

26 Millwood Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: October 30, 2024

To: City Council

From: Interim Chief Planner and Executive Director, City Planning

Wards: 12 - Toronto-St. Paul's

SUMMARY

This report recommends that City Council state its intention to designate the property at 26 Millwood Road under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of Heritage Attributes found in Attachment 1.

Council previously stated its intention to designate the property at 26 Millwood Road under Part IV, Section 29 of the Ontario Heritage Act on May 22, 2024. However, the designation by-law was not passed within the prescribed time frame of 120 days and the Notice of the Intention to Designate the property was deemed to have been withdrawn in accordance with subsection 29(9) of the Ontario Heritage Act.

As there is no other restriction that applies to the property currently, subsection 29 (10) of the Ontario Heritage Act permits Council to give a new notice of intention to designate the property in accordance with Section 29 of the Ontario Heritage Act.

The subject property at 26 Millwood Road is located on the north side of Millwood Road, approximately 30 metres to the east of Yonge Street in the South Eglinton-Davisville neighbourhood. It contains a 2-storey detached house form building. A location map and current photograph of the heritage property is found in Attachment 2.

The property was constructed between 1880-1885 for prominent local businessman and former mayor of North Toronto, Joseph Stanley Davis (1851-1927), whose family founded Davisville Pottery and for whom the village of Davisville is named after. Originally located on Yonge Street, the house has stood at its current location at 26 Millwood Road for nearly a century following its relocation by owner Dr. George Pringle between 1925 and 1926.

Staff have determined that the property at 26 Millwood Road has cultural heritage value and meets 4 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria. Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

On April 3, 2024, Toronto and East York Community Council deferred consideration of the staff report regarding 26 Millwood Road - Residential Demolition Application # 24 113823 DEM 00 DM until their May 7, 2024, meeting.

On May 7, 2024, Toronto and East York Community Council refused the demolition application.

RECOMMENDATIONS

The Interim Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 26 Millwood Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 26 Millwood Road (Reasons for Designation) attached as Attachment 1, to the report, dated October 30, from the Interim Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, 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.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

The property was identified in the Midtown in Focus Cultural Heritage Resource Assessment in March 2017.

The property was nominated by the North Toronto Historical Society for inclusion on the City's Heritage Register on December 2, 2021.

On April 3, 2024, Toronto and East York Community Council deferred consideration of TE12.28 - 26 Millwood Road - Residential Demolition Application until their May 7, 2024, meeting. The application was referred to Community Council because the building contains one residential dwelling unit and an application for a replacement building permit has not been made.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE12.28>

On May 7, 2024, Toronto and East York Community Council considered item TE13.15 - 26 Millwood Road - Residential Demolition Application and refused the application as there was no permit to replace the building on the site at that time.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE13.15>

On May 22, 2024 City Council adopted PH112.6 and stated its intention to designate the property at 26 Millwood Road under Part IV, Section 29 of the Ontario Heritage Act

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.6>

On October 17, 2024, the Toronto Preservation Board adopted item PB23.7 - 26 Millwood Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PB23.7>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Although historical records show that the 2-storey detached brick house, constructed between 1880-1885, was relocated to 26 Millwood Road after Joseph Stanley Davis sold the property to Dr. George Pringle and some time between 1925-1926, staff's research has yet to confirm the reason(s) for the house relocation from Yonge Street.

Research and data on historic brick house moves in the 1920s in Toronto is not well-documented. The relocation of the historic Campbell House on March 31, 1972 is the best known example in Toronto.

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 26 Millwood Road (see Attachment 3) and provides the rationale for the recommendation(s) found in this report.

The property at 26 Millwood Road meets the following 4 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The property at 26 Millwood Road is a representative example of a late-19th century detached residence designed in the Victorian Vernacular Style. Clad in red brick, the property incorporates elements of Victorian architecture including cross gabled roofline, open ended gables with decorative gable pediments, 2-storey 3-sided bay at the principal elevation, and segmentally arched fenestration with brick voussoirs and stone sills.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The property at 26 Millwood Road is valued for its direct association with the Davis family, after whom the village of Davisville was named. Originally forming part of Lot 1 of Registered Plan 306, a larger 8.5-acres parcel of land purchased by Davisville Pottery founder and Davisville's first postmaster John Davis in 1873, the property was

