



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 704 Queen Street East (entrance address 106 Broadview Avenue)

Date:	May 16, 2014
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Toronto Danforth – Ward 30
Reference Number:	P:\2014\Cluster B\PLN\TEYCC\TE14057

SUMMARY

This report recommends that City Council state its intention to designate the property at 704 Queen Street East, entrance address 106 Broadview Avenue, (Dingman's Hall) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. Located at the north-west corner of Queen Street East and Broadview Avenue, Dingman's Hall (now known as Jilly's and the New Broadview Hotel) is a four storey building completed in 1891-2. The property was listed on the City of Toronto Inventory of Heritage Properties in 1975.

Following research and evaluation, staff have determined that the property at 704 Queen Street East meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property would identify the property's heritage values and attributes and enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 704 Queen Street East (Dingman's Hall) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 704 Queen Street East (Reasons

- for Designation) attached as Attachment No. 3 to the report (May 12, 2014) from the Director, Urban Design, City Planning Division.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
 3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
 4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 704 Queen Street East was listed on the City of Toronto Inventory of Heritage Properties in 1975.

ISSUE BACKGROUND

At its meeting of January 15, 2014 the Toronto East York Community Council directed that Heritage Preservation Staff assess the heritage value of 106 Broadview Avenue (704 Queen Street East) with regard to designating the property under Part IV, Section 29 of the Ontario Heritage Act

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE29.52>

COMMENTS

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 704 Queen Street East meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

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 value. Located at the north-west corner of Queen Street East and Broadview Avenue, the building historically known as Dingman's Hall, 1891-2, is valued for its historical associations with the Riverside neighbourhood and its connection with Archibald W. Dingman. Its design values are evident in the form,

materials and details of the building which make it an excellent representative of the Romanesque Style and a rare example of this style in this neighbourhood. Located at the corner of Queen Street East and Broadview Avenue since 1891, its tower and impressive character make it a longstanding significant local landmark and an important contributor to the historic character of the Riverside neighbourhood.

The Reasons for Designation (Statement of Significance), found in Attachment No. 3 are the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

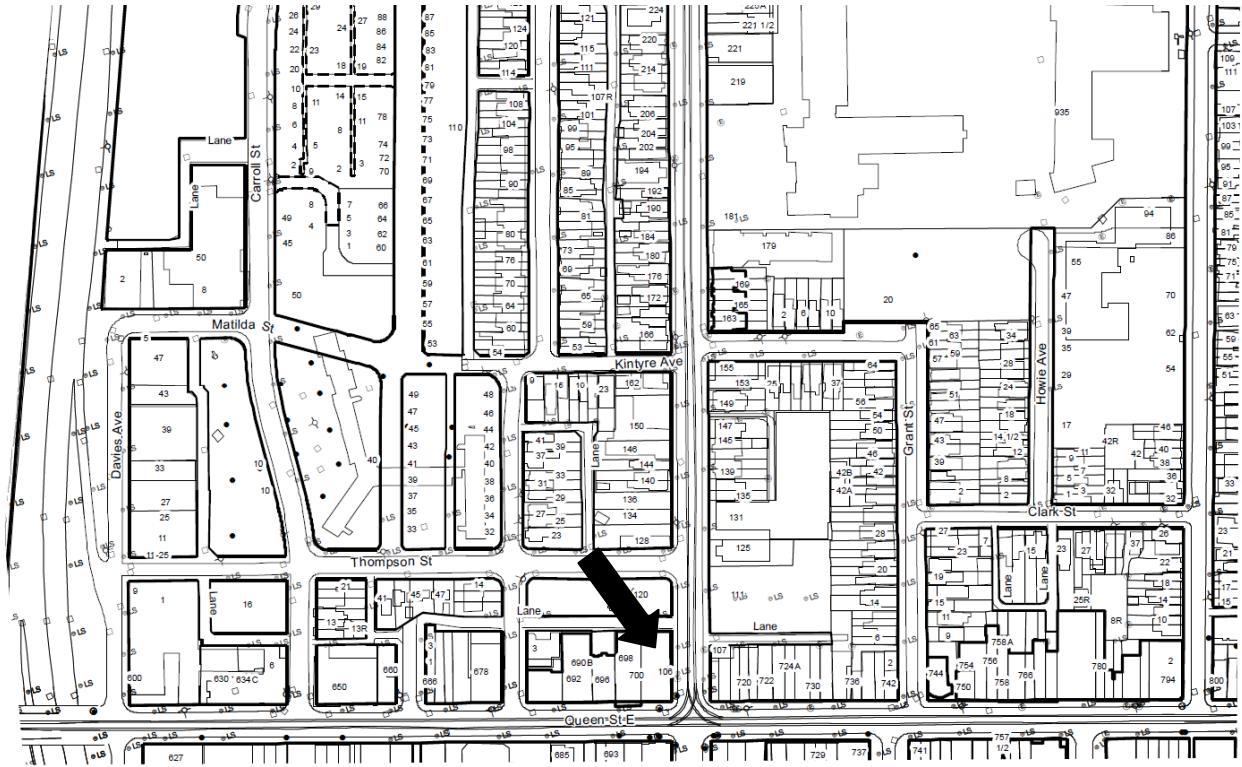
Harold Madi, Director
Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Heritage Property Research and Evaluation Report

LOCATION MAP:

ATTACHMENT NO. 1



This location map is for information purposes only;
The exact boundaries of the property are not shown

The **arrows** mark the location of the site

PHOTOGRAPHS:
704 QUEEN STREET EAST (106 BROADVIEW AVENUE) ATTACHMENT NO. 2



City of Toronto Archives, Fonds 1257, F1257_s1057_it0518



Showing the principal (south and east) façades at the north west corner of Queen Street East and Broadview Avenue (above, 1945, City of Toronto Archives) and the current context of Dingmans Hall (below, Heritage Preservation Services, 2014)

Dingman's Hall
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 facades 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

