

Inclusion on the City of Toronto's Heritage Register – 2078 and 2086 Danforth Avenue

Date: June 4, 2019

To: Toronto Preservation Board
Toronto East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 19 – Beaches-East York

SUMMARY

This report recommends that City Council include the properties at 2078 and 2086 Danforth Avenue on the City of Toronto's Heritage Register. Located on the northeast corner of Danforth and Woodbine avenues, the properties contain two adjoining commercial buildings dating to 1925 and 1927 that were commissioned by William A. Summerville, a local politician, realtor, and theatre operator as the commercial components of a complex that included the Prince of Wales Theatre, which was located to the north and east. The subject properties contribute to the historical development and contextual character of Danforth Avenue as it emerged in the 1920s as one of Toronto's pre-eminent "Main Streets," with Woodbine Avenue among the important cross-streets where commercial structures, including the William A. Summerville Buildings were designed to anchor and highlight this important intersection.

The properties were identified for their cultural heritage value in TE34.11, the "Danforth Avenue Planning Study – Coxwell Avenue to Victoria Park Avenue – City-initiated Official Plan Amendment – Final Report," which was adopted with amendments by City Council at its meeting of July 23, 2018. The report included Attachment 10: Map of Potential Heritage Properties where, in Block 5 on the north side between Woodbine and Cedarvale avenues, the properties at 2078 and 2086 Danforth Avenue are identified.

The properties at 2078 and 2086 Danforth Avenue are the subject of a development application that would result in the demolition of the two 2-storey commercial buildings.

The inclusion of the properties at 2078 and 2086 Danforth Avenue on the City's Heritage Register would identify all of the property's cultural heritage values and heritage attributes. Properties on the Heritage Register will be maintained and conserved in accordance with the Official Plan Heritage Policies.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design City Planning recommends that:

1. City Council include the properties at 2078 and 2086 Danforth Avenue on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion), attached as Attachment 3 to the report (June 4, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

On July 4th, 2018, City Council adopted 2018.TE34.22 - Danforth Avenue Planning Study - Coxwell Avenue to Victoria Park Avenue - City-Initiated Official Plan Amendment - Final Report. The identified potential heritage properties are shown within Attachment 10 of the report and include the subject sites at 2078 and 2086 Danforth Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.22>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) of the properties at 2078-2086 Danforth Avenue are attached.

The properties at 2078 and 2086 Danforth Avenue are located in the Danforth Planning Study – Coxwell Avenue to Victoria Park Avenue. As part of this Study, City Planning retained an expert heritage consultant to conduct a Cultural Heritage Resource Assessment (CHRA) of the Study Area along north and south of Danforth Avenue, and of a portion of Dawes Road. The CHRA includes a historical overview of the study area, provides a historic context statement and, through applying provincial criteria, identifies potential cultural heritage resources for inclusion on the City's Heritage Register. The CHRA informed the Planning Study to ensure that all properties of cultural heritage value or interest, located within the study area, were appropriately identified, understood and will be conserved as part of an up-to-date planning framework.

Staff completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the properties at 2078 and 2086 Danforth Avenue and determined that they meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies to properties being considered for its Heritage Register. Located on the northeast corner of Woodbine Avenue, the commercial

buildings at 2078 and 2086 Danforth Avenue have cultural heritage value for their design, historical associations and context.

The William A. Summerville Buildings are representative examples of commercial buildings from the interwar era that were designed with Edwardian Classical styling to complement the adjoining Prince of Wales Theatre (1924-28 and no longer extant) that, with the subject buildings, formed a commercial and entertainment complex on northeast corner of Danforth and Woodbine avenues. Associated with the historical development of Danforth Avenue in the 1920s when they were commissioned by William A. Summerville, a local politician, realtor and theatre owner, the properties at 2078 and 2086 Danforth Avenue are historically, physically, functionally and visually linked to their corner setting where they anchor a major intersection at Danforth and Woodbine avenues in Danforth Village.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

