

Authority: Notice of Motion J(18), moved by Councillor Walker, seconded by Councillor Jenkins, as adopted by City of Toronto Council on May 17, 18 and 19, 2005
Enacted by Council: February 2, 2006

CITY OF TORONTO

BY-LAW No. 14-2006

To designate the property at 200 Russell Hill Road (Frederick Capon House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 200 Russell Hill Road (Frederick Capon 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 200 Russell Hill Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

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

WHEREAS a notice of withdrawal of objection to the proposed designation was served upon the Clerk of the municipality and the Conservation Review Board;

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

1. The property at 200 Russell Hill 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 200 Russell Hill Road and upon the Ontario Heritage Trust 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*.

ENACTED AND PASSED this 2nd day of February, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”**REASONS FOR DESIGNATION**

The property at 200 Russell Hill Road merits designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Located on the west side of Russell Hill Road, south of St. Clair Avenue West, the house was completed in 1911 for Toronto dentist Frederick J. Capon according to the designs of architect Ewart G. Wilson. The Capon family retained the site until 1920. For the next decade, John McCurdy, the Canadian aviation pioneer who headed Curtiss Aeroplanes and Motors, occupied the house.

Contextually, with its location on a large hilltop site overlooking Russell Road and Sir Winston Churchill Park, the Frederick Capon House contributes to the character of the Forest Hill neighbourhood.

The heritage attributes of the Frederick Capon House consist of the exterior walls and roof. Designed in the Period Revival style and featuring a 2½-storey irregularly-shaped plan, the structure is clad with red brick and trimmed with brick, stucco and wood. The eaves of the gable roof are broken with the placement of multiple gables containing strapwork. Large brick chimneys mark the roof. Attention is focused on the principal (north) façade where the main entrance is offset on the wall. An enclosed flat-roofed porch has a single door with a transom and multiple flat-headed windows. On the left (east), a square bay window projects in the first floor beside a diminutive flat-headed window opening. Above the entry and the bay window, the dormers contain pairs of flat-headed window openings. The area to the right (west) of the entrance under the cross-gable has a single flat-headed window opening beside the door, and segmental-headed window openings with pairs of window in the first and second stories. The pattern of the fenestration is continued on the side (east and west) and rear (south) elevations. The enclosed porch at the northwest corner of the building is an addition that is not included in the Reasons for Designation.

SCHEDULE “B”

Part of PIN 21222-0047 (LT).

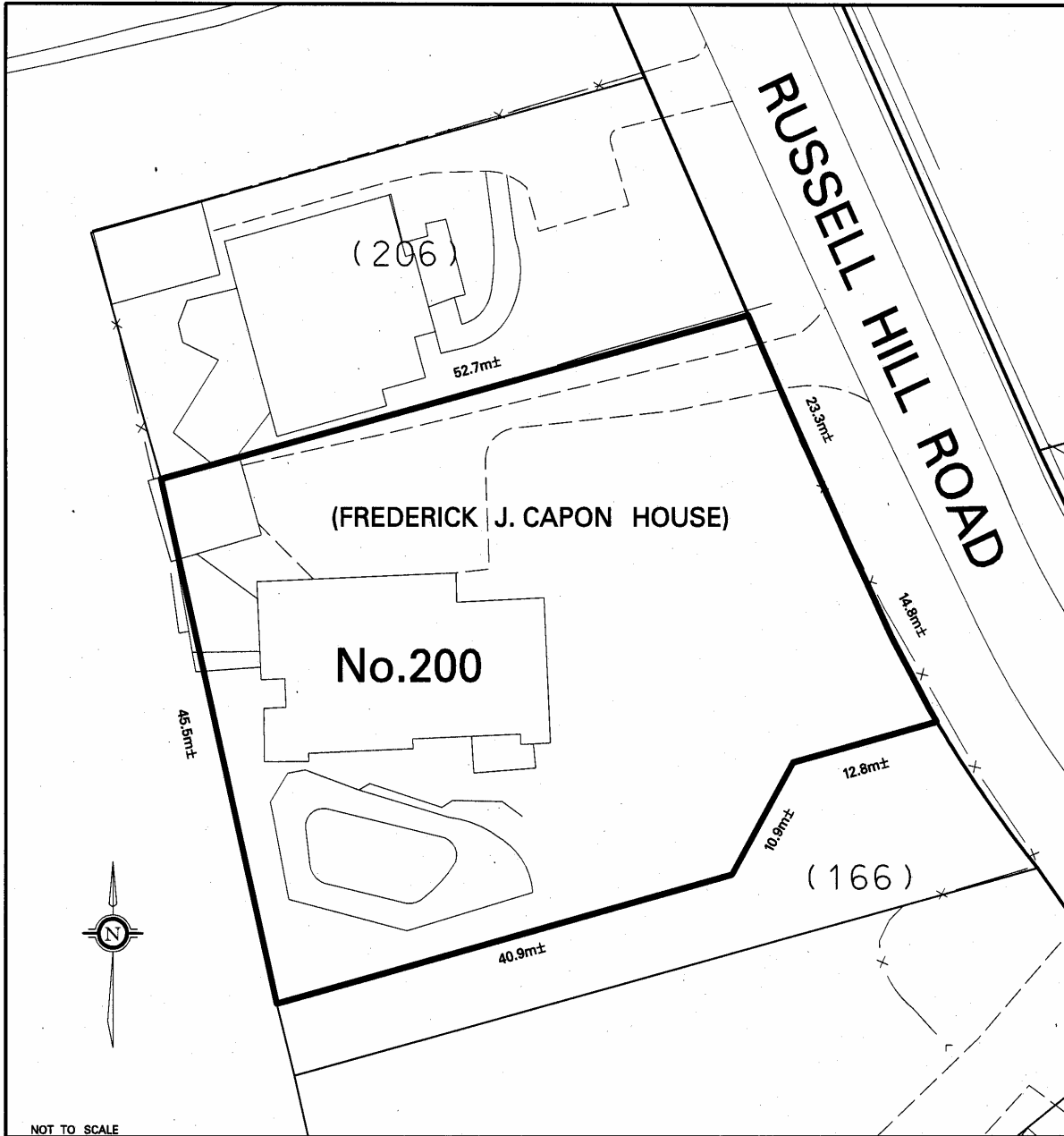
PT LT 73 PL 364E TORONTO; PT 3 FT RESERVE PL 364E TORONTO PT 1 63R654

City of Toronto 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-2005-103 dated August 8, 2005, as set out in Schedule “C”.

SCHEDULE "C"



NOT TO SCALE

TORONTO

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE: THIS SKETCH HAS
BEEN COMPILED FROM
OFFICE RECORDS.

PROPERTY INFORMATION SHEET

No. 200 RUSSELL HILL ROAD
(FREDERICK J. CAPON HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 22 - ST. PAUL'S
DATE: AUGUST 8, 2005

SKETCH No. PS-2005-103