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



DINGMAN'S HALL
704 Queen Street East (entrance 106 Broadview Avenue)

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

12 May 2014

1. DESCRIPTION



City of Toronto Archives, Fonds 1257, #1257_s1057_it0518

Above: "Broadview Hotel" (Dingman's Hall) 1945 (*Alexandra Studio, City of Toronto Archives, Fonds 1257, Series 1257, Item 518*)

Cover: Dingman's Hall, 2014 (*Heritage Preservation Services*)

Address and Name of Property	
ADDRESS	704 Queen Street East (Entrance address 106 Broadview Avenue)
WARD	30 (Toronto-Danforth)
LEGAL DESCRIPTION	CON 1 FB PT LOT 15
NEIGHBOURHOOD/COMMUNITY	Riverside
HISTORICAL NAME	Dingman's Hall
CONSTRUCTION DATE	1891-2
ORIGINAL OWNER	Archibald W. Dingman
ORIGINAL USE	Commercial including two public halls
CURRENT USE*	Commercial and hotel
ARCHITECT/BUILDER/DESIGNER	None identified
DESIGN/CONSTRUCTION	Stone and brick cladding with terracotta panels
ARCHITECTURAL STYLE	Richardsonian Romanesque
ADDITIONS/ALTERATIONS	none
CRITERIA	Design/Physical, Associative and Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	May 2014

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 704 Queen Street East, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Lot 15, First Concession from the Bay is granted to John Scadding, John Graves Simcoe's Devonshire estate manager.
1850s	Following the death of Scadding's son John, Lot 15 is divided and part of it is sold as the site for the Don Jail. Isolated communities including Don Mount develop along the Kingston Road
1878	The Don Mount Post Office is indicated as located at the south west corner of the intersection of Kingston Road and Scadding/Don Mills Rd.
1884	Riverdale including the village of Don Mount is annexed to the City of Toronto. With annexation the address of the subject property which was 85 Kingston Road is changed to 710-712 Queen Street.
1889-1890	Assessments of the property in 1889 for 1890 indicate John McKnight is a tenant on the property owned by by Terrance Farr at the north west corner of Broadview and Queen Street. The building is occupied by a 1 story frame building
1890-1891	Assessment Rolls: Allan H. Dingman is the owner of the property now identified as being at 712 Queen St East at the north west corner of Broadview and Queen Street
1890 Dec	December 3 1890, Archibald Dingman is granted a building permit to erect a commercial block with four stores, a bank office and two public halls overhead for a cost of \$25,000.
1891-1892	Assessment Rolls: Unfinished building owned by Archibald Dingman with four entries indicating unlet tenant spaces. Value of building is \$20,000
1891	Globe and Mail article indicates a public meetings and a concert are held at Dingman's Hall
1892-1893	Assessment rolls indicate the property is owned by Archibald W Dingman and the value of building is \$20,000. Tenants include the Bank of Commerce, barristers in rooms over the bank a cigar maker (at 110 Broadview) and two vacant stores one on Queen and the other identified at 112 Broadview
1892	City Directory indicates Dingman's Hall at the corner of Queen and Broadview . It is not listed previously
1907	Thomas J Edward purchases Dingman's Hall
1908	Edward converts the property into a hotel. The City Directory lists the Broadview Hotel at 710 Queen Street East at the north west corner of Queen and Broadview

ii. HISTORICAL BACKGROUND

Queen Street East and Broadview Avenue Neighbourhood

The property at 704 Queen Street East (entrance address 106 Broadview Avenue) is located on the north-west corner of Queen Street East and Broadview Avenue in the neighbourhood identified as Riverdale. (Image 1) The property is part of Lot 15 which was one of the many parcels of land granted by John Graves Simcoe to various bodies including the military and the clergy after the founding of the Town of York in 1793. The property was granted to John Scadding, Simcoe's Devonshire estate manager who had joined Simcoe in his migration from England to Canada in 1792. As with the majority of the 100 acre park lots Lot 15 stretched from the first concession known as Lot Street (now Queen Street) to the second concession now marked by Danforth Avenue. (Image 2) John Scadding's property also included the stretch of land south from Lot Street to the Lakeshore. Scadding's first home, a log cabin and one of the oldest buildings in Toronto is now preserved at Exhibition Place. His son Henry Scadding attended Cambridge, taught Classics at Upper Canada College, was a noted historian as well as the first rector at Holy Trinity and subsequently Canon at St James's Cathedral.

Lot 15 was the first lot on the east side of the Don River, east of the Town of York. Its location made the stretch of property ripe for development as the only bridge from the town, known as Scadding's bridge, crossed at Lot Street (Queen Street) bringing all traffic travelling between the town and eastwards to Kingston. In fact Lot Street east of the Don River was originally known as the Kingston Road. A toll booth was initially located at the east end of the bridge and later moved to the intersection of the Kingston Road and the concession road initially known as Mill Road now Broadview Avenue which marks the north south boundary between lots 14 and 15. (Image 3) By the 1870's a post office was located on the south east corner of the intersection of Kingston Road and Mill Road and identified as Don Mount.¹ (Image 4) By the 1880's the section of Mill Road south of Kingston Road was renamed Scadding Avenue and that north Don Mills Road. The subject property was then known as 85 Kingston Road. (Image 5)

In 1884 Riverside was incorporated into the City of Toronto. The Kingston Road was renamed Queen Street East and the properties re-numbered so as to be continuous with those in Toronto. The subject property would be known as 710 and 712 Queen Street East. Scadding and Don Mills Road were renamed Broadview Avenue and the toll booth removed. (Image 6) Goad's Atlases throughout this period indicate a substantial redevelopment of the street with increased density followed by the replacement of frame buildings with brick.