CONTACT

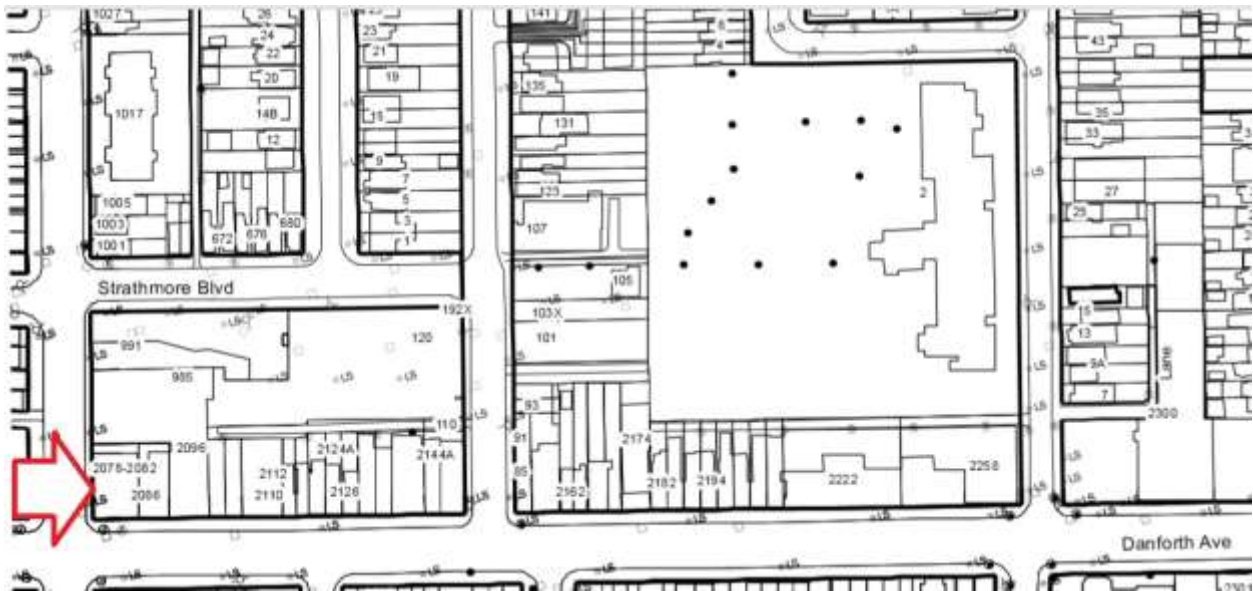
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ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 - Statement of Significance (Reasons for Inclusion)
Attachment 4 - Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the sites.



Photograph showing the adjoining properties at 2078 and 2086 Danforth Avenue, with 2078 Danforth on the corner of Woodbine Avenue



Contextual view, looking south on Woodbine Avenue to Danforth Avenue and showing the subject buildings on the northeast corner of the intersection (as marked by the arrow)

Photographs: Heritage Preservation Services, 2019

ATTACHMENT 3

STATEMENT OF SIGNIFICANCE: 2078 AND 2086 DANFORTH AVENUE (REASONS FOR INCLUSION)

The properties at 2078 and 2086 Danforth Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies to properties being considered for the Heritage Register.

Description

The properties at 2078 and 2086 Danforth Avenue contain two adjoining commercial buildings that anchor the northeast corner of Danforth and Woodbine avenues in Danforth Village (also known as the East Danforth) and date to the interwar era when this section of the Danforth was developed. The construction of the buildings followed the opening in 1924 of the Prince of Wales Theatre by William A. Summerville, a local politician, realtor and businessman, with the theatre auditorium located on Woodbine Avenue, north of the Danforth and, in 1928, the formal entrance unveiled directly east of the subject sites. In 1925, Summerville completed the first of his two commercial buildings (present-day 2086 Danforth) that, while providing second-floor offices for his theatre and other enterprises, housed a branch of the Shaw's Business School for nearly half a century. Two years later (1927), Summerville completed the complementary corner building at present-day 2078 Danforth Avenue, attracting the Hennessey Drug Company (followed by United Cigar Stores) and the F. W. Woolworth Company's "five and dime" store as new tenants. Summerville's buildings were served by the streetcar line on Danforth Avenue until 1966 when, as part of the Bloor-Danforth Subway, the Woodbine Station with its bus platform opened directly north. With their location at a key cross-roads, the William A. Summerville Buildings continued to attract major businesses, including at the end of the 20th century a branch of the Toronto-Dominion Bank that joined other financial institutions on the remaining corners of the intersection of Danforth and Woodbine where the Bank of Montreal Building (originally a Bank of Commerce branch) at 2043 Danforth Avenue, opposite, is another local feature.

Statement of Cultural Heritage Value

The William A. Summerville Buildings have cultural heritage value for their design as representative and complementary commercial buildings from the interwar era that are elevated by their Edwardian Classical detailing and, on 2078 Danforth Avenue, the canted southwest corner that emphasizes the corner location.

The properties at 2078 and 2086 Danforth Avenue are valued for their association with the development and evolution of the street that was made possible in the World War I era by the extension of streetcar service east of Broadview Avenue and the unveiling of the Prince Edward Viaduct. With this connection to downtown Toronto, the previously vacant tracts adjoining Danforth Avenue were favoured for residential subdivisions that were served by institutional and commercial buildings along the main thoroughfare. At Danforth and Woodbine, the development of the land at the northeast corner of the

intersection by William A. Summerville, in his capacity as a local politician, realtor and entrepreneur, resulted in the creation of a commercial complex where the Prince of Wales Theatre (unveiled in 1924 and extended afterward) formed an L-shaped complex with access on both streets with the space in-between filled by the buildings at present-day 2078 and 2086 Danforth Avenue. With a Shaw's Business School branch, a F. W. Woolworth Company's "five and dime" store and a United Cigar Store among the early tenants, along with offices for Summerville's business ventures, the William A. Summerville Buildings contributed to the eastward expansion of Danforth Avenue as an important commercial thoroughfare in Toronto and the development of its intersection with Woodbine as an important hub.

