



## STAFF REPORT ACTION REQUIRED

### Request for Heritage Review of 72 Wells Hill Avenue

<b>Date:</b>	October 31, 2012
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Trinity-St. Paul's – Ward 21
<b>Reference Number:</b>	P:\2012\Cluster B\PLN\HPS\TEYCC\November 6 2012\teHPS51

#### SUMMARY

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This report recommends that City Council state its intention to designate the property at 72 Wells Hill Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

At its meeting of September 11, 2012, the Toronto and East York Community Council adopted TE18.115 directing Heritage Preservation Services to investigate the potential of including 72 Wells Hill Avenue on the inventory of heritage properties and report back to the Community Council as soon as possible and no later than January 2013.

Staff have researched and evaluated the property at 72 Wells Hill Avenue and determined that it meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The site contains a detached house form building (1910) that contributes to the Casa Loma neighbourhood, an area that City Council approved for study as a potential heritage conservation district in 2005.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. The property at 72 Wells Hill Avenue be included on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 72 Wells Hill Avenue under Part IV, Section 29 of the Ontario Heritage Act.

3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

At its meeting of September 11, 2012, the Toronto and East York Community Council passed TE18.115 and "directed Heritage Preservation Services to investigate the potential of including 72 Wells Hill Avenue on the inventory of heritage properties and report back to the Community Council as soon as possible and no later than January 2013."

The Toronto and East York Community Council, at its meeting of October 10, 2012, adopted TE19.12 approving a residential demolition application for the property at 72 Wells Hill Avenue with certain conditions that included the preservation of significant natural features.

### **ISSUE BACKGROUND**

Following research and evaluation, staff have determined that the property at 72 Wells Hill Avenue meets the provincial criteria prescribed for municipal designation that the City of Toronto also uses in evaluating properties for inclusion on the City's heritage inventory.

To prevent the demolition of the house form building and preserve its cultural heritage values and attributes, Council must state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act. Designation will void any current permits on the property, including the current demolition permit.

### **COMMENTS**

A location map (Attachment No. 1) and Photograph (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 72 Wells Hill Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

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 fine representative example of a residential building designed in the Period Revival style influenced by the Arts and Crafts Movement by the notable Toronto architectural firm of Wickson and Gregg. Contextually, the house is linked to its surroundings on Wells Hill Avenue, which retains its integrity as an early 20<sup>th</sup> century residential street, and contributes to the historical character of the Casa Loma neighbourhood.

## **CONTACT**

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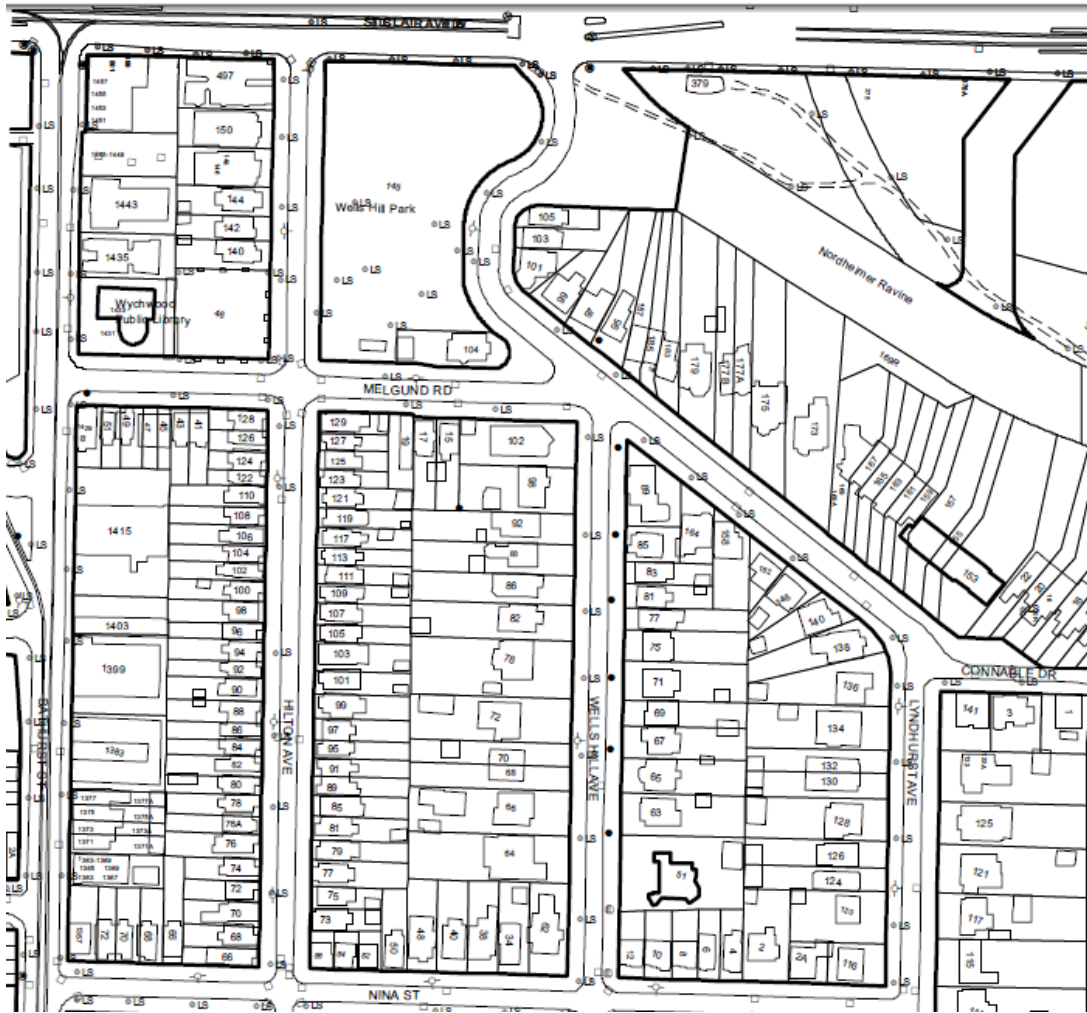
## **SIGNATURE**