¹ The name is commemorated in the recently revitalized Don Mount mixed income housing complex to the north and west of this intersection

Dingman's Hall

One of these redevelopments occurred at the northwest corner of Queen Street East and Broadview Avenue with the construction of Dingman's Hall. On December 3, 1890 a building permit was granted to Mr. A. W. Dingman "for the erection of a Business Block comprising 4 stores, bank office and 2 Public Halls overhead." The cost was estimated to be \$25,000.²

The project is an indication of the entrepreneurial spirit of Archibald W. Dingman (1850-1936) who started his working life in Toronto as a photographer and then drilling in the oil fields of Pennsylvania. (Image 7) By the time he applied for the building permit he was a principal of Pugsley Dingman and Co. soap manufacturers as well as the manager of the Scarborough Electric Railway.³ (Image 8) Dingman left the soap business after the company soap plant burnt down in 1902 and headed out to Calgary where he organized the Calgary Natural Gas Company. In 1912, he partnered with William Herron and William Elder to form the Calgary Petroleum Products Company. "Dingman No.1" named after Dingman who was in charge of drilling is said to be the first commercial oil well in Alberta and sparked the flurry of interest in oil investments in 1914 in the Turner Valley, Alberta.⁴ Allen H. Dingman (1848-1936), Archibald's older brother as well as a real estate agent and builder, already owned the Dingman Block at 736 Queen Street East which was completed by 1889 and designed by the architect Robert Ogilvie.⁵ (Image 9)

The property now known as 704 Queen Street East was purchased in 1890 by Allen H. Dingman from Terrance Farr.⁶ At the time of purchase the property was occupied by a single story frame building and rented by a tenant, John McKnight. Allen H. Dingman sold the property to Archibald W. Dingman by September of 1891 when the assessors recorded an unfinished building valued at \$20,000 and owned by Archibald Dingman.⁷ However articles in the *Globe and Mail* for that July and December of 1891 indicate events, a public meeting and a concert were held at Dingman's Hall.⁸ The value of the property remains the same for 1891-2 and 1892-3 indicating that the property may have been close to completion in 1891 and at least complete enough to use the halls. In the following year, September 1892 the assessment rolls indicate the following tenants: the Bank of Commerce, a firm of barristers, a cigar maker. They also note two vacant stores associated with the property owned by Dingman; one at 710 Queen Street and the other at 112 Broadview Avenue.⁹

² Permit 318, 3 December, 1890, City of Toronto Archives

³ Whyte, *The Streets of Riverdale*, p. 70, Canadian Petroleum Hall of Fame, "Archibald W. Dingman".

⁴ Whyte, "Dingman's Hall" and Schmidt, John. *Growing up in the Oil Patch*. 1989, p.45.

⁵ Biographical Dictionary of Architects, entry for Ogilvie, Robert Mitchell

<http://www.dictionaryofarchitectsincanada.org/architects/view/114>

Accessed 4 May 2014

⁶ City of Toronto Assessment Rolls 1891, Ward 1, Division 2

⁷ City of Toronto Assessment Rolls 1892, Ward 1, Division 2

⁸ *Globe and Mail* July 6, 1891 p 3, Dec 2, 1891 p 7

⁹ City of Toronto Assessment Rolls 1893, Ward 1, Division 2

By 1902 the City of Toronto Directory lists a variety of businesses at 710 Queen Street East including lawyers, dentists and real estate agents as well as a great variety and number of social clubs including various types of the Order of Foresters, Odd Fellows, Orange Lodge and Templars, Sons, Daughters and Maids of England, Odd Fellows and the Royal Canadian Bicycle Club (previously located at 736 Queen Street East – the Dingman Block). 712 Queen Street East is the address for the bank branches which were the Canadian Bank of Commerce until 1906 and then the Traders Bank in 1907. Both Dingman's Hall and the bank have side entrance addresses listed on Broadview Avenue. According to the Assessment Rolls, the tenants at 110 and 112 Broadview Avenue appear to have run businesses in the ground floor shops and lived on the upper floors.¹⁰ From 1902 it had had a variety of owners, until it was purchased by Thomas J Edward in 1907 and converted to the Broadview Hotel in 1908. In November of 1907 Edward had applied to have the liquor license transferred to Frank Babcock, a hotel keeper from London Ontario who was listed as a tenant of the hotel in the 1909 assessment rolls.¹¹ Today it combines Jilly's, an adult entertainment lounge at the ground floor and the New Broadview Hotel above.

In combining the commercial, institutional and social/cultural uses Dingman's Hall was similar to that of Toronto's St. Lawrence Hall (1850) which had provided a parallel community focus for city life in Toronto in 1850. Although Riverdale had been annexed to the City in 1884, Dingman re-asserted the community's local identity with this focal point formerly established by the post office, toll gate and hotel that had existed at this intersection.

iii. ARCHITECTURAL DESCRIPTION

In combining a variety of uses Dingman's Hall was to become a focal point for the Don Mount community and this would be emphasized in its design which at a height of four stories was more imposing than the typical 2-3 story blocks constructed on Queen Street East at this time. (Image 10) Its five-story tower made it a prominent landmark at the intersection of Queen Street East and Broadview Avenue. It was also designed in the Richardsonian Romanesque Style which at this period was the style chosen for most new civic and institutional buildings in Toronto including the City Hall (1885-1899) and the Ontario Legislature Building (1886-1892) which further marked it as a building of communal importance.

Richardsonian Romanesque was named for the American architect Henry Hobson Richardson (1838-1886) who reinterpreted the Romanesque style originally built in European buildings (especially France, Italy and England) between approximately 1000 and 1150. Richardson's Boston Trinity Church (1872-7) and Allegheny Court House (1884-8) would be much admired by architects of his generation resulting in widespread adaptation of the style for a variety of building types. In Toronto these included not only

¹⁰ Assessment Rolls 1905-1909 Ward 1, Division 2.