Contextually, the properties at 2078 and 2086 Danforth Avenue support, define and maintain the historical character of the Danforth as it developed during the interwar era as one of Toronto's foremost "Main Streets" identified primarily by the low-rise commercial buildings, including the subject properties, which served the residential neighbourhoods adjoining the thoroughfare. The William A. Summerville Buildings are historically, physically, functionally and visually linked to their corner setting where they anchor a major intersection at Danforth and Woodbine avenues.

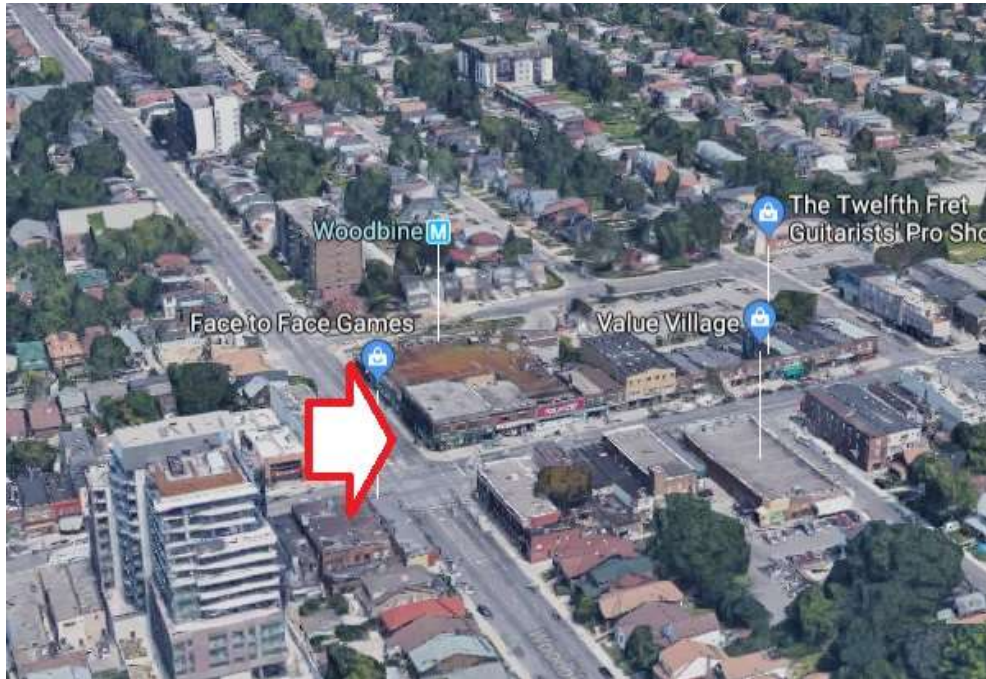
Heritage Attributes

The heritage attributes of the William A. Summerville Buildings at 2078 and 2086 Danforth Avenue are:

- The setback, placement and orientation of the adjoining buildings on the northeast corner of Danforth and Woodbine avenues
- The scale, form and massing of the two-storey rectangular-shaped buildings
- The flat rooflines covering the buildings, with the parapets with stone coping and the cornices (which have been altered) along the south elevations and the west elevation of 2078 Danforth
- The materials, with the red brick cladding and the brick, stone and wood detailing
- On the south (Danforth) elevations of both buildings and the west (Woodbine) elevation of the building at 2078 Danforth, above the first (ground) floor storefronts (which have been altered over time), the symmetrically-placed flat-headed window openings in the second storey with the stone labels and sills
- On the building at 2078 Danforth, the canted southwest corner

The east side elevation of the building at 2086 Danforth Avenue adjoins the neighbouring building, and no heritage attributes are identified on the rear (north) elevation of the building at 2078 Danforth Avenue, which is viewed from Woodbine Avenue.

ATTACHMENT 4
HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WILLIAM A. SUMMERVILLE BUILDINGS
2078 AND 2086 DANFORTH AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2019

1. DESCRIPTION



Cover: aerial photograph (www.google.ca/maps); above: current photograph showing the buildings anchoring the northeast corner of Danforth and Woodbine avenues (Heritage Preservation Services, 2019)

2078 AND 2086 DANFORTH AVENUE: WILLIAM A. SUMMERVILLE BUILDINGS	
ADDRESS	2078 and 2086 Danforth Avenue (northeast corner of Woodbine Avenue) ¹
WARD	19 (Beaches-East York)
LEGAL DESCRIPTION	Concession 2 Fronting the Bay, Part Lot 5
NEIGHBOURHOOD/COMMUNITY	East Danforth or Danforth Village
HISTORICAL NAME	William A. Summerville Buildings ²
CONSTRUCTION DATE	2078 Danforth Avenue: 1927; 2086 Danforth Avenue: 1925
ORIGINAL OWNER	William A. Summerville, businessman
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	unidentified ³
DESIGN/CONSTRUCTION/MATERIALS	Steel and concrete structure, brick cladding, and brick, artificial stone, metal and wood detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2019

¹ These are the confirmed municipal addresses for the subject properties, which also have entrance addresses

