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City Clerk's Office

ONTARIO HERITAGE TRUST

FEB 27 2008

RECEIVED

Ulli S. Watkiss  
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
305 GEORGE STREET (THOMAS MEREDITH HOUSE)  
CITY OF TORONTO, PROVINCE OF ONTARIO**


**NOTICE OF PASSING OF BY-LAW**



Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 77-2008 to designate 305 George Street (Thomas Meredith House) (Toronto Centre-Rosedale Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 29<sup>th</sup> day of February, 2008.

  
Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council Item 10.3,  
as adopted by City of Toronto Council on November 19 and 20, 2007  
Enacted by Council: January 30, 2008

**CITY OF TORONTO**

**BY-LAW No. 77-2008**

**To designate the property at 305 George Street (Thomas Meredith House) as being of  
cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 305 George Street (Thomas Meredith House) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 305 George Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 305 George Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 30th day of January, A.D. 2008.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "A"****REASONS FOR DESIGNATION**Description

The property at 305 George Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the east side of George Street, south of Gerrard Street East, the 2½-storey house form building was first recorded in the tax assessment rolls in 1858. The property was included on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value

The Thomas Meredith House has design value as a good example of the Italianate style, which is characterized by a hip roof with extended eaves and end chimneys, the placement of the main entrance in a frontispiece, and decorative detailing including quoins. The style first appeared in Ontario (then Upper Canada) in the mid 19th century. Early examples included "Chiefswood" (Pauline Johnson House), completed in Brantford in 1856 where it is identified as a National Historic Site. The design was widely copied after it was promoted in "The Canadian Farmer" journal in 1865. The Thomas Meredith House represents an early example of the style in Toronto.

The house form building has associative value as one of the first residences constructed on George Street following the extension of the street when the Park Lots north of the former Town of York were opened to subdivision in the 1850s. The area became a sought-after residential district with buildings designed in the popular styles of the period. The property at 305 George Street was originally owned and occupied by Thomas Meredith, a grain merchant who had a decade-long association with the Gooderham and Worts Distillery, the company founded in the early 1830s that evolved into one of Toronto's major manufacturing and financial enterprises. Meredith's family retained the property at 305 George Street until 1911.

Contextually, the Thomas Meredith House contributes to the character of George Street as it developed as a residential district south of Gerrard Street East. The property stands out for its architectural design and relative rarity as one of the few surviving mid 19th century house form buildings in the area. Apart from the Samuel Platt House (completed 1850) at 337 Jarvis Street, other properties in the vicinity that are recognized on the City's heritage inventory were built in the late 1800s. The Thomas Meredith house is an important surviving reminder of the elegant 19th century edifices that once typified the residential neighbourhood south of Allan Gardens.

Heritage Attributes

The heritage attributes of the Thomas Meredith House related to its cultural heritage value as a good example of the Italianate style consist of:

- The 2½-storey plan under a hipped roof with extended eaves, a bracketed cornice and at the four corners, brick chimneys with multiple stacks.

- The red brick cladding with brick and wood trim (the west façade on George Street has been painted).
- The polychromatic detailing, where contrasting yellow brick is applied for the window detailing, quoins, and band course (the principal or west façade has been painted).
- The principal (west) façade, which is divided into three bays by a projecting frontispiece with a flat-headed window opening in the upper storey.
- The main entrance that is placed at the base of the frontispiece and features a round-arched entry with a paneled wood surround and a multi-paned fanlight (the door has been replaced).
- Flanking the frontispiece, the pairs of symmetrically-organized flat-headed window openings with sills and brick voussoirs that are that are found in both floors.
- The continuation of the brick detailing on the side elevations (north and south) and the rear (east) wall.
- The east wall, where an entrance is centered in the first storey beneath a round-arched staircase window with brick voussoirs and a tripartite window (this entry has been altered).
- On either side of the east entry, the pairs of window openings in the first floor beneath single window openings (one has been altered) in the second storey.

