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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
540 DOVERCOURT ROAD
CITY OF TORONTO, PROVINCE OF ONTARIO**


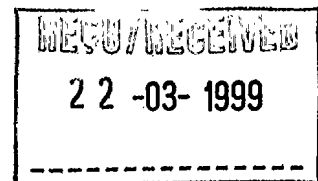
NOTICE OF PASSING OF BY-LAW

To: Dufferin Grove Housing Cooperative
28 Melbourne Avenue, Unit 17
Toronto, Ontario
M6K 1K5

Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law 85-1999 to designate 540 Dovercourt Road as being of architectural and historical value or interest.

Dated at Toronto this 17th day of March, 1999.


Novina Wong
City Clerk

Authority: Toronto Community Council Report No. 2, Clause No. 32,
as adopted by City of Toronto Council on February 2, 3 and 4, 1999
Enacted by Council: March 4, 1999

CITY OF TORONTO

BY-LAW No. 85-1999

**To designate the property at 540 Dovercourt Road (Massey-Quick House)
as being of architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at No. 540 Dovercourt Road as being of architectural and historical 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 historical or architectural 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 No. 540 Dovercourt Road and upon the Ontario Heritage Foundation, 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 "B" to this by-law; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at No. 540 Dovercourt Road, more particularly described and shown on Schedule "A" to this by-law, is designated as being of architectural and historical 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 Schedules "A" and "C" 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 No. 540 Dovercourt Road and upon the Ontario Heritage Foundation 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 4th day of March, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A" TO BY-LAW No. 85-1999

In the City of Toronto and Province of Ontario, being composed of parts of Lots 19 and 20 on Plan D-262 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

COMMENCING at a point in the southerly limit of the said Lot 19, said point being distant 22.25 metres easterly from the westerly limit of Lot 19;

THENCE northerly parallel to the easterly limits of Lots 19 and 20 a distance of 19.81 metres to a point in Lot 20, said point being distant 4.57 metres from the southerly limit of Lot 20;

THENCE easterly parallel to the southerly limit of the said Lots 20 and 19 a distance of 37.19 metres to a point, said point being distant 4.57 metres northerly from the southerly limit of Lot 20 and 1.52 metres westerly from the easterly limit of the said Lot 20;

THENCE southerly parallel to the easterly limits of Lots 20 and 19 a distance of 19.81 metres to the southerly limit of Lot 19;

THENCE westerly along the southerly limit of Lot 19 a distance of 37.19 metres to the point of commencement.

The said land being most recently described in Instrument CT275711.

The hereinbefore described land being delineated by heavy outline on Plan SYE2913 dated February 6, 1999, as set out in Schedule "C".

SCHEDULE "B" TO BY-LAW No. 85-1999Heritage Property Report

Massey-Quick House

540 Dovercourt Road

August 1998

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*source: Horwood Collection, Archives of Ontario; reproductions supplied by Crawford Shaw Historical Society

Heritage Toronto

Heritage Property Report

Basic Building Data:

Address: 540 Dovercourt Road (northwest corner of Dovercourt Road and Dewson Street)

Ward: 20 (Trinity-Niagara)

Current Name: Dufferin Grove Housing Co-op

Historical Name: Massey-Quick House

Construction Date: 1895-1896

Architect: D. B. Dick

Contractor/Builder: Bennett and Wright

Additions/Alterations: dates unknown: door opening replaced by window opening on principal (east) façade; wood sunporches added to south and north walls; wood fire escape added to rear (west) wall

Original Owner: Robert Grant

Original Use: Residential (double house)

Current Use*: Residential (9-unit co-op)

Heritage Category: Neighbourhood Heritage Property

Recording Date: August 1998

Recorder:HPD: KA

* this does not refer to permitted use(s) as defined in the Zoning By-law

Historical Background:

1. Dovercourt Neighbourhood:

Following the founding of the Town of York in 1793, Lieutenant Governor John Graves Simcoe divided the area bounded by the Don River and present day Queen, Dufferin and Bloor Streets into nearly 30 Park Lots which were distributed to members of Upper Canada's political and military elite. Close to Dufferin Street, Park Lot 26 was initially reserved for the unnamed Solicitor General of the province. However, in 1798, the lot was divided in two, with the north half granted to Alexander McNab, Clerk of the Executive Council, and the south half given to William Chewitt, Deputy Surveyor General of Upper Canada. The properties remained undeveloped when George Taylor Denison purchased the south and north halves in 1816 and 1822, respectively.

