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CITY OF
North York
PROPERTY AND ECONOMIC
DEVELOPMENT DEPARTMENT

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Munie. of Metro Toronto

June 27, 1994

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

Dear Sir/Madam:

Please be advised that the Council of the Corporation of the City of North York, at its meeting held June 22, 1994, has passed by-laws to designate the following five properties as being of architectural and historical value or interest under Part IV of The Ontario Heritage Act, 1990 R.S.O Chapter O.18.

John Bales House, 4169 Bathurst Street	By-law No. 32306
Chedington, 2295 Bayview Avenue	By-law No. 32307
Thomas Clark House, 9 Barberry Place	By-law No. 32308
Clark Locke House, 355 Lesmill Road	By-law No. 32309
Joseph Shepard House, 90 Burndale Avenue	By-law No. 32310

Please find copies of by-laws attached.

If you require further information please do not hesitate to contact me.

Yours truly,

Allan J. O'Neill
Commissioner of Property and Economic Development

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CITY OF NORTH YORK

BY-LAW NUMBER 32307

To designate the lands and buildings at 2295 Bayview Avenue of architectural and historical value.

WHEREAS The Ontario Heritage Act, R.S.O. 1990, 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 certain of the lands and premises known municipally as "Chedington", 2295 Bayview Avenue 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

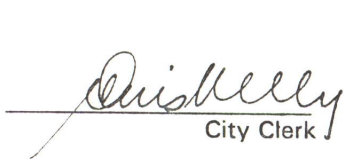
WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk of the Municipality;


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 "Chedington", 2295 Bayview Avenue, **SAVE AND EXCEPT** the interior of the building which is governed by the Memo of Agreement dated 20th April, 1989 between 793785 Ontario Limited and the Corporation of the City of North York (registered on title as C577647 on June 29, 1989), the outdoor staircase leading to the west porch on the second storey, the sunroom enclosure around the west porch, the temporary exterior elevator shaft and the original copper eavestrough and the downspouts.

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 this 22nd day of June A.D. 1994.


City Clerk


Mayor

SCHEDULE "A"

2295 Bayview Avenue

Parcel B-1, Section B-2716 being part of Blocks B and C, Plan 2716 North York being designated as Parts 1 and 2 on Reference Plan 66R-15305, City of North York, in the Municipality of Metropolitan Toronto.

SCHEDULE "B"

Reasons for the designation of the "Chedington", 2295 Bayview Avenue, City of North York.

"Chedington" was built for Toronto stock broker, Murray Paton Fleming and his bride, Mildred Wood, at the time of their marriage. Construction and hand-crafted detailing bridged the years 1927 to 1928. The site is a corner of the estate belonging to the bride's father, E.R. Wood. (The marriage was a merger of two of the most influential Toronto families.) Chedington expresses establishment and comfort. With its ambience of an English estate, servants' wing and multiple garages, it reflects the lifestyle of wealthy young people of the '20s and '30s, the ambience of a vanished age.

"Chedington" is a prominent work of the architectural firm of Molesworth, West and Secord and was their entry for the Exhibition of the Ontario Association of Architects in 1929. It is a very fine example of grand-scale Tudor Revival style and also of the Shavian Manorial tradition. It is a dramatic 2 1/2 storey angular residence with multiple projecting bays and steeply-roofed cross gables. Tall, decorative chimneys add to the dramatic silhouette. The exterior walls are fine clay brick with decorative half-timbering with stucco infill as the main accent (particularly to highlight the central core). There is some limited use of limestone for additional accent of gables, corners and chimneys. Patterned brickwork enlivens the west front gable. The roof is clad in variegated slate.

The exterior woodwork on this house is noteworthy. There are delicately pierced bargeboards in the gable above the main entrance. The front door and the window centred above the door are framed with exquisitely carved wood surrounds and brackets. The top member of the architrave and the porch lintel are carved with putti, grotesques, vines and harvest fruit. There is limited use of similar features elsewhere in the building, for instance the lintels of the east bay window which lights the living room. The detailing and craftsmanship of these features must be seen at close range to be appreciated, as their contribution is subtle when viewed from a distance.

The craftsmanship of the windows is also fine. Throughout most of the house, there are leaded-glass casements, with panes arranged in multiple rectangle patterns. Over the main entrance there are diamond panes. In certain windows in principal rooms there is additional lead tracery to elaborate the basically rectangular design. The result is restrained, elegant and quite lovely. The large window which lights the stair hall is important. The quality and exterior treatment of the windows throughout (sills, lintels, flashing, architraves, glass and roofing of projecting windows) is exceptional.

"Chedington" is a late but fine example of the Shavian Manorial architectural stream. These buildings evoke the past and appealed to the Canadian establishment. Each house was individual and unique, yet restrained, making a statement of wealth, education and good taste. Features which tied this house to the Shavian Manorial tradition included emphasis on quality of materials rather than cost and use of old crafts such as leaded windows and wood carving. Also, the house was linked to academic traditions and the design employed long established architectural forms. It blended into the landscape rather than dominated it, and residential privacy was an important consideration. Modern necessities were skilfully installed to blend with the architectural whole. In the case of "Chedington", the architect has suggested a Tudor-Stuart central core flanked by Georgian wings. The ancient crafts of lead-glazing and wood-carving are striking components of the design. Historically, the house blended with the topography of the Don Valley ravine and had, at one time, the casual charm of an English estate. The house was compatible with the mature park of the E.R. Wood Estate and formed one side of a gateway connecting the fine, modern homes of Bayview with the pre-war charm of Rosedale and Lawrence Park.

"Chedington" is an important example of a Canadian establishment residence, superbly designed and crafted throughout. It occupies a site which is key to the dignity and charm of a noteworthy Metropolitan Toronto community.

A Memorandum of Agreement dated 20th April, 1989 between 793785 Ontario Limited and the Corporation of the City of North York (registered on title as C577647 June 29, 1989) specifically excludes the interior of the building, the staircase leading to the west porch, the west sunroom, elevator shaft and the copper eavestroughs and downspouts.