



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



City Clerk's Office

ONTARIO HERITAGE FOUNDATION

NOV 09 2006

RECEIVED

309

Ulli S. Watkiss
City Clerk

Secretariat
Christine Archibald
Toronto and East York Community Council
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-392-7033
Fax: 416-392-2980
e-mail: teycc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
324 DUNDAS STREET WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

Bau-Xi Holdings Ltd.
324 Dundas Street West
Toronto, Ontario
M5T 1G5

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 324 Dundas Street West (Trinity-Spadina, Ward 20) under Part IV of the Ontario Heritage Act.

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 #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 elaborate decorative detailing, the style was popular for residential buildings before 1900.

RC

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.

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 8th of November, 2006, **which is December 8, 2006**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 8th day of November, 2006.

Ulli S. Watkiss
City Clerk