George Taylor Denison was the eldest son of John Denison (1755-1824), patriarch of one of the most influential families in the development of Toronto. George Taylor Denison inherited almost all of his father's extensive land holdings, including several Park Lots between Spadina Road and Dufferin Street. Portions of Park Lots 25 and 26 were transferred to his eldest son, Richard Lippincott Denison, who named the property "Dover Court" for his great-grandmother's ancestral home in Essex.

2. 540 Dovercourt Road:

While members of the Denison family developed expansive estates on their Park Lots, by the mid-19th century they responded to the westward expansion of the City of Toronto by subdividing and selling portions of their properties. In 1877, Plan D262 was registered for Denison land on the west side of Dovercourt Road between College and Bloor Streets. Lot 19 at the northwest corner of Dovercourt Road and Dewson Street was acquired in 1892 by Robert Grant, a prominent Toronto contractor who resided at 528 Dovercourt Road.

A native of Scotland, Robert Grant (born 1840) immigrated to Toronto in 1870, forming a brief partnership with engineer Lionel York. Although his qualifications are unknown, Grant advertised his services as an "architect" in an 1873 Directory. By the next year, however, he joined architect D. B. Dick in a partnership that formally lasted through 1876. David Brash Dick (1846-1925) received his training at the Edinburgh School of Design and in the offices of the Scottish architectural firms of W. L. Moffatt and Peddie and Kinnear. He evidently arrived in Toronto via Chicago where he participated in the rebuilding campaign that followed the Great Fire of 1871. Grant and Dick designed the semi-detached house at 30-32 Lowther Avenue in 1875, followed by the Consumers' Gas Company of Toronto Chambers at 17 Toronto Street in 1876. Both properties are designated under the *Ontario Heritage Act*. The latter commission led to Dick's significant body of work for Consumers' Gas and its president, James Austin. He is best known, however, for his projects on the University of Toronto campus, including the restoration of University College in 1890 and his subsequent designs for Wycliffe College and the University of Toronto Library.

Beginning in 1877, Robert Grant concentrated on property development, engaging other contractors to construct his projects. In April, 1894, Grant received a building permit for "one pair of semi-detached 2-storey-and-attic brick dwellings" with a value of \$8000 at the northwest corner of Dovercourt and Dewson. The project was designed by his former partner, Dick, as evidenced by drawings for the project housed in the Horwood Collection at the Archives of Ontario (see Attachment IV). Grant engaged the firm of Bennett and Wright to construct the double house. Historical records show the building as incomplete in 1894 and early 1895, and vacant in 1896. The first tenants were recorded in 1897 when Arthur L. Massey occupied #538 Dovercourt (now absorbed into #540), while #540 was the residence of John E. Quick. Little is known about Quick, who was listed in various City Directories as a baggage agent for the Grand Trunk Railway, a secretary and a mariner. Arthur Lyman Massey, however, was the grandson of Hart Massey, founder of the internationally recognized manufacturer of agricultural implements. Following the untimely death of Arthur's father and Hart's heir, Charles Massey, and an estrangement within the clan, control of Massey-Harris passed to Arthur's uncles and cousins. Arthur L. Massey was listed as an accountant during his tenancy at 540 Dovercourt Road.

In 1898, 540 Dovercourt was occupied by a prominent Torontonians, George Taylor Denison IV. A barrister with the family firm of Macklem and Denison, he evidently resided here prior to developing his own property at the south end of Dovercourt. Robert Grant retained the double house until 1910 when Loretto Ladies Colleges and Schools acquired it as rental properties. In 1926, the building was converted into a nine-unit apartment house known as Dover Hall Apartments. The Dufferin Grove Housing Co-op purchased the property in 1978.

Architectural Description:

The Massey-Quick House is designed in the Queen Anne style, characterized by its asymmetrical composition, mixture of materials and varied forms. The double house is constructed of red brick on a coursed stone base with brick, sandstone and wood trim.

