

TORONTO STAFF REPORT

June 15, 2006

To: Toronto Preservation Board
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 312-356 Dundas Street West - Intention to Designate 12 Properties under Part IV of the *Ontario Heritage Act*
Trinity-Spadina - Ward 20

Purpose:

This report recommends that City Council state its intention to designate 12 properties on Dundas Street West between McCaul Street and Beverley Street under Part IV of the Ontario Heritage Act.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2006 Policy and Research budget.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the following 12 properties on Dundas Street West under Part IV of the *Ontario Heritage Act*:
 - (i) 312 Dundas Street West (James Travers House)
 - (ii) 314 Dundas Street West (James Travers House)
 - (iii) 322 Dundas Street West (Inglis Lough House)
 - (iv) 324 Dundas Street West (Joseph Goulding House)
 - (v) 326 Dundas Street West (Howard Bryant House)
 - (vi) 330 Dundas Street West (infill building)
 - (vii) 334 Dundas Street West (Richard Chadd and Hugh McCaw Houses)
 - (viii) 340 Dundas Street West (Edwin Coleman House)
 - (ix) 344 Dundas Street West (Laxton House)
 - (x) 346 Dundas Street West (Laxton House)

- (xi) 350 Dundas Street West (William McCaw House)
 - (xii) 356 Dundas Street West (William Mollington Houses); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The properties at 312-356 Dundas Street West between McCaul Street and Beverley Street were listed on the City of Toronto Inventory of Heritage Properties in 1973. The property at 318 Dundas Street West (Joseph Adams House) was designated under Part IV of the *Ontario Heritage Act* in 1986 by By-law #36-86. According to evaluation by planning staff, as a group the remaining properties merit designation under Part IV of the *Ontario Heritage Act* for their contextual value, and some of the properties also have architectural and historical significance.

Staff from the City Planning Division (Community Planning, Urban Design and Heritage Preservation Services) have been conducting studies of the neighbourhood. Staff will be bringing forward a report recommending the inclusion on the City of Toronto Inventory of Heritage Properties of Beverley Place (also known as the Hydro Block) bounded by Beverley, Cecil, Baldwin and Henry Streets. As part of that work, staff is also recommending the designation of the house form building on the north side of Dundas Street West between McCaul Street and Beverley Street.

The designations of the 12 properties identified in Recommendation No. 1 would enable City Council to control the demolition of the buildings and encourage the retention of their heritage attributes as described in Attachment No. 3 A-K.

Comments:

Staff have evaluated the properties at 312-356 Dundas Street West (excluding the designated property at #318 Dundas) and determined that they merit designation under Part IV of the *Ontario Heritage Act* according to the criteria for municipal designation prescribed by the Province of Ontario. Location maps (Attachment No. 1 A-B), historical overview of the area (Attachment No. 2), and photographs (with the Reasons for Designation in Attachment No. 3A-K) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3 A-K) and include statements of the cultural heritage value and descriptions of the heritage attributes of each property. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designation by-laws.

Statement of Reasons for Designation

The 12 properties at 312, 314, 322, 324, 326, 330, 334, 340, 344, 346, 350 and 356 Dundas Street West are recommended for designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value or interest. The surviving group of late 19th century house form buildings have contextual value as they support the residential appearance of this section of Dundas Street West.

Conclusions:

It is recommended that City Council state its intention to designate the 12 properties identified in Recommendation No. 1 under Part IV of the *Ontario Heritage Act*.