¹¹ Globe and Mail, November 22, 1907, p. 3.

government buildings, but religious, commercial and institutional buildings, as well as private residences. In the late 1880s the style provided a fresh alternative to the previous hundred years of repeated revivals of the Gothic and Classic styles. In contrast to these styles which had typically relied on a combination of red and/or buff brick with pale stone trim, Richardsonian Romanesque was characterized by the use of dark red materials including sandstone, brick and terracotta panels. In contrast to classical order, symmetry and regularity, Richardsonian Romanesque featured variety; its most distinctive features were a general sense of mass and heaviness, great broad arches, and rough textured walls contrasted with intricately carved details and roofs which terminated in steep pyramids.

Dingman's Hall is an excellent of the Richardsonian Romanesque style. (Image 11) Rising four stories with a five-story tower and clad in sandstone, brick and terracotta panels the building as a whole is rendered with a sense of variety, inventiveness and play. Stone is rough hewn in a variety of sizes at the base, as lintels over windows and window sills and then finely carved in columns and mouldings. (Image 12) Stone bosses terminating brick colonettes also feature typically intricate carved Romanesque foliage motifs. (Image 13) The brick at Dingman's Hall provides a contrasting smooth flat surface broken with sharp moulded bricks whose crisp details outline arches and decorative panels. The fineness of the brick surface and the narrowness of the mortar joints would indicate that it may be a gauged brick which would achieve the precise dimensions. (Image 14) Bricks are also used as corbels at the top of the tower and as rows of tiny colonettes at the cornice level and in panels at ground level. (Image 15) The use of dark coloured mortar further contributes to surface smoothness and the monotone palette of materials. Arches are used in a variety of sizes and presented as single elements, or joined as pairs and triplets. Arched openings are set adjacent to flat-headed ones except at the second level. (Image 16) The terracotta panels feature a variety of motifs including suns, moons, human and animal heads and elaborate twisting foliage. (Image 17) While the more important facades on Queen Street East and Broadview Avenue were clad in red brick, the rear and side utilitarian walls were clad in a buff brick and lack the fine details and consideration of the public faces. (Image 16 as above)

The dominant feature of Dingman's Hall is the five-story corner tower set facing the intersection of Queen Street East and Broadview Avenue. (Image 18) The tower is essentially clad in brick and at grade has two large arches springing from canted piers in rough hewn blocks of red sandstone. Three circular openings are set within the stone panel of the arches. Variety is introduced at the second floor level which features wide rectangular openings on both faces with two sandstone columns supporting a sandstone lintel. Whereas the two first stories have a horizontal emphasis with the prominent belt course mouldings, the third and fourth floors are treated with a contrasting verticality created by the slender cylindrical corner colonettes and the tall paired arches which link the third and fourth floors together. These include terracotta panels below the windows and stone lintels above. The tower is crowned by a great pyramidal roof raking at a steep angle and punctuated by flat roofed dormers on all four faces providing an outlook over the neighbourhood in each direction. (Image 19)

Along Broadview Avenue the building has a three-storey wing. While it has many of the same details and materials the fact that it is of a lower height and is not as consistently detailed could lead one to conclude that it is a later addition. (Image 20) However the assessment rolls for 1893 list two shops at 110 Broadview and 112 Broadview and as these are indicated to be the addresses for the block on Goad's Atlas of 1913 it would seem that this lower wing is part of the original building. (Image 21) The difference in floor height might be explained by the location of the two public halls in the part of the building facing on to Queen Street and this portion being used for more conventional commercial occupation with stores at grade and living accommodation above and therefore needing less internal ceiling height.

Archival photographs indicate that Dingman's Hall remained well preserved up until at least 1945 with some minor changes to the façade. A photograph from 1918 looking northwards up Broadview Avenue shows the façade with entrances as they are now, that is one to the hotel and further entrances to the shops at 110 and 112 Broadway. (Image 22) The arches have only windows with stone sills and the canted brick details below as currently built or restored. By 1932 on the Queen Street East elevation a door opening is shown in the archway at the corner with a low window adjacent. (Image 23) It is not known if this was the original arrangement and if this was the entrance to the bank whose address was 712 Queen Street East, but this seems plausible. The same photo also shows a storefront as well as a door between the storefront and the arch of the bank. It is likely that this entrance gave access to public halls and offices that were located at the upper level and whose address was 710 Queen Street East. There is evidence of a stair case at this location on one of the upper level walls. (Image 24) The photographs from 1945 show that the store on Queen with its separate entrance has been removed and new windows installed. The sign above has the word "hotel" suggesting the entire lower ground floor of this portion of the building is devoted to hotel functions. The windows in the arches facing Broadview have also been reconfigured to match and it appears wood panels are sitting on a lower stone wall. (See Images 18 and 20) A photograph from the 1973 shows that for a period of time the lower portion of the building was clad in fieldstone and aluminum siding severely compromising its appearance and aesthetic integrity. (Image 25) The window openings had also blocked up and the buff brick side walls had been painted over. Since that time the paint has been removed from the buff brick and it would seem the principal facades have also been cleaned. The wall sections in the arches on Broadview have been restored to match the configuration of 1918 which may have been original. The arch on Queen Street East has had its door removed and has been filled in to match that adjacent on Broadview Avenue. (Image 26)

iv. CONTEXT

The property at 704 Queen Street East, historically known as Dingman's Hall is situated at the intersection of the Queen Street East and Broadview Avenue, the heart of this portion of Riverdale which was historically known as Don Mount when it had its own post office in the 1870's and is now referred to as Riverside. It is also the geographic centre of the area currently under study as a potential Heritage Conservation District

known as Queen Street East. The study area is distinguished by its collection of Victorian streetscape buildings typically of two to three stories and built of red brick with buff brick trim (804-810 Queen Street East). Later Victorian buildings feature the great arches and combined red sandstone and red brick associated with the Richardsonian Romanesque style or a more eclectic combination of styles such as the Masonic Lodge Orient Hall (792-8 Queen Street East). Others such as the Ralph Thornton Centre (765 Queen St East) and various former banks (687 and 744 Queen Street East) feature the Classical Beaux Arts details of the early twentieth century. Together they form a strong collection of historic properties which gives Riverside its distinctive heritage character. However Dingman's Hall is distinctive as the most important landmark building for its location and its scale and the quality of architectural design and detail. Its imposing mass and its four storey height with the 5 storey tower make it the centrepiece of this historic community.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

