

Authority: Item CC8.13, as adopted by City of Toronto
Council on June 18 and 19, 2019

CITY OF TORONTO

BY-LAW 335-2020

To designate the property at 206 Russell Hill Road 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 206 Russell Hill Road 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 lands and premises known as 206 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 posted on the City's website 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 a notice of objection was served upon the Clerk of the municipality and such objection was referred to the Conservation Review Board for a hearing; and

Whereas the notice of objection was subsequently withdrawn; and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 206 Russell Hill Road, 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 206 Russell Hill Road at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website 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 April 30, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION) 206 RUSSELL HILL ROAD

Reasons for Designation

The property at 206 Russell Hill Road is worthy of inclusion on the City of Toronto's Heritage Register and 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

Located on the west side of the street, south of St. Clair Avenue West in the South Hill neighbourhood, the property at 206 Russell Hill Road is elevated on a hillside where the lot extends west to Sir Winston Churchill Park. It contains a 2½-storey detached house form building that was constructed in 1910 for William Sefton Hodgens (1878-1963) according to the designs of Toronto architect Ewart G. Wilson. Hodgens was a self-made financier and one of the original directors of the Dominion Securities Corporation (forerunner to today's RBC Securities) who resided at 206 Russell Hill with his wife, Margaret Wood Meikle for over half a century. Following Hodgens's death, the Basilian Fathers of Toronto were among the subsequent owners of the property.

Statement of Significance

The property at 206 Russell Hill Road is valued for its design as a well-crafted example of the Period Revival, one of the most popular styles for upscale residential architecture in the World War I era, which is particularly distinguished by its detailing inspired by the Arts and Crafts Movement. The William S. Hodgens House displays hallmarks of the style in its varied cladding, the intricate profile incorporating the roof with the gambrel form, extended east slope, parapets and multiple chimneys, and the varied fenestration including bay windows and shed-roof dormers.

The William S. Hodgens House is historically associated with the origins of the South Hill neighbourhood where, following the subdivision of the former Russell Hill estate, it occupied one of the larger tracts adjoining the Nordheimer Ravine. It is also linked to the practice of Ewart G. Wilson who, in a career spanning a quarter-century, was noted for his residential commissions in Rosedale, Forest Hill and other prestigious neighbourhoods, and elegant apartment houses, including the Broadview Mansions (1927), the listed heritage property overlooking Riverdale Park.

Contextually, the William S. Hodgens House supports and maintains the historical character of the South Hill community as an early-20th century residential enclave with recognized heritage buildings on Clarendon Avenue, Clarendon Crescent, Warren Road, Balmoral Avenue and Poplar Plains Road, as well as Russell Hill Road. The property at 206 Russell Hill Road is also historically, visually and physically linked to its location on an elevated site adjoining Sir Winston Churchill Park.

Heritage Attributes

The heritage attributes of the William S. Hodgens House at 206 Russell Hill Road are:

- The setback, placement and orientation of the building on the west side of the street, south of St. Clair Avenue West and adjoining Sir Winston Churchill Park
- The scale, form and massing of the 2½-storey plan
- The roof with the gambrel form, extended slope and multiple shed-roof dormers (east), the parapets (east and west) and the four brick chimneys, including the oversized chimney on the east end
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The principal (east) elevation, where the main entrance is placed off-centre in the first (ground) floor and protected by the open gable on brackets and the stepped stone wall
- The north side elevation with the secondary entrance and the wood detailing
- On all elevations, the fenestration that incorporates flat-headed openings with stone lintels or wood surrounds, segmental-arched openings with brick flat arches and stone sills, and bay windows with wood detailing (some of the openings have been altered)
- In many of the openings, the multi-paned windows that reflect the Period Revival styling

The detached garage at the north end of the property is not identified as a heritage attribute.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21222-0046 (LT)
PART OF LOT 72, PART OF 3 FT RESERVE,
REGISTERED PLAN 364E

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