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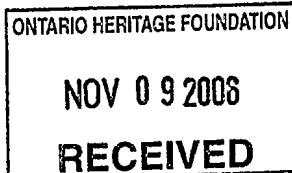
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City Clerk's Office



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Ulli S. Watkiss
City Clerk

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

Tel: 416-392-7033
Fax: 416-392-2980
e-mail: teycc@toronto.ca
Web: www.toronto.ca

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

NOTICE OF INTENTION TO DESIGNATE

Loft Community Services
205 Richmond Street West
Suite 301
Toronto, Ontario
M5V 1V3

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

Reasons for Designation:

Description:

The properties at 344 and 346 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, east of Beverley Street, the pair of semi-detached house form buildings was recorded as "unfinished" when the tax assessment roll was recorded in August 1896. The houses were constructed for William and John Laxton (replacing a single detached house dating to 1878) and subsequently rented to a journalist and a widow. The properties 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 344 and 346 Dundas Street West are related to their design or physical value as representative examples of late 19th century residential housing with features of Queen Anne Revival styling that display a high degree of craftsmanship. As one of the most prolific styles associated with residential buildings in the late 1800s, the Queen Anne was identified by its mixture of materials and decorative features including decorative terra cotta.

The cultural heritage value of the Laxton 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 Laxton Houses related to their cultural heritage value as representative examples of Queen Anne Revival styling displaying a high degree of craftsmanship are found on the principal (south) façades and the south slopes of the roofs above, consisting of:

- The 2½-storey plans with canted southeast and southwest corners above raised sandstone bases with window openings
- The application of red brick cladding with brick, sandstone, terra cotta and wood detailing
- The gable roofs with cross-gables, extended eaves and wood brackets; and, in the cross-gables, the decorative shingles and Palladian windows with wood detailing
- The organization of the south facades, designed as mirror images with the entrances in the centre; the monumental round-arched entrance porches beneath enclosed sunporches with decorative wood detailing, including fretwork; the entrance on #344 Dundas, which retains a transom and door with an oval light (the doors on #346 Dundas have been replaced); on either side of the entries, the large round-arched window openings in the first storey; on the first-floor door and window openings, brick voussoirs with corbels and terra brick keystones; in the second storey and on the corners, flat-headed window openings with brick voussoirs; the sandstone sills on all of the window openings; and, the terra cotta spandrels beneath the second-floor window openings

The entrance canopy on #346 Dundas is an addition that is not included in the Reasons for Designation.

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