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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
469 BROADVIEW AVENUE
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

To:

████████████████████
469 Broadview Avenue
Toronto, Ontario
M4K 2M3

Ontario Heritage Foundation
✓ 10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the Corporation of the City of Toronto, on the 26th day of June, 1995 decided to designate the lands and buildings known municipally as 469 Broadview Avenue (John Cox House).

Short Statement of Reasons for the Proposed Designation

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.

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.

The Toronto Historical Board's Heritage Property Report (Long Statement of Reasons for Designation) respecting the property is available for viewing at the City Clerk's Department, City Hall and the offices of the Toronto Historical Board.

Notice of an objection to the designation may be served on the City Clerk, Second Floor, City Hall, 100 Queen Street West, Toronto, M5H 2N2, within thirty days of the 30th day of June, 1995, setting out the reason(s) for the objection and all relevant facts.

Dated at Toronto this 30th day of June, 1995.


Barbara G. Caplan
City Clerk