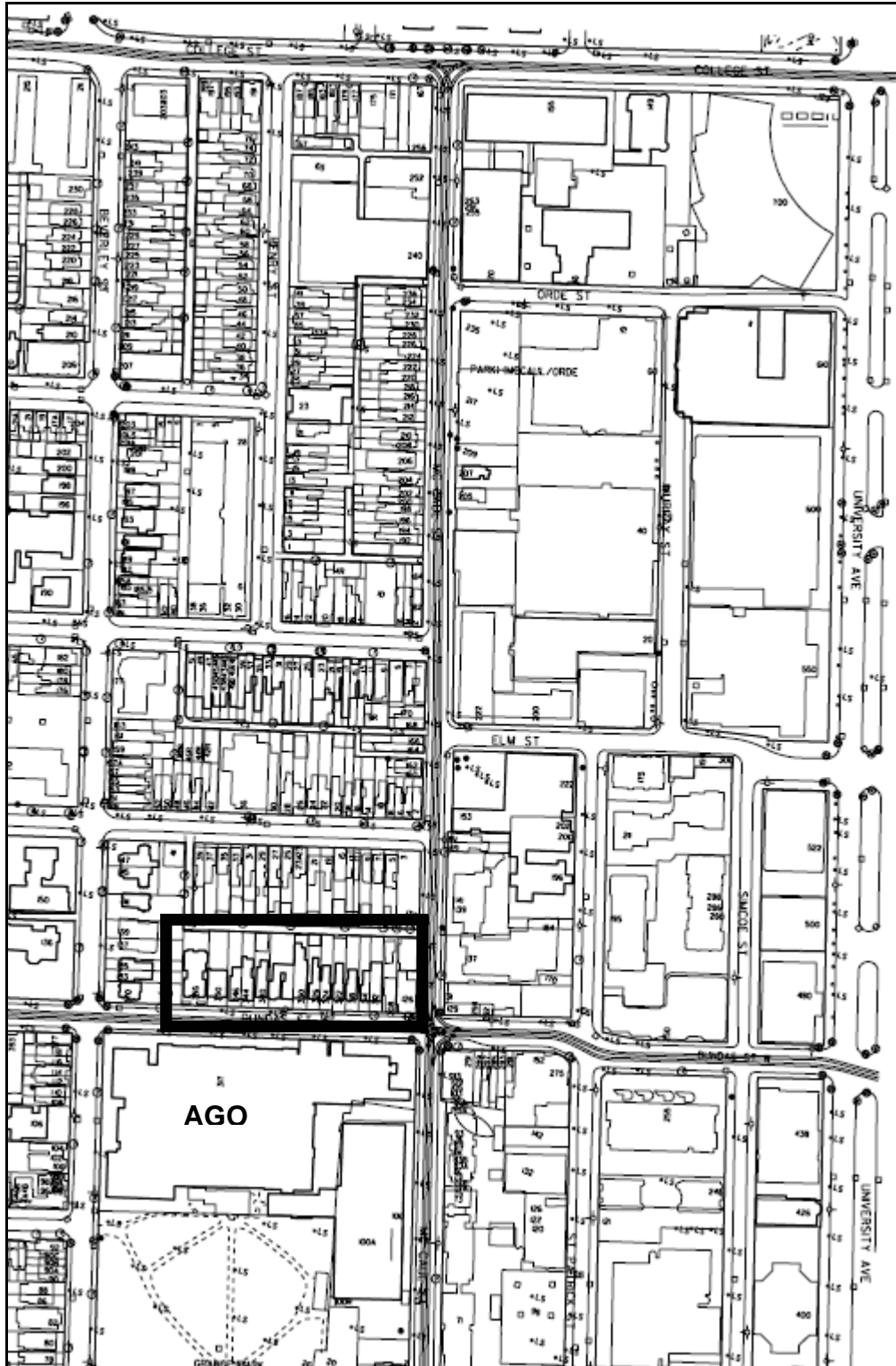
Contact:

Denise Gendron
Manager, Heritage Preservation Services
Tel: 416-338-1075
Fax: 416-392-1973
E-mail: dgendron@toronto.ca

Barbara Leonhardt
Director, Policy and Research
City Planning Division

List of Attachments:

Attachment No. 1 A-B - Location Map (312-356 Dundas Street West)
Attachment No. 2 - Historical Overview (Dundas Street West from McCaul Street to Beverley Street)
Attachment No. 3 A-K- Reasons for Designation with Photographs (312-356 Dundas Street West)





Dundas Street West between McCaul Street and Beverley Street

Joseph Adams House, 318 Dundas Street West
Designated under Part IV of the *Ontario Heritage Act* by By-law 36-86

