

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. 104-2007

To designate the property at 356 Dundas Street West (William Mollington House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 356 Dundas Street West (William Mollington 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 356 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 356 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 356 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 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.

SCHEDULE “B”**LEGAL DESCRIPTION**

PIN 21208-0251 (LT)

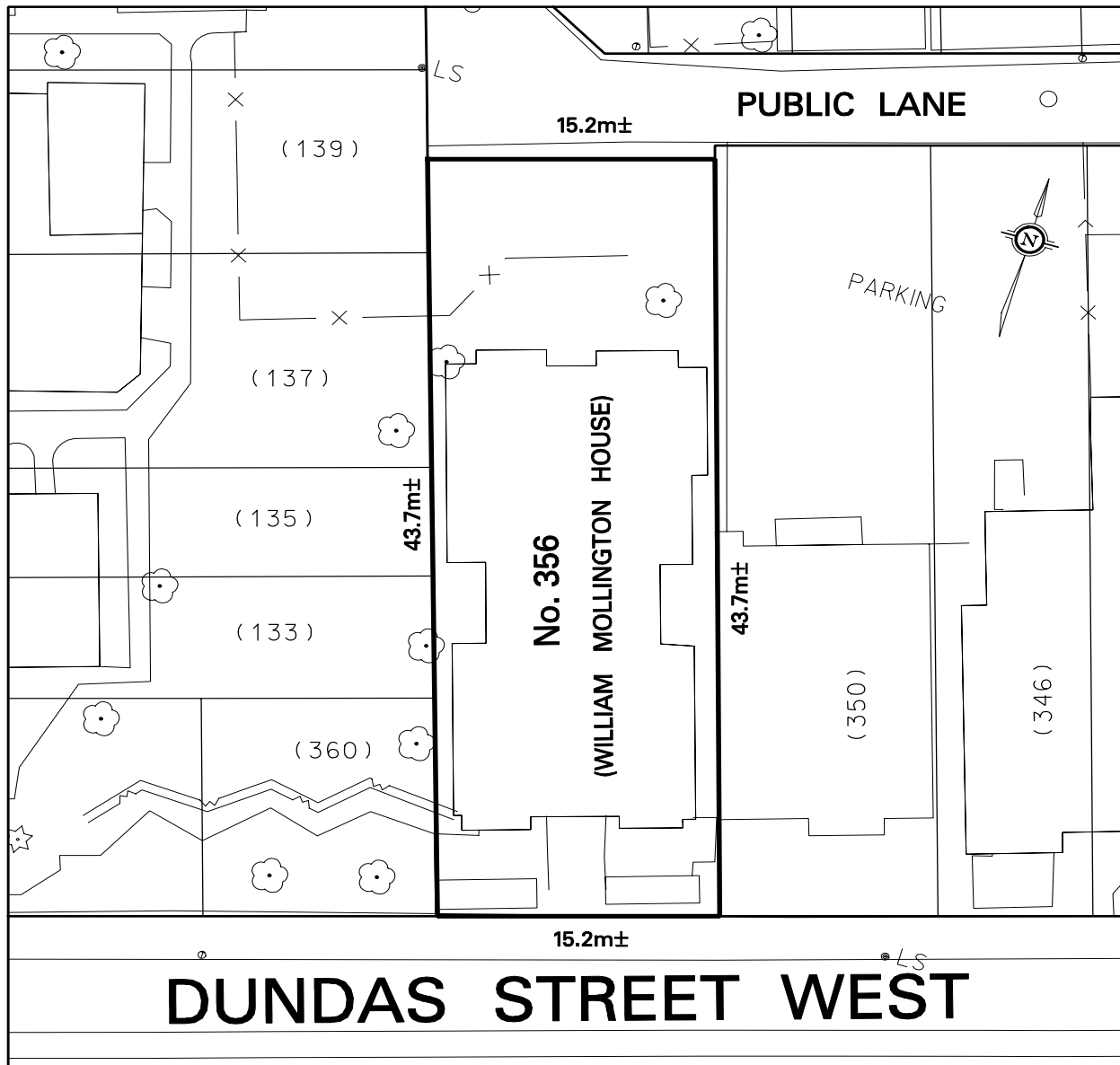
PT BLK 5 PL D168 AKA PL D247 TORONTO PT 1 63R1932

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-2007-015 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. 356 DUNDAS STREET WEST
 (WILLIAM MOLLINGTON 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-2007-015