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Authority: Toronto and East York Community Council Item 20.82, adopted as amended, by City of Toronto Council on November 27, 28 and 29, 2012

CITY OF TORONTO

BY-LAW No. 1302-2013

To designate the property at 72 Wells Hill Avenue (Frank Denison House) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 72 Wells Hill Avenue (Frank Denison House) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 72 Wells Hill Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas a notice of objection dated December 19, 2012 was served upon the Clerk of the municipality on December 21, 2012; and

Whereas the objector has withdrawn its objection; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto enacts:

1. The property at 72 Wells Hill Avenue, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 72 Wells Hill Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on October 11, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

The property at 72 Wells Hill Avenue is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the west side of Wells Hill Avenue north of Nina Street, the Frank Denison House (1910) is a 2½-storey detached house form building.

Statement of Cultural Heritage Value

The Frank Denison House is a fine representative example of an early 20th century house form building that displays the hallmarks of the Period Revival style influenced by the Arts and Crafts movement. It stands as the earliest interpretation of the style on Wells Hill Avenue.

The important Toronto architectural firm of Wickson and Gregg designed the Frank Denison House. Noted for their residential projects in Toronto's exclusive neighbourhoods, the pair executed this commission during the early stage of their lengthy partnership that produced city-wide landmarks including the former Central Reference Library (now the Kauffler Student Service Centre at the University of Toronto) and Timothy Eaton Memorial Church in Forest Hill.

Contextually, the Frank Denison House assists in defining, maintaining and supporting the character of the Casa Loma neighbourhood where Wells Hill Avenue is an important street with an intact group of early 20th century house form buildings that contributes to the quality of the area. The Frank Denison House is also visually and historically linked to its surroundings on Wells Hill Avenue where it shares its setback on a tree-lined street and complements the other period residential buildings.

Heritage Attributes

The heritage attributes of the property at 72 Wells Hill Avenue are:

- The scale, form and massing of the 2½-storey detached house form building
- The complex hip roof with extended eaves, exposed purlins, dormers and brick chimneys (the south chimney has corbelled brickwork)
- The materials, with brick and stucco cladding and brick and wood trim
- On the principal (east) façade, the asymmetrical organization of the door and window openings
- The main (east) entrance, where a paneled wood door is set in a segmental-arched surround and protected by an open hip-roofed porch with brackets
- The fenestration on the east, north and south elevations, which combines segmental-arched and flat-headed openings, many of which contain multipaned windows
- The setback and placement of the building in a landscaped setting with mature trees and a stone wall along the east perimeter

SCHEDULE "B"
LEGAL DESCRIPTION

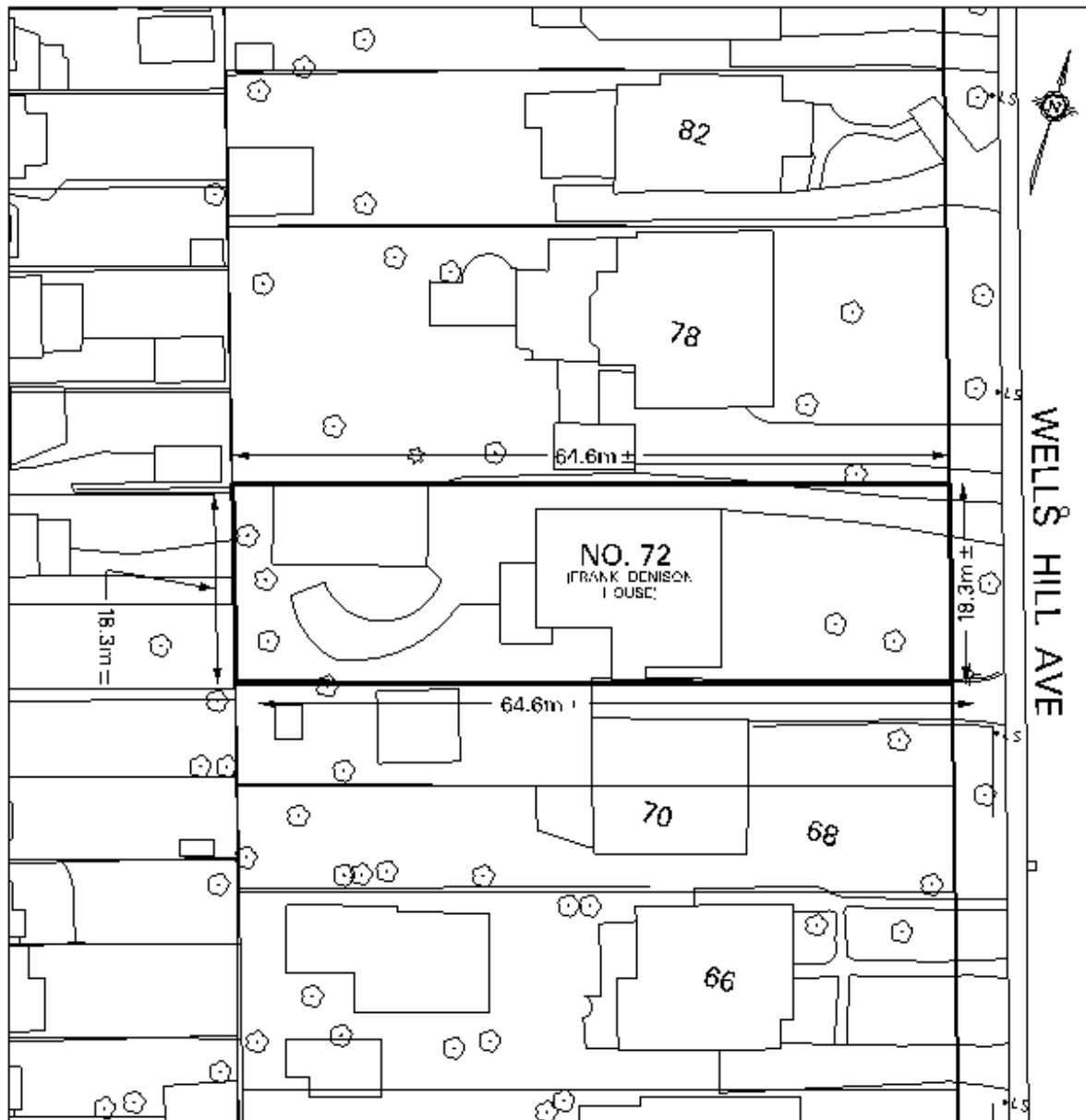
PIN 21224-0102 (LT)

PT LT 29 PL 1282 WYCHWOOD BRACONDALE DOVERCOURT AS IN WA82282

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2012-124 dated January 7, 2013, as set out in Schedule "C".

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & UTILITY MAPPING

 NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND THIS PLAN SHALL
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSES STATED
 IN THE TITLE BLOCK

 CHECKED BY: JUNE HOUSE
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

 NO. 72 WELLS HILL AVENUE
 (FRANK DENISON HOUSE)

 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

 WARD: 21 - ST. PAUL'S
 DATE: JANUARY 17, 2012

SKETCH No. PS-2012-124