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Robert Freedman  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photograph  
Attachment No. 3 – Reasons for Designation (Statement of Significance)  
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only;  
The exact boundaries of the property are not shown.

The **arrow** marks the location of the site.



Photograph of the principal (east) façade of the Frank Denison House at 72 Wells Hill Avenue (Heritage Preservation Services, October 2012)

## REASONS FOR DESIGNATION: 72 WELLS HILL AVENUE ATTACHMENT NO. 3 (STATEMENT OF SIGNIFICANCE)

### Frank Denison House

#### 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 20<sup>th</sup> 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 20<sup>th</sup> 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

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**FRANK DENISON HOUSE**  
72 WELLS HILL AVENUE, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

October 2012



## 1. DESCRIPTION



Above & cover: 72 Wells Hill Avenue, showing the principal (east) façade & the setback of the Frank Denison House from the street behind a low stone wall (Heritage Preservation Services, 2012)

<b>72 Wells Hill Avenue: Frank Denison House</b>	
ADDRESS	72 Wells Hill Avenue (west side, north of Nina Street)
WARD	21 (St. Paul's)
LEGAL DESCRIPTION	Plan 1282, Part Lot 29
NEIGHBOURHOOD/COMMUNITY	Casa Loma Neighbourhood
HISTORICAL NAME	Frank Denison House
CONSTRUCTION DATE	1910
ORIGINAL OWNER	Frank Denison, manager, Zam-Buk Company
ORIGINAL USE	Residential (single detached house form building)
CURRENT USE*	Residential (multiple units) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Wickson and Gregg, architects
DESIGN/CONSTRUCTION/MATERIALS	Brick & stucco cladding with brick & wood trim
ARCHITECTURAL STYLE	Period Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	October 2012

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 72 Wells Hill Avenue, and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

### i. HISTORICAL TIMELINE

Key Date	Historical Event
1904	Plan 1282 is registered, subdividing the Wells Hill Estate
1906	Henry Pellatt acquires numerous lots in the subdivision, including the subject site
1909 Oct	Frank Denison purchases Lot 29 <sup>1</sup>
1909 Nov	Denison is issued a permit for a “2 storey brick and frame dwelling” designed by architects Wickson & Gregg
1911 Sept	The house is recorded on the tax assessment rolls for the first time <sup>2</sup>
1916	Denison’s wife sells the property to Mary Southworth
1920	Wickson & Gregg are named on an application for a building permit to enclose a balcony to create an additional bedroom
1921 June	Before legally acquiring the house, Charles Neilson applies for a building permit for "additions & alterations" according to the plans of architect Charles Willmot <sup>3</sup>
1921 July	Charles Neilson, secretary-treasurer of William Neilson Limited, confectioners, purchases the site
1933	The property at 72 Wells Hill Avenue is the subject of a pictorial in <u>Canadian Homes and Gardens</u>
1962	Neilson’s family sells the property after applying to convert the house into a four-plex
1964	Norman & Maria Lanser acquire 72 Wells Hill Avenue, retaining the site for over 40 years

