



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre 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](http://www.heritagetrust.on.ca)**.

7/2/94

DEC 6 1994  
PLANNING

IN THE MATTER OF THE ONTARIO HERITAGE  
ACT, R.S.O. 1990, CHAPTER O.18

AND IN THE MATTER OF THE LANDS AND PREMISES  
AT THE FOLLOWING MUNICIPAL ADDRESS IN  
THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

To: Ontario Heritage Foundation,  
7 Adelaide Street East,  
Toronto, Ontario  
M5C 1J3

TAKE NOTICE that the Council of the Corporation of the Borough of East York intends to designate the property, including lands and buildings, known municipally as 305 Dawes Road as a property of architectural and/or historical value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18.

Reasons for the Proposed Designation

The property at 305 Dawes Road known as the Goulding Estate, is historically significant. The land and structures were part of the Dentonia Park Farm, founded by the prominent Toronto family of Walter and Susan Denton Massey as an experimental model dairy farm in 1897. At the turn of the century, sixteen out of every 100 Toronto infants died, many from typhoid fever and tuberculosis caused by drinking contaminated milk. The philanthropic Masseys produced pasteurized milk to help prevent children's deaths at a time when pasteurization was virtually unknown. The Goulding house, the home of Dorothy Massey Goulding and her husband Walter is the only house lived in by a Dentonia Park Massey that still stands on what was once 240 acres of farm land.

The house at 305 Dawes Road is architecturally significant. The house was designed by Ferdinand Marani, a prominent Canadian architect, in 1921 (approximately). As an early example of Marani's work, it ranked as one of the outstanding residences of Canada and Ontario in the late 1920's. The house shows the influence of Eden Smith, whose comfortable, cottage-like designs revolutionized the nature of public housing in early twentieth century Toronto.

The house is Tudor Revival in style, and is two-storey, L-shaped and constructed with red brick. It has half-timbered upper walls and English bond masonry on the lower walls. The windows are mainly leaded glass, set flush with the exterior wall and having the original hardware. The house has steeply pitched roofs and massive chimneys. The main entrance has a Tudor arch and a door with moulded battens. There are four sheltered porches including the living room, the dining room, an enclosed sleeping porch on the second floor and an eastern enclosed porch with brick nogging. The house has squared bay windows in the living and dining rooms with lowered ceilings. The two bedrooms above these rooms have squared windows too.

The building's interior has not been greatly altered. Four fireplaces remain; one large one in the beamed-ceilinged basement billiards room; one in the bedroom over the dining room; one in the dining room; and one in the living room. The latter fireplace has a stained wood mantle, two carved stone brackets, red brick arch and surround inlaid with small decorative tiles. Most original fittings are still present. These include Tudor style, black strap door hinges and several wall sconces. Impressive wood beams, over 20 feet in length and stained dark, serve a structural purpose in the living room. Textured plasterwork and wall panelling contribute to the house's integrity.

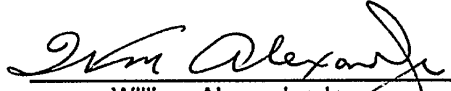
The Goulding house shows both continuity with architectural tradition and an attempt to design modern buildings without breaking totally with the past. It reflects both architectural tradition and the more modern ideas of functional planning and honest presentation.

The Goulding house appears in its original setting. It has a landscaped south garden on a gentle slope with garden walls, extensive flagstone paths and steps leading to a small ornamental pond. On the north side of the building, there is a landscaped north

entry with retaining walls, flagstone entry paths and cedar hedges. A rural treed landscape fills the rest of the 6.26 acre property. The area to the south of the house has a number of large trees, mostly Sugar Maple, Red Oak, and one Black Cherry. The largest of the trees may be up to 150 years old. The trees identified as "feature trees" and numbered 1 to 19 and 22 to 38 on Schedule "A" to this document are essential to the maintenance of the park like setting established by the Gouldings.

Notice of Objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts may be served on the Clerk of the Borough of East York before the 31st day of December, 1994.

Dated at the Borough of East York this 1st day of December, 1994.

  
\_\_\_\_\_  
William Alexander Jr.  
Borough Clerk

# Feature Trees

1	White Ash	22cm
2	White Ash	44cm
3	White Ash	27cm
4	White Ash	34cm
5	White Ash	31cm
6	White Ash	52cm
7	White Ash	42cm
9	Norway Maple	66cm
9	White Ash	50cm
10	White Ash	65cm
11	White Ash	50cm
12	White Ash	65cm
13	White Ash	44cm
14	White Ash	30cm
15	White Ash	67cm
16	White Ash	59cm
17	Eur. Larch	75cm
18	Eur. Larch	50cm
19	Sugar Maple	92cm
20	Norway Maple	65cm
21	Sugar Maple	65cm
22	Red Oak	67cm
23	Sugar Maple	94cm
24	Red Oak	88cm
25	Sugar Maple	65cm
26	Sugar Maple	52cm
27	Sugar Maple	45cm
28	Sugar Maple	54cm
29	Sugar Maple	42cm
30	White Ash	67cm
31	White Ash	86cm
32	Red Oak(2)	77,84cm
33	Red Oak	83cm
34	White Ash	66cm
35	Black Cherry	52cm
36	Red Oak	82cm
37	Sugar Maples	63,70,64cm
38	Sugar Maple	94cm
39	Sugar Maples	65,45cm
40	Red Oak	102cm
41	Red Oak	70cm
42	Red Oak	63cm



## Goulding Estate - Dentonia Park Physical Features

Scale: 1:2000

Drawn by: S. Smith  
Urban Forest Associates  
June 1994  
from MTRCA basemap

### Legend

- == Road or Trail
- 104.7 Elevation
- ⑦ Feature Tree
- ▨ Predominantly Non-native forest
- ▨ Mixed native & non-native forest
- x- Fence line

Reasons For Designation

SCHEDULE A