

## Heritage Research and Evaluation Report



### **11901 Yonge Street – Summit Clubhouse**

1920

Part of Lots 58, 59, and 60 on Concession 1, Markham Township

Prepared by: Heritage & Urban Design, Planning & Building Services, 2024

## **History**

### **Contextual History**

The Summit Clubhouse is a 1920 frame building on the east side of Yonge Street located between 19<sup>th</sup> Avenue and Stouffville Road, within the boundaries of the City of Richmond Hill. Prior to colonization and settlement, the land was inhabited by the Anishnaabe, Haudenosaunee, and the Huron Wendat First Nations. Following the Toronto Purchase in 1787, the area was subdivided into townships, concessions, and lots. 11901 Yonge Street is located within Lots 58, 59, and 60 of Concession 1 in the former hamlet of Jefferson in Markham Township, which was established along Yonge Street in the late-19<sup>th</sup> century. At the time of the subject building's construction, Jefferson was located north of the Village of Richmond Hill and was a small community surrounded by agricultural and natural land.

### 11901 Yonge Street

The original land patents for Lots 58, 59, and 60 on Concession 1 in Markham Township were granted to six different settlers between 1805 and 1807. Lot 60, located at the north end of the subject property, was granted to Ambrose Tarey in its entirety in 1806. Directly south of Lot 60, the northern half of Lot 59 was granted to Quetton St. George in 1806, and the southern half of Lot 59 was granted to John Fevion in 1805. Finally, Lot 58 was granted to three separate patentees. Rene Letourneau received the northern half in 1807, and the southern half was split in two the same year, with Lieutenant Colonel Augustin Boulton receiving the northern quarter and Jean Vincompte de Chaluse the southern. These first landowners were part of a group of around 40 French Royalists (supporters of Louis XIV) who established the settlement of Windham on Yonge Street after fleeing the French Revolution in 1789. However, these aristocrats were ill equipped for the harsh realities of settler life in Upper Canada, and the settlement was abandoned by 1806.<sup>1</sup>

Over the course of the 19<sup>th</sup> century, Lots 58, 59 and 60 were divided and sold numerous times.<sup>2</sup> Many of the land sales occurred due to speculation or logging, and as such, the subject property's terrain remained densely forested into the 20<sup>th</sup> century.<sup>3</sup>

Land Registry records indicate that The Summit Golf and Country Club Limited, which was established in 1912, began purchasing parts of Lots 58, 59, and 60 in 1913. John Gorman and Forbes Elliot each sold portions of Lot 58 to Summit, together totaling over 95 acres. In 1915, Dyce W. Saunders sold a combined total of 169 acres on the east parts of Lots 59 and 60 to the Club.<sup>4</sup> However, material and financial constraints during the First World War delayed the Club's construction, and the golf course finally opened in 1919, followed by the Clubhouse in 1920.<sup>5</sup> The Clubhouse, a two-storey Arts and Crafts building, was designed by prolific Toronto-based architect Eden Smith in 1914.<sup>6</sup> Historic photographs of the Clubhouse show the structure's circa 1920s design, which features a long building footprint with a steeply-pitched hipped roof, recessed front entrance, and irregular fenestration pattern (Figures 1-2). The interior of the building also featured a circa 1920s design, including a grand fireplace in the Main Room, staircases with carved railing details, and exposed wooden structural elements in rooms such as the women's locker room (Figures 3-5).

The Summit Golf and Country Club acquired more land on Lots 58 and 59 after the Club's opening. In 1928, Isaac H. Weldon sold part of Lot 58 to the Club, and George

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<sup>1</sup> Stamp, Robert M. *Early Days in Richmond Hill: A History of the Community to 1930*. Richmond Hill: Richmond Hill Public Library Board, 1991.

<sup>2</sup> *Ontario Land Registry Historical Books*. York Region: Lots 58, 59, 60, Concession 1, Markham Township.

<sup>3</sup> Heritage Impact Assessment: The Summit Golf and Country Club Limited, prepared by Joan Burt Architect, 2012.

<sup>4</sup> *Ontario Land Registry Historical Books*. York Region: Lots 58, 59, 60, Concession 1, Markham Township.

<sup>5</sup> "Opening Summit club." *Toronto Daily Star*, July 21 1919; "Summit Golf Club is making rapid progress." *The Globe*, March 17 1920.