² In some archival sources, Summerville is misspelled as “Sommerville” or “Somerville”

³ A building record identifying the architect/contractor was not located during the research on the subject properties in 2018 and 2019; however, Summerville’s obituary in the *Globe* identified him as a contractor and the “Summerville Construction Company Limited” was one of the first businesses listed at present-day 2086 Danforth Avenue in the tax assessment rolls

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 2078 and 2086 Danforth Avenue, and applies evaluation criteria to determine whether they meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City of Toronto also applies when assessing properties for its Heritage Register. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1799	“The Don and Danforth Road” (forerunner to Danforth Avenue) accesses the mills on the east side of the Don River, northeast of the Town of York (Toronto)
1807	The patent for the 100-acre Lot 5 in Concession 2 fronting the Bay (where the subject properties are located) is issued to Alexander McDonnell
1843	The Ashbridge family acquires Lot 5 and begins subdividing the lot in 1851 when it is illustrated on Browne’s Map of York Township (Image 2a)
1860	Tremaine’s Map of York County (Image 2b) shows the property at the northeast corner of present-day Danforth and Woodbine labelled “Ashbridge”
1878	The subject sites remain vacant on Miles’s Atlas of York County, as well as the first volume of Goad’s Atlas covering the area in 1884 (Images 2c-2d)
1889	At the west end only, Danforth Avenue is connected to downtown Toronto via a horse-drawn streetcar line operated by the Toronto Street Railway Company
1908-09	The City annexes areas adjoining the east end of Danforth Avenue, where William Arthur Summerville becomes a realtor (1908), founding Summerville Properties in 1912
1911	Development along the Danforth is stymied when the Toronto Railway Company (TRC), successor to the Toronto Street Railway Company and holder of a 30-year franchise to provide streetcar service through most of the city, declines to extend its Danforth line east of Broadview
1912 Jan	The City of Toronto creates Toronto Civic Railways (TCR) to operate its streetcars beyond the TRC’s service boundaries, including the east end of the Danforth
1913 Oct	As the TCR begins service on its “longest route” along Danforth Avenue, ⁴ the 1913 update to Goad’s Atlas depicts the lack of development at the east end of the street where the subject properties remain vacant (Image 2e)
1921	Albert Ashbridge sells the land at the northeast corner of Danforth and Woodbine avenues

⁴ Pursley, 12

1923 Sept	William A. Summerville buys the former Ashbridge allotment, transferring part of the tract to the Danforth-Woodbine Theatre Limited the same year (the remainder is under the ownership of Summerville Properties)
1924 Jan	Summerville mortgages his two allotments for \$40,000 each, presumably to finance his theatre and the subject buildings; when Goad's Atlas is updated that year, the auditorium of the Prince of Wales Theatre is in place on Woodbine Avenue (Image 2f)
1925	The building now identified as 2086 Danforth Avenue is completed, with Shaw's Business School beginning its decades-long occupancy (as recorded in the City Directories)
1926 Apr	According to the tax assessment rolls, the property at the northeast corner of Danforth and Woodbine avenues is occupied by a "waiting room" valued at \$200, while the adjoining building at present-day 2086 Danforth includes offices for Danforth-Woodbine Theatre Limited in the upper storey
1927	When the City Directory for 1928 (with information from the previous year) is published, the building at present-day 2078 Danforth is completed, with Hennessey's Drug Store as the original commercial occupant in the corner unit and the F. W. Woolworth Company's "five and dime" store as a new tenant
1928 Apr	The tax assessment rolls record both of Summerville's buildings, listing additional offices for the Summerville Construction Company and the Eastwood Theatre Limited in the complex
1929	The City Directory for 1930 (with information from the previous year) lists United Cigar Stores, the F. W. Woolworth Company, a branch of the Prudential Insurance Company of America, Danforth Radio Company, and Shaw's Business School amongst the tenants in the subject buildings, west of the Prince of Wales Theatre's new entrance building at 2094 Danforth Avenue
1945	The Underwriters' Survey Bureau Atlas illustrates the subject buildings and their relationship to the entrance building (Danforth) and auditorium (Woodbine) of the adjoining theatre (Image 3a)
1947	An archival photograph shows the subject buildings and the Prince of Wales Theatre with the complementary classical styling (Image 3b)
1965	Summerville Properties Limited exchanges land with the City of Toronto for the construction of the Bloor-Danforth Subway directly north of the subject buildings, resulting in the demolition of the rear of the theatre
2001	Summerville Properties sell the subject properties
2018	The "Danforth Avenue Planning Study – Coxwell Avenue to Victoria Park Avenue" identifies the subject properties for their potential heritage value
2019	The owners of the subject properties submit a development application

ii. HISTORICAL BACKGROUND

Danforth Avenue:

