

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. 98-2007

To designate the property at 324 Dundas Street West (James Goulding House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 324 Dundas Street West (James Goulding 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 324 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 324 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 324 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 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 No. 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.

SCHEDULE “B”**LEGAL DESCRIPTION**

PIN 21208-0259 (LT)

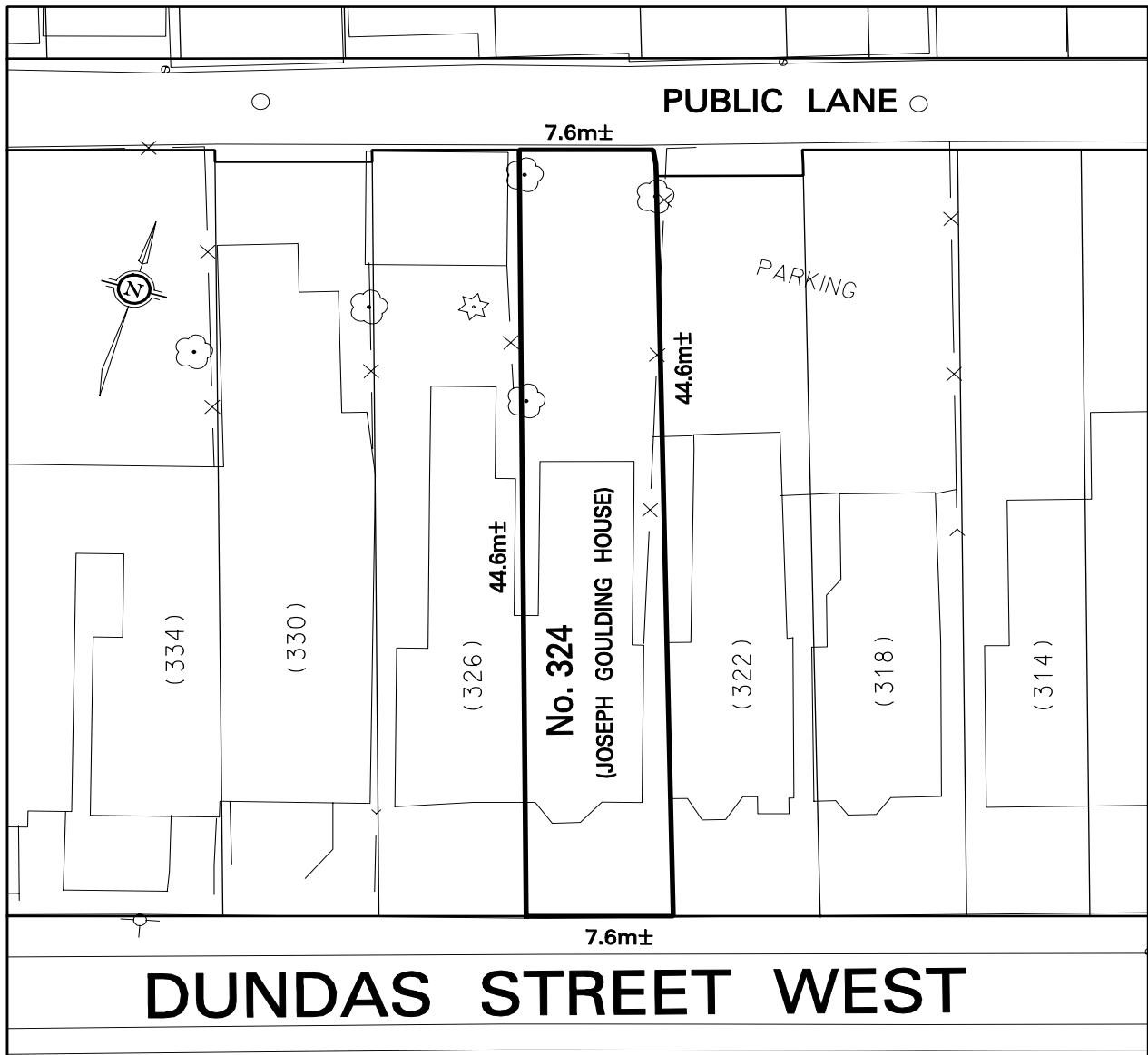
PT BLK 5 PL D168 AKA PL D247 TORONTO AS IN CA269300

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-2007-009 dated January 29, 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. 324 DUNDAS STREET WEST
(JOSEPH GOULDING HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST**

(NOT TO SCALE)

WARD 20 - TRINITY-SPADINA

DATE: JAN. 29, 2007

SKETCH No. PS-2007-009