

Authority: Scarborough Community Council Report 5, Clause 16a,
as adopted by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: September 27, 2007

CITY OF TORONTO

BY-LAW No. 1037-2007

To designate the property at 53 Old Kingston Road (Herb Duncan House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 53 Old Kingston Road (Herb Duncan House) as being of cultural heritage value or interest; and

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

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 53 Old Kingston Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused 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, Notice requirements under the *Ontario Heritage Act*; and

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

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 53 Old Kingston Road, 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 53 Old Kingston Road 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 27th day of September, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”**REASONS FOR DESIGNATION**

The property at 53 Old Kingston Road is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Location on the southwest corner of Old Kingston Road and Manse Road, the house was constructed in 1908 for Herb Duncan.

The Herb Duncan House is of architectural interest as a good example of the Bungalow Style with Arts and Crafts detailing. Contextually, it is situated in the West Hill neighbourhood of Scarborough where it is part of an enclave of 10 buildings that are recognized on the City of Toronto Inventory of Heritage Properties.

The heritage attributes of the Herb Duncan House are found on the exterior walls and roof. Clad with red brick and trimmed with stucco, brick, precast stone and wood, the structure rises 1½ stories above a raised basement with window openings. The house is covered by a gable roof, whose north slope is extended to cover an open verandah. A brick chimney marks the ridge, purlins support the extended eaves, and gabled dormers dominate the north and south slopes. The north dormer displays stucco facing, half-timbering and an exposed ridge beam. It incorporates paired flat-headed window openings with sash windows. The principal (north) façade of the house is protected by the full-length open verandah with wood columns supported on brick piers (the original verandah supports were replaced). Sheltered by the verandah roof, the main entrance to the building has a wood door with glazing that is centred between double segmental-arched window openings with brick voussoirs. Single and double segmental-arched window openings in different sizes are found on the side walls (east and west). A single-storey sunroom with a hipped roof and multi-paned windows marks the west elevation. The house is extended to the south by a single-storey brick-clad wing with segmental-arched door and window openings.

SCHEDULE “B”

LEGAL DESCRIPTION

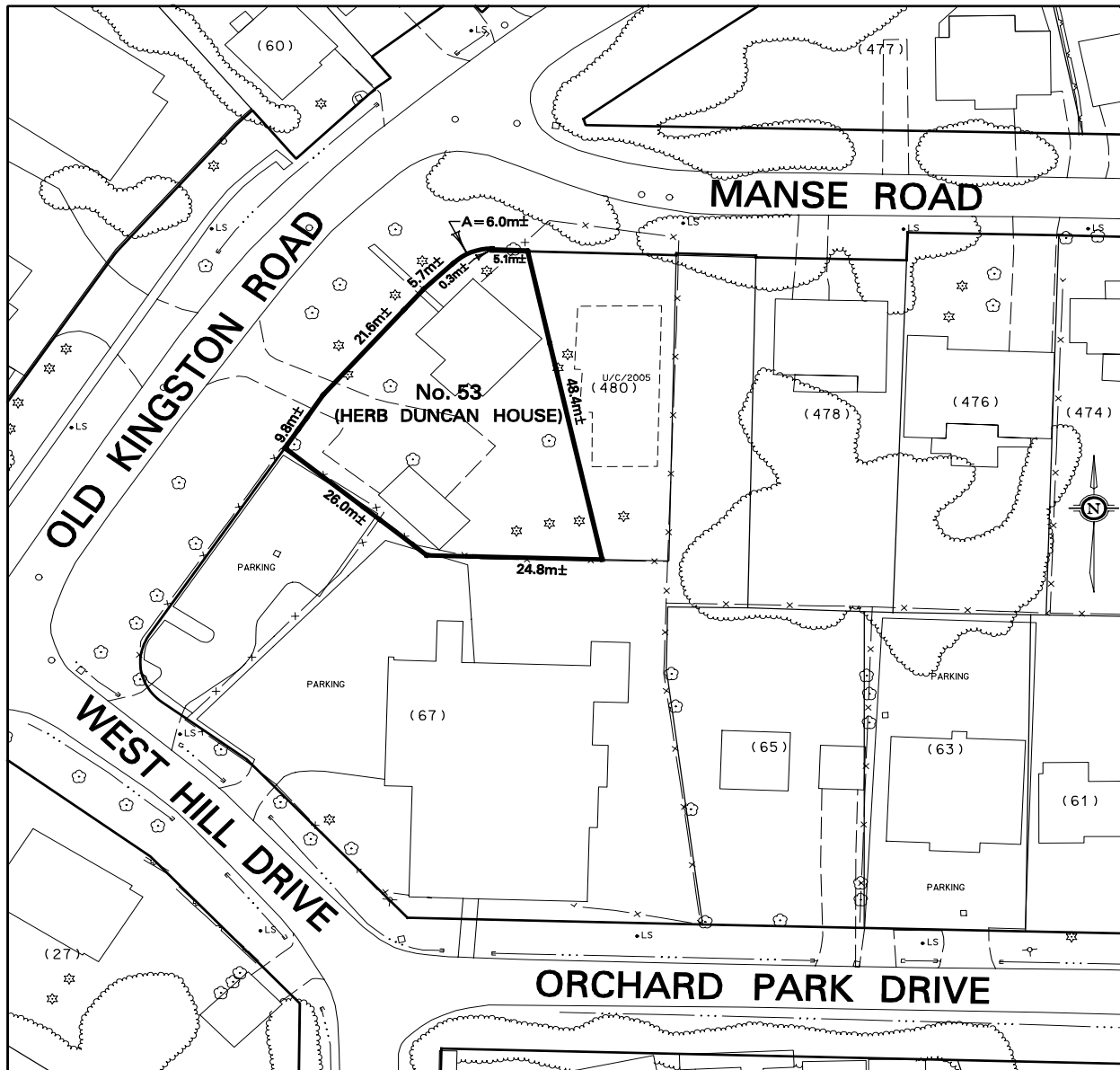
PIN 06488-0022 (LT)

PT LT 9, CON 1; PT LTS 3, 4 & 5, PL 2253, PART 1, 64R11887

City of Toronto (former City of Scarborough) 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-2007-140 dated May 1, 2007, as set out in Schedule “C”.

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 53 OLD KINGSTON ROAD
 (HERB DUNCAN HOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 44 - SCARBOROUGH EAST
 DATE: MAY 1, 2007

SKETCH No. PS-2007-140