<sup>6</sup> Heritage Impact Assessment: The Summit Golf and Country Club Limited, prepared by Joan Burt Architect, 2012.

William Beecroft sold the south part of Lot 59 to the Club in 1954. In 1970, Grant Crossman Investment Limited also sold a strip of land in the south half of Lot 58 to the Club.<sup>7</sup>

According to archival images, additions and renovations were made to both the Clubhouse and the surrounding golf course beginning in the 1920s. A diagram showing the Clubhouse's exterior alterations over time is included as Figure 6. Some of these changes include the enclosure of the first floor recessed front porch at the north end of the building's front (west) façade sometime in the 1930s or 1940s (Figure 7),<sup>8</sup> and the construction of additions and covered decks on the northeast, east, southeast, and south elevations between the late 1960s and the present.<sup>9</sup> The last major change to the site was the construction of the Pro Shop, located directly south of the original Clubhouse.<sup>10</sup> Archival images show that between 1940 and 1965, the building's original cladding was covered in what appears to be white vinyl clapboard siding. Note that while a 2013 Heritage Impact Assessment for the subject property described the clubhouse's original cladding material as black stained wood siding,<sup>11</sup> archival photographs suggest that the building's original exterior material was wood shingles (Figures 1-2). However, changes to the building over time have largely been faithful to the intent of Eden Smith's original 1914 design. The golf course has also undergone several rounds of alterations, including in 1919, 1985, and 2017.<sup>12</sup>

The subject property has been used as a golf and country club for over a century since first opening as The Summit in 1919.

### Summit Golf and Country Club

The Summit Golf and Country Club is significant because it was the first golf club to open in Richmond Hill and only the eighth to open in the Toronto area.<sup>13</sup> Canada's very first golf club had opened in Montreal a few decades earlier in 1873, and the sport quickly gained popularity. The Canadian Professional Golfers' Association was established in 1911 and by 1915, the *Canadian Golfer*, Canada's first golf magazine was in circulation. By the time the Summit Golf and Country Club was established, there were numerous golf courses established in cities and towns across Canada, and the sport was gaining popularity amongst the public.<sup>14</sup>

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<sup>7</sup> *Ontario Land Registry Historical Books*. York Region: Lots 58, 59, 60, Concession 1, Markham Township.

<sup>8</sup> City of Richmond Hill. "D12 Folder – 11901 Yonge Street." City of Richmond Hill, date unknown.

<sup>9</sup> Heritage Impact Assessment: The Summit Golf and Country Club Limited, prepared by Joan Burt Architect, 2012; "York Maps Historical Imagery – 1954-2023." *York Region*, 2024.

<sup>10</sup> Heritage Impact Assessment: The Summit Golf and Country Club Limited, prepared by Joan Burt Architect, 2012.

<sup>11</sup> Heritage Impact Assessment: The Summit Golf and Country Club Limited, prepared by Joan Burt Architect, 2012.

<sup>12</sup> "History." Summit Golf. Accessed March 8, 2024. <https://golfsummit.com/history/>.

<sup>13</sup> "Opening Summit club." *Toronto Daily Star*, July 21 1919.

<sup>14</sup> "Golf." *The Canadian Encyclopedia*, August 5, 2008. <https://www.thecanadianencyclopedia.ca/en/article/golf>.

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The Summit Golf and Country Club was established in 1912 for the purposes of encouraging sport, including golf, lawn bowling, and tennis, and to create a social space for its members.<sup>15</sup> The Club's first general shareholders meeting was held in 1913, and it was at this meeting that the Club's first directors were appointed. That same year, the Club began purchasing land for a golf course in the predominantly agricultural hamlet of Jefferson in Markham Township, at the time located north of Richmond Hill village. The chosen property was conveniently located on Yonge Street, at Stop 54 of the Metropolitan Railway, which made it accessible to Toronto-based members.<sup>16</sup>

Work on the Club grounds began as early as 1913, and plans for the Clubhouse were commissioned and prepared by architect Eden Smith by May of 1914.<sup>17</sup> However, wartime monetary and material constraints delayed Clubhouse construction until after the war. Construction of the golf course, designed by Canadian professional golfers George Lyon and George Cumming, still proceeded slowly through the war years.