Rising 2½ stories, a hipped roof with cross-gables on all four slopes covers the building. There is a gabled dormer on the north slope, and a hipped dormer on the rear (west) slope. Some of the gables and dormers are filled with shingles. The principal (east) façade on Dovercourt Road is organized into four bays of varied widths with entrances placed in the first and third bays. On the south end of this wall, a two-storey porch protects the entry to the portion of the house formerly identified as #538. Partially enclosed, the porch has wood columns and brackets. In the second bay, a projecting frontispiece has a two-storey bay window beneath a gable with returned eaves and a Palladian-styled window opening. Off-set near the centre of the wall, a round-arched entrance porch with a stone keystone provided access to the north half of the semi-detached house. The original panelled wood door with transom has been replaced with a window opening. It is flanked by a window with sandstone detailing. At the north end of the wall, round-arched window openings in the first storey are topped by a gabled wall dormer with a round-headed window opening, brick corbels, and brick detailing in a Greek key pattern. Most of the window openings in the east wall are flat-headed with stone labels and sills.

The long south wall on Dewson Street repeats many of the features introduced on the principal façade. The first and second stories are divided by an elaborately detailed sandstone belt course. Beneath the cross-gable, a projecting frontispiece has rows of flat-headed window openings with sandstone and brick trim. A pedimented gable containing a round window opening with louvered wood shutters surmounts it. An oval window marks the lower storey. The north wall displays a variety of window openings. In the cross-gable, pairs of flat-headed window openings are separated by brick panels and topped by a round arch containing basketweave brickwork. The rear (west) wall has a projecting wing with a gable roof and a combination of round-arched and flat-headed window openings.

Context:

The property at 540 Dovercourt Road is located on the northwest corner of Dovercourt Road and Dewson Street. It is part of a streetscape of residential buildings that share its setback but not its size. To the north, the Dovercourt-St. Paul's Presbyterian Church (built) on the northwest corner of Dovercourt Road and Hepbourne Street is included on the *City of Toronto Inventory of Heritage Properties*.

Summary:

The property at 540 Dovercourt Road is identified for architectural and historical reasons. The Massey-Quick House was completed in 1896 according to the designs of the important Toronto architect D. B. Dick for his former partner, contractor Robert Grant. Early occupants of the semi-detached house were members of Toronto's leading families. The evolution of the neighbourhood witnessed the successful conversion of the building into an apartment house and later a multi-unit co-op. The Massey-Quick House is an impressive example of the Queen Anne style. Located on the northwest corner of Dovercourt Road and Dewson Street, the property is a visible feature in the Dovercourt neighbourhood.

Sources Consulted:

Arthur, Eric. Toronto. No Mean City. 3rd ed. Revised by Stephen A. Otto. Toronto: University of Toronto, 1986.

Assessment Rolls. City of Toronto. Ward 6, Division 2. 1894-1898.

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

Building Permit #1588 (12 April 1894).

City of Toronto Directories. 1895-1899.

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Gagan, David. The Denison Family of Toronto, 1792-1925. Toronto: University of Toronto, 1973.

Hudson, Edna. Bellevue Avenue. An Architectural and Social Study. Toronto: Toronto Region Architectural Conservancy, July 1993.

"The Late Mr. David B. Dick". The Builder (July-December 1925).

Martyn, Lucy Booth. Aristocratic Toronto. Toronto: Personal Library, 1980.

"The Massey Mystique". Weekend Magazine (16 June 1979) 11-14.

McHugh, Patricia. Toronto Architecture. A City Guide. 2nd ed. Toronto: McClelland and Stewart, 1989.

Attachment I

Short Statement of Reasons for Designation

Massey-Quick House

540 Dovercourt Road

The property at 540 Dovercourt Road (Massey-Quick House) is recommended for designation for architectural and historical reasons. The property contains a double house completed in 1896 for contractor Robert Grant. First occupied by Arthur L. Massey and John E. Quick, the double house was designed by Toronto architect D. B. Dick.

