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City Clerk's Office



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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
97 ST. GEORGE STREET (JOHN DOWNEY HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**



NOTICE OF PASSING OF BY-LAW

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Take notice that the Council of the City of Toronto has passed By-law No. 1184-2009 to designate 97 St. George Street (John Downey House) (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 19th day of January, 2010.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 26.16,
as adopted by City of Toronto Council on May 25, 26 and 27, 2009
Enacted by Council: December 4, 2009

CITY OF TORONTO

BY-LAW No. 1184-2009

To designate the property at 97 St. George Street (John Downey House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 97 St. George Street (John Downey 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 buildings and structures located 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 97 St. George Street and upon the Ontario Heritage Trust, a 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 97 St. 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 97 St. George Street 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 4th day of December, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

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

The property at 97 St. 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 value. Located on the east side of St. George Street, north of Hoskin Avenue, the John Downey House (1890) is a 2½-storey house form building that remained in residential use until 1929 when the Canadian School of Missions acquired the site and added a southeast wing. Included on the inaugural City of Toronto Inventory of Heritage Properties in 1973, the property is now part of the University of Toronto's St. George Campus.

Statement of Cultural Heritage Value**Design Value**

The John Downey House is a representative and well-crafted example of the Queen Anne Revival style, which was popular for residential architecture at the close of the 19th century. The style is identified by the varied silhouette, the mixture and texture of the materials, the selection of window styles, and the ornamental detailing. The Queen Anne Revival styling of the John Downey House is exemplified by the oversized west gable with its terra cotta cladding, bargeboard, brackets, and projecting eaves with a dentiled cornice and modillion blocks. The smoothness of the red brick surfaces is contrasted by the rough sandstone detailing. Its design combines various window shapes that range from flat-headed and segmental-arched to round-arched, the latter highlighted with hood moulds. The three-sided bay window on the west façade, the oversized oriel window on the south elevation, and round-arched stairhall window on the north wall are highlights of the design.

Attached to the John Downey House, the two-storey southeast wing was designed in the Neo-Gothic style to distinguish the addition from the original house and to reflect the religious affiliation of the Canadian School of Missions, which commissioned it. Neo-Gothic designs were popular for ecclesiastical and educational buildings during the interwar period. The features of the style that are applied to the southeast wing are the monumental chimney on the gabled south elevation, the pointed-arch opening with leaded glass on the south wall, and the lancet windows with stone surrounds on the west façade where the elevated west entrance incorporates a pointed-arch door surround. The original use of the wing is revealed in the stone name band on the enclosed porch reading "Canadian School of Missions".

Associative Value

The John Downey House is associated with a person of significance to the commercial history of Toronto. The dwelling was in place by September 1890 when it was owned and occupied by Downey, a well-known Toronto solicitor whose law partners included Sir Oliver Mowat, a Father of Confederation and Premier of Ontario who was Downey's neighbour on St. George Street. Following Downey's death in April 1894, his family first rented than sold 97 St. George Street to

Albert Nordheimer (1854-1938). During his occupancy of the property for over two decades, Nordheimer assumed the presidency of the Nordheimer Piano and Music Company, which had been founded by his father and uncle in the 1840s. The firm became the largest publisher of sheet music in Canada while manufacturing a range of pianos at its West Toronto factory. Beyond its business supremacy, the Nordheimer Company was noted for its promotion of both local and international musicians. A trained musician and composer, Albert Nordheimer served as the Consul-General for the Netherlands after his retirement. The property was retained by members of the Nordheimer family until 1929.

The property at 97 St. George Street is also linked to an institution of importance to the community. In 1929, the property was acquired by the Canadian School of Missions, a forerunner to today's Canadian Churches' Forum for Global Ministries. The school was founded in the World War I era by representatives of various Christian denominations to train prospective candidates for overseas missions and provide a centre for returning missionaries. After occupying temporary quarters, the Canadian School of Missions purchased the property at 97 St. George with funding from the Rockefeller Foundation. Architect A. Mackenzie Brydon prepared the plans for interior alterations to the house and the addition of the southeast wing, where the second-floor chapel was marked by the large pointed-arch window on the south elevation. The presence of the school on St. George Street was followed by other Christian training institutions, particularly the Chinese Inland Mission at #150 and the Presbyterian Deaconess and Missionary Training Home at #156. The Canadian School of Missions retained the property until 1969, when it was acquired by the University of Toronto.

Contextual Value

The John Downey House is historically linked to its surroundings as a surviving house form building typical of those erected along St. George Street in the late 19th century when the tree-lined boulevard was an exclusive residential neighbourhood adjoining the University of Toronto's campus (south) and Queen's Park (east). While most of the house form buildings on St. George Street were in place before 1900, by the 1920s many had been acquired or replaced by institutional edifices. Standing in its original location, the John Downey House shares its setback and height with other former residential buildings on St. George Street, including the neighbouring W. D. Matthews House (1890) at #89 that anchors the northeast corner of Hoskin Avenue where it is designated under Part IV, Section 29 of the *Ontario Heritage Act*.

Heritage Attributes

The heritage attributes of the John Downey House related to its design and contextual value as a representative and well-crafted late 19th century residential building that was expanded for institutional use and is linked to the historical character of St. George Street are:

- The scale, form and massing.
- The 2½-storey house form building, with the two-storey southeast wing.

