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IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
469 BROADVIEW AVENUE  
CITY OF TORONTO, PROVINCE OF ONTARIO

RECEIVED  
IN THE OFFICE  
OCT 19 1995  
CULTURAL PROGRAMS  
HERITAGE UNIT

NOTICE OF PASSING OF BY-LAW


To:

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469 Broadview Avenue  
Toronto, Ontario  
M4K 2M3

Ontario Heritage Foundation  
10 Adelaide Street East  
✓ Toronto, Ontario  
M5C 1J3  
Attn: Richard Moorhouse

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1995-0569 to designate 469 Broadview Avenue (John Cox House) as being of architectural and historical value or interest.

Dated at Toronto this 6th day of October, 1995.

  
Barbara G. Caplan  
City Clerk

✓

No. 1995-0569. A BY-LAW

RECEIVED  
IN THE OFFICE

To designate the property at 469 Broadview Avenue  
as being of architectural and historical value or interest.

OCT 19 1995

(Passed September 18, 1995)  
CITY OF TORONTO  
HERITAGE UNIT

WHEREAS by Clause 5 of Neighbourhoods Committee Report No. 11, adopted by Council at its meeting of September 18, 1995, authority was granted to designate the property at 469 Broadview Avenue as being of architectural and historical 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 historical and architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 469 Broadview Avenue and upon the Ontario Heritage Foundation, a notice of intention to designate the property and has caused the notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks as required by the *Ontario Heritage Act*;

AND WHEREAS the reasons for designation are set out in Schedule "B" of this by-law;

AND WHEREAS no notice of objection to the proposed designation has been served upon the clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The property at 469 Broadview Avenue, more particularly described and shown on Schedules "A" and "C" to this by-law, is designated as being of architectural and historical 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 Schedules "A" and "C" 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 owner of the property at 6 Clarendon Crescent and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

BARBARA HALL,  
Mayor.

SYDNEY K. BAXTER  
Deputy City Clerk.

Council Chamber,  
Toronto, September 18, 1995.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Township Lot 14 in Concession 1 from the Bay in the original Township of York the boundaries of the land being described as follows:

COMMENCING at the north-westerly angle of the said parcel of land, being the point of intersection of the easterly limit of Broadview Avenue (formerly called Don Mills Road) with a line drawn parallel to the southerly limit of Riverdale Avenue (formerly called Smith Street) and distant 8.31 metres southerly therefrom, the said point being distant 9.04 metres more or less southerly from the intersection of the said limit of Broadview Avenue with the said southerly limit of Riverdale Avenue;

THENCE easterly along the said parallel line 28.88 metres more or less to the point of intersection with a line drawn parallel to the westerly limit of Lot 47, according to Plan 373 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) and distant 11.16 metres westerly from the said westerly limit;

THENCE southerly along the last mentioned line drawn as aforesaid, 12.94 metres more or less to the line of an irregular fence running westerly and distant 24.38 metres more or less northerly from the northerly limit of the lands included in Plan 679 registered in the said Land Registry Office;

THENCE westerly along the line of the said fence, 34.36 metres more or less to a point in the easterly limit of Broadview Avenue aforesaid;

THENCE northerly along the last mentioned limit 14.17 metres more or less to the point of commencement.

TOGETHER WITH a Right-of-way, at all times, in common with all others now or hereafter entitled thereto, over, along and upon a strip of land 2.44 metres in width, extending southerly from the said southerly limit of Riverdale Avenue to the northerly limit of the hereinbefore described lands, the easterly limit of which strip of land is the said line drawn parallel to the westerly limit of Lot 47, according to the said Plan 373.

AND SUBJECT TO a Right-of-way at all times for all persons now or hereafter entitled thereto, over, along and upon the easterly 2.44 metres of the said hereinbefore described lands.

The said land being most recently described in Instrument CA238398.

The hereinbefore described land being delineated by heavy outline on Plan SYE 2785 dated August 3, 1995 as set out in Schedule "C".

## SCHEDULE "B"

John Cox House  
469 Broadview Avenue

**Summary (For Reference Purposes):**

The property at 469 Broadview Avenue is recommended for designation for architectural and historical reasons. The south part of the structure was possibly constructed before 1807 for John Cox, a United Empire Loyalist and store owner in the Town of York. During the mid-1800s, the original log dwelling was enlarged and transformed as a Regency Cottage. The late-19th century addition and decorative detailing are attributed to Edward Langley of the important Toronto architectural firm of Langley, Langley and Burke, whose wife, Lucy Smith, owned the property.