The properties at 2078 and 2086 Danforth Avenue are located on the northeast corner of Woodbine Avenue in the Toronto neighbourhood now known as the East Danforth or Danforth Village (Image 1). The origins of the community can be traced on archival maps and atlases, including those reproduced in Images 2a and 2b. Danforth Avenue originated (with Broadview Avenue) at the close of the 18th century as “the Don and Danforth Road” to access the first mills on the Don River northeast of the Town of York (Toronto). With two bridges in place at Kingston Road (now Queen Street East) and Gerrard Street East, by the mid-19th century the Grand Trunk Railway also extended its tracks through the area. At this time Danforth Avenue remained “a dusty country road running through market gardens and brickyards” and “a quiet backwater, a rural backyard for the more populous communities that existed further south along Queen Street East and the Kingston Road,” apart from the small cross-road communities that emerged at Little York (Dawes Road) and East Toronto (Main Street).⁵

In 1884, the City of Toronto annexed the developing communities of Riverside and Leslieville on the east side of the Don River and extended municipal services to the area south of Danforth Avenue. A streetcar line along Broadview Avenue linked downtown Toronto and Danforth Avenue by the close of that decade. However, “the rise in prominence of Danforth Avenue is a 20th century phenomenon, the result of demographic, political and technological factors.”⁶ These included the unprecedented immigration prior to World War I that led to a housing shortage in Toronto. The development of the vacant lands along and adjoining the Danforth was only possible with improved access to the area, which began in 1912 with the creation of Toronto Civic Railways, a publicly owned entity that extended streetcar service east of Broadview Avenue and made the Danforth more attractive for commuters to downtown Toronto. Following a plebiscite in 1913 that approved the construction of a viaduct over the Don River between Danforth Avenue and Bloor Street, the Prince Edward Viaduct was completed in 1918. As a result of the latter events, “the Danforth rapidly changed from a remote agricultural area at Toronto’s backdoor to one of its busiest, densest and most prosperous commercial thoroughfares.”⁷ Danforth Avenue and the adjoining lands continued to evolve throughout the late-20th century with continuing immigration, the occupation of large tracts by automobile dealerships (complementing the post-World War II increase in car ownership), and the opening in the mid-1960s of the Bloor-Danforth Subway. Today, the development of the Danforth is illustrated by the mixture of institutional, public buildings and commercial buildings lining the street, with the latter including the subject properties at 2078 and 2086 Danforth Avenue.

2078 and 2086 Danforth Avenue:

The development of the properties at 2078 and 2086 Danforth Avenue is outlined on the timeline above and illustrated by the atlases, plans and photographs in Section 6 of this

⁵ Myrvold, 1979, 12

⁶ Myrvold, 1992, 4

⁷ Ibid, 5

report. The sites are in Lot 5 of Concession 2 fronting on the Bay, which was one of the 100-acre farm lots in York Township adjoining the Town of York (Toronto) that were surveyed in the late 18th century, organized along concession lines and side roads, and dispersed to associates of the provincial government. In 1807, Lot 5 was patented to Alexander McDonnell, whose executors retained the entire allotment until the mid-1840s when it was acquired by members of the famed Ashbridge family.⁸ While parts of the tract were severed and sold beginning in the 1850s, the Ashbridge heirs retained the portion on the northeast corner of Danforth and Woodbine avenues, as illustrated on Tremaine's Map of York County in 1860 (Image 2b).

The subject properties remained undeveloped in 1921 when Albert Ashbridge sold the land, which was acquired two years later (1923) by William Arthur Summerville (1879-1958). At this time, Summerville was the recently elected alderman for Ward 1 (1922-1928), who had previously served as a Board of Education trustee (1920) and afterward was elected to the City's Board of Control (1929) and re-elected to City Council (1935). Summerville's political career culminated in 1937-1943 as the MPP for Toronto's Riverdale riding. Before entering politics, Summerville became a realtor in the east end of Toronto in 1908 and, as the founder of Summerville Properties in 1912, "turned to the construction of homes and commercial buildings," including a combined vaudeville and movie house named the Prince of Wales Theatre.⁹ He served as the vice president of the Independent Theatre Operators of Canada in the 1920s. Summerville's involvement in the entertainment business apparently stemmed from his youth as a "cornet soloist" in the 48th Highlanders band, followed by tours in the United States with theatre orchestras.¹⁰

In 1924, Summerville constructed the auditorium of the Prince of Wales Theatre at the north end of his allotment at the corner of Danforth and Woodbine, with the premises originally accessed from Woodbine Avenue (as shown on Goad's Atlas, revised to 1924 and attached as Image 2d). The next year (1925), the two-storey office building now identified as 2086 Danforth was completed east of the intersection and housed the offices of Summerville's Danforth-Woodbine Theatre Limited, which were joined afterward by the headquarters of the Summerville Construction Company and Eastwood Theatre Limited. A branch of Shaw's Business School was Summerville's original "store front" tenant at 2078 Danforth, and the secretarial and business training facility remained here for nearly half a century. Summerville developed the southwest corner of his lands in 1927 with a second commercial building (now numbered at 2078 Danforth) where Hennessey's Drug Store was the original tenant on the first (ground) floor. Directly east of the subject buildings, in 1928, Summerville completed the formal entrance to the theatre (as shown in Image 3b). Summerville's complex with the theatre and adjoining commercial buildings at 2078 and 2086 Danforth Avenue was illustrated on a 1945 fire insurance atlas (Image 3a). Archival records indicate that Summerville subsequently developed additional buildings in the block, including connections to the Prince of Wales Theatre, prior to the demolition of most of the latter facility when the Bloor-Danforth Subway was constructed in the mid-1960s.