This section of Dundas Street West was formerly part of Park Lot 13, one of the series of 100-acre tracts, extending from present-day Queen Street to Bloor Street, which were reserved for members of Toronto's political and military establishment following the founding of the Town of York in 1793. Park Lot 13, bounded by present-day McCaul Street and Beverley Street, was acquired by D'Arcy Boulton, Jr., son of the Province's Attorney General, who began the construction of his residence, "The Grange", in 1817. A decade later, Boulton started subdividing portions of the surrounding estate for residential housing. After Boulton's daughter-in-law, Harriette Mann Dixon Boulton inherited the site, she and her second husband, the celebrated Toronto author Goldwin Smith, willed "The Grange" to the newly formed Art Museum of Toronto (now the Art Gallery of Ontario), where it now functions as a historic house museum.

In the 1870s, the remaining lands surrounding "The Grange" were subdivided for housing. Residences designed in the popular Second Empire style, including "Chudleigh" (the George Beardmore House at #136 Beverley, dating to 1872 and designated under the *Ontario Heritage Act*) set the standard for the architectural appearance of the area. Present-day Dundas Street West was extended westward through the Boulton property in 1877 (at that time, this section of Dundas was named St. Patrick, and today's St. Patrick Street was called William Street). The tax assessment rolls for September 1878 indicate that the land along the north side of Dundas was sold, apart from the northwest corner of McCaul Street. Three houses were in place at that time, including one of the surviving semi-detached residences at #356 Dundas.

The properties along the north side of Dundas Street West, between McCaul Street and Beverley Street and numbered from #312 to #356 Dundas, were included on the City of Toronto Inventory of Heritage Properties in 1973. The Joseph Adams House at #318 Dundas was designated under Part IV of the *Ontario Heritage Act* in 1986. The house form buildings comprising this group were constructed from 1879 to 1882, with the exception of the properties at #344-346 (built in 1896) and #330 (replaced after 1973). All of the properties have cultural heritage value for their contextual importance in maintaining the residential appearance of this section of Dundas Street West, and some are notable for their architectural designs or historical associations.



312 and 314 Dundas Street West: Reuben Millichamp Houses

Description:

The properties at 312 and 314 Dundas Street West are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value or interest. Located on the north side of Dundas Street West, west of McCaul Street, the pair of semi-detached house form buildings was completed after September 1880 when they were recorded as “unfinished” in the tax assessment rolls. Constructed by builder James Travers, the houses were acquired by Reuben Millichamp, who occupied #312 Dundas and rented the adjoining residence to a barrister. Millichamp later relocated to the property at 43 (47) Queen’s Park Crescent East, which is designated under Part IV of the *Ontario Heritage Act*. The properties at 312 and 314 Dundas Street West were listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the properties at 312 and 314 Dundas Street West is related to their design or physical value as representative examples of late 19th century residential housing in the Second Empire style that display a high degree of craftsmanship. Identified by its distinctive mansard (or double-sloped) roof with decorative detailing, the style was one of the most popular applied to residential buildings in the late 1800s.

The cultural heritage value of the Reuben Millichamp Houses also relates to their contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Reuben Millichamp Houses related to their cultural heritage value as representative examples of Second Empire styling displaying a high degree of craftsmanship are found on the principal (south) façades and the south slope of the roofs above, consisting of:

- The 2½-storey plans above raised stone bases with window openings
- The application of red brick cladding with buff brick, stone and wood trim
- The mansard roofs with decorative shingles, flared eaves with paired brackets, and semi-circular dormers with decorative wood detailing
- The organization of the south facades, with brick firebreaks and brackets at the outer corners; the division of the wall into three sections with a central frontispiece; at the base of the frontispiece, the segmental-arched entrances with brick hood moulds, stone keystones and transoms (the doors have been replaced); on either side of the entries, the single-storey three-sided bay windows with segmental-arched window openings, cornices and, on #312, iron cresting; the round-arched window openings in the second storey; and, the brick hood moulds and the stone keystones and sills on the window openings

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.



