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City Clerk's Office

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CONSERVATION REVIEW  
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Frances M. Pritchard  
Toronto South Community Council  
City Hall, 4<sup>th</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

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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  
97 OLD FOREST HILL ROAD  
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

FEB 19 2004



555 Bay Street, Suite 300  
Toronto, Ontario  
M5G 2C2

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 97 Old Forest Hill Road (Morden Neilson House) (Ward 21-St. Paul's) under Part IV of the Ontario Heritage Act.

Reasons for Designation:

The property at 97 Old Forest Hill Road is recommended for designation under Part IV of the Ontario Heritage Act for its cultural resource value or interest. Located on the east side of Old Forest Hill Road, south of Eglinton Avenue West, the property also has frontage on Vesta Drive. Morden Neilson commissioned the house, which was completed in 1932 according to the designs of F. Stewart Porte, an associate of Toronto architect Douglas Kertland. Morden Neilson served as the president and general manager of William Neilson Limited, the ice cream and confectionery company founded by his father. Under Morden Neilson's guidance, the business became the largest producer of ice cream in the British Empire and the biggest manufacturer of chocolate in Canada. Following Morden Neilson's death in 1947, his widow, Margaret, remained in the house until 1949 when her son, Hartley Neilson, began a residency that continued for a decade. The property is of historical interest for its association with the Neilson Company. It is architecturally significant as an excellent example of Period Revival styling, inspired by and exhibiting features from English

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Tudor architecture. The property is an important neighbourhood feature in the former Village of Forest Hill.

The heritage attributes of the property at 97 Old Forest Hill Road are found on the exterior walls and roofs. Clad with random-coursed stone and trimmed with stone and wood, the Morden Neilson House displays a modified ell-shaped plan that rises to 2½ stories and is extended by an attached 1½-storey garage at the north end. Steeply-pitched gable roofs with shed-roofed and pentdormers and three groups of large stone chimneys with multiple stacks cover the building. At the west end, the roof is hipped and incorporates hipped dormers on the west slope and pentdormers on the south side. The fenestration throughout has narrow flat-headed window openings, set in singles, pairs and multiples, with many containing casement windows with leaded or coloured glass. Each elevation features distinctive detailing, from the lanterns to the eavestroughs with downspouts incorporating the initials of the original owner, "MN". A porte cochere, constructed of wood and stone with a gabled roof and a carved cornice, connects the north side of the building to a stone wall along the driveway. On the north façade of the house, the principal entrance has a wood door with a narrow light that is flanked by single window openings with iron shutters. The medieval detailing continues above the entry, where a crest with the image of a knight, a nameplate with a Latin inscription, and floral motifs are placed. In the second storey, carved corbels embellish a wood-clad jetty with a six-part window. A gabled frontispiece rises at the west end of the north façade while, on the west wall, buttresses support a three-part bay window that is set in a wood surround with a decorated cornice. On the south elevation, attention is drawn to a gable containing stucco and wood strapwork, bargeboard and brackets. One slope of the gable roof is extended to the lower storey to cover a gabled stone and wood porch with a simulated roof truss. Inside the porch, sidelights flank a wood door with a carved female figure. To the west of this entry, a pair of tall four-part windows with stone voussoirs marks the first storey. On the east side of the south entrance, crests flank an oversized oriel window. The east wall facing Vesta Drive incorporates a series of gables, some extending to the ground. Where the wall projects at the south end of the east elevation, an oversized gable has three stained glass panels surmounted by a Tudor arch incorporating a crest with a book motif. A stone fence bounds the east side of the property along Vesta Drive.

Notice of an objection to the proposed designation may be served on the City Clerk, c/o Toronto South Community Council, Toronto City Hall, 100 Queen Street West, 4<sup>th</sup> Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 18<sup>th</sup> of February, 2004. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 18<sup>th</sup> day of February, 2004.

Ulli S. Watkiss  
City Clerk