The golf course officially opened on July 19, 1919,<sup>18</sup> albeit with incomplete grounds. A temporary Clubhouse was available to guests, while the permanent building was under construction<sup>19</sup> and only nine out of eighteen holes were available to play on. Nevertheless, the opening was successful. An exhibition match was played, with George S. Lyon and Wilfred James playing Seymour Lyon and B.L. Anderson. Newspaper reactions to the opening were favourable – the *Toronto Daily Star* described the course as picturesque and lauded its valleys, pleasant views, and wooded backdrop.<sup>20</sup>

The Summit Clubhouse was completed and opened in the summer of 1920; by this time the property had eighteen functioning greens, water service for the lawns, and a caddie house and caretaker's house.<sup>21</sup> Alterations to the course were made shortly thereafter, with the 16<sup>th</sup> hole's distance being enlarged from 498 to 625 yards in the winter of 1922-23.<sup>22</sup> The course would evolve several more times over the next century.

Over its history, the Summit Golf and Country Club has hosted various championships, including the Ontario Amateur, Canadian Amateur, and the Canadian PGA.<sup>23</sup> From 1927 and into the 1960s, the Summit was also the home of the Toronto Ski Club, who used the grounds for skiing.<sup>24</sup>

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<sup>15</sup> Heritage Impact Assessment: The Summit Golf and Country Club Limited, prepared by Joan Burt Architect, 2012.

<sup>16</sup> "Largest club grounds on American continent." *The Globe*, September 17 1913.

<sup>17</sup> "News notes." *The Liberal*, May 7 1914; "History." Summit Golf. Accessed March 8, 2024.

<https://golfsummit.com/history/>.

<sup>18</sup> "Summit golf opening." *Toronto Daily Star*, July 11 1919.

<sup>19</sup> "Exhibition golf at Summit opening." *Toronto Daily Star*, July 12 1919.

<sup>20</sup> "Opening Summit club." *Toronto Daily Star*, July 21 1919.

<sup>21</sup> "Summit Golf Club is making rapid progress." *The Globe*, March 17 1920.

<sup>22</sup> "O'er Fairway and Hazard." *The Globe*, April 20 1923.

<sup>23</sup> The Canadian PGA is a professional men's golf tour.

<sup>24</sup> "History." Summit Golf. Accessed March 8, 2024. <https://golfsummit.com/history/>; "Lots of snow for skiing." *The Liberal*, December 26 1963.

### Eden Smith

Eden Smith, a Toronto-based architect and proponent of the Arts and Crafts style, designed the Summit Golf and Country Club Clubhouse in 1914.<sup>25</sup> Over the course of his career, which spanned from 1887 to 1920, Smith designed over 200 known structures and is remembered for his thoughtful, well-crafted architecture.<sup>26</sup>

Smith was born in Birmingham, England in 1859, worked as a builder for his father's company, and studied art and architecture in his youth. In England, he was introduced to the philosophies of William Morris and the tenets of the Arts and Crafts movement more broadly. Morris believed in a democratic approach to arts and advocated for a return to pre-Industrial Revolution craftsmanship while rejecting mass production, ideas that later influenced Eden Smith's work.<sup>27</sup>

Smith moved to Canada in 1886, briefly homesteading in Manitoba before settling in Toronto in 1887. In Toronto, Smith worked as a draftsman for the architectural firm of Strickland & Symons before opening his own firm in 1891. Over the course of his career, Smith designed private residences, churches, and institutional buildings in the Arts and Crafts style that he brought with him from England. Smith was a tireless architect, employing few draftsmen and overseeing building design himself, and often had architectural drawings ready mere days after consulting with his clients. Notable examples of Smith's work in Toronto include Lawren Harris' Studio Building (1913), the Wychwood and Beaches public libraries (1915), and numerous dwellings at Wychwood Park (1907-1919).<sup>28</sup> Smith also designed the unique and revolutionary "turnaround house", where the living areas, such as drawing and dining rooms, faced the garden and the service areas, such as the kitchen, faced the street – a departure from earlier domestic layouts and an adjustment to accommodate Toronto's narrow lot lines and Canada's lack of service class.<sup>29</sup>

Smith is remembered for taking the Arts and Crafts style – which was already popular in England and the United States and sometimes referred to as the English Cottage style – and popularizing it in Canada by adapting it to suit Ontario's climate and environment. Smith's designs frequently included open verandas, sleeping porches, and open plans to accommodate the region's hot summers and cold winters. Designs also included materials naturally occurring in the property's vicinity, such as wood and brick, and frequently oriented his buildings to allow for maximum sunlight to stream indoors.<sup>30</sup> Beyond designing creative and vastly popular designs, Smith was also an active

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<sup>25</sup> Heritage Impact Assessment: The Summit Golf and Country Club Limited, prepared by Joan Burt Architect, 2012; "History." Summit Golf. Accessed March 8, 2024. <https://golfsummit.com/history/>.