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Raised on a stone foundation, the single-storey hand-hewn log structure and its extensions are clad with clapboard and covered with stucco. Portions of the framing and wood shingles from the roof of the log section of the house survive beneath the hipped roof with end chimneys and concealed gutters. Important exterior features are the symmetrically organized openings on the principal (west) facade, the Classical window surrounds, and the porch with its bellcast roof and wood detailing. Significant interior elements are the plasterwork and wood trim dating from the 1870s, the staircase from the main floor to the basement, and the subterranean cooking hearth (now altered).

Located on the east side of Broadview Avenue, north of Gerrard Street East, the property was sited to overlook the Don Valley. The house at 469 Broadview Avenue is one of the earliest surviving residential buildings in Toronto and may be the oldest continuously occupied dwelling in the city. It is purportedly the oldest remaining log structure in its original location in Toronto. Architecturally, the exterior and interior features of the house reflect the evolution in three distinct phases of an important Ontario vernacular dwelling.

#### Heritage Property Report

##### Basic Building Data:

Address: 469 Broadview Avenue (east side between Langley and Riverside Avenues)

Ward: 8

Current Name: The Gilpin House

Historical Name: John Cox House

Construction Date: possibly pre-1807 (south section)

Architect: unknown; 1870s alterations attributed to Edward Langley of Langley, Langley and Burke

Contractor/Builder: unknown

Additions/Alterations: two north ground-floor rooms added;  
roof and ceiling raised;  
rear (east) wing added;  
porch added;  
exterior stuccoed;  
openings altered;  
c. 1950, rear addition repaired following fire

Original Owner: John Cox (attribution)

Original Use: Residential

Current Use: Residential

Heritage Category: Landmark Heritage Property (Category 'A')

Recording Date: April 1995

Recorder: HPD:ka/Michael McClelland, research report

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## Historical Background:

### 1. Site History:

In the decade following the establishment of the Township of York in 1793, the York Minutes and List of Inhabitants reflected a small but significant population in 'the Don' and 'the Marsh' areas along the Don River northeast of the Town of York (Toronto). According to William Berczy's sketch map of York and Markham Townships for 1797, a cluster of houses in the immediate vicinity of present day 469 Broadview Avenue was identified as 'the English East of the Don Settlement.'

In 1796, the Crown granted Lot 14 in the First Concession of York Township to Captain John Cox. This allotment consisted of 270 acres of land on the east side of the Mill Road (Broadview Avenue) overlooking the Don River. Cox, a former British soldier, came to Upper Canada as a United Empire Loyalist and opened a store in the Town of York. Mary Cox, the widow of John Cox, sold Lot 14 to Gerhard Kuck for £156 in 1807.

In 1815, George Kuck, son of the deceased Gerhard Kuck, sold Lot 14 to William Smith, Jr. for £1250. After Smith's death in 1839, the property was divided among his heirs. His fifth son, William Smith III, inherited approximately 50 acres of land, including the subject property. A 12-acre portion containing the existing dwelling was officially conveyed to Lucy Smith, a niece of William Smith III, in 1869. Lucy Smith occupied the residence with her parents, Mary Anne and Thomas Simpson Smith, and her siblings.

In 1873, Lucy Smith married the Irish-born architect, Edward Langley, a partner with his brother Henry Langley, and their nephew, Edmund Burke, in the important Toronto firm of Langley, Langley and Burke. The firm's Toronto commissions included McMaster College (now the Royal Conservatory of Music Building) on Bloor Street West. Henry Langley was particularly noted for his ecclesiastical designs, as well as for introducing the influential Second Empire style to Toronto with Government House on King Street West (demolished) and the Bank of British North America at 49 Yonge Street. The firm was succeeded by the notable partnership of Burke, Horwood and White.

Edward Langley and Lucy Smith Langley occupied the dwelling at 469 Broadview Avenue until 1878 when the family moved to Clarence Square. Lucy Smith Langley retained the property on Broadview Avenue, renting the house to a series of tenants, including Lucy's brother, Charles Smith. Following nearly a century of ownership by the Smith family, the property was sold in 1904.