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.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an	N/A

understanding of a community or culture	
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Dingman's Hall is valued for its historic association with Archibald Wayne Dingman (1850-1936) an entrepreneur who was amongst other endeavours 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.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

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 facades and long-standing presence at this intersection make it an imposing and memorable landmark within the neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 704 Queen Street East (entrance address 106 Broadview Avenue) has design, associative and contextual values. Dingman's Hall is valued for its historical associations with the Riverside neighbourhood and connection with Archibald W. Dingman. Its design values are evident in the form, materials and details of the building which make it an excellent representative of the Richardsonian Romanesque Style and a rare example of this style in this neighbourhood. Located at the corner of Queen Street East and Broadview Avenue since 1891, its tower and impressive character make it a longstanding significant local landmark and an important contributor to the historic character of the Riverside neighbourhood.

5. SOURCES

For construction dates and chronologies, this report relies on the comprehensive....

Archival Sources

- Alexandra Studio, photographs of the Broadview Hotel, 1945 Fonds 1257, Sseries 1057, Item 518 and Item 519
- Assessment Rolls, City of Toronto, Ward 1, Division 2 (1889-1893) (City of Toronto Archives)
- Building Permit, No. 318, 3 December 1890 (City of Toronto Archives)
- Browne, J. O. *Map of the Township of York*, 1851
- City of Toronto Directories, 1890, 1891, 1892, 1902, 1912 (City of Toronto Archives.)
- Fleming Ridout and Schreiber. *Plan of the City of Toronto, Canada West*, 1857, Series 88 Item 13 City of Toronto Archives
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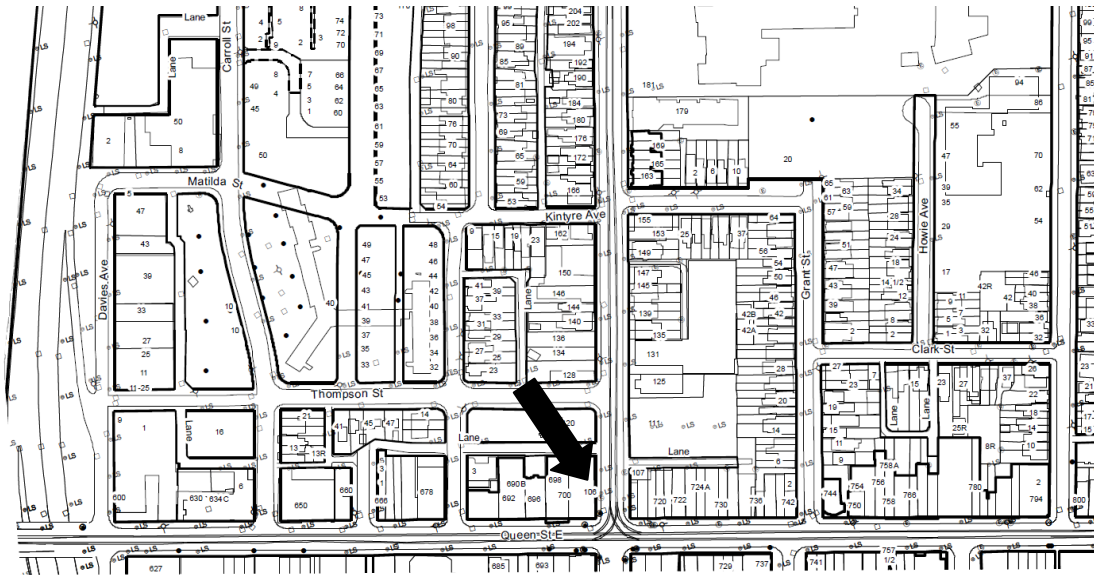
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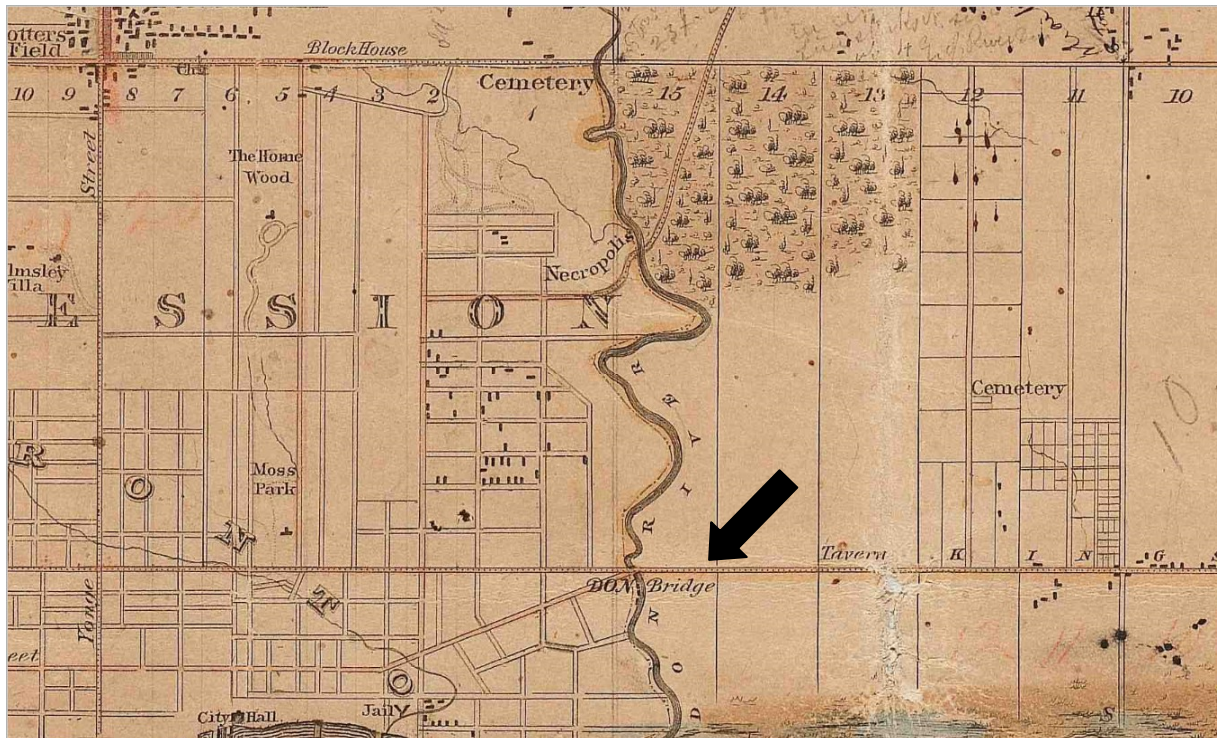
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Thanks to Andrew Pruss, ERA Architects Inc. for the provision of Images no.22 and 23.