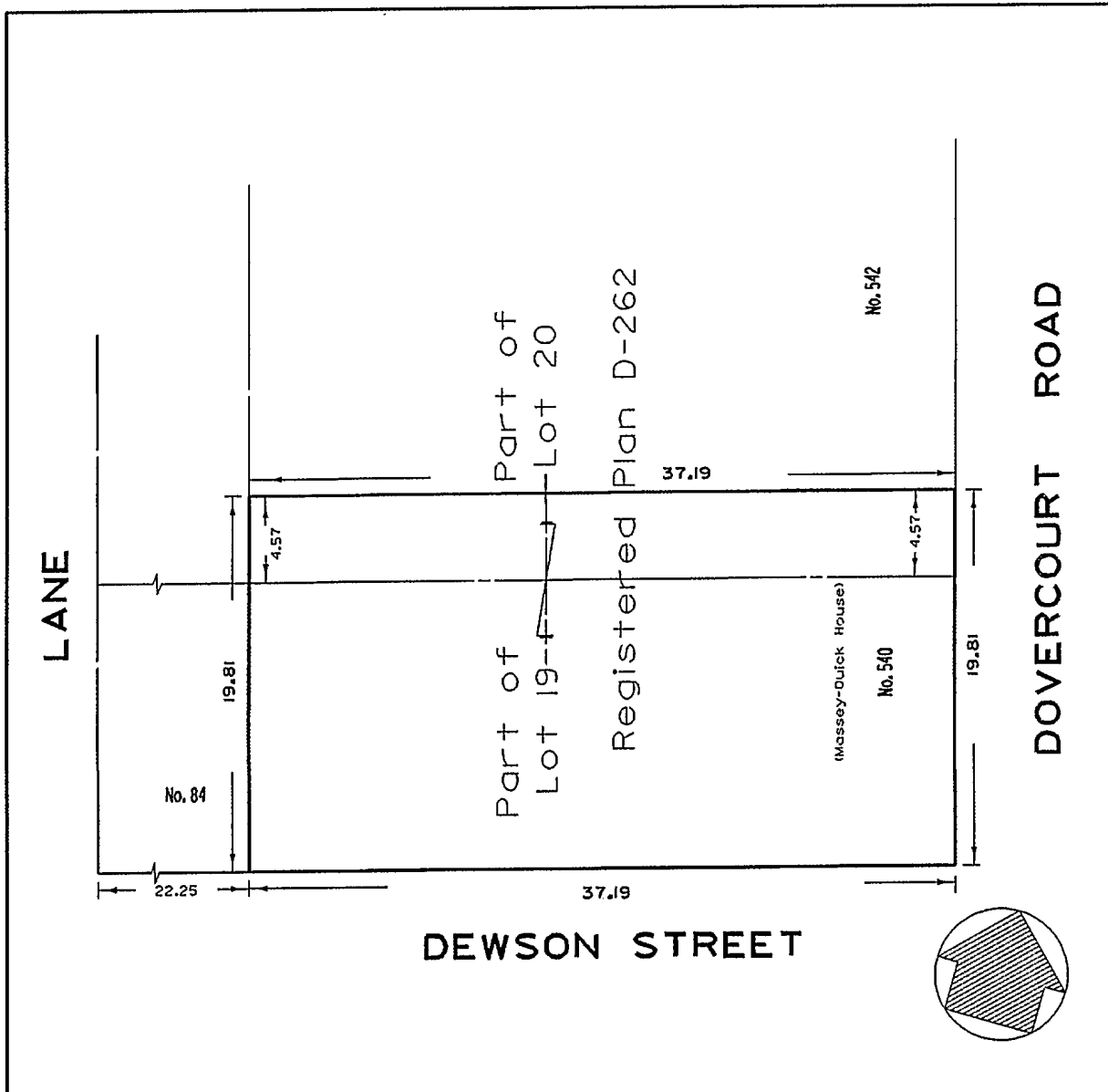
The Massey-Quick House displays the mixture of materials, asymmetrical composition, and varied forms associated with Queen Anne styling. The building is constructed of brick on a stone foundation and trimmed with brick, stone and wood. Rising 2½-stories, the house is covered by a gable roof with cross-gables, dormers and chimneys. Important features are the round-arched principal (east) entrance, two-storey southeast porch, bay window (east wall), and pattern of round-arched and flat-headed window openings.

Located on the northwest corner of Dovercourt Road and Dewson Street, the Massey-Quick House is a prominent feature in the Dovercourt neighbourhood.



SCHEDULE "C"

Map 49H21



Premises No. 540 Dovercourt Road

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.

Toronto
WORKS AND EMERGENCY SERVICES

SKETCH TO ILLUSTRATE

LAND DESIGNATED AS
BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST

RATIO 1:300

Metres Metres

Drawn ME

Checked W.J.M.

Date: Feb. 6, 1999

W. Kowalenko-City Surveyor

FILE
D15-H2**PLAN SYE2913**

SYE2913