

Authority: Toronto and East York Community Council Report 7, Clause 29,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: February 6, 2007

CITY OF TORONTO

BY-LAW No. 96-2007

To designate the property at 314 Dundas Street West (Reuben Millichamp House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 314 Dundas Street West (Reuben Millichamp 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 314 Dundas Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 314 Dundas Street West, 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 314 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of February, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

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.

SCHEDULE “B”**LEGAL DESCRIPTION**

PIN 21208-0262 (LT)

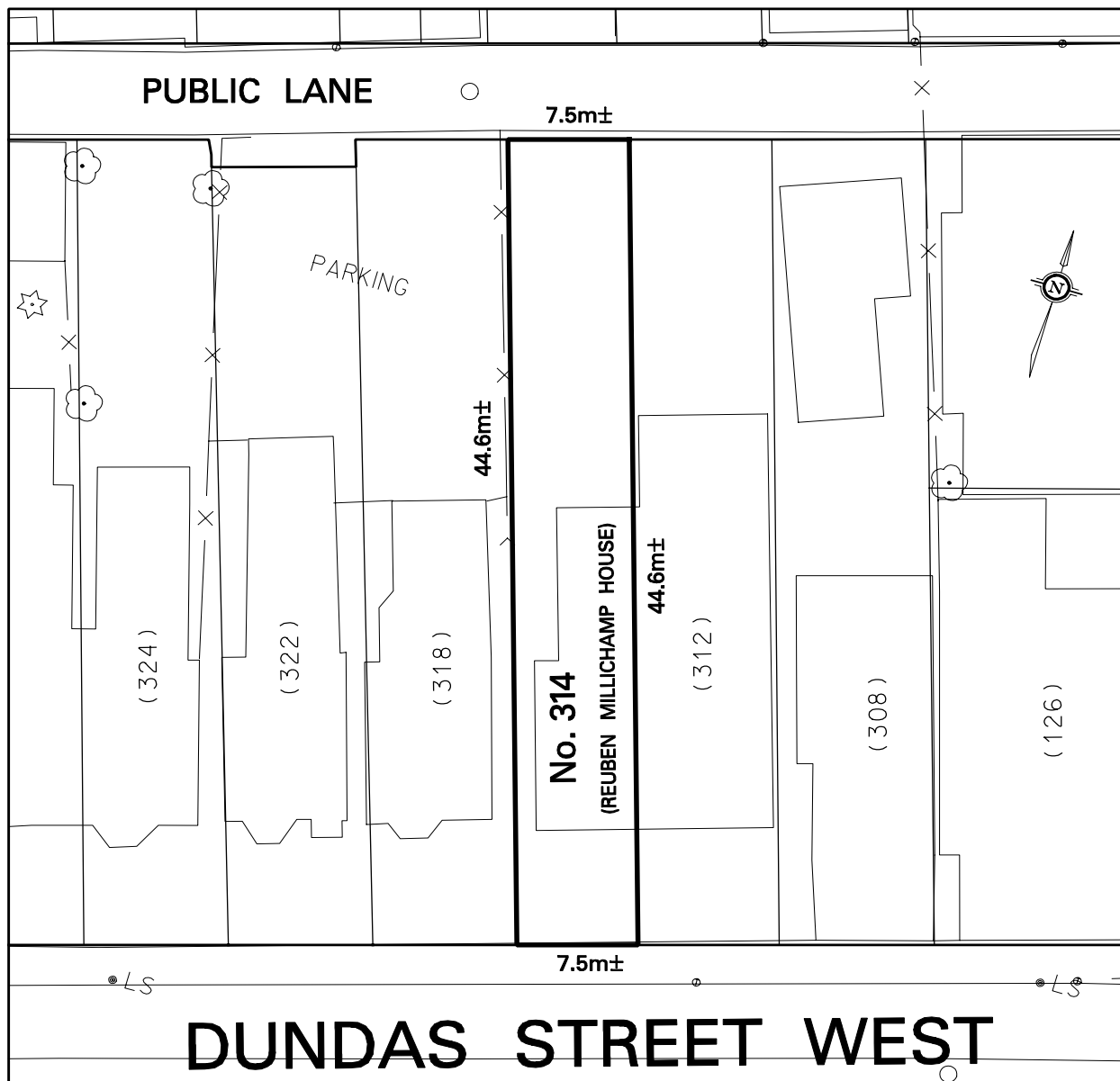
PT BLK 5 PL D168 AKA PL D247 TORONTO AS IN CT414212

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-2007-007 dated January 31, 2007, 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

PROPERTY INFORMATION SHEET

No. 314 DUNDAS STREET WEST
(REUBEN MILLICHAMP HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 20 - TRINITY-SPADINA
DATE: JAN. 31, 2007

SKETCH No. PS-2007-007