⁸ One of Toronto's founding families, the Ashbridge name is commemorated in the park and bay at the east end of the city's waterfront and in the estate house at 1444 Queen Street East, which is now owned by the Ontario Heritage Trust

⁹ *Globe*, November 20, 1958

¹⁰ *ibid*

Summerville Properties retained the subject properties until 2001. The founder's sons continued in his stead, with William A. Summerville, Jr., becoming a motion picture executive, and Donald Dean Summerville serving as a city alderman before his election as the Mayor of Toronto in 1962.¹¹

2078 and 2086 Danforth Avenue were identified as potential heritage properties in the Danforth Avenue Planning Study covering Coxwell Avenue to Victoria Park Avenue in 2018.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 2078 and 2086 Danforth Avenue are found on the cover and in Sections 2 and 6 of this report. The near-identical commercial buildings were designed in the Edwardian Classical style, which was introduced in the early 1900s and remained popular for most typologies through the interwar era. The style is identified by the sombre brick cladding, the symmetrical placement of openings and the restrained classical detailing, features included on the William A. Summerville Buildings. The archival photograph attached as Image 3b shows the subject properties with their restrained classicism complementing the adjacent entrance to the Prince of Wales Theatre, with the more exuberant detailing designed to identify the entertainment venue.

The William A. Summerville Buildings have two-storey rectangular-shaped plans beneath flat roofs with cornices (now modified) along the north elevations on Danforth Avenue, the west elevation of 2078 Danforth on Woodbine Avenue, and the canted southwest corner on the latter. Both buildings share red brick cladding with brick, stone and wood detailing, as well as symmetrically placed flat-headed window openings in the second stories with stone lintels and sills. The ground-floor storefronts have been altered over time as depicted in the photographs below (Images 3b-3e).

iv. CONTEXT

The subject properties at 2078 and 2086 Danforth Avenue are shown on the location map attached as Image 1. The William A. Summerville Buildings anchor the northeast corner of Woodbine Avenue, where they face the complementary bank building (originally a Canadian Bank of Commerce branch and now occupied by the Bank of Montreal) at 2043 Danforth Avenue on the southeast corner. The latter building is also identified in the Danforth Avenue Planning Study – Coxwell Avenue to Victoria Park Avenue as a property with potential heritage value.

Northeast of the subject properties, the Charles J. Murray House (1892) at 17 Gledhill Avenue is recognized on the City of Toronto's Heritage Register.¹² It is an early example of the residential development of the lands adjoining this section of Danforth Avenue that was served by commercial complexes that included the William A. Summerville Buildings.

¹¹ Elected in December 1962, Donald Summerville died in office in November 1963

¹² Located north of Danforth Avenue, the property at 17 Gledhill Avenue was listed on the heritage inventory of the former Borough of East York and its inclusion on the City's Heritage Register after the amalgamation of the current City of Toronto was confirmed in 2006

3. EVALUATION

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's Heritage Register. 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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The William A. Summerville Buildings have cultural heritage value for their design as representative and complementary commercial buildings from the interwar era that are elevated by their Edwardian Classical detailing and, on 2078 Danforth Avenue, the canted southwest corner that emphasizes the corner location.

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

The properties at 2078 and 2086 Danforth Avenue are valued for their association with the development and evolution of the street that was made possible in the World War I era by the extension of streetcar service east of Broadview Avenue and the unveiling of the Prince Edward Viaduct. With this connection to downtown Toronto, the previously vacant tracts adjoining Danforth Avenue were favoured for residential subdivisions that were served by institutional and commercial buildings along the main thoroughfare. At Danforth and Woodbine, the development of the land at the northeast corner of the intersection by William A. Summerville, in his capacity as a local politician, realtor and entrepreneur, resulted in the creation of a commercial complex where the Prince of Wales Theatre (unveiled in 1924 and extended afterward) formed an L-shaped complex with access on both streets with the space in-between filled by the buildings at present-day 2078 and 2086 Danforth Avenue. With a Shaw's Business School branch, a F. W. Woolworth Company's "five and dime" store and a United Cigar Store among the early tenants, along with offices for Summerville's business ventures, the William A. Summerville Buildings contributed to the eastward expansion of Danforth Avenue as an important commercial thoroughfare in Toronto and the development of its intersection with Woodbine as an important hub.