6. IMAGES: the **arrows** mark the location of the subject property



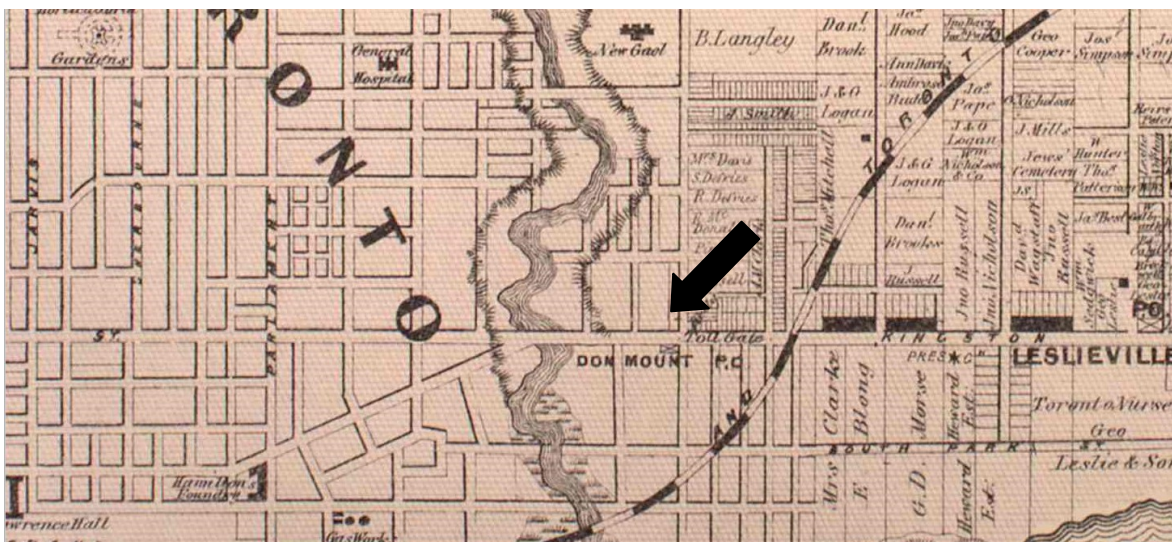
1. City of Toronto Property Data Map: showing the location of the subject property on the northwest corner of Queen Street East and Broadview Avenue



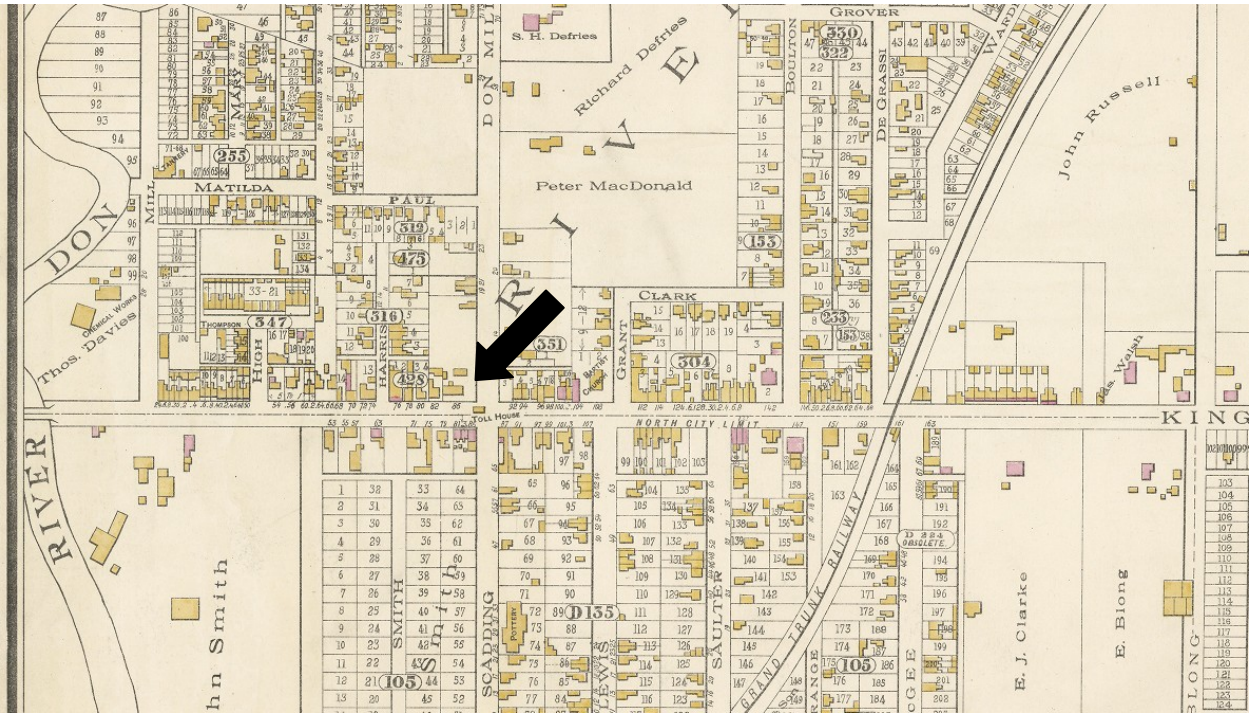
2. Map of the Township of York, J. O Browne, 1851: showing Lot 15 on the east side of the Don River and stretching from Concession 2 (Danforth Avenue) south to Concession 1 (Lot Street/Kingston Road). Scadding's holding extended to the bay south of Concession 1. King Street and Queen are shown converging on the west side of the Don Bridge.