<sup>26</sup> Brown, W. Douglas. "Eden Smith: Toronto's Arts and Crafts Architect." Architectural Conservancy of Ontario, 2003.

<sup>27</sup> "Introducing William Morris - V&A." Victoria and Albert Museum. Accessed March 5, 2024. <https://www.vam.ac.uk/articles/introducing-william-morris>.

<sup>28</sup> Simmons, Geoffrey, and Douglas Brown. "Eden Smith." The Canadian Encyclopedia, January 21 2008. <https://www.thecanadianencyclopedia.ca/en/article/eden-smith>.

<sup>29</sup> Brown, W. Douglas. "Eden Smith: Toronto's Arts and Crafts Architect." Architectural Conservancy of Ontario, 2003.

<sup>30</sup> Brown, W. Douglas. "Eden Smith: Toronto's Arts and Crafts Architect." Architectural Conservancy of Ontario, 2003.

member of the Toronto Architectural Eighteen Club, which advocated for approaching architecture as an art, rather than as a profession.<sup>31</sup>

The Summit Clubhouse is Eden Smith's only known building in Richmond Hill, and the only golf clubhouse he is known to have designed.<sup>32</sup>

### Architecture

Completed in 1920, the Summit Clubhouse is a representative example of the Arts and Crafts architectural style applied to the early-20<sup>th</sup>-century golf clubhouse typology.

The Arts and Crafts architectural style originated in England in the 19<sup>th</sup> century and was popularized in Canada from the 1900s to the 1920s. The style often takes inspiration from English cottages and can include features such as steeply-pitched roofs, natural materials, and exposed timbers. Strong craftsmanship is at the core of the Arts and Crafts philosophy and buildings of this style typically feature handmade, rather than mass-produced, elements. The subject building is an example of the Arts and Crafts style because of elements including, but not limited to, its steeply-pitched hipped roof with a low eave line, wide eaves, tall chimneys, irregular window configuration, and its use of wood for both structural and decorative elements.

In addition to being representative of the Arts and Crafts architectural style, the Summit Clubhouse is also an example of the early-20<sup>th</sup>-century golf clubhouse typology. Typologies are used to classify buildings based on their form, function, or construction methods. In North America, golf clubhouses built in the early-20<sup>th</sup> century share many features that reveal the unique function and requirements of these buildings. Golf clubhouses from this period tend to feature large footprints and two-storey massing in order to accommodate large numbers of members and a variety of uses, including shopping, dining, and storage.<sup>33</sup> Golf clubhouses also tend to feature elongated footprints, with front elevations set back from the public realm and often accessed by a circular driveway to minimize vehicular congestion and maximize privacy and convenience for members.<sup>34</sup> Front entrances also typically feature a porte cochère or projecting front porch, particularly useful for evening parties at the clubhouse.<sup>35</sup> Rear elevations nearly always face the golf course and feature large windows, porches, verandas and balconies, which provide commanding open views of and access to the surrounding landscape.<sup>36</sup> This building footprint and orientation has the added benefit of

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<sup>31</sup> Simmons, Geoffrey, and Douglas Brown. "Eden Smith." The Canadian Encyclopedia, January 21 2008. <https://www.thecanadianencyclopedia.ca/en/article/eden-smith>.

<sup>32</sup> Heritage Impact Assessment: The Summit Golf and Country Club Limited, prepared by Joan Burt Architect, 2012.

<sup>33</sup> Baldwin, Eric. "Caddies & Clubhouses: The Architecture of Golf." ArchDaily, October 20, 2020. <https://www.archdaily.com/949716/caddies-and-clubhouses-the-architecture-of-golf>.