constructed as a residence by his youngest son, prominent local businessman and politician Joseph Stanley Davis. Along with taking over management of Davisville Pottery following his father's passing in 1891, Joseph also served as postmaster, mayor of North Toronto for five years, a member of Council, and a justice of the peace. After inheriting his father's property, Joseph subdivided the original 8.5-acre parcel into residential lots, creating Joseph Avenue, which was renamed Millwood Road. Originally located on Yonge Street, the Joseph Stanley Davis house was sold in 1920 and relocated between 1925 and 1926 to its current location at 26 Millwood Road. While the property has been relocated, it remains within the original parcel of land purchased by John Davis and inherited by his son Joseph Stanley.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The property is valued for its potential to yield information about the development and evolution of Davisville from a village to a Streetcar Suburb. Originally located on Yonge Street, by the 1920s the village character along Yonge Street was giving way to main street commercial development to serve the surrounding area's growing population. Surrounded by main street commercial buildings, the Joseph Stanley Davis house was relocated between 1925 and 1926 by owner Dr. George Pringle to its current location at 26 Millwood Road.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Built during the development of Davisville Village in the second half of the 19th century on land originally purchased by John Davis and inherited by youngest son Joseph Stanley Davis, the property at 26 Millwood Road has contextual value for being historically linked to the development of Davisville Village.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 26 Millwood Road, as all of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have determined that the property at 26 Millwood Road meets 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 26 Millwood Road (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

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Interim Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

26 MILLWOOD ROAD
JOSEPH S. DAVIS HOUSE
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

Description

The property at 26 Millwood Road is located on the north side of Millwood Road, approximately 30 metres to the east of Yonge Street in the South Eglinton-Davisville neighbourhood. The property was constructed between 1880-1885 for prominent local businessman and politician Joseph Stanley Davis (1851-1927), whose family the village of Davisville is named after. Originally located on Yonge Street, the property was relocated to 26 Millwood Road between 1925 and 1926 by owner Dr. George Pringle.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 26 Millwood Road is a representative example of a late-19th century detached residence designed in the Victorian Vernacular Style. Clad in red brick, the property incorporates elements of Victorian architecture including cross gabled roofline, open ended gables with decorative gable pediments, 2-storey 3-sided bay at the principal elevation, and segmentally arched fenestration with brick voussoirs and stone sills.

Historical Associative Value

The property at 26 Millwood Road is valued for its direct association with the Davis family, after whom the village of Davisville was named. Originally forming part of Lot 1 of Registered Plan 306, a larger 8.5-acres parcel of land purchased by Davisville Pottery founder and Davisville's first postmaster John Davis in 1873, the property was constructed as a residence by his youngest son, prominent local businessman and politician Joseph Stanley Davis. Along with taking over management of Davisville Pottery following his father's passing in 1891, Joseph also served as postmaster, mayor of North Toronto for five years, a member of Council, and a justice of the peace. After inheriting his father's property, Joseph subdivided the original 8.5-acre parcel into residential lots, creating Joseph Avenue, which was renamed Millwood Road.

The property is also valued for its potential to yield information about the development and evolution of Davisville from a village to a Streetcar Suburb. Originally located on Yonge Street, by the 1920s the village character along Yonge Street was giving way to main street commercial development to serve the surrounding area's growing population. Surrounded by main street commercial buildings, the Joseph Stanley Davis house was relocated between 1925 and 1926 by owner Dr. George Pringle to its current location at 26 Millwood Road.

Contextual Value

Built during the early development of Davisville Village on land originally purchased by John Davis and inherited by youngest son Joseph Stanley Davis, the property at 26 Millwood Road has contextual value for being historically linked to the early history of Davisville Village.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 26 Millwood Road as being a representative example of a late-19th century detached residence designed in the Victorian Vernacular Style:

- 2-storey scale and form with cross-gable roofline with slate shingles
- Red brick cladding with segmentally arched window openings featuring brick voussoirs and stone sills
- Raised front entrance with segmentally arched brick voussoir
- Open ended gables with decorative gable pediments at the principal, east, and west elevations
- 2-storey 3-sided bay at the principal elevation

Historical Associative Value

Attributes that contribute to the value of the property at 26 Millwood Road for its direct association with the Davis family and the land purchased by John Davis in 1873