3. Plan of the City of Toronto, Canada West, Fleming Ridout and Schreiber, 1857, Series 88 Item 13 showing the toll booth on the eastern side of the Don Bridge and the naming of the road between Lots 15 and 14 Mill Road (now Broadview Avenue)



4. Miles & Co. Illustrated Historical Atlas of the County of York, 1878: indicates the toll gate is now located at the intersection of Mill Road and Kingston Road where the intersection is marked by the Don Mount Post Office.



5. Goad's Atlas, 1884: the 'Toll House' is shown at the intersection of Kingston Road and Scadding and Don Mills Road are the names given to Broadview Avenue.



6. Goad's Atlas, 1890: following annexation of Riverdale with City of Toronto, Kingston Road is renamed Queen Street and is renumbered. The subject property is now number 712 and shows a frame building. Broadview Avenue is renamed.



7. Archibald Wayne Dingman (1850-1936) <http://www.canadianpetroleumhalloffame.ca/archibald-dingman.html>
8. Pugsley Dingman & Company Limited, 1890: trade card referencing Dingman's Electric Soap. (both sides illustrated) <http://static.torontopubliclibrary.ca/da/pdfs/ndtradecardsp-pugsley1.pdf> accessed May 2, 2014



9. Dingman Block, 736-42 Queen Street East, Robert Ogilvie architect, c 1889: owned by Allen H Dingman. (Heritage Preservation Services 2012)



10. Queen Street East at Broadview Avenue: showing the context and the landmark quality and prominence of Dingman's Hall amidst other late nineteenth century buildings including the Allan H Dingman Block at right (*Heritage Preservation Services 2012*)



11. Dingman's Hall: overall view at the intersection of Queen Street East and Broadview Avenue (*Heritage Preservation Services 2014*)



12. Dingman's Hall: showing stone details at the base of tower rough hewn blocks and smooth covered impost with linear carving. Note the canted bricks below the window sill (above left) showing carved stone columns, rough hewn lintels and sill with stone belt course below (above right) (*Heritage Preservation Services 2014*)



13. Dingman's Hall: showing carved stone boss (left) and curved brick colonette (right) with boss at the base, right (*Heritage Preservation Services 2014*)



14. Dingman's Hall: at the fourth floor level Broadview façade: showing the fine surface quality, precise joints especially in the headers, profiles and curved bricks(*Heritage Preservation Services 2014*)



15. Dingman's Hall: showing brick details in raised moulded profiles, panels and corbelling, as well as the curved bricks used in the colonettes at the tower corners as well as cast terracotta panels, (above left) and brick colonettes in central panel above right with canted brick panels below stone sills (right) (*Heritage Preservation Services 2014*)



16. Dingman's Hall: showing the variety of single, double and triple arches as well as flat-headed openings (*Heritage Preservation Services 2014*)



17. Dingman's Hall: showing various decorative moulded bricks (top) and decorative terracotta panels (middle and bottom) (*Heritage Preservation Services 2014*)