### 2. Building Construction:

The property at 469 Broadview Avenue contains a log structure which was subsequently extended and clad with clapboard and stucco. While the precise date of construction for the log portion is uncertain, historical documents provide a timeframe for its appearance.

According to land records, the property was occupied by 1807 when Gerhard Kuck acquired the township lot. While it is possible that the site then contained a structure which was replaced by the nucleus of the current building, the size and arrangement of the logs are consistent with first-generation construction. The unusual dimensions of the surviving log structure link it to two contemporaneous dwellings, now demolished, whose existence was documented at the turn of the 19th century. Captain Spark's Cabin on Broadview Avenue north of Queen Street, and another house at Broadview and Langley Avenues, share measurements of 18 by 24 feet with the south portion of the building at 469 Broadview Avenue.

During the mid-1800s, the modest log dwelling was enlarged with the addition of two-ground floor rooms, the raising of the original roof structure and ceiling, and the placement of the expanded building on a raised stone foundation. The clapboard cladding was covered with stucco by 1874 when a plan of subdivision for Riverdale Avenue showed the front section of the building at 469 Broadview Avenue as a "rough cast dwelling house - residence of Mr. E. Langley." The rear (east) tail was added by 1885 when the site was first assessed for tax purposes by the City of Toronto. This addition, along with the front porch and the interior trim, are attributed to Edward Langley. Similar woodwork and plaster detailing appear on the interior of the house at 3 Meredith Crescent in Rosedale, a commission executed by Langley, Langley and Burke in 1876.

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Architectural Description:

The property at 469 Broadview Avenue contains an early 19th century squared log structure. In the mid 1800s, it was expanded as a Regency Cottage, a style characterized by its one-storey form, hipped roof and symmetrical organization of openings. The house was updated in the late Victorian era. The topography of the surroundings and the structural evidence imply that the dwelling was originally oriented to the south, facing the concession line marked by present day Queen Street and Lake Ontario beyond.

The underlying construction of the house is hand-hewn logs, planed to a thickness of six inches, with dove-tailed self-draining corners. Structural investigation of the log section reveals a four-foot-wide door opening in the south wall and a blocked up window opening whose dimensions suggest it held a 12-over-12 pane sash window. Handmade split lath survives above one of the ceilings. The original roof framing and areas of early pine wood shingles remain below the current roof and are visible in the attic level of the building.

In the mid-19th century, the building was enlarged, acquiring its present form. The single-storey house, with a nearly square plan and a rear (east) tail, has a raised stone foundation. The painted clapboard walls are clad with white stucco. The principal (west) facade is symmetrically organized with a centre door flanked by single window openings. This facade is protected by a porch with a bellcast roof, fretwork and finials. Window openings display Classical surrounds associated with the 1870s updates attributed to architect Edward Langley. The dwelling is covered by a hipped roof with end chimneys and concealed gutters. The hipped roof on the rear (east) addition originally had a skylight or lantern.

On the interior, a wide centre hall divides the original log section on the south from the two square rooms added to the north end. In the hall, there is evidence of a clerestorey window on the rear (east) wall of the original structure. A staircase leads from the main floor to the basement with its cooking hearth (now altered). The interior plasterwork and woodwork are indicative of the 1870s.

Context:

The property at 469 Broadview Avenue is located on the east side of Broadview Avenue, north of Gerrard Street East, in the short block between Langley and Riverside Avenues. Originally sited to overlook the Don Valley, the house now faces Riverdale Park on the west side of Broadview Avenue. Its recessed setting, orientation on the lot, and diminutive form distinguish the house from the adjacent buildings. In the vicinity, properties at 441 Broadview (circa 1867 and the residence of Benjamin Langley and Julia Ann Smith) and 483 Broadview (circa 1870) are included on the City of Toronto Inventory of Heritage Properties.

Summary:

With the south portion possibly constructed prior to 1807, the building at 469 Broadview Avenue is one of the earliest surviving residential structures in Toronto and may be the oldest continuously occupied house in the city. It is purportedly the oldest surviving log structure in its original location in Toronto (Scadding Cabin, dating to 1798, was relocated to Exhibition Place in 1879). Architecturally, the exterior and interior features of the house reflect the evolution in three distinct phases of an Ontario vernacular dwelling.

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May 1995 HPD: ka/Michael McClelland, research report

SCHEDULE " C "

MAP AREA 52H-221