- Location at 26 Millwood Road within Lot 1 Plan Registered Plan 306

Contextual Value

Attributes that contribute to the cultural heritage value of the property at 26 Millwood Road for being historically linked to the early history of Davisville Village and the Davis family:

- The placement and orientation of the property on the north side of Millwood Road within the original Davisville Village in close proximity to Yonge Street

**RESEARCH, EVALUATION &
VISUAL RESOURCES
26 MILLWOOD ROAD**

ATTACHMENT 3

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



26 Millwood Road (Heritage Planning, April 2024).

1. DESCRIPTION

26 MILLWOOD ROAD (Joseph S. Davis House)	
ADDRESS	26 Millwood Road
WARD	12-Toronto-St. Paul's
NEIGHBOURHOOD/COMMUNITY	South Eglinton-Davisville
CONSTRUCTION DATE	
ORIGINAL USE	Residence
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residence
ARCHITECT/BUILDER/DESIGNER	Unknown
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	N/A

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 26 Millwood Road for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

23 MILLWOOD ROAD

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N/A
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

The Village of Davisville

The subject property at 26 Millwood Road is part of the Davisville neighbourhood whose origins can be traced back to the arrival of John Davis (1813-1891) who emigrated from Burslem, Staffordshire to the town of York in 1840. In 1845, Davis set up a pottery works, John Davis and Sons, later known as Davisville Pottery, at the southeast corner of Yonge and Millwood Road. The Davisville Pottery Works would play a central role in the development of Davisville, where it would operate until closing in 1931.

In the decades following the founding of Davisville Pottery, a village would develop around the pottery, primarily along Yonge Street between Balliol Street and Manor Road. Initially known as Davis' Corners, in the 1870s the village was renamed Davisville after the Post Office, which had itself been named after its first postmaster, John Davis. In 1885, the establishment of regular stagecoach service with the City of Toronto encouraged growth, and in 1889 the Village of Davisville, along with the surrounding area including the Village of Eglinton, were incorporated as the Village of North Toronto in 1889 and as the Town of North Toronto in 1890.¹ By 1905, the Davisville area had approximately 200 buildings with construction concentrated along Yonge Street, Davisville Avenue, and Merton and Balliol Streets.²

In 1912, the Town of North Toronto was annexed by the City of Toronto, resulting in the development of Davisville as a Streetcar Suburb. In the 1920s, the village character along Yonge Street between Balliol Street and Manor Road began to change with the development of 2-storey main street commercial buildings to cater to the growing population.

The Joseph Stanley Davis House

In 1873, John Davis purchased Lot 1 of Registered Plan 306, an 8.5-acre parcel of land at the southeast corner of Lot 18 Concession 3 East of Yonge, north of the Davisville Pottery, which was located at the southeast corner of Yonge Street and Millwood Road.³

In 1885, John Davis sold a 50 by 200-foot section of his property to his youngest son Joseph Stanley (1851-1927). Fronting onto Yonge Street, it was located 150 feet north of Millwood Road.⁴ Based on the County of York directories, Joseph was listed as a tenant on Lot 18 Concession 3 in 1870, and Lot 17 Concession 3 by 1881. Based on other historic resources,⁵ and Land Registry records, it is likely that Joseph Stanley

1 David Beasley (1965).

2 Taylor Hazel, 2017.

3 Goad, 1899.

4 Land Registry, Book 402, p. 67.

5 North Toronto Historical Society, 1984.

constructed a residence on this property between 1880 and 1885. First assigned the address of 105 Yonge Street, the property's address would change to 1905 Yonge Street after 1911, and 1957 Yonge Street by the 1920s.⁶

In 1890, John Davis willed the remainder of Lot 1 Registered Plan 306 to Joseph Stanley, who would assume management of Davisville Pottery upon his father's death in 1891. Joseph Stanley would go on to serve as postmaster, mayor of North Toronto for five years, a member of Council, and a justice of the peace. In 1907, he subdivided his property under Registered Plan 1387 and laid out Millwood Road, which was originally named Joseph Street.

