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City Clerk's Office

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

Tel: 416-392-7033
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

ONTARIO HERITAGE TRUST

NOV 28 2012

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
72 WELLS HILL AVENUE (FRANK DENISON HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

Andre Paul Buhot
300 Main Street
Toronto, ON M4C 4X5

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J2

Jonah Arnold
Barrister and Solicitor
Weinman Arnold LLP
390 Bay Street #1202
Toronto, ON M5H 2Y2

72 Wells Hill Avenue (Frank Denison House)

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 72 Wells Hill Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

Description

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.

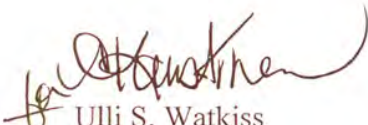
Heritage Attributes

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 multi-paned windows
- The setback and placement of the building in a landscaped setting with mature trees and a stone wall along the east perimeter

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, West Tower, Toronto, Ontario, M5H 2N2, within thirty days of November 28, 2012, which is December 28, 2012. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 28th day of November, 2012.


Ulli S. Watkiss
City Clerk