322 Dundas Street West: Inglis Lough House

Description:

The property at 322 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, west of McCaul Street, the 2½-storey detached house form building was first recorded on the tax assessment rolls in September 1879 when it was shown as a vacant house owned by John MacMahan. The house was occupied by September 1881, with Dr. Inglis Lough as the tenant of the MacMahan Estate. The design of the house is virtually identical to its neighbours to the east at #318 Dundas (Joseph Adams House) and the west at #324 (James Goulding House). All three properties were listed on the City of Toronto Inventory of Heritage Properties in 1973, and the property at #318 Dundas was designated under Part IV of the *Ontario Heritage Act* in 1986 by By-law #36-86.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 322 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing in the Second Empire style that displays a high degree of craftsmanship. Popular for residential housing in the late 1800s, the style is identified by the distinctive mansard (or double-sloped) roof with elaborate decorative detailing.

The cultural heritage value of the Inglis Lough House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Inglis Lough House related to its cultural heritage value as a representative example of late 19th century residential housing in the Second Empire style displaying a high degree of craftsmanship are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base with a window opening
- The application of buff brick (now painted) with buff brick, stone and wood detailing
- The mansard roof with decorative shingles, extended eaves with dentils, and gabled dormers with pediments and wood detailing above a projecting wood cornice with moulding, dentils and trios of brackets
- The organization of the south façade into two bays with the main entrance elevated in the right (east) bay; the segmental-arched entrance with a hood mould, stone keystone and transom (the original door has been replaced and the open wood porch with Classical detailing is not original); above the entry, the single segmental-arched window opening and, in the left (west) bay, the two-storey three-sided bay window; and, the brick hood moulds, carved stone keystones and stone sills on the window openings

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.



324 Dundas Street West: James Goulding House

Description:

The property at 324 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, west of McCaul Street, the 2½-storey semi-detached house form building was completed by September 1879 when it was first recorded in the tax assessment rolls as a vacant house owned by John MacMahan. By September 1880, James Goulding, a civil servant, was the owner and occupant of the residence. The design of the house is virtually identical to those at #318 and #322 to the east, but its west wall abuts the neighbouring dwelling at #326. The above-noted properties were listed on the City of Toronto Inventory of Heritage Properties in 1973, and the property at #318 Dundas was designated under Part IV of the *Ontario Heritage Act* in 1986 by By-law #36-86.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 324 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing in the Second Empire style that displays a high degree of craftsmanship. Identified by the distinctive mansard (or double-sloped) roof with elaborative decorative detailing, the style was popular for residential buildings before 1900.

The cultural heritage value of the James Goulding House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the James Goulding House related to its cultural heritage value as a representative example of late 19th century residential housing in the Second Empire style displaying a high degree of craftsmanship are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base with a window opening
- The application of buff brick with buff brick, stone and wood detailing
- The mansard roof with decorative shingles, extended eaves with dentils, and gabled dormers with pediments and wood detailing above a projecting wood cornice with moulding, dentils and trios of brackets
- The organization of the south façade into two bays with the main entrance elevated in the right (east) bay; the segmental-arched entrance with a brick hood mould, stone keystone and transom (the original door has been replaced and the open wood porch with Classical detailing is not original); above the entry, the single segmental-arched window opening and, in the left (west) bay, the two-storey three-sided bay window; and, the brick hood moulds, carved stone keystones and stone sills on the window openings

The west wall abuts the neighbouring building at #326 Dundas.

The east elevation, which is devoid of detailing, and the rear (north) wall are not included in the Reasons for Designation.



326 Dundas Street West: Howard Bryant House

Description:

The property at 326 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, west of McCaul Street, the 2½-storey semi-detached house form building was completed by September 1880 when the tax assessment rolls recorded Howard Bryant as the owner of the vacant house. The Howard Bryant House abuts the neighbouring building at #324 Dundas. The property at #326 Dundas was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 326 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing in the Second Empire style that displays a high degree of craftsmanship. Identified by the distinctive mansard (or double slope) roof with elaborate decorative detailing, the style was popular for residential buildings in the late 1800s.