**SCHEDULE "B"**

PIN 21100-0168 (LT)

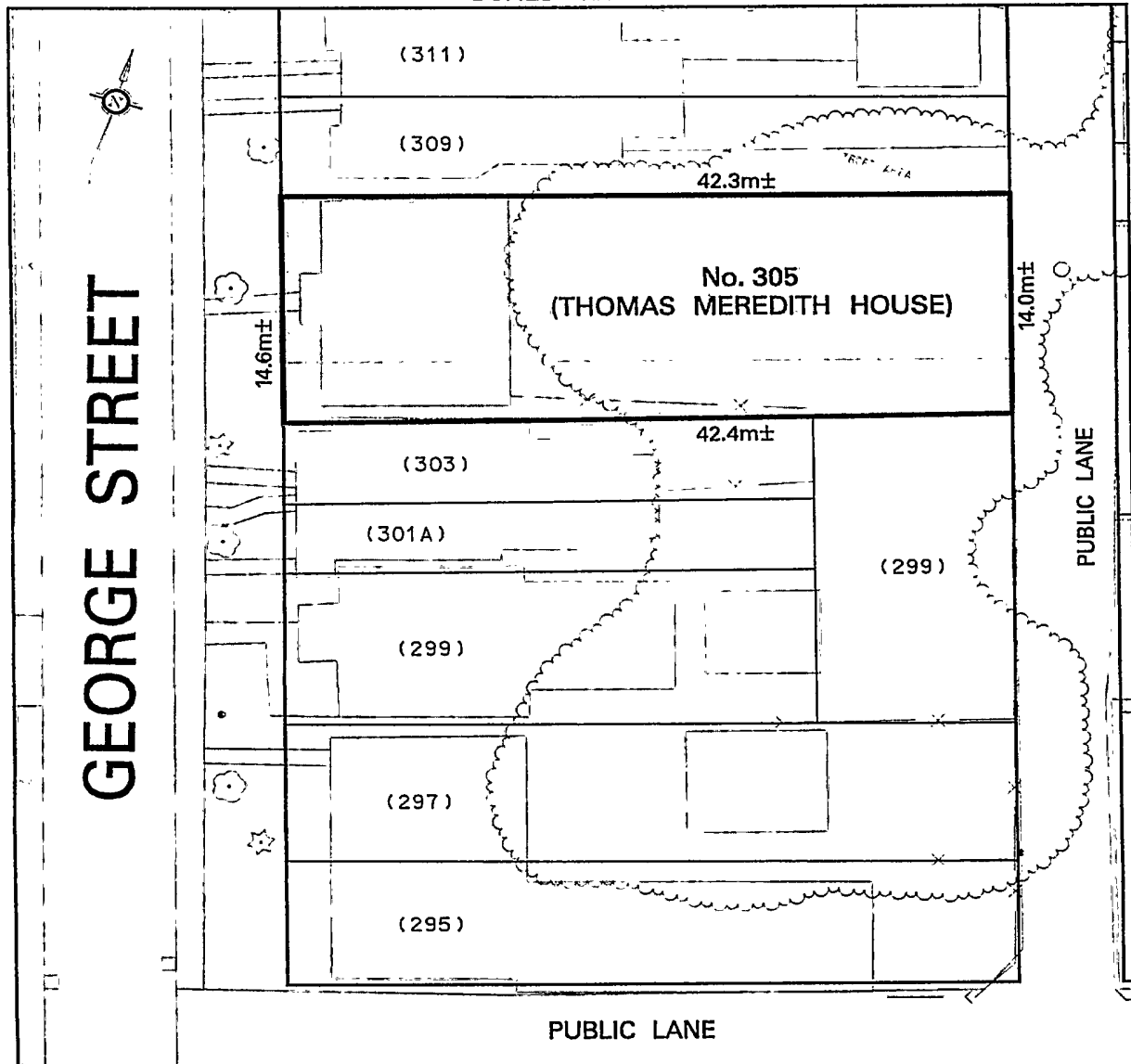
PT LTS 10 & 11 PLAN 150, PT 1 PL 66R22161; CITY OF TORONTO,  
THE EAST LIMIT OF GEORGE STREET CONFIRMED BY BOUNDARIES ACT  
PLAN 63BA821 BY REGISTERED INSTRUMENT CT174335

City of Toronto and Province of Ontario

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2008-003 dated  
January 7, 2008, as set out in Schedule "C".

## SCHEDULE "C"


**Toronto**

 TECHNICAL SERVICES DIVISION  
 SURVEY & MAPPING SERVICES

NOTE:  
 THIS SKETCH IS NOT  
 A PLAN OF SURVEY  
 AND HAS BEEN COMPILED  
 FROM SURVEY NOTES AND  
 OFFICE RECORDS, IT SHALL  
 NOT BE USED EXCEPT FOR  
 THE PURPOSE INDICATED  
 IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE

PREPARED BY: FRANK FURFARO

WARD 27 - TORONTO CENTRE-ROSEDALE

DATE: JAN 7, 2008

## PROPERTY INFORMATION SHEET

No.305 GEORGE STREET  
 (THOMAS MEREDITH HOUSE)  
 LAND DESIGNATED AS BEING OF  
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2008-003