

Authority: Toronto and East York Community Council Item TE33.23, as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 605-2015

To designate the property at 704 Queen Street East (Dingman's Hall) 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 704 Queen Street East, (Dingman's Hall), 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 704 Queen Street East and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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 the reasons for designation are set out in Schedule "A" to this by-law; and

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

The Council of the City of Toronto enacts:

1. The property at 704 Queen Street East, 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 704 Queen Street East 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 June 12, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The property at 704 Queen Street East is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Dingman's Hall (1891-2) is located at the north-west corner of Queen Street East and Broadview Avenue. The site was listed on the City of Toronto Inventory of Heritage Properties in 1975.

Statement of Cultural Heritage Value

Dingman's Hall is valued for its historic association with Archibald Wayne Dingman (1850-1936) an entrepreneur who was amongst other things a photographer, a principal in Pugsley Dingman and Co., Toronto-based soap manufacturers, as well as a partner in the Calgary Natural Gas Company (1905), and subsequently the Calgary Petroleum Products Company (1912) whose first well, Dingman No.1 of 1914 is credited with initiating the first Alberta oil boom. He became an honoured member of the Canadian Petroleum Hall of Fame in 2005. In creating Dingman's Hall at the corner of Queen Street East and Broadview Avenue (1891-2), Archibald Dingman provided a commercial, social and cultural heart for the Riverdale community just after its annexation with the City of Toronto.

Dingman's Hall is an excellent example of the Richardsonian Romanesque Style which is rare within the Don Mount/Riverside neighbourhood. In its architectural form and massing, including its tower, in its variety of materials: sandstone, brick and terracotta and in its composition of elements as well as the high quality and richness of its detailing, the building displays a high degree of craftsmanship and artistic merit. Following the annexation of Riverdale into the City of Toronto in 1884, the use of the Romanesque architectural style which matched the designs for the new City Hall (1885-1899) provided a local prominence and civic importance to the building while also symbolically linking the community with the City.

Dingman's Hall is physically, functionally, visually and historically related to its surroundings in the Riverside neighbourhood. Located at the north-west corner of Queen Street East and Broadview Avenue it is a significant late 19th century building in a precinct of historic buildings whose period spans from c 1870 - 1930, which are currently under study for their potential designation as a Heritage Conservation District. Located at the corner of Queen Street East and Broadview Avenue the building with its tower is a prominent landmark marking the heart of the historic Don Mount village and the current area identified as Riverside. Its historic character, richly detailed façades and long-standing presence at this intersection make it an imposing and memorable landmark within the neighbourhood.

Heritage Attributes

The heritage attributes on the exterior of Dingman's Hall are:

- The location of the building at the north-west corner of Queen Street East and Broadview Avenue
- The scale, form and massing of the building including its four storey height and corner tower
- The east and south facades
- On the tower, all four facades
- The materials, including the sandstone, brick and terracotta
- Stone details and their surface finish whether rusticated or smooth ashlar including the base on the ground floor as well as the sills and string courses, lintels, cornices and stone columns in window frames and carved bosses
- Brick cladding with its original mortar and mortar colour, and brick details including canted brick panels under the windows at ground floor, brick columns and colonettes with curved bricks, moulded brick elements including those with decorative relief patterns, string courses and corbelling details.
- Terracotta panels with decorative reliefs
- The pyramidal roof of the tower with its capping detail and paired dormer windows on four sides
- On the east and south facades the pattern of windows and the shape of window openings including arched and flat-headed