### ii. HISTORICAL BACKGROUND

#### Wells Hill/Casa Loma Neighbourhood

The property at 72 Wells Hill Avenue is located in the prestigious residential neighbourhood found southeast of Bathurst Street and St. Clair Avenue West that includes the landmark Casa Loma. According to archival records and historical maps, the land originated as a 200-acre farm lot that was purchased by Colonel Joseph Wells, a

<sup>1</sup> The sale occurred in July 1909 but was not registered until the fall

<sup>2</sup> When information for the previous year’s assessment roll was compiled in September 1910, this property and its neighbours were still recorded as vacant lots owned by Henry Pellatt

<sup>3</sup> Building Permit Application #41346 is incomplete & provides partial drawings but no descriptions of the proposed changes. However, the elevations of the east façade show the same features that remain at the time of the writing of this report

retired British military officer, in 1821. A country estate named “Davenport” was constructed on “Wells Hill”, which Colonel Wells reserved when he began subdividing the remainder of his acreage in the 1850s. After the Colonel’s granddaughter, Nina de Pencier and another heir registered Plan 1282 on the remaining lands in 1902, many of the lots were acquired by Henry Pellatt for the development of Casa Loma. Proximity to the estates of Pellatt and other community leaders attracted prominent purchasers to the new subdivision, and the annexation of the area by the City of Toronto in 1909 delivered municipal services to this area.

### 72 Wells Hill Avenue

In 1909, Frank Denison purchased Lot 29 on the west side of Wells Hill Avenue north of Nina Street from Henry Pellatt. Denison (1873-1960) had arrived from Leeds, England the previous year to manage the Zam-Buk Company’s Toronto office. Developed in the early 20<sup>th</sup> century as an antiseptic ointment to treat athletes, Zam-Buk was widely used during World War I and remained a popular household brand. Denison owned other property on Wells Hill Avenue but he was issued the inaugural building permit on the street for a two-storey brick-and-wood frame residence on the subject site in November 1909 (Image 4). The house was first recorded on the tax assessment roll in September 1911.<sup>4</sup> While Wells Hill Avenue was illustrated on the Goad’s Atlas revised to 1912 (Image 2), the Frank Denison House was not accurately recorded until the next revision was published in 1923 (Image 3).<sup>5</sup>

In 1913, Frank Denison transferred 72 Wells Hill Avenue to his wife, Keturah Annie Denison, who sold the site three years later.<sup>6</sup> In 1921, the property was acquired by Charles Neilson (1875-1958), secretary-treasurer of William Neilson Limited, the company founded by his father to produce dairy products. At the time he purchased the Wells Hill Avenue property, Neilson received a building permit to alter the house. The site was photographed for the September 1933 edition of Canadian Homes and Gardens, showing the appearance of the dwelling at that time, as well as the undeveloped south part of the lot that was reserved for the garden (Image 5). Following Charles Neilson’s death, his family retained the Wells Hill property until 1962 and, prior to its sale, applied to convert the residence into a multi-unit dwelling.<sup>7</sup>

### Wickson and Gregg, Architects

The Toronto architectural firm of Wickson and Gregg was named on the building permit for 72 Wells Hill Avenue. The practice was led by Arthur Frank Wickson (1861-1936)

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<sup>4</sup> At that time, the Edwin Rogers House at present-day 102 Wells Hill Avenue was the only other house recorded on the west side of the street, including the section south of Nina Street

<sup>5</sup> In the 1912 version, the adjoining house (now numbered 66 Wells Hill Avenue) to the south was inaccurately placed on the south part of Lot 29. This was corrected on the 1923 update, which shows the previous error ‘erased’ and the subject building in its current location

<sup>6</sup> Following his retirement as a businessman, Denison commissioned an estate named “Rockhaven” (1928) in Newmarket, Ontario where he became a well-known local artist