The cultural heritage value of the Howard Bryant House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Howard Bryant House related to its cultural heritage value as a representative example of late 19th century residential housing in the Second Empire style displaying a high degree of craftsmanship are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base with a window opening
- The application of buff brick with buff brick, stone and wood detailing
- The mansard roof with decorative shingles, extended eaves with dentils, and gabled dormers with pediments and wood detailing above a projecting wood cornice with moulding and paired brackets
- The organization of the south façade into two bays with the main entrance elevated in the right (east) bay; the segmental-arched entrance with a transom, brick hood mould and carved stone keystone; in the left (west) bay, the distinctive single-storey two-sided bay window with segmental-arched window openings with brick hood moulds, corbels and stops under a convex-sloped roof; and, in the second storey, the segmental-arched window openings with brick hood moulds and stone sills

The east wall abuts the neighbouring building at #324 Dundas.

The west elevation, which is devoid of detailing, and the rear (north) wall are not included in the Reasons for Designation.



330 Dundas Street West: replacement building

Description:

The property at 330 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, west of McCaul Street, the 2½-storey commercial building replaced a detached house form building completed for builder John Joss in 1882. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973 as an infill property to enable the municipality to be involved in any future redevelopment of the site.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 330 Dundas Street West is related to its contextual value as, through its scale, height and setback, it contributes to the group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of building that relate to its cultural heritage value as a contextual building are found on the principal (south) façade and roof above, consisting of:

- The 2½-storey south façade, whose scale, height and setback relates to those of the adjoining house form buildings on Dundas Street between McCaul Street and Beverley Street

The side elevations (east and west) and rear (north) wall are not included in the Reasons for Designation.



334 Dundas Street West: Richard Chadd House

Description:

The property at 334 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the 2½-storey house form building was completed by September 1879 when the tax assessment rolls indicate that Richard Chadd, an employee with the Post Office, was the owner and occupant. The Richard Chadd House abuts the neighbouring infill building at #330 Dundas, as well as the house form building to the west, which is now part of #334 Dundas and identified for convenience purposes as #336 Dundas. The property at #334 Dundas was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 334 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing in the Gothic Revival style that displays a high degree of craftsmanship. Popularized for residential and ecclesiastical buildings in the late 1800s, the style is identified by the gable roof with decorative wood trim, the pointed-arch window opening within the gable, and the dichromatic brickwork.

The cultural heritage value of the Richard Chadd House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Richard Chadd House related to its cultural heritage value as representative examples of Gothic Revival styling with a high degree of craftsmanship are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base (the window opening in the base has been altered)
- The gable roof with a cross-gable on the south slope, which displays carved wood bargeboard, and the extended eaves with paired wood brackets
- The application of buff brick with buff and contrasting red brick, stone and wood detailing
- The organization of the principal (south) façade into two bays with brick firebreaks and brackets on the outer corners and red brick string courses; the main entrance, which is elevated in the right (east) bay and placed in a segmental-arched opening with brick voussoirs (the original doors and transom have been replaced); in the second storey above the entry, the segmental-arched window opening with brick voussoirs and a stone sill; the treatment of the left (west) bay as a frontispiece beneath the cross-gable; in the west bay, the large flat-headed window openings (which have been altered); and, beneath the cross-gable, the pointed-arched window opening with a brick surround

The side elevations (east and west) abut the neighbouring buildings.

The rear (north) wall is not included in the Reasons for Designation.



**334 Dundas Street West (convenience address 336 Dundas Street West):
Hugh McCaw House**

Description:

The west part of the property at 334 Dundas Street West (identified for convenience purposes as 336 Dundas Street West) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the 2½-storey house form building was completed by September 1879 when it was first recorded in the tax assessment rolls. At that time, Hugh McCaw, an employee with the civil service, was the owner and occupant. The property at #334 Dundas (known as #336 Dundas) was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property of the Hugh McCaw House is related to its design or physical value as a representative example of late 19th century residential housing in the Gothic Revival style that displays a high degree of craftsmanship. The style, popular for residential and ecclesiastical designs before 1900, is evident in the roof treatment, where the cross-gable at the south end contains decorative woodwork, and the placement of the hood moulds to mimic pointed arches.

