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City Clerk's Office

ONTARIO HERITAGE FOUNDATION

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Ulli S. Watkiss
City Clerk

Secretariat
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Toronto and East York Community Council
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
312 AND 314 DUNDAS STREET WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

Dundas Street Investments Inc.
510 King Street East
Suite 220
Toronto, Ontario
M5A 1M1

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 312 and 314 Dundas Street West (Trinity-Spadina, Ward 20) under Part IV of the Ontario Heritage Act.

Reasons for Designation:

Description:

The properties at 312 and 314 Dundas Street West are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value or interest. Located on the north side of Dundas Street West, west of McCaul Street, the pair of semi-detached house form buildings was completed after September 1880 when they were recorded as "unfinished" in the tax assessment rolls. Constructed by builder James Travers, the houses were acquired by Reuben Millichamp, who occupied #312 Dundas and rented the adjoining residence to a barrister. Millichamp later relocated to the property at 43 (47) Queen's Park Crescent East, which is designated under Part IV of the *Ontario Heritage Act*. The properties at 312 and 314 Dundas Street West were listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the properties at 312 and 314 Dundas Street West is related to their design or physical value as representatives examples of late 19th century residential housing in the Second Empire style that display a high degree of craftsmanship. Identified by its distinctive mansard (or double-sloped) roof with decorative detailing, the style was one of the most popular applied to residential buildings in the late 1800s.

RC

The cultural heritage value of the Reuben Millichamp Houses also relates to their 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 Reuben Millichamp Houses related to their cultural heritage value as representative examples of Second Empire styling displaying a high degree of craftsmanship are found on the principal (south) façades and the south slope of the roofs above, consisting of:

- The 2½-storey plans above raised stone bases with window openings
- The application of red brick cladding with buff brick, stone and wood trim
- The mansard roofs with decorative shingles, flared eaves with paired brackets, and semi-circular dormers with decorative wood detailing
- The organization of the south facades, with brick firebreaks and brackets at the outer corners; the division of the wall into three sections with a central frontispiece; at the base of the frontispiece, the segmental-arched entrances with brick hood moulds, stone keystones and transoms (the doors have been replaced); on either side of the entries, the single-storey three-sided bay windows with segmental-arched window openings, cornices and, on #312, iron cresting; the round-arched window openings in the second storey; and, the brick hood moulds and the stone keystones and sills on the window openings

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