

HERITAGE PRESERVATION SERVICES

Heritage Property Nomination Form

Please complete this form. Attach additional pages as necessary.

A. Address/Name of Property Nominated:

12 Spinney Court (formerly 91 Laurentide Drive)

Area (boundaries): Don Mills

Ward No.: 34

To find the ward number:

<http://app.toronto.ca/wards/findAddressForVotingPlace.do>

Map: Please attach an extract from a street map, marking the individual property, properties, street or area being nominated

B. Please check one box.

Nominated for: Listing on Inventory x Designation under OHA

C. Name of Nominator: Steven Bodrug

Address of Nominator: 126 Cassandra Blvd
Toronto, On M3A 1S9

1. Reason for Nomination:

I am nominating this property/group of properties/area because:

- It is a stunning example of a house designed in the modernist style; arguably the most impressive in Toronto.**
- It is one of about half a dozen custom built homes designed by Henry Fliess in the Donalda area of Don Mills.**
- The house has been preserved (both inside and out) in its original style, decor and colour palette. It is an interesting, rare and well documented time capsule of 1950s living.**
- The house interplays with the natural aspect of the site with the way it was thoughtfully built into the slope of the ravine it rests on. The use of wood and stone on the exterior pay respect to the notion of being intertwined with nature.**

The property is part of a group and I believe this group stands out because:

2. Classification (for each property):

Building Type: (i.e., house, church, store, warehouse, etc.)

House

Other: (outbuilding, landscape feature, etc.)

Current Use: (residential, commercial, etc.)

Residential

3. Description (for each property):

Photograph: Please attach 4x6" colour photographs showing (1) the street elevation and other applicable views for each property and (2) a group shot if the property is part of a group.





(Research Information/techniques can be found at
http://www.toronto.ca/heritage-preservation/heritage_research.htm)

Historical Name: The Yarmon House

Date of Construction: 1957

Architect/Builder/Contractor: Henry Fliess

Original Use: Residential

Significant Persons/Events:

Alterations: None

4. Sources:

Please indicate whether you have consulted the following sources; please attach research information and full references (*list of archives/libraries attached*):

Land Records (Land Registry Office)

City Directories

Goad's Fire Insurance Maps

Building Permits

Historical Photographs

Secondary sources (*book list attached*)

Assessment Rolls

Other: - Newspaper article by Dave Leblanc of The Globe And Mail entitled: A Friendship Built on a Solid Foundation; dated September 16, 2010.

<http://www.theglobeandmail.com/real-estate/a-friendship-built-on-a-solid-foundation/article4326084/>

- The home was featured in a 1959 issue of Canadian Homes and Gardens. A copy of it can be found here:

<https://donmills.wordpress.com/2010/08/23/the-yarmon-house-4-bedroom-bungalow-on-a-slope/>

5. Comments: The exterior elements of the house ~~should~~ remain in their original finish and colours. Front, side and balcony doors = coral; milk door = canary yellow; garage door and south side window spandrel = turquoise. Likewise for the white painted brick and dark wood paneling.

- The balcony and the stone wall along the north end of it (as well as the stone flooring underneath it) are integral to the house's design and natural context and should be respected as imperative components worthy of preservation.

I am the owner of the property or properties; or

I am not the owner of the property or properties, but I have contacted the owner(s) and the response was as follows:

I have not received a reply from the property owner.

I have not contacted the Ward Councillor about this nomination; or

I have contacted the ward councillor about this nomination, and his/her response was as follows:

I have not received a reply from the Ward Councillor.

I have not contacted my local historical society; or

I have contacted my local historical society and its response was as follows:

The North York Community Preservation Panel is very supportive.

Date: April 21, 2016

Signature: Steven Bodrug

This form will not be accepted if not dated and signed
Please make sure you have attached map and photographs

Return to: Heritage Preservation Services, Urban Design, City Planning

**Toronto City Hall, 17th Floor, East Tower,
Toronto, Ontario M5H 2N2**

**Or send by e-mail to Yasmina Shamji at yshamji@toronto.ca
Or Fax (416) 392-1973**

March 2013