The cultural heritage value of the Hugh McCaw House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Hugh McCaw House related to its cultural heritage value as a representative example of Gothic Revival styling with a high degree of craftsmanship are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base (the window opening in the base has been altered)
- The gable roof with a cross-gable on the south slope that contains decorative woodwork
- The application of buff brick cladding with buff brick, stone and wood detailing
- The organization of the principal (south) façade into two bays with a brick firebreak and bracket anchoring the east corner; the main entrance, which is elevated in the right (east) bay and placed in a segmental-arched opening (the original doors and transom have been replaced); the treatment of the left (west) bay as a frontispiece; at the base of the frontispiece, a single-storey square bay window with round-arched window openings and a roof with extended eaves and wood brackets; the segmental-arched window openings in the second floor; and, the detailing of the window openings, with stone sills with brick corbels, and brick hood moulds in the shape of pointed arches

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.



340 Dundas Street West: Edwin Coleman House

Description:

The property at 340 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the 2½-storey detached house form building was completed by September 1879 when it was first recorded in the tax assessment rolls with accountant Edward Coleman as the owner and occupant. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property of the Edwin Coleman House is related to its design or physical value as a representative example of late 19th century residential housing in the Gothic Revival style. Popular for residential buildings and churches before 1900, the style is identified by its use of medieval-inspired elements, in this case the decorative roof detailing.

The cultural heritage value of the Edwin Coleman House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Edwin Coleman House related to its cultural heritage value as a representative example of Gothic Revival styling are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base (the window opening in the base has been altered)
- The gable roof with a cross-gable on the south slope that contains decorative woodwork
- The application of buff brick cladding with buff brick, stone and wood detailing
- The organization of the principal (south) façade into two bays; the main entrance, which is elevated in the right (east) bay (the original segmental-arched opening, transom and doors have been replaced); in the left (west) bay, the flat-headed window opening (which has been altered); and, the segmental-arched window openings in the second floor with brick voussoirs and stone sills

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.



344 and 346 Dundas Street West: Laxton Houses

Description:

The properties at 344 and 346 Dundas Street West are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the pair of semi-detached house form buildings was recorded as “unfinished” when the tax assessment roll was recorded in August 1896. The houses were constructed for William and John Laxton (replacing a single detached house dating to 1878) and subsequently rented to a journalist and a widow. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the properties at 344 and 346 Dundas Street West are related to their design or physical value as representative examples of late 19th century residential housing with features of Queen Anne Revival styling that display a high degree of craftsmanship. As one of the most prolific styles associated with residential buildings in the late 1800s, the Queen Anne was identified by its mixture of materials and decorative features including decorative terra cotta.

The cultural heritage value of the Laxton Houses also relates to their contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Laxton Houses related to their cultural heritage value as representative examples of Queen Anne Revival styling displaying a high degree of craftsmanship are found on the principal (south) façades and the south slopes of the roofs above, consisting of:

- The 2½-storey plans with canted southeast and southwest corners above raised sandstone bases with window openings
- The application of red brick cladding with brick, sandstone, terra cotta and wood detailing
- The gable roofs with cross-gables, extended eaves and wood brackets; and, in the cross-gables, the decorative shingles and Palladian windows with wood detailing
- The organization of the south facades, designed as mirror images with the entrances in the centre; the monumental round-arched entrance porches beneath enclosed sunporches with decorative wood detailing, including fretwork; the entrance on #344 Dundas, which retains a transom and door with an oval light (the doors on #346 Dundas have been replaced); on either side of the entries, the large round-arched window openings in the first storey; on the first-floor door and window openings, brick voussoirs with corbels and terra brick keystones; in the second storey and on the corners, flat-headed window openings with brick voussoirs; the sandstone sills on all of the window openings; and, the terra cotta spandrels beneath the second-floor window openings

The entrance canopy on #346 Dundas is an addition that is not included in the Reasons for Designation.

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.



