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EAST YORK

Corporation of the
Borough of East York

850 Coxwell Avenue
East York, Ontario
Canada M4C 5R1

Office of the Clerk

Wm. Alexander, Jr.

C.M.O., C.M.C./ A.A.E., C.M.M.
Borough Clerk

Tel (416) 778-2001
Fax (416) 778-9134

February 24, 1995

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

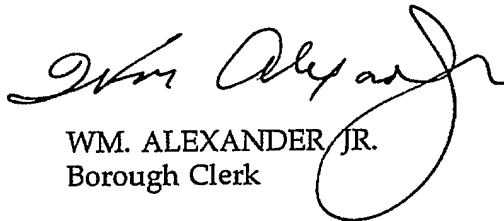
Dear Sir:

The Council of The Corporation of the Borough of East York at its meeting held on February 20, 1995, adopted By-law No. 22-95, being a by-law to designate the property at 305 Dawes Road as being of historic and architectural value or interest.

Prior to the passing of this by-law, no notices of objection were received by the municipality in accordance with subsection 29(5) of the Ontario Heritage Act.

A copy of the aforementioned by-law is enclosed for your information.

Yours truly,

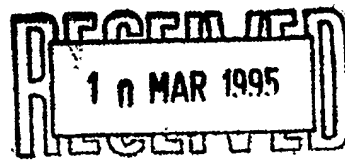


WM. ALEXANDER, JR.
Borough Clerk

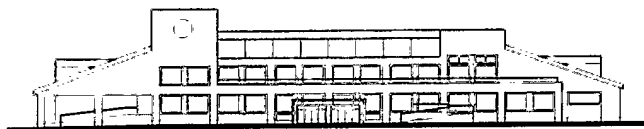
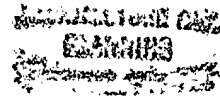
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Enclosure

778-2001 778-9134



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EAST YORK CIVIC CENTRE

THE CORPORATION OF THE
BOROUGH OF EAST YORK

By-Law NO. 22-95

To Designate the Property at 305 Dawes Road
as being of Historic and Architectural
Value or Interest

Whereas under Item 1, Report No. 14 of the Legislation, Building and By-law Enforcement Committee adopted by Council at its meeting held on July 4, 1994, authority was granted to designate the property at 305 Dawes Road as being of historic and architectural 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 of the buildings and structures thereon, to be of historic or architectural value or interest; and

Whereas, the Council of The Corporation of the Borough of East York has caused to be served upon the owners of the lands and premises known as 305 Dawes Road and upon the Ontario Heritage Foundation Notice of Intention to so designate the aforesaid 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 as required by the Ontario Heritage Act; and

Whereas, no notice of objection to the said proposed designation has been served upon the Clerk of the municipality; and

Whereas, the reasons for the proposed designation are set out in Schedule "B" hereto;

Therefore the Council of The Corporation of the Borough of East York, in accordance with the provisions of Part IV of the Ontario Heritage Act, HEREBY ENACTS as follows:

1. There is designated as being of architectural and historical value or interest the real property, including, without limitation, all real property, buildings, structures, and "feature trees" (identified as tree number 1-19 inclusive and 22 to 38 inclusive on Schedule C) thereon, more particularly described in Schedule "A" hereto, known municipally as 305 Dawes Road.
2. The Borough 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 Borough 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 Borough of East York as required by the Ontario Heritage Act.

FIRST AND SECOND READINGS: February 20, 1995

WM. ALEXANDER, JR.
Clerk

M. PRUE
Mayor

THIRD AND FINAL READING: February 20, 1995

WM. ALEXANDER, JR.
Clerk

M. PRUE
Mayor

CERTIFIED A TRUE COPY

Wm. Alexander Jr.