<sup>34</sup> Roger H. Bullard, "The Architecture of County Clubs," *The Architectural Forum* vol. 42, no. 3 (March 1925): 135.

<sup>35</sup> Roger H. Bullard, "The Architecture of County Clubs," *The Architectural Forum* vol. 42, no. 3 (March 1925): 136.

<sup>36</sup> Clifford C. Wendehack, "Developing the Country Club Plan," *The Architectural Forum* vol. 42, no. 3 (March 1925): 142.

acting as a visual and symbolic barrier between the public realm and the club, creating a sense of privacy and exclusivity within the grounds.

While the architectural style of early-20<sup>th</sup>-century golf clubhouses varies by region, there is a tendency to incorporate historical revival styles of local significance into their design. Thus, clubhouses of this period in California and Florida tend to reflect Spanish Colonial or Italian architecture, while those in New England feature American Colonial, English Georgian, Tudor, or French farmhouse design.<sup>37</sup> Similarly, in a Canadian context, many golf clubhouses from the early-20<sup>th</sup> century reflect Arts and Crafts or Tudor Revival architecture, referencing not only Canadian colonial history, but also the history of golf, a sport which grew to prominence in the UK.

The Summit Clubhouse is an example of the early-20<sup>th</sup>-century golf clubhouse typology because of features including, but not limited to, its large footprint and two-storey massing, elongated rectangular plan and orientation along the edge of the golf course, the prevalence of windows on its rear elevation to maximize views of the surrounding landscape from the building interior, its deep setback from Yonge Street featuring a circular driveway and projecting main entry porch, and its Arts and Crafts architectural expression. Other examples of early-20<sup>th</sup>-century Canadian golf clubhouses incorporating elements of Arts and Craft style include the Brantford Golf and Country Club in Brantford Ontario (circa 1906, demolished), the St. George's Golf and Country Club in Etobicoke, Ontario (circa 1930), the Royal Ottawa Club in Gatineau, Quebec (circa 1931), the Capilano Golf and Country Club in West Vancouver, British Columbia (circa 1938), and the Essex Golf and Country Club in Windsor, Ontario (circa 1939).

The Summit Clubhouse is a two-storey frame building with horizontal siding, hipped roof, and two large brick chimneys (Figure 8). The original 1920s building has an elongated, irregular footprint, although subsequent additions to the sides and rear of the structure have created an L-shaped footprint. The building fronts Yonge Street and the rear of the building offers views of the golf course to the east. The building has minimal ornamentation, but the configuration of its architectural features makes it look dramatic and distinct.

The front (west) façade is asymmetrical and there are variations in the eave lines, making parts of the building 1½ storeys tall and others two storeys. The lowered eave line around the front entranceway also makes the building appear warm and inviting, a common feature of Arts and Crafts designs.

The Clubhouse's principal doorway on the front (west) façade is flanked by sidelights and a transom. Surrounding the doorway, there is a projecting wooden portico with a steeply-pitched front gable roof, which stands on Tuscan columns and features an arched entranceway. There are low stone steps leading up to the double doorway.

The Summit Clubhouse's window configuration is arranged to allow for the maximum amount of sunlight in the interior – windows are large and plentiful, and are placed on all elevations. The fenestration pattern is irregular and asymmetrical, and window

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<sup>37</sup> Roger H. Bullard, "The Architecture of County Clubs," *The Architectural Forum* vol. 42, no. 3 (March 1925): 134.

arrangement varies - some windows stretch up to touch the eave line, while others sit lower on the structure. All windows are flat-headed, but they vary in size and proportion. Regardless, all windows feature small panes of glass, typical of the Arts and Crafts style. The structure also features hipped-roof dormer windows on its front (west) and side (north and south) elevations, which are elongated to resemble turrets. Some of these dormers are recessed into the eave line or the roof. On the building's rear (east) elevation, there is also an enclosed verandah now featuring a ribbon of windows overlooking the golf course to the east.

The Summit Clubhouse also includes several additions to the original structure on the northeast, east, southeast, and south elevations, built from the late 1960s onwards (Figures 6 and 7). Like the original structure, the additions are one or two storeys tall and have steep hipped roofs with low eave lines and flat headed-windows in irregular configurations. Some additions also feature gables and porches. In addition, the structure has also experienced alterations on its rear façade. The Clubhouse's enclosed rear verandah has