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

Contextually, the properties at 2078 and 2086 Danforth Avenue support, define and maintain the historical character of the Danforth as it developed during the interwar era as one of Toronto’s foremost “Main Streets” identified primarily by the low-rise commercial buildings, including the subject properties, which served the residential neighbourhoods adjoining the thoroughfare. The William A. Summerville Buildings are historically, physically, functionally and visually linked to their corner setting where they anchor a major intersection at Danforth and Woodbine avenues.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that properties at 2078 and 2086 Danforth Avenue have cultural heritage value for their design, historical associations and context. The William A. Summerville Buildings (1925 and 1927) are representative examples of commercial buildings from the interwar era that were designed with Edwardian Classical styling to complement the adjoining Prince of Wales Theatre (1924-28 and no longer extant) that, with the subject buildings, formed a commercial complex adjoining the northeast corner of Danforth and Woodbine avenues. The subject properties contribute to the historical development and contextual character of Danforth Avenue as it emerged in the 1920s as one of Toronto’s pre-eminent “Main Streets,” with Woodbine Avenue among the important cross-streets where commercial structures, including the William A. Summerville Buildings were designed to anchor and highlight this important intersection.

5. SOURCES

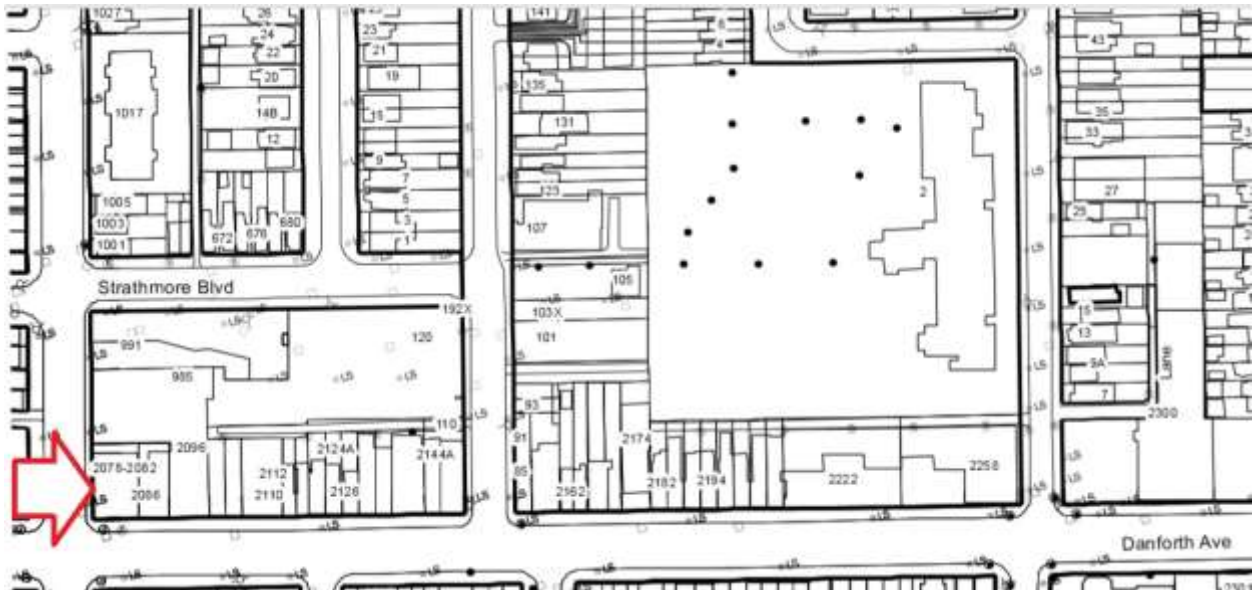
Archival Sources:

- Abstract Index of Deeds, Concession 2 Fronting on the Bay, Lot 5
- Archival Maps and Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives (individual citations in Section 6)
- Assessment Rolls, Ward 8, Division 5, 1920 ff.
- Building Records, Toronto and East York 1929 ff.
- City of Toronto Directories, 1921 ff.
- Underwriters' Survey Bureau Atlas, City of Toronto Archives

Secondary Sources:

- Borough of East York, *Historic Buildings of East York*, 1984
- Brown, Ron, *Toronto's Lost Villages*, 1997
- Danforth Avenue Planning Study, Coxwell Avenue to Victoria Park Avenue, 2018
<https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-117254.pdf>
- Myrvold, Barbara, *The Danforth in Pictures*, 1979
- Myrvold, Barbara, *Historical Walking Tour of the Danforth*, 1992
- "Obituaries: W. A. Summerville, 80, Once Controller, Dies," *Toronto Star*, November 19, 1958
- Pursley, Louis H., *The Toronto Trolley Car Story, 1921-1961*, 1961
- Summerville Family Records, www.ancestry.ca
- "Summerville's Tax Payment Received in 1929," *Toronto Daily Star*, January 11, 1929
- "W. A. Summerville: Controller, MPP was Father of Alderman," *Globe*, November 20, 1958

6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrow marks the location of the subject properties. All images are oriented with north on the top unless indicated in the captions.