<sup>7</sup> Building Permit Application #71478

and Alfred Holden Gregg (1868-1945), who formed a partnership in 1905 that endured for over 30 years.<sup>8</sup> While Wickson and Gregg produced plans for all types of buildings, they are perhaps best known for their residential designs in Toronto's upscale neighbourhoods. Coincidentally, at the same time the firm prepared the plans for Frank Denison's house, they received the commission for the Zam-Buk Company's new office building on Dupont Street near Spadina Road.<sup>9</sup>

Following Charles Neilson's acquisition of the property, alterations to the house were designed by Charles M. Willmot (1886-1959), a Toronto architect in a solo practice "specializing in the design of residences in the Lawrence Park and Forest Hill neighbourhoods of Toronto."<sup>10</sup> Partial drawings of the project are housed in the City of Toronto's Building Records and indicate that no significant exterior changes to the principal (east) facade of 72 Wells Hill Avenue have been made since that time.

### iii. ARCHITECTURAL DESCRIPTION

Current photographs of the Frank Denison House are found on the cover and in Sections 1 and 6 of this report. The house form building displays features of the early 20<sup>th</sup> century Period Revival style with influences of the Arts and Crafts movement. Buildings designed with Period Revival features drew from English medieval and classical architecture and, unlike the styles of the late Victoria era, reflected a desire to create a more accurate interpretation of the past. This approach complemented the English Arts and Crafts movement, which was embraced by architects including Philip Webb and C. F. A. Voysey and promoted through the publications and designs of William Morris and his circle. Described as "more an ideology than a style," the Arts and Crafts movement combined "a deep respect for traditional domestic building forms and craft practices with a commitment to design in a modern manner..."<sup>11</sup> that resonated in British residential architecture and was subsequently popularized in North America.

Period Revival houses influenced by the Arts and Crafts Movement typically featured a combination of cladding that included stucco, steeply-pitched roofs (recalling the silhouettes if not the materials of thatch-roofed cottages) with extended eaves, exposed purlins and imposing chimneys, as well as fenestration with medieval-inspired multi-paned windows. All of the latter features are illustrated on the Frank Denison House. Architects Wickson and Gregg were well-versed in the style, and the architects' plans for a "Handsome Modern English Type of Home" in Rosedale were presented in a 1908 edition of The Canadian Architect and Builder.

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<sup>8</sup> After training with Smith and Gemmell and working in the office of Darling and Curry, Wickson formed a partnership with Norman B. Dick before embarking on a solo career in 1895. Gregg had worked with his brother, the noted Toronto architect William R. Gregg and received additional training in New York City and Boston before opening a practice with Wickson

<sup>9</sup> Construction (March 1912), 85

<sup>10</sup> "Charles MacKay Willmot," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, <http://www.dictionaryofarchitectsincanada.org/architects/view/390>

<sup>11</sup> Kalman, 619

Rising 2½ stories, the Frank Denison House is covered by a steeply-pitched complex hip roof with extended eaves, exposed purlins, dormers and brick chimneys, including a tall chimney with corbelled brickwork at the south end. The brick-clad structure is faced with stucco in the second storey, giving the appearance of a jetty. On the principal (east) façade, the door and window openings are asymmetrically placed, and the main entrance has a paneled wood door set in a segmental-arched surround and protected by an open porch where an extended hipped roof rests on oversized brackets. The pattern of the fenestration combining flat-headed and segmental-arched windows continues from the principal façade to the north and south elevations, and many of the openings contain multi-paned windows.

#### iv. CONTEXT

The location of the property at 72 Wells Hill Avenue is shown on the map attached as Image 1. Placed on the west side of the road in the section north of Nina Street, the Frank Denison House stands out in the block with its setback on a large lot (wider than many of its neighbours) with mature trees and a stone retaining wall. The majority of the adjoining houses in the section of Wells Hill Avenue north of Nina Street date to the same pre-World War I era, and include the Jeremiah Dinwoody House (1916) at 51 Wells Hill Avenue, which is designated under Part IV, Section 29 of the Ontario Heritage Act (Image 7). Directly south of the subject property, the semi-detached houses at 68-70 Wells Hill Avenue were built on the formerly vacant south part of Lot 29 in 1964 and represent the only infill on this historically intact street between Nina Street and Melgund Road (Image 10).<sup>12</sup>

Wells Hill Avenue extends north of Austin Terrace, which contains a series of estates overlooking the Davenport escarpment that are recognized heritage properties.<sup>13</sup> Northeast of the subject property, "Lyndhurst Lodge" (built for Woolworth executive Ralph Connable) is another surviving estate house that is listed on the City of Toronto Inventory of Heritage Properties (Image 6).

