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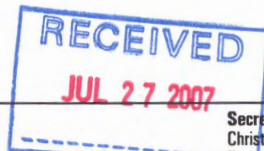
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City Clerk's Office



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Toronto and East York Community Council
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Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
367 SPADINA ROAD (PERCIVAL INGLIS HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

[REDACTED]
[REDACTED]
367 Spadina Road
Toronto, Ontario
M5P 2V7

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 367 Spadina Road (Percival Inglis House) under Part IV of the Ontario Heritage Act.

Reasons for Designation:

Description

The property at 367 Spadina Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the east side of Spadina Road in the first block north of Heath Street West, the property contains a 2½-storey house form building that was described as "unfinished" when the tax assessment rolls were compiled in August 1914 (a building permit identifying the architect was not found). Percival Inglis, a traveler, and his wife, Alma, were the original residents who retained the property until the late 1930s. Dr. Arthur R. Tilley, a physician and surgeon, was the subsequent occupant.

Statement of Cultural Heritage Value

Design or Physical Value

The Percival Inglis House has design value as a well-crafted example of a house form building that blends elements from the popular styles from the close of the 19th century and the opening of the 20th. The brick cladding with stone trim and the Classical detailing of the porch are drawn from Edwardian Classicism, while the varied fenestration and roof pitches reflect Queen Anne Revival styling.

Contextual Value

The Percival Inglis House contributes to the residential character of this section of Spadina Road, north of St. Clair Avenue West. The property is located south of the boundary of Forest Hill Village, which was incorporated as a separate municipality in 1923 and annexed by the City of Toronto in 1967. North of the Percival Inglis House, the J. M. Ferguson House (1914) at 371 Spadina Road is recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Percival Inglis House related to its design value as a representative example of an early 20th century house form building that contributes to the residential character of Spadina Road, north of St. Clair Avenue West, are found on the exterior walls and roof, consisting of:

- Above a raised base with window openings, the 2½-storey plan under a gable roof with a hipped dormer on the west slope and a brick chimney at the south end
- The red brick cladding with brick, stone and wood trim
- The organization of the principal (west) façade, with the main entrance raised in the left (north) bay beneath a three-sided oriel window and beside a three-storey bay window with a conical roof
- The west entrance, where wood doors are protected by an open porch with brick pedestals with stone caps, paired wood columns, and a hipped roof with a cornice moulding
- Beside (left or north of) the entry, the segmental-arched multi-paned window opening
- The detailing of the bay window, where continuous stone lintels and sills mark the flat-headed window openings in the first two floors
- The fenestration on the side (north and south) elevations
- On the north elevation, which is visible from the street, the secondary entrance, the brick wall chimney, the small segmental-arched window openings, the diminutive oriel window, and the square bay window (the cladding has been replaced)

The rear (east) wall is 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 31st of July, 2007, **which is August 31st, 2007**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 31st day of July, 2007.

Ulli S. Watkiss
City Clerk