Clerk, Borough of East York

Dated this 02 day of March 1995

Schedule "A"

ALL AND SINGULAR that certain parcel or tract of land and premises in the Township of East York in the County of York (now the Borough of East York, in the Municipality of Metropolitan Toronto), being composed of part of Block "A" according to a Plan filed in the Registry Office for the East and West Riding of the County of York (now the Registry Office for the Registry Division of Toronto Boroughs and York South (No. 64)), as Number 1227, and which said parcel is more particularly described as follows:

COMMENCING at a stake in the Northerly limit of said Block "A" distant four hundred and ninety-one feet nine inches (491' 9") measured westerly thereon from the easterly limit of said Block "A";

THENCE South 1 degree 46 minutes East, three hundred and three feet (303') to a stake;

THENCE South 79 degrees 14 minutes West, seventy-seven feet (77') to a stake;

THENCE South 45 degrees 14 minutes West, one hundred and ninety feet (190') to a stake;

THENCE South 18 degrees 14 minutes West, one hundred and four feet (104') to a stake;

THENCE South 49 degrees 14 minutes West, ninety-six feet (96') to a stake;

THENCE North 83 degrees 46 minutes West, ninety-six feet (96') to a stake;

THENCE South 53 degrees 14 minutes West, seventy-four feet (74') to a stake;

THENCE South 33 degrees 20 minutes West, eighty feet one inch (80' 1") to an iron pipe;

THENCE North 20 degrees 32 minutes West, thirty feet (30') to an iron pipe;

THENCE North 9 degrees 55 minutes West, two hundred and thirty-eight feet (238') to an iron pipe;

THENCE South 84 degrees 5 minutes West, sixty feet (60') to an iron pipe;

THENCE North 41 degrees 22 minutes West, forty-seven feet (47') to an iron pipe;

THENCE North 3 degrees 54 minutes West, sixty-nine feet eleven inches (69' 11") to an iron pipe;

THENCE North 33 degrees 32 minutes West, thirty-five feet (35') to an iron pipe;

THENCE North 85 degrees 23 minutes West, eighty feet six inches (80' 6") more or less to a point in the Easterly limit of Dawes Road as widened by Instrument Number 5402 for the Township of East York;

THENCE Northerly along the Easterly limit of said Dawes Road, twenty feet two inches (20' 2");

THENCE Northerly along the easterly limit of said Dawes Road, as widened, ninety-two feet five inches (92' 5") to an iron pipe in the Northerly limit of said Block "A" where it is intersected by the Easterly Limit of Dawes Road as widened;

THENCE Easterly along the Northerly limit of said Block "A", seven hundred and fifty-seven feet ten inches (757' 10") more or less to the place of beginning;

SUBJECT to a right-of-way, for all purposes of ingress and egress, to and from the land and premises conveyed by Dorothy Massey Goulding to Robert Gordon McLean under Instrument Number 31637, East York, registered in the Registry Office for the Registry Division of the East and West Riding of the County of York, in, over, along, and upon that certain strip of land having a width of twenty feet (20') which is more

particularly described as follows:

COMMENCING at an iron pipe planted in the Northerly limit of said Block "A" where it is intersected by the Easterly limit of Dawes Road as widened by Instrument Number 5402 for the Township of East York;

THENCE Southerly along the Easterly limit of said Dawes Road as widened, ninety-two feet five inches (92' 5");

THENCE Southerly along the Easterly limit of said Dawes Road twenty feet two inches (20' 2") to the place of beginning;

THENCE South 85 degrees 23 minutes East, eighty feet six inches (80' 6") more or less to an iron pipe;

THENCE South 33 degrees 32 minutes East, thirty-five feet (35') to an iron pipe;

THENCE South 3 degrees 54 minutes East, sixty-nine feet eleven inches (69' 11") to an iron pipe;

THENCE South 41 degrees 22 minutes East, thirty-two feet ten and one half inches (32' 10-17½");

THENCE North 3 degrees 54 minutes West, one hundred and one feet three and one half inches (101 3½");

THENCE North 33 degrees 32 minutes West, fifty feet (50');

THENCE North 85 degrees 23 minutes West, ninety feet three inches (90' 3") more or less to the Westerly limit of said Block "A";

THENCE Southerly along the Westerly limit of said Block "A" twenty feet (20') more or less to the place of beginning; as more particularly shown on the Blue Print of Sketch attached to said Instrument Number 31637, the said right-of-way over the said strip of land to be used and enjoyed in common with the said Dorothy Massey Goulding, her heirs and assigns, the owner or owners for the time being of the said strip of land, and in common with all other persons who may be or become entitled to a like right-of-way over the said strip of land.

Schedule "B"

Reasons for the Designation of the Property at 305 Dawes Road

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 Dr. Arthur Goulding 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. 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 42 on Schedule "C" to this document are essential to the maintenance of the park like setting established by the Gouldings.

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
8	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



Reasons For Designation

SCHEDULE C