### 3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "X" if it is applicable, with explanatory text below.

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<sup>12</sup> Building Permit Application #82012, July 1964

<sup>13</sup> These consist of the Baldwin and Austin families' "Spadina" at 185 Spadina Road, Sir Henry Pellatt's "Casa Loma" on Austin Terrace and Walmer Road, architect E. J. Lennox's "Lenwil" at 5 Austin Terrace, and the surviving portion of the J. B. Maclean House at 7 Austin Terrace

<b>Design or Physical Value</b>	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	<b>X</b>
ii. displays high degree of craftsmanship or artistic merit	<b>N/A</b>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

**Representative Example of a Style and Type** – The Frank Denison House at 72 Wells Hill is a fine representative example of an early 20<sup>th</sup> century house form building designed in the Period Revival style influenced by the Arts and Crafts movement. It is the earliest interpretation of the style on the street where the neighbouring houses at 89 and 98 Wells Hill Avenue are examples applied to semi-bungalows (Image 8).<sup>14</sup>

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>N/A</b>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>X</b>

**Person** – Past owners of the property at 72 Wells Hill Avenue included businessman Frank Denison, who commissioned the dwelling, and Charles Neilson, who was associated with William Neilson Limited. When he acquired the site in 1921, Charles Neilson served as secretary-treasurer of the enterprise founded by his father in 1893 to manufacture and distribute ice cream, which expanded to include chocolate products. Following William Neilson’s death in 1915, Charles’s elder brother, Morden Neilson assumed the presidency of the company during the period when it became one of the largest producers of dairy products in the British Empire.<sup>15</sup> In 1947, following Morden’s death and the sale of the business to George Weston Limited, one of the terms of the agreement saw Charles Neilson become president of the enterprise until his retirement in 1952.<sup>16</sup> Overall, Charles Neilson’s business history is not significant enough to be considered a cultural heritage value associated with this property.

**Architect** – The notable Toronto architectural firm of Wickson and Gregg designed the residence at 72 Wells Hill Avenue. Although the partners excelled in commissions for a wide variety of building types and styles, they are recognized for their residential projects in the city’s finest neighbourhoods. Among their best known works, “Lyndhurst Lodge” (1916 with later additions) survives in altered form at 153 Lyndhurst Avenue northwest of Casa Loma (Image 6). The latter property and several other projects that include the former Central Reference Library (now the University of Toronto’s Koffler Student

<sup>14</sup> Another semi-bungalow found at 30 Wells Hill Avenue in the block south of Nina Street dates to the World War I period

<sup>15</sup> Morden Neilson’s residence at 99 Old Forest Hill Road is designated under Part IV, Section 29 of the Ontario Heritage Act

<sup>16</sup> William Neilson Limited is currently owned by Saputo Inc.

Services Centre), warehouses in King-Spadina, and churches such as Timothy Eaton Memorial on St. Clair Avenue West are recognized on the City of Toronto’s heritage inventory. The Frank Denison House is an early example of Wickson and Gregg’s domestic designs and pre-dates their plans for “Ardwold,” the Sir John Craig Eaton House that followed in the Casa Loma neighbourhood.<sup>17</sup>

<b>Contextual Value</b>	
i. important in defining, maintaining or supporting the character of an area	<b>X</b>
ii. physically, functionally, visually or historically linked to its surroundings	<b>X</b>
iii. landmark	<b>N/A</b>

**Character** – 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. The block between Nina Street and Melgund Road, in particular, contains an intact group of early 20<sup>th</sup> century house form buildings that, while sharing a similar setback, display fine individual architectural designs reflecting that era.<sup>18</sup> As a group, the Frank Denison House and its neighbours collectively contribute to the quality of the area adjoining Casa Loma, which has been identified for study as a potential Heritage Conservation District under Part V of the Ontario Heritage Act.<sup>19</sup>

**Surroundings** – The Frank Denison House is visually and historically linked to its surroundings on Wells Hill Avenue where it shares its early 20<sup>th</sup> century appearance and setback with the neighbouring residential buildings along the west side of the street. The site is distinguished by the stone wall along the east perimeter that frames the property with its collection of mature trees.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 72 Wells Hill Avenue does meet the criteria for inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV, Section 29 of the Ontario Heritage Act. The Frank Denison House is a fine representative example of an early 20<sup>th</sup> century residential building with Period Revival styling influenced by the Arts and Crafts movement that was designed by the notable Toronto architectural firm of Wickson and Gregg. Contextually, the house is linked to its surroundings on Wells Hill Avenue, which retains its integrity as an early 20<sup>th</sup> century residential street and contributes to the character of the Casa Loma neighbourhood.