Between 1911 and 1912, Joseph moved to a larger residence next door at 1907 Yonge Street, which by the 1920s was renumbered 1967 Yonge Street. Joseph Stanley would continue to own 1957 Yonge Street until 1920, when it was purchased by Dr. George Pringle. By 1924, Pringle had purchased several vacant lots from Joseph Stanley Davis, including 26 Millwood Road. In 1926, Dr. George Pringle had the former Joseph Stanley Davis house relocated from 1957 Yonge Street to 26 Millwood Road, adding a 2-storey verandah.⁷ This is based on photographic evidence identifying the property at 26 Millwood Road as having been originally located on Yonge Street in 1907.⁸ A review of the City of Toronto Directories shows the removal of 1957 Yonge Street between 1925 and 1926, which is also when 26 Millwood Road is first included in the directories.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property at 26 Millwood Road features a 2-storey house form structure above a raised basement with cross gabled roof and 1.5-storey rear wing. Constructed between 1880 and 1885, the house form structure is designed in the Victorian Vernacular Style. Clad in red brick, the property features segmentally arched fenestration with brick voussoirs and stone sills.

The principal (south), east, and west elevation are each organized into two halves. The western half of the principal elevation features a 2-storey 3-sided bay with windows at the first and second storeys below an open-ended gable with decorative gable pediment. The eastern half features a front entrance at the first storey aligned with a window at the second storey. The north half of the east elevation features a 2-storey gabled bay with a single east facing window at the first and second storeys while the southern half features a 2-storey enclosed porch accessed by a former side entrance at the first storey and a modified window at the second storey. The south half of the west elevation features a blank wall while the northern half features a single window at the first and second storeys below an open-ended gable with decorative gable pediment. The rear wing extends across the western two-thirds of the rear elevation with the west

6 City of Toronto Directories, 1910-1920.

7 Goad, 1912, 1924, 1934.

8 Toronto World, September 15, 1907, p10.

elevation featuring a single window at the first storey below a smaller window at the second storey followed by a modified first storey entrance. The rear (north) elevation features a double window at the first storey and a single window at the second storey on its western half.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The subject property is located on the north side of Millwood Road approximately 30 metres east of Yonge Street. It is located on part of the property originally owned by John Davis, for whom the former village of Davisville was named. The property is adjacent to a 9-storey mixed use building fronting onto Yonge Street to the north and west, a row of early 20th century detached and semi-detached residences to the east, a vacant lot to the southwest, two vacant c.1920s detached residences to the south, and the c.2020 Davisville Public School to the southeast.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 26 Millwood Road.