- The materials, with red brick cladding and brick, sandstone, limestone, slate, clay, terra cotta, wood and glass detailing.
- On the house form building, the steeply-pitched gable roof, the roof detailing that includes wood-trimmed gabled dormers, and the pattern and placement of the fenestration.
- On the southeast wing, the pattern and placement of the fenestration on the west façade, the enclosed porch containing the west entrance, and the portion of the south wall under the gable with the chimney and the pointed-arch window opening (east of the bay containing the chimney, the remainder of the southeast wing is not included in the Reasons for Identification).
- The placement of the building on the east side of St. George Street, where its principal (west) façade follows the setback of the adjoining former residential buildings along the street.

SCHEDULE "B"

Part of PIN 21414-0044 (LT)

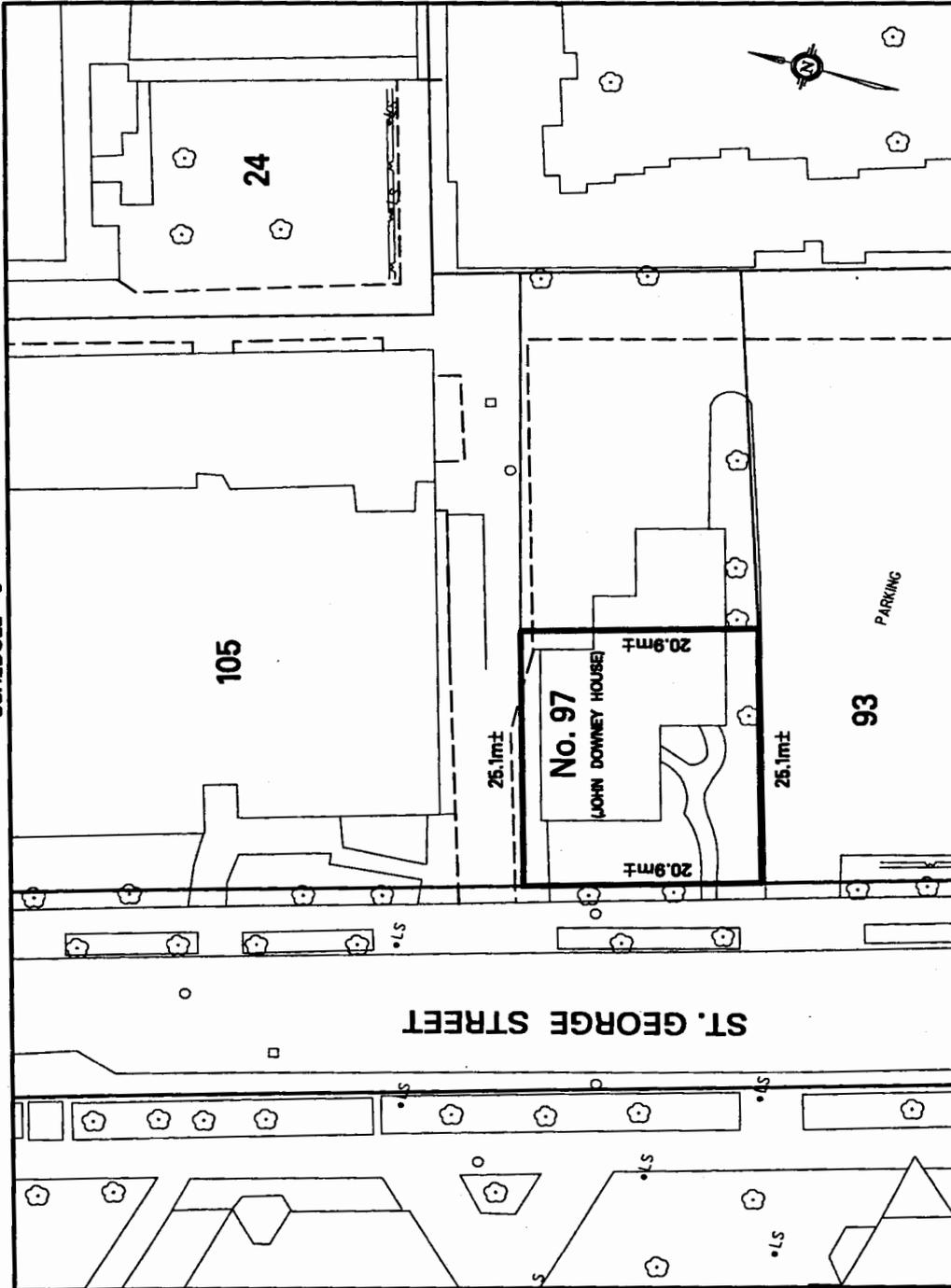
Part of Park Lot 14 in Concession 1 from the Bay, designated as PART 1 on Plan 66R-24543

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-2009-112 dated November 12, 2009, as set out in Schedule "C".

SCHEDULE "C"

SCHEDULE "C"



<p>Toronto TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p>	<p>NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR OFFICIAL PURPOSES UNLESS IT IS APPROVED BY THE SURVEYOR GENERAL OF ONTARIO IN WRITING.</p>	<p>PROPERTY INFORMATION SHEET NO. 97 ST. GEORGE STREET (JOHN DOWNNEY HOUSE) LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST WARD 20 - TRINITY-SPADINA DATE: NOVEMBER 12, 2009</p>
<p>PREPARED BY: CHRYSTIE FITT</p>	<p>CHECKED BY: JOHN HOUSE</p>	<p>SKETCH No. PS-2009-112</p>