<sup>17</sup> "Ardwold" (1911) was a substantial estate house designed in the Classical Revival style and demolished in 1936

<sup>18</sup> The adjoining semi-detached houses at 68-70 Wells Hill Avenue are infill buildings that were not part of the initial development of the block. They were constructed on the south part of Lot 29, which had been part of the landscaped grounds of the subject property

<sup>19</sup> Toronto and East York Community Council Item 9.21, adopted by Toronto City Council on December 5-7, 2005

## 5. SOURCES

### Primary Sources

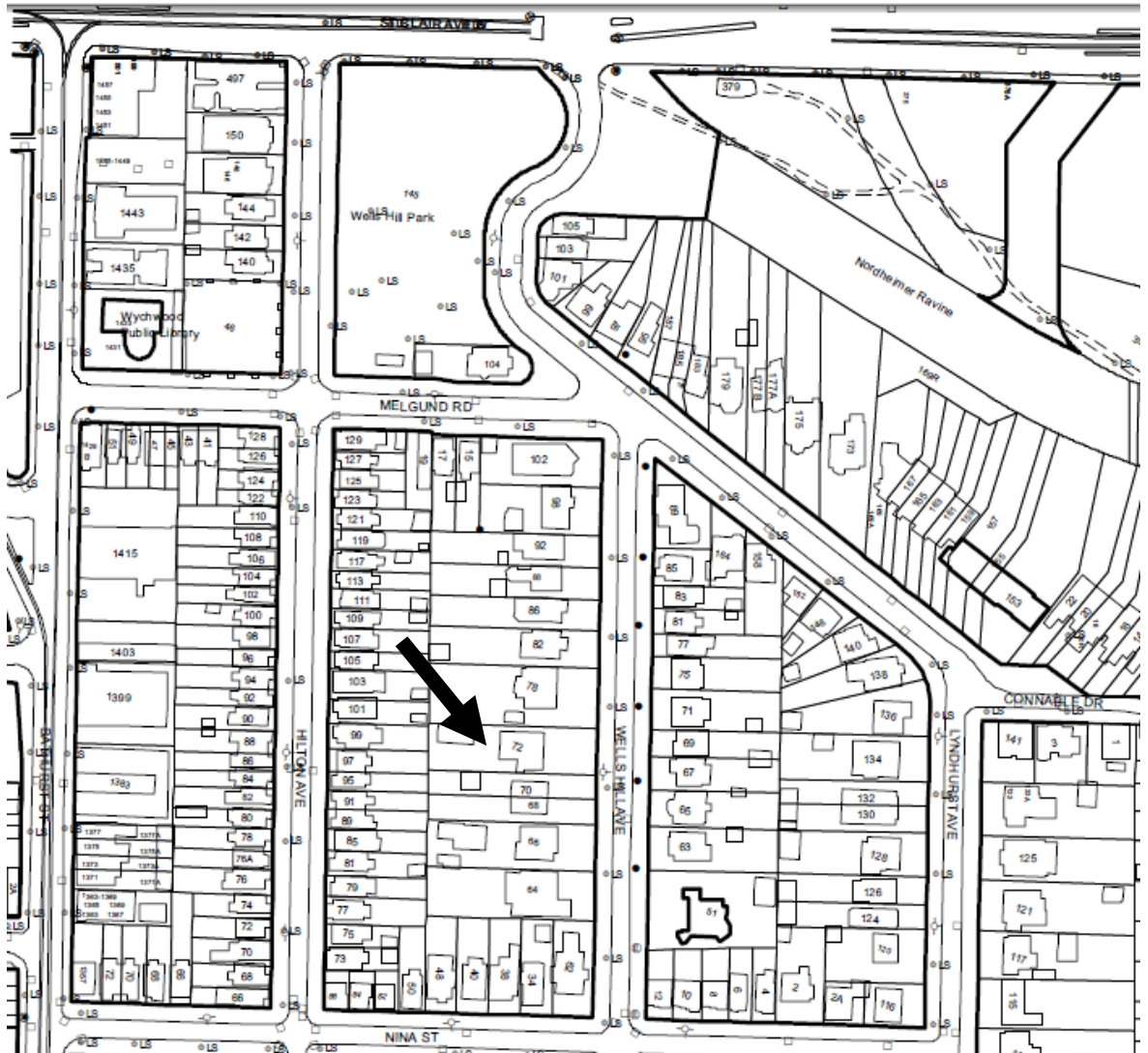
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Photograph, Lyndhurst Lodge, <http://urbantoronto.ca/forum/>