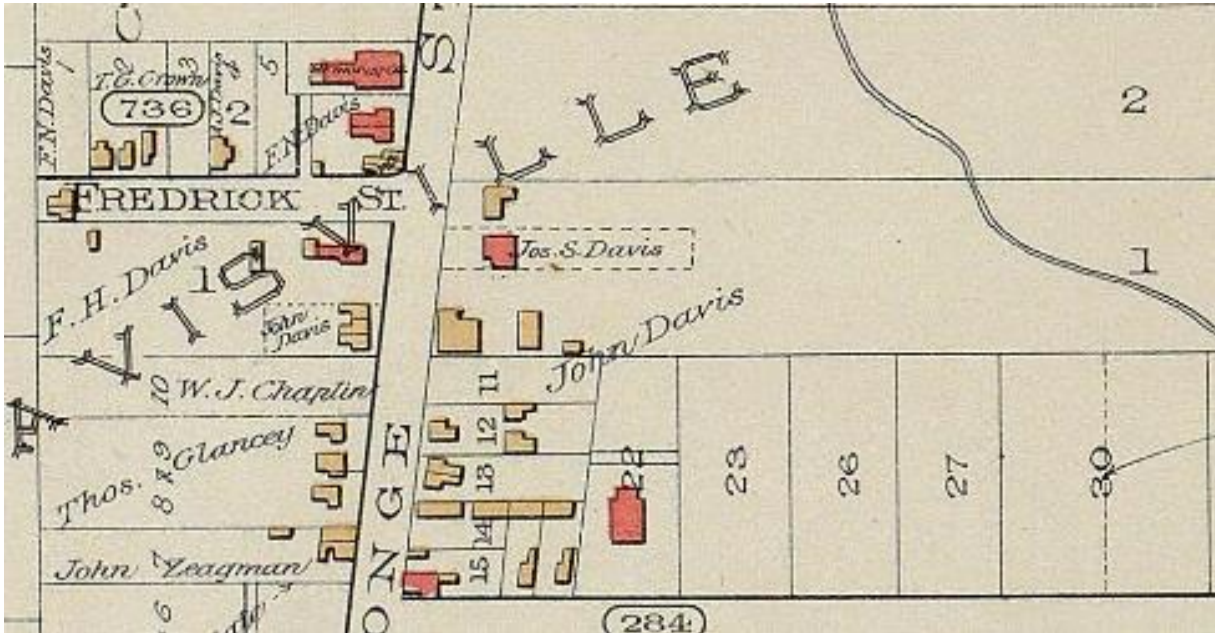
4. VISUAL RESOURCES



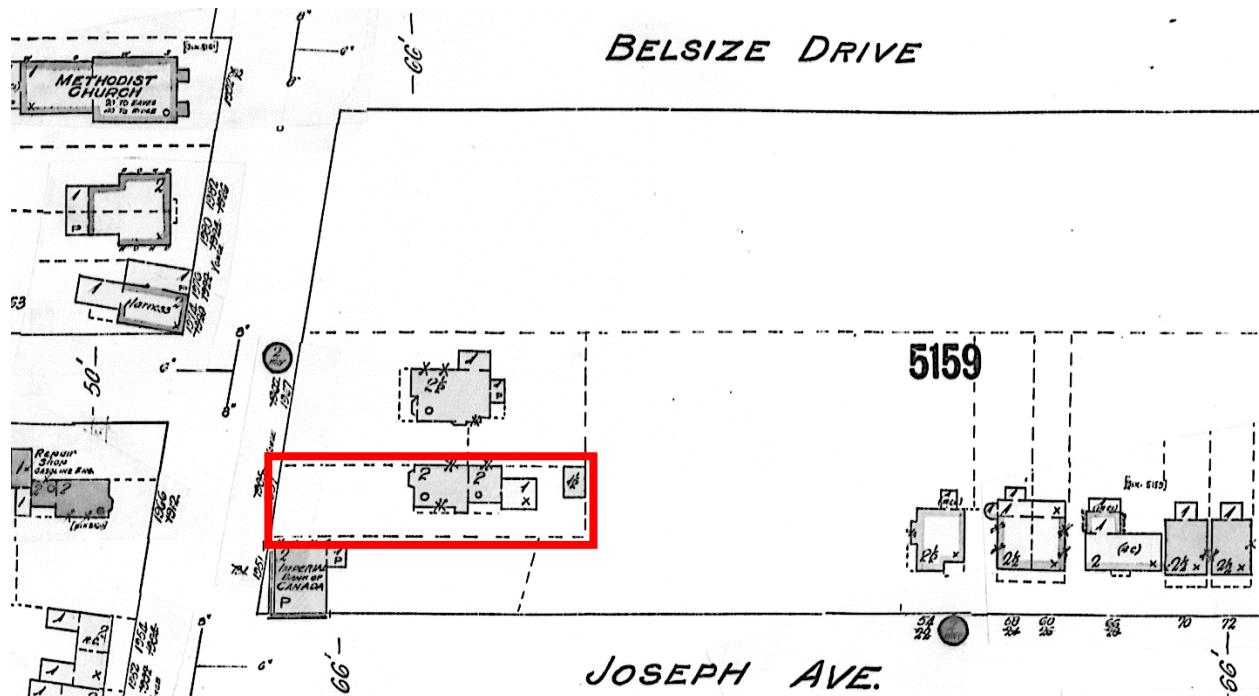
View of south and west elevations at 26 Millwood Road showing 2-storey 3-sided bay, brick voussoirs, stone sills and decorative gable pediments (Heritage Planning, October 2024).



