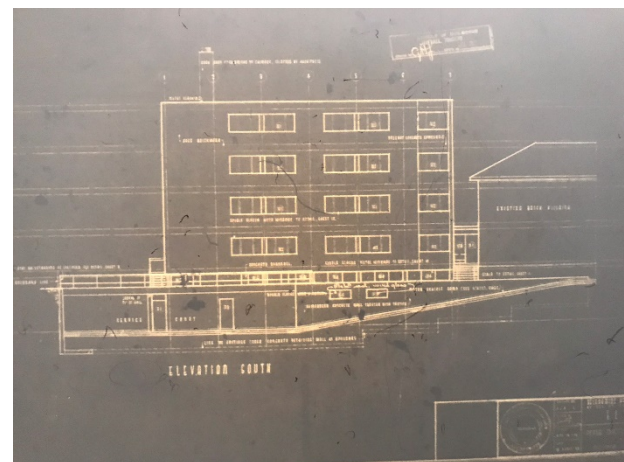
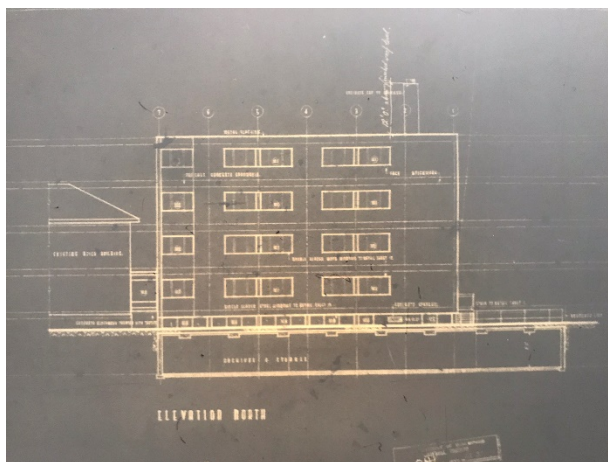
Toronto, MAR 27 1908

Permit granted to
 Mr. Geo. G. Mitchell
 To erect a Two storey & attic Brick & Stone Dwelling
no 266
 on St. George st.
 Architect D. Roberts
 Builder Brown & Lane
 Cost of Building, \$ 11,000
 Passed by Edw. Topping Inspector
 No. of Block Plan 13
 Limit 13 Water, \$ 5.00

6. Original building permit for the property at 226 St. George Street (incorrectly recorded on the permit as "266"), issued to George Gooderham Mitchell for a "two-storey and attic brick and stone dwelling" designed by architect "D(avid) Roberts" (City of Toronto Archives, Building Permit 920)



7a. 2016 image of the Modernist, 4-storey rear addition to the house form building at 226 St. George Street and then known as Bellarmine Hall that served as a student dormitory and was designed by architect Peter Dickinson. The addition (indicated by the arrow) was demolished in 2017. (Google Street View, 2016)



7b & c. Original 1959 architectural drawings of the Peter Dickinson-designed 4-storey rear addition at 226 St. George Street (now demolished), showing the north (at left) and south (at right) elevations. (City of Toronto Building Records File 54764)



8. Image showing the principal (east) elevation (Heritage Preservation Services, 2018)



9a & b. Images showing the north and south elevations, respectively (Heritage Preservation Services, 2018)



10. Image showing the corner tower at the southeast end of the house (Heritage Preservation Services, 2018)



11. Image showing the decorative glass transoms above the double-hung sash windows at the first-floor level on the corner tower (Heritage Preservation Services, 2018)