### Secondary Sources

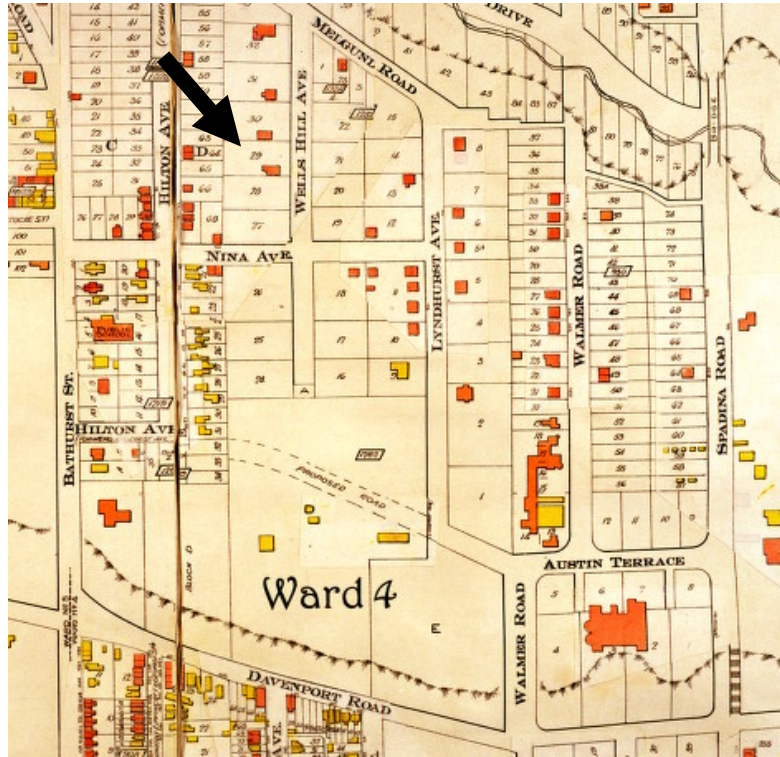
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"Weston takes over Neilson Chocolate," The Toronto Star (December 18, 1947), 21  
"William Neilson," entry in Dictionary of Canadian Biography, [http://www.biographi.ca/009004-119.01-e.php?&id\\_nbr=7618](http://www.biographi.ca/009004-119.01-e.php?&id_nbr=7618)  
"Zam-Buk Company," <http://www.rose-apothecary.co.uk>



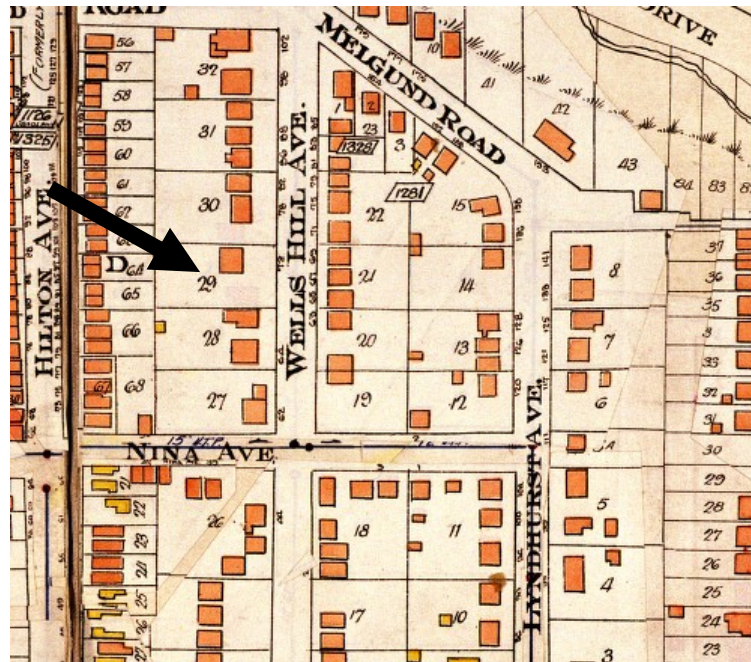
6. IMAGES: the **arrows** mark the location of the subject property



