

Authority: Etobicoke York Community Council Item EY12.7, as adopted by City of Toronto Council on March 10, 2016

CITY OF TORONTO

Bill 1022

BY-LAW -2017

To designate the property at 112 Ravenscrest Drive (Coulter House) as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 112 Ravenscrest Drive (Coulter House) as being 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 municipally as 112 Ravenscrest Drive and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

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

The Council of the City of Toronto enacts:

1. The property at 112 Ravenscrest Drive more particularly described in Schedule B 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 112 Ravenscrest Drive 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on October , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 112 RAVENSCREST DRIVE

The property at 112 Ravenscrest Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

Description

Located at 112 Ravenscrest Drive, the property contains a 1½-storey house form building that dates to 1874. After the land was acquired by Robert Coulter (c.1819-1888) in 1842, the brick house was constructed for him, his wife, Ann-Jane Patterson (c. 1833-1903) and their 12 children. Coulter's descendants owned the residence until 1968, following the earlier subdivision of the affiliated farmland. Situated in a residential subdivision where it remains visible from the street, the building retains its original orientation overlooking to the west the ravine (present-day Glen Agar Park), Martin Grove Road and Mimico Creek.

The property at 112 Ravenscrest Drive was listed on the Inventory of Heritage Properties for the former City of Etobicoke, and included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006.

Statement of Cultural Heritage Value

The property at 112 Ravenscrest Drive has design value as a rare surviving example in Etobicoke of an Ontario House with Gothic Revival styling that retains its architectural integrity. As a type uniquely associated with the province, the Ontario House is identified by its central gable peak (originally introduced to 'conceal' the upper half-storey for taxation purposes), and the Coulter House is distinguished by its pattern brick detailing identified with the Gothic Revival style that was popular in the mid to late 19th century. The unusual moulded keystones and the application of contrasting buff on red brick for the quoins, the door and window trim, and the string and base courses are distinctive features of the design. The rear (east) wing may pre-date the main body of the house, but has yet to be substantiated by structural investigation.

The Coulter House is historically linked to the development of Etobicoke, particularly the historical hamlet of Richview that emerged in the mid 19th century near the intersection of the Richview Side Road and the Third Line (present-day Eglinton Avenue West and Highway 427) where institutional and commercial buildings served local farmers. With his farm located southwest of Richview's cross-roads, Robert Coulter participated in the community as the co-founder of the non-denominational Union Chapel (afterward Richview United Church) and as a public school trustee for over 30 years. The Coulter House remains an important surviving reminder of the historical origins of Richview and Etobicoke. The property was associated with the Coulter family for over 125 years.

The property at 112 Ravenscrest Drive is also historically associated with Victor Kugler, who was a tenant in the Coulter House from 1955 to 1965. Kugler (1900-1981) was internationally recognized as a member of the Dutch Resistance during World War II who, with others, hid Anne Frank and her family. His role as a non-Jew assisting victims of the Holocaust was acknowledged in 1972 when, at Otto Frank's request, the State of Israel honoured Kugler with the Vad Vashem Medal as a Righteous among the Nations. In Canada, Kugler received awards from the Canadian Congress of Christians and Jews and the Canadian Anti-Defamation League, as well as a Key to the City of North York for his contributions, including his ongoing work challenging Holocaust deniers.

Contextually, the property at 112 Ravenscrest Drive is historically, visually and physically linked to its setting in the area of Etobicoke southeast of Martin Grove Road and Eglinton Avenue West. Despite the subdivision of the surrounding land in the mid 20th century, the Coulter House retains its original orientation on an elevated site overlooking to the west the ravine (present-day Glen Agar Park), Martin Grove Road and Mimico Creek.

Heritage Attributes

The heritage attributes of the Coulter House on the property at 112 Ravenscrest Drive are:

- The placement, setback and orientation of the building on Ravenscrest Drive, where the principal (west) elevation faces away from the street
- The scale, form and massing of the 1½-storey T-shaped plan above the stone foundation with the window openings
- The materials, with the red brick cladding, the contrasting buff (yellow) brick applied for the quoins, the string and base courses, and the door and window detailing, as well as the wood and stone trim
- The cross-gable roof, with the gable centred on the west elevation and the carved bargeboard (the brick chimneys on the house and rear (east) wing are not original)
- The principal (west) elevation, which is symmetrically arranged with the main entrance centred in the first (ground) floor in the flat-headed surround with the multi-paned transom and the ¾-length paneled sidelights (the door is not original)
- Flanking the main (west) entrance and in the centre gable above, the segmental-arched window openings with the brick flat arches, the moulded stone keystones, and the stone sills
- On the side elevations (north and south) beneath the gable ends of the roof, the continuation of the pattern brick detailing and the symmetrically-placed segmental-arched window openings
- On the rear (east) elevation, the 1½-storey wing with the gable roof, the brick cladding (which is currently concealed by board-and-batten), the round-arched window opening with the buff brick voussoirs in the south gable, and the diminutive flat-headed window opening on the north elevation
- In yard west of the house, the horse chestnut tree
- In the yard south of the house, the well and cast iron pump
- On the interior, inside the west entrance, the wood staircase with the banister, the turned balusters and the carved newel posts at the top and bottom, and in the northwest and southwest rooms, the wood window trim that extends to the floor

The two-storey garage at the east end of the house and the adjoining wrap-around porch are 20th century additions that are not identified as heritage attributes.

SCHEDULE B

LEGAL DESCRIPTION

PIN 07452-0085(LT)

LT 63 PLAN 4595 ETOBICOKE

City of Toronto (former City of Etobicoke), Province of Ontario
Registry Division of the Toronto Registry Office (No. 66)