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Passed July 11, 1990

**THE CORPORATION OF
THE CITY OF NORTH YORK**

A

BY-LAW

No. 31252



PROPERTY & ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF NORTH YORK, 5100 YONGE STREET, NORTH YORK, ONTARIO M2N 5V7

PHONE: 224-6143

FAX: 224-2952

Historical Committee

July 30, 1990

RECEIVED
IN THE OFFICE
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ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

Ontario Heritage Foundation,
2nd Floor, 77 Bloor Street West,
Toronto, Ontario
M7A 2R9

Dear Sirs:

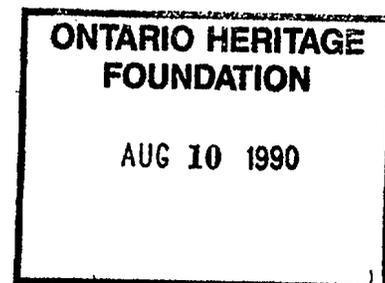
This is to inform you that, on July 11, 1990, the Council of the Corporation of the City of North York passed By-law No. 31252 to designate the David Duncan House, 125 Moatfield Drive, under the Ontario Heritage Act.

Cordially,

David Falconer, Manager
Heritage Services

Attach: By-law and Appendices

DF:bh

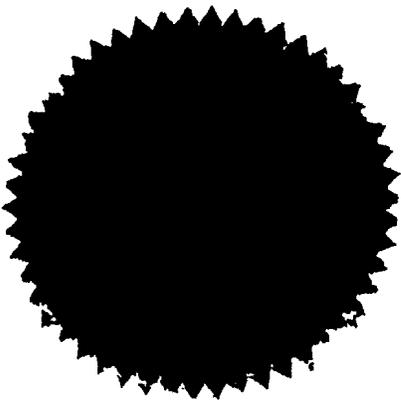


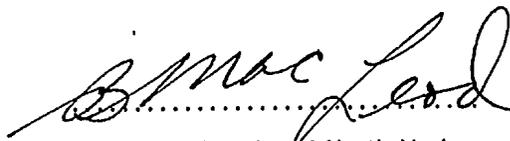


THE CORPORATION OF THE CITY OF NORTH YORK

I, Blair MacLeod, Clerk of the Corporation of the City of North York,
do hereby certify that the paper hereunto annexed is a true copy of
By-Law No. 31252 of the Corporation of
the City of North York, duly passed by the Council thereof on the
11th day of ... July , A.D., 19.90..

Witness my hand and the seal of the said Corporation this 12th
day of ... July , A.D., 19.90..




Clerk of the City of North York

CITY OF NORTH YORK

BY-LAW NUMBER 31252

To designate the lands and buildings at 125 Moatfield Drive of architectural and historical value.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS the Council of the Corporation of the City of North York has caused to be served upon the owners of the lands and premises known municipally as The David Duncan House, 125 Moatfield Drive and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

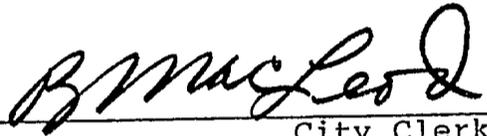
WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk of the Municipality;

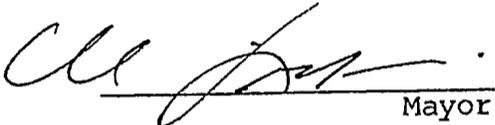
THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. There is designated as being of architectural and historical value or interest the real property more particularly described in Schedule "A" hereto, municipally known as The David Duncan House, 125 Moatfield Drive.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property 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 North York.

ENACTED and PASSED the 11th day of July A.D. 1990.


City Clerk


Mayor

SCHEDULE "A"

Part of Lot 11, Concession 3, East of Yonge Street and part of Block A, Plan 6098 North York, further shown as Parts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 on Reference Plan 64R-8991, in the City of North York, in the Municipality of Metropolitan Toronto.

SCHEDULE "B"

Reasons for the designation of the David Duncan House, 125 Moatfield Drive, City of North York.

The David Duncan House (once known as "Moatfield") is recommended for designation as a fine example of Gothic-revival architecture. Commissioned in about 1865 for a prosperous dairy farmer, it is a fine representative of North York's agricultural past. Eclectic in design, the house is a celebration of individualism and industry, typical of the Confederation period.

Stylistic character derives from the assymetrical, L-shaped floor plan and irregular massing produced by an angled bay window and deep porches. Construction is brick veneer over balloon frame, which was then novel and indicates the increasing sophistication of local building trades. The arched stone lintels are unusual and expensive details, rarely found on local farmhouses. The dichromatic brick, vigorous bargeboard design and lacey framework are all synonymous with the charming Gothic-revival style.