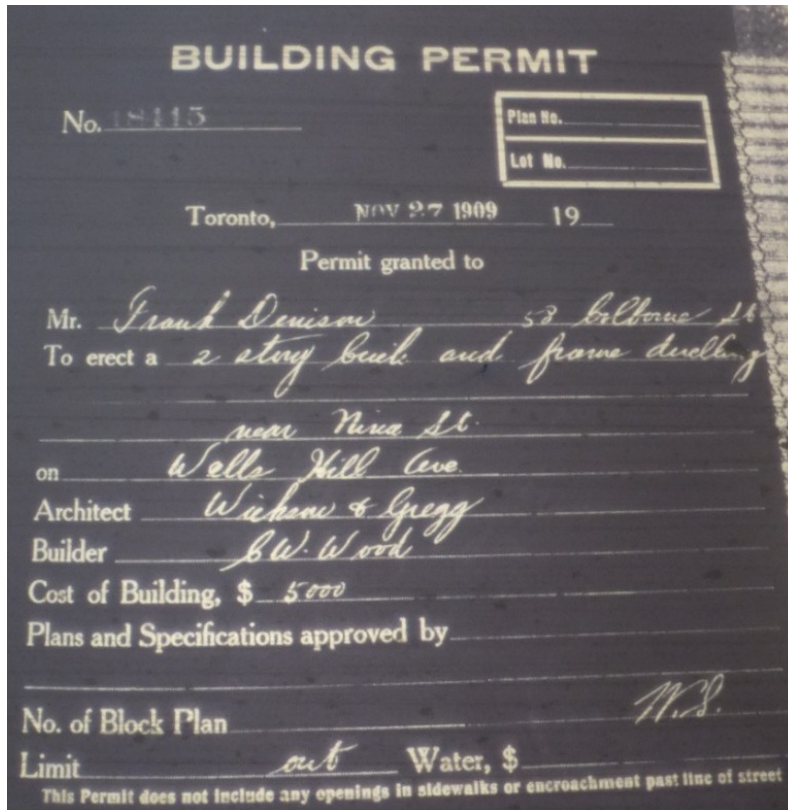
1. City of Toronto Property Data Map: the arrow marks the location of 72 Wells Hill Avenue in the Casa Loma neighbourhood southeast of St. Clair Avenue West (top) and Bathurst Street (left)



2. Goad's Atlas, 1910 revised to 1912: the development of Wells Hill Avenue to date is illustrated, however the error in the map concerning the subject property is corrected on the next edition, below



3. Goad's Atlas, 1910 updated to 1923: showing the subject house form building in place on the north part of Lot 29 and numbered "72"



4. Building Permit #18415 (November 27, 1909): for the building at 72 Wells Hill Avenue (City of Toronto Archives)



5. Archival Photograph: showing the property at 72 Wells Hill Avenue in 1933 (Canadian Home and Gardens, September 1933, 36)



6. Archival Photograph, Lyndhurst Lodge: showing the recognized heritage property at 153 Lyndhurst Avenue (Ralph Connable House) in the Casa Loma neighbourhood, which was also designed by architects Wickson and Gregg in 1916 and subsequently altered (<http://urbantoronto.ca/forum/>)



7. Photograph, 51 Wells Hill Avenue: showing the Jeremiah Dinwoody House (1913) on the opposite side of the street from the subject property, which is designated under Part IV, Section 29 of the Ontario Heritage Act (HPS, September 2012)



8. Photographs of Wells Hill Avenue: the houses at 89 Wells Hill Avenue (above) and 98 Wells Hill Avenue (below) are other neighbourhood examples of Period Revival Houses with influences from the Arts and Crafts Movement, but applied to semi-bungalows (Heritage Preservation Services, October 2012)



9. Photograph: showing the principal (east) façade (left) and the north elevation (right) (Heritage Preservation Services, October 2012)



10. Google Maps, 2009: showing the property at 72 Wells Hill Avenue (centre) in context with its neighbours at #68-70 (left) & #76 (right)