

Authority: MM38.28, by Councillor Josh Matlow, seconded by Councillor Kristyn Wong-Tam, as adopted by City of Toronto Council on March 26 and 27, 2018

**CITY OF TORONTO**

**BY-LAW 606-2018**

**To designate the property at 64 Woodlawn Avenue West 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 of the City of Toronto to designate the property at 64 Woodlawn Avenue West 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 as 64 Woodlawn Avenue West 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 64 Woodlawn Avenue West 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 title to 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 64 Woodlawn Avenue West 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 May 24, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## SCHEDULE A

### STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 64 WOODLAWN AVENUE WEST

#### Caldecott House

The property at 64 Woodlawn Avenue West 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 value.

#### Description

The property at 64 Woodlawn Avenue West contains a 2½-storey detached house form building that is located on the north side of the street, west of Yonge Street and south of St. Clair Avenue West. It was developed on a subdivision of the former "Woodlawn" estate along Walker and Woodlawn avenues, which was annexed by the City of Toronto in 1888. The dwelling at 64 Woodlawn Avenue West was constructed in 1906 for Toronto businessman, Stapleton Caldecott and his wife, Emma Arnold Caldecott according to the designs of the notable Toronto architect, Eden Smith. For over 50 years, the site was owned by James H. Swan, whose family had acquired other allotments on Woodlawn Avenue West in the early 20th century.

#### Statement of Significance

The property at 64 Woodlawn Avenue West is valued for its design as a fine representative example of an early 20th century house form building designed in the Period Revival style influenced by the Arts and Crafts Movement as interpreted by architect Eden Smith. It is distinguished by its asymmetrical plan with the projecting bays, the complicated roofline with the gables and the distinctive canted chimneys, and the decorative wood strapwork.

The associative value of the Caldecott House is through its identification with Toronto architect Eden Smith, who designed the dwelling. The English-born architect is noted for his distinctive designs influenced by the Arts and Crafts ideals of William Morris and his circle. In Toronto, following his high-profile commission for St. Thomas's Church (1892) on Huron Street, Smith focused on designing houses in high-end neighbourhoods and enclaves throughout the city, among them Wychwood Park, the neighbourhood inspired by North American artists' colonies, which was amongst the first Heritage Conservation Districts in Toronto.

The property at 64 Woodlawn Avenue West is also valued for its association with its original owner, Robert Stapleton Pitt Caldecott (1836-1907), who commissioned the house. Caldecott was a highly regarded businessman who served as the president of the Toronto Board of Trade and was considered an expert in international trade.

Contextually, the Caldecott House is valued for its contribution to the character of the area, which originated as William Hume Blake's 19th-century "Woodlawn" estate and was developed afterward as an upscale residential enclave that was annexed by the City of Toronto in 1888. The

property at 64 Woodlawn Avenue West is also historically, visually and physically linked to its setting where, with its neighbours to the west, the Caldecott House is set back from the street line on a slight rise of land.

#### Heritage Attributes

The heritage attributes of the Caldecott House at 64 Woodlawn Avenue West are:

- The setback, placement and orientation of the building on the north side of the street
- The scale, form and massing of the 2½-storey house form building
- The cross-gable roof with the gable on the south slope, the canted brick corner chimneys, and the gabled wall dormer (south)
- The materials, with the brick cladding and the brick, stone and wood detailing (the brickwork has been painted), including the wood strapwork in the gables
- The principal (south) elevation, with the main entrance, which is set in a flat-headed surround with sidelights under an open gable-roofed porch between single- and two-storey bay windows
- The side elevations (east and west), which are viewed from Woodlawn Avenue West, including the two-storey bay window on the east wall

Note: the rear (north) wing and the detached garage (1929) at the south end of the property are not identified as heritage attributes.

**SCHEDULE B**  
LEGAL DESCRIPTION  
64 WOODLAWN AVENUE WEST

PIN 21192-0240 (LT)

LT 33 PL 669 NORTH WEST ANNEX

City of Toronto Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)