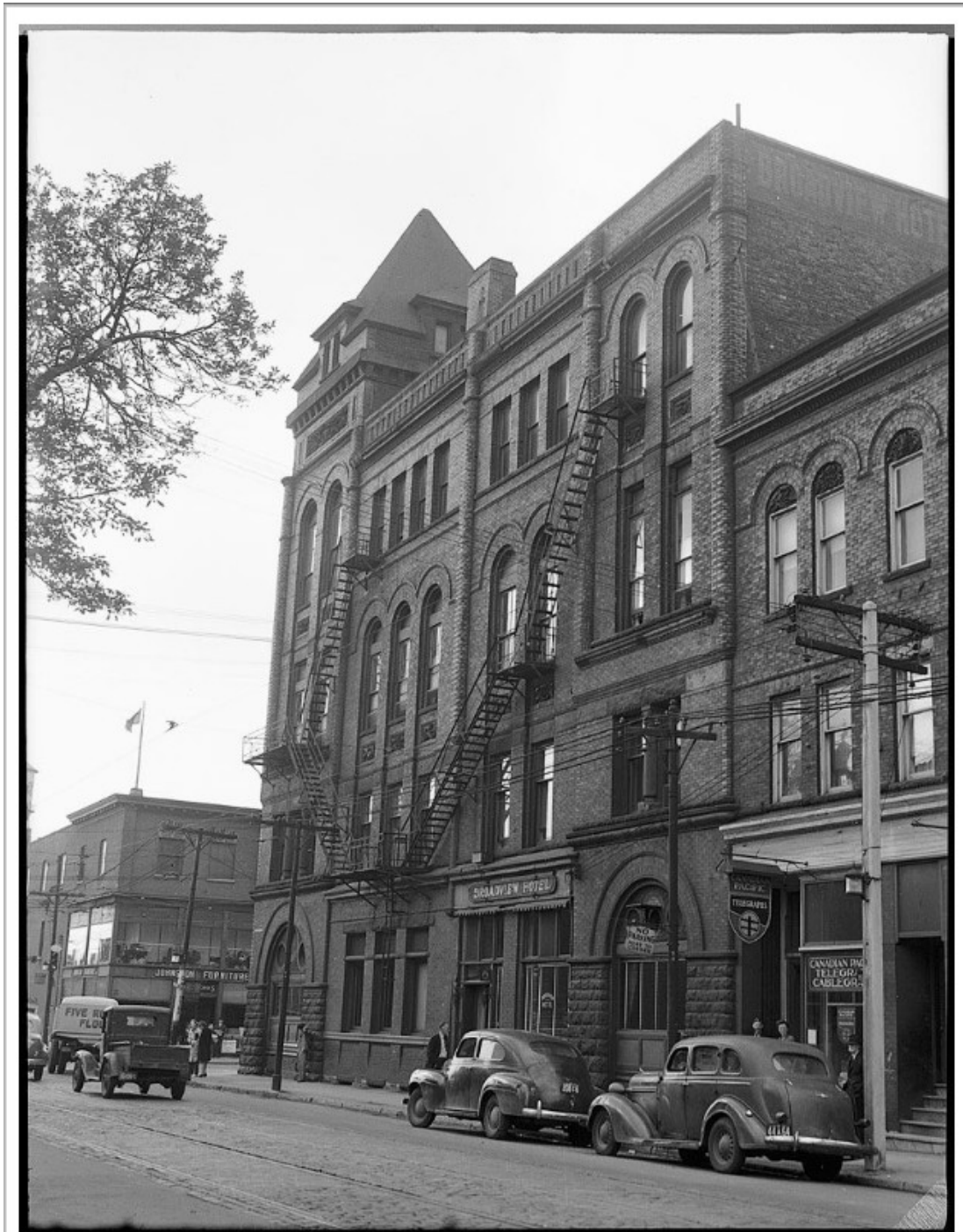


City of Toronto Archives, Fonds 1257, f1257_s1057_it0518

18. "Broadview Hotel" (Dingman's Hall) 1945: showing corner tower
(Alexandra Studio, City of Toronto Archives, Fonds 1257, Series 1057, Item 0518)

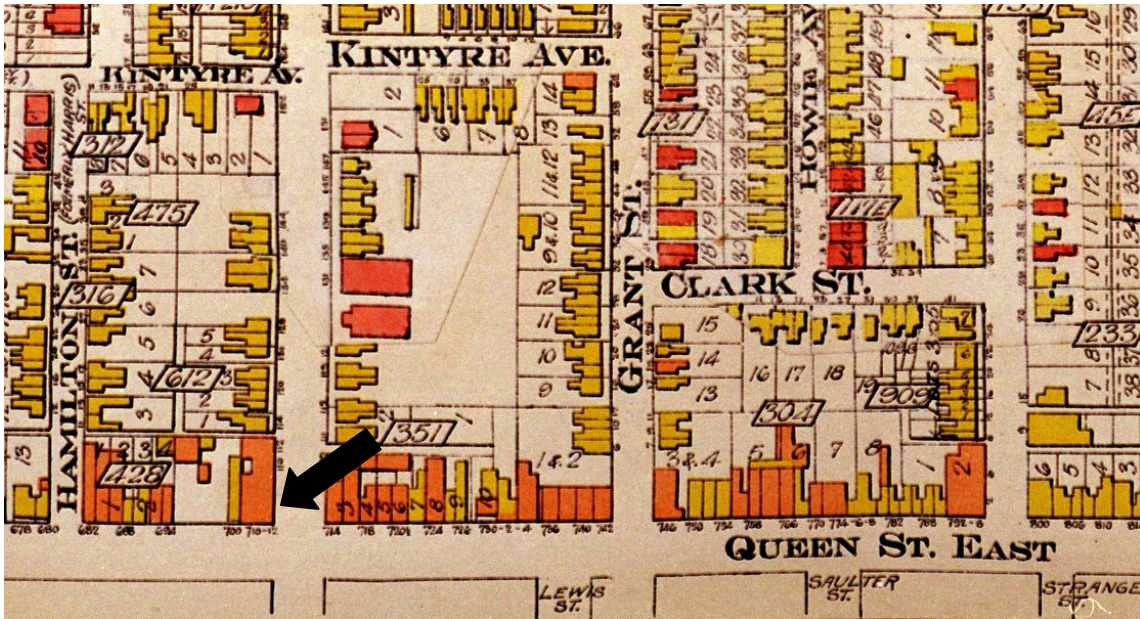


19. Dingman's Hall, tower roof (Heritage Preservation Services 2014)



City of Toronto Archives, Fonds 1257, f1257_s1057_it0519

20. "Broadview Hotel" (Dingman's Hall) 1945: showing the store entrances in the wing at 110 and 112 Broadview Avenue (Alexandra Studio, City of Toronto Archives, Fonds 1257, Series 1057, Item 0519)



21. Goad's Atlas, 1913: showing the Dingman block numbered 710-712 on Queen Street East and with store numbers 110 and 112 on Broadview Avenue. Note the full occupation of the block with the lightwell. (City of Toronto Archives)



22. Broadview Avenue intersection at Queen Street East, 1918: showing the Broadview Street façade of the hotel matching the current configuration of the arched openings without any doors or entrances and with matching sill height of the windows. (City of Toronto Archives, Fonds200, Series 372, Subseries 58, Item 750, provided by ERA Architects Inc.)



23. "Teck Theatre" 1932: showing the Broadview Hotel with shop front at left, the door leading that originally lead to offices and public halls at 710 Queen Street East and what might have been the entrance to the bank at 712 Queen Street East. (City of Toronto Archives, Fonds 1231, Item 641 provided by ERA Architects Inc.)



24. Dingman's Hall, former 710 Queen Street East demising wall at first floor: showing the diagonal evidence of a former staircase and possible remnants of the stair stringer. (Heritage Preservation Services 2014)



City of Toronto Archives | Fonds 1526, File 7, Item 134

25. Broadview House (Dingman's Hall) July 1977: showing the alterations to the ground floor with the addition of fieldstone cladding, aluminum siding, blocking of the window openings and the painting of the buff brick side facades. *(Harvey R Naylor, City of Toronto Archives, Fonds 1526, File 7, Item 134)*



26. Dingman's Hall, May 2104 *(Heritage Preservation Services 2014)*