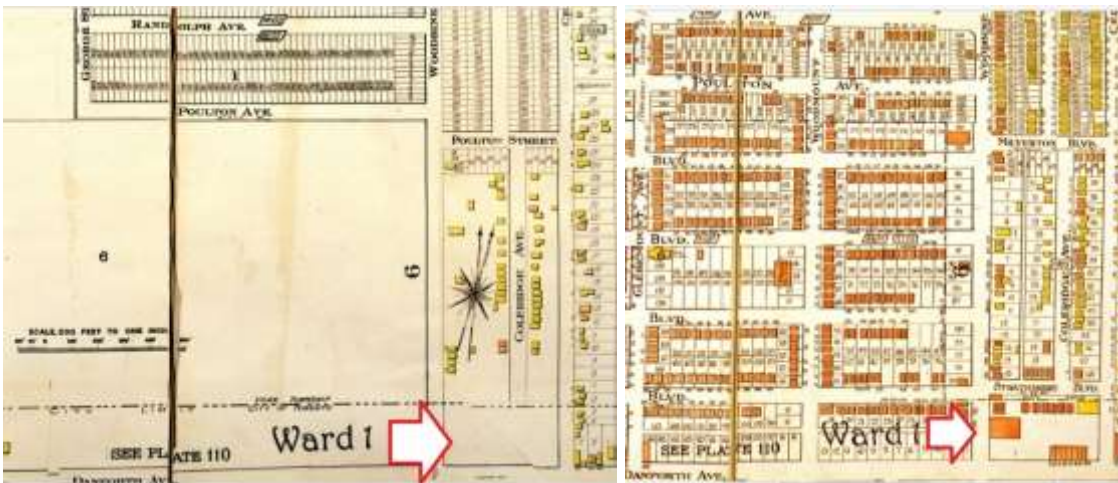
1. Location Map, 2078 and 2086 Danforth Avenue: showing the properties on the northeast corner of Woodbine Avenue.



2a. Browne, Map of York Township, 1851; 2b. Tremaine, Map of York County, 1860

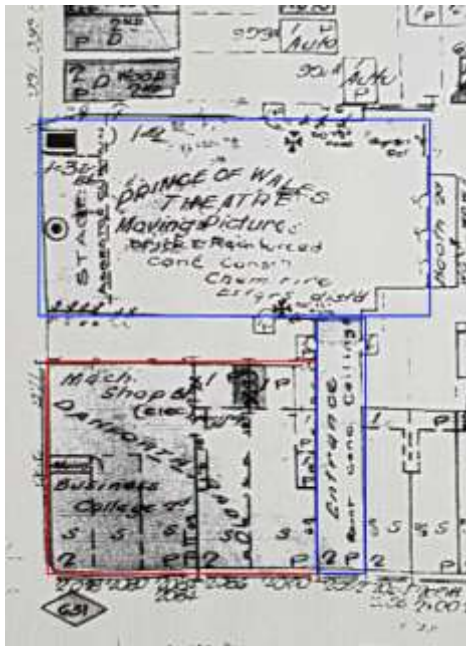


2c. Miles, York County Atlas, 1878; 2d. Goad, Atlas of the City of Toronto, 1884

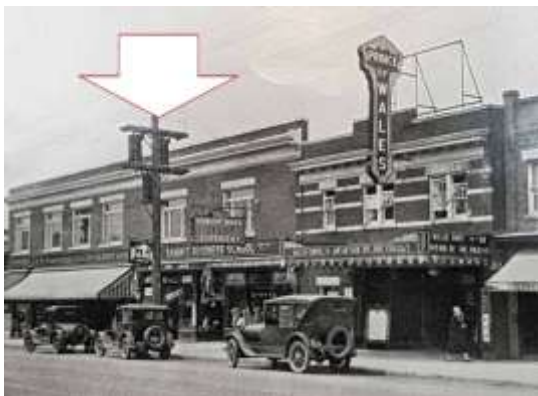


2e. and 2f. Goad's Atlas, Volume 3, 1910 revised to 1913 (left) and 1924 (right)

2. Archival Maps and Atlases, 2078 and 2086 Danforth Avenue: <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>.



3a. Underwriters' Survey Bureau Atlas, 1945: showing the subject properties outlined in red, with the adjoining Prince Edward Theatre complex fronting on Danforth and Woodbine avenues and outlined in blue



3b. and 3c. archival photographs, William A. Summerville Buildings and the adjoining Prince of Wales Theatre entrance, 1947 (left) and the subject buildings in 1970 (right)



3d. and 3f. archival photographs, 2078 and 2086 Danforth Avenue, 1991 (left) and 1992

3. Archival Images: City of Toronto Archives, Fonds 251, File 135 (1947), Fonds 16, File 549 (1970), and Fonds 2043, Files 1721-1748 (1991-92)



4a. South elevations of 2078 (left) and 2086 Danforth Avenue



4b. West elevation of 2078 Danforth Avenue on Woodbine Avenue (right) and rear (north) wall (left)



4c. Contextual view, looking west on Danforth Avenue to Woodbine Avenue and showing the subject properties anchoring the northeast corner of the intersection



4d. Contextual view, looking south on Woodbine Avenue to Danforth Avenue and showing the subject buildings between the Woodbine Subway Station (left) and the bank building at 2043 Danforth (right)

4. Current Photographs: 2078 and 2086 Danforth Avenue, Heritage Preservation Services, 2019.