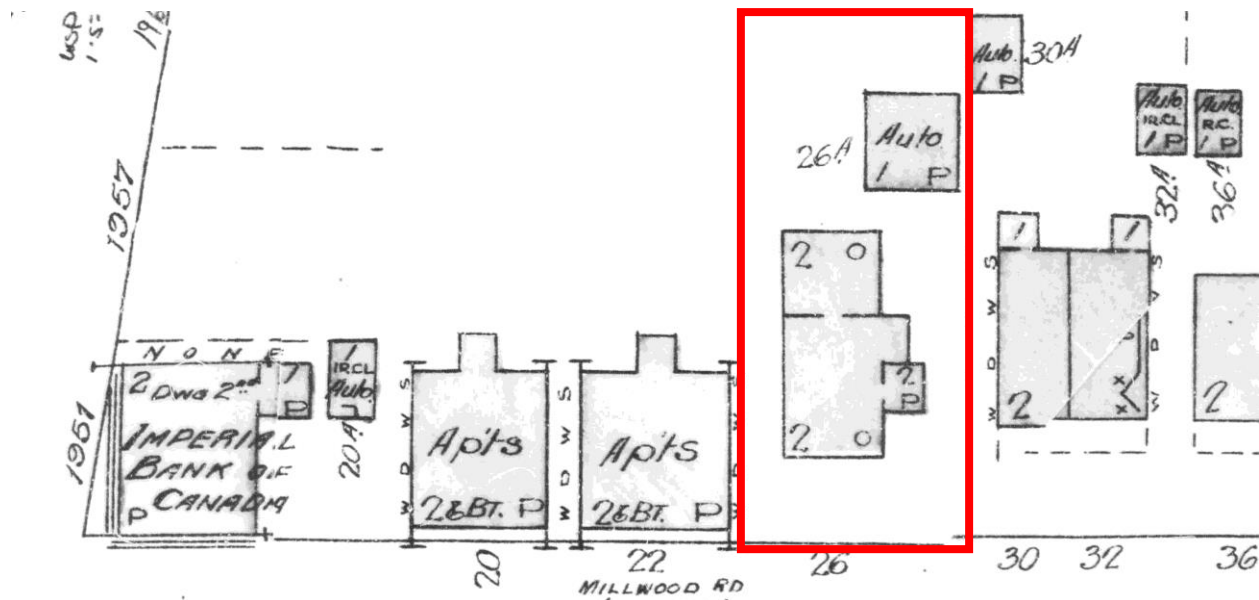
View of south and east elevations at 26 Millwood Road showing c.1926 2-storey enclosed porch (Heritage Planning, October 2024).



1893 Fire Insurance Plan showing the western half of Lot 1, Plan 306 outlined in blue with Joseph S. Davis' property at 1957 Yonge Street outlined in red (Toronto Archives; annotated by Heritage Planning, 2024).



1912 Fire Insurance Plan showing 1957 Yonge Street outlined in red. Note vacant land along Joseph Avenue (Toronto Archives; annotated by Heritage Planning, 2024).



1934 Fire Insurance Plan showing 26 Millwood Road (Joseph Avenue) outlined in red. Note vacant property at 1957 Yonge Street (Toronto Archives; annotated by Heritage Planning, 2024).



Residence of ex-Mayor Joseph S. Davis, manufacturer, Yonge-street, Davisville.

1907 photograph showing the house at its original location at 1957 Yonge Street (The Toronto World, September 15, 1907).

5. LIST OF SOURCES

ARCHIVAL SOURCES

- Canadian Census Records, 1851, 1861, 1971, 1881
- City of Toronto Directories, 1910-1926
- Directory for the Township of York, 1870, 1881, 1909
- Goad, Charles, Atlas of the City of Toronto and Suburbs, 1884, 1890, 1899, 1903, 1913, 1924, 1934
- Land registry Office, Historical Books: Books 401, 402, 440-1, 442
- Miles, Illustrated Historical Atlas of the County of York, 1878, McGill University, Digital Library

SECONDARY SOURCES

- Beasley, David. *North Toronto: A Study of Suburban Development, Thesis*, 1965.
- Cabbagetown Heritage Conservation District Committee [Website].
<https://cabbagetownhcd.ca/traditional-cabbagetown-building-styles/bay-and-gable/>
- City of Toronto. *1909 and 1913 Yonge Street -Notice of Intention to Designate Properties under Part IV, Section 29 of the Ontario Heritage Act*. Heritage Planning, January 2022.
- Letsche, John M. Town of North Toronto: Toronto's healthiest and most beautiful suburb. *The Toronto World*, September 15, 1907, p.10.
- North Toronto Historical Society. *Davisville Village Walk*. 1984.
- Taylor Hazell Architects Ltd. *Midtown in Focus Cultural Heritage Resources Assessment*, 2017.