350 Dundas Street West: William Frederick McCaw House

Description:

The property at 350 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the 2½-storey house form building was completed after September 1879 when it was recorded as “unfinished” on the tax assessment rolls. The design is attributed to William Frederick McCaw, an architect who was the original owner and occupant (building permits do not survive for this period). The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 350 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing inspired by Gothic Revival styling. As one of the most popular styles for residential and ecclesiastical buildings in the late 1800s, the Gothic Revival is characterized by the use of pointed-arch motifs.

The William Frederick McCaw House also has cultural heritage value for its historical association with its original owner, who entered into a partnership with fellow architect E. J. Lennox that lasted from 1876 to 1881 (during this period, McCaw’s residence was completed at #350 Dundas). According to Marilyn Litvak’s biography of Edward James Lennox (1995, page 1), “McCaw and Lennox were popular and sought after. Their commissions ranged from large churches to school houses in Stratford and Owen Sound; from “commodious” brick villas to commercial properties; from a “first class” hotel on the Island, Toronto Bay, to a summer cottage and the design and construction of 2,000 lineal feet of esplanade and terracing at the lakefront in Parkdale.”

The cultural heritage value of the William Frederick McCaw House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the William Frederick McCaw House related to its cultural heritage value as a representative example of Gothic Revival styling are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base with window openings
- The gable roof with a cross-gable on the south slope (the gable has been reclad)
- The application of red brick cladding with brick and stone detailing (the south façade has been painted)
- The organization of the principal (south) façade, anchored by firebreaks with brick brackets and featuring corbelling under the eaves; the division of the south wall into three sections, with a frontispiece offset under the cross-gable; the location of the principal entrance in the right (east) bay (the opening has been altered); in the first floor, the large window openings (which have been altered); and, in the second-storey, the pointed-arch window openings with brick voussoirs and corbelled sills

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.



356 Dundas Street West: William Mollington Houses

Description:

The property at 356 Dundas Street West (formerly known as 356 and 358 Dundas Street West) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the pair of 2½-storey semi-detached house form buildings was completed in two stages. The tax assessment roll compiled in September 1879 indicates that the east section was in place, while the west portion was recorded as “unfinished.” Toronto architect and sculptor William Mollington occupied the east half and subsequently rented the remainder to a series of tenants. Beginning in the early 1980s, the site was the location of Ronald McDonald House, a residence for the parents of children undergoing hospital care. The William Mollington Houses were listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 356 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing in the Gothic Revival style that displays a high degree of craftsmanship. As one of the most popular styles of the late 1900s, the Gothic Revival was identified by its application of dichromatic brickwork and wood detailing.

The property at 356 Dundas Street West also has cultural heritage value for its historical association with the practice of William Mollington. Described as Toronto’s most successful architectural sculptor, Mollington executed the carvings for the Bank of Montreal Building (now the Hockey Hall of Fame) at 30 Yonge Street and, in partnership with Holbrook, purportedly designed the embellishments on the Ontario Legislature and the former William Gooderham House, now known as the York Club (McKelvey and McKelvey, Toronto: Carved in Stone, 1984, page 139).

The cultural heritage value of the William Mollington Houses also relates to their contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the William Mollington Houses related to their cultural heritage value as representative examples of Gothic Revival styling displaying a high degree of craftsmanship are found on the principal (south) façades and the south slopes of the roofs above, consisting of:

- The 2½-storey plans above raised bases with window openings (the openings have been altered)
- The application of red brick cladding with red and buff brick, stone and wood detailing
- The gable roofs with cross-gables with extended eaves, paired wood brackets and decorative woodwork
- The organization of the south facades, with brick firebreaks and brackets anchoring the ends, the red brick corbelling under the eaves, and the series of yellow brick string courses
- The design of the units as mirror images with the entrances in the centre; in the first storey, the flat-headed open entrance porches between pairs of flat-headed window openings; protected by the porches, the flat-headed entries with transoms (the doors have been replaced); the flat-headed window openings in the second-storey; the stone lintels above all of the openings; the patterned brick applied for the flat arches and brick infill above the entrances and most of the windows; and, the carved stone panels with carved leaf motifs that separate the pairs of first-floor window openings

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.