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City Clerk's Office

ONTARIO HERITAGE FOUNDATION

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City Clerk

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

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

NOTICE OF INTENTION TO DESIGNATE

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350 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 350 Dundas Street West (Trinity-Spadina, Ward 20) under Part IV of the Ontario Heritage Act.

Reasons for Designation:

Description:

The property at 350 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, east of Beverley Street, the 2½-storey house form building was completed after September 1879 when it was recorded as "unfinished" on the tax assessment rolls. The design is attributed to William Frederick McCaw, an architect who was the original owner and occupant (building permits do not survive for this period). The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 350 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing inspired by Gothic Revival styling. As one of the most popular styles for residential and ecclesiastical buildings in the late 1800s, the Gothic Revival is characterized by the use of pointed-arch motifs.

The William Frederick McCaw House also has cultural heritage value for its historical association with its original owner, who entered into a partnership with fellow architect E. J. Lennox that lasted from 1876 to 1881 (during this period, McCaw's residence was completed at #350 Dundas). According to Marilyn Litvak's biography of Edward James Lennox (1995, page 1), "McCaw and Lennox were popular and sought after. Their commissions ranged from large churches to school

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houses in Stratford and Owen Sound; from "commodious" brick villas to commercial properties; from a "first class" hotel on the Island, Toronto Bay, to a summer cottage and the design and construction of 2,000 lineal feet of esplanade and terracing at the lakefront in Parkdale."

The cultural heritage value of the William Frederick McCaw 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 William Frederick McCaw House related to its cultural heritage value as a representative example of Gothic Revival styling 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 window openings
- The gable roof with a cross-gable on the south slope (the gable has been reclad)
- The application of red brick cladding with brick and stone detailing (the south façade has been painted)
- The organization of the principal (south) façade, anchored by firebreaks with brick brackets and featuring corbelling under the eaves; the division of the south wall into three sections, with a frontispiece offset under the cross-gable; the location of the principal entrance in the right (east) bay (the opening has been altered); in the first floor, the large window openings (which have been altered); and, in the second-storey, the pointed-arch window openings with brick voussoirs and corbelled sills

The side elevations (east and west) are devoid of detailing and, with 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