SCHEDULE "B"
LEGAL DESCRIPTION

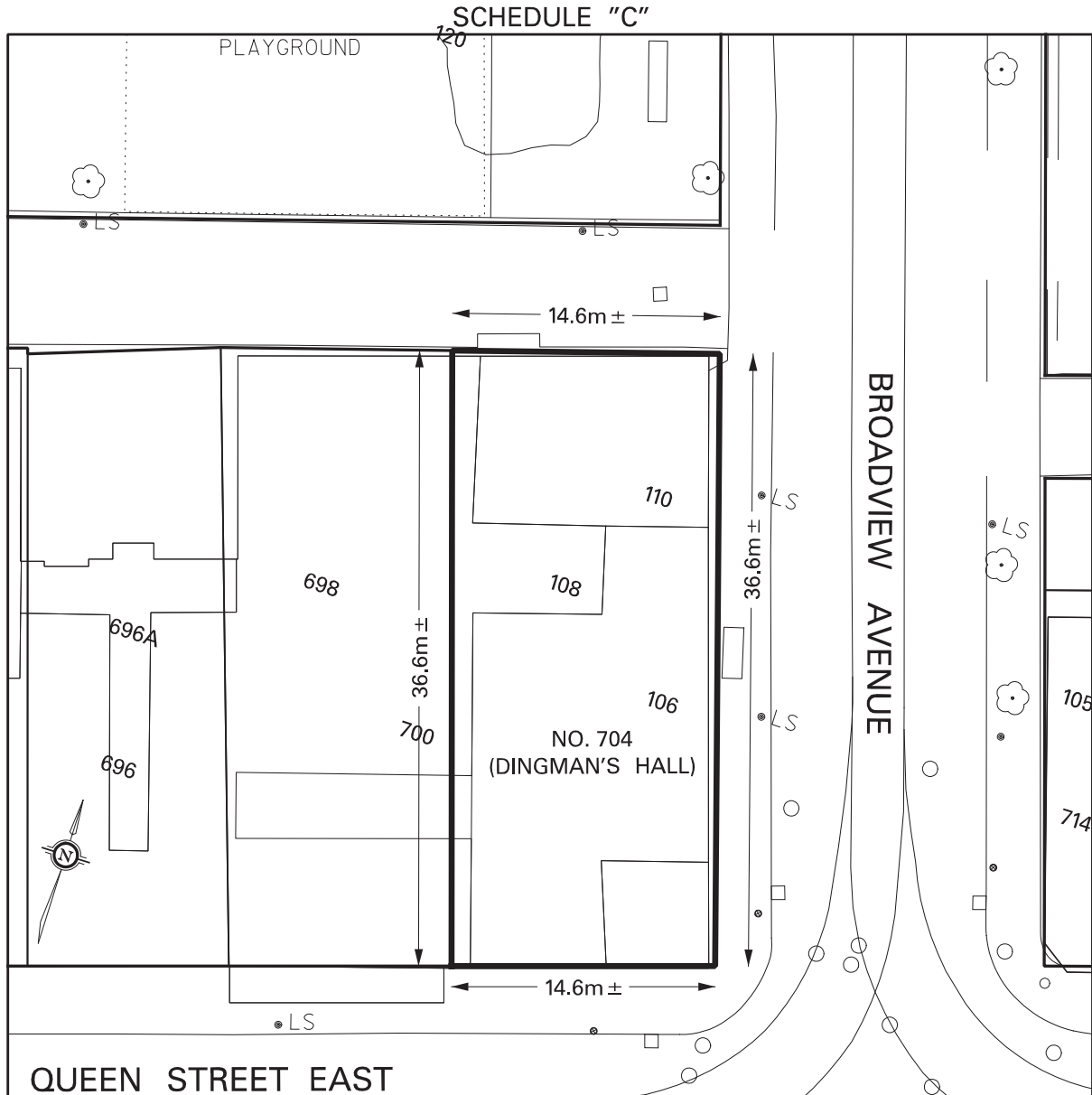
PIN 21073-0194(LT)

PT LT 15 CON 1 FTB TWP OF YORK AS IN CT763763

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-2015-001 dated January 9, 2015, as set out in Schedule "C".



<p>Toronto <small>TECHNICAL SERVICES DIVISION SURVEY & UTILITY MAPPING</small></p> <p><small>NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY NOTES AND OFFICE RECORDS, IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK</small></p> <p><small>CHECKED BY: JOHN HOUSE PREPARED BY: DWAYNE PITT</small></p>	<p style="text-align: center;">PROPERTY INFORMATION SHEET</p> <p style="text-align: center;">NO. 704 QUEEN STREET EAST (DINGMAN'S HALL) LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST</p> <p style="text-align: center;">(NOT TO SCALE)</p> <p>WARD 30 – TORONTO-DANFORTH DATE: JANUARY 09, 2015</p> <p style="text-align: right;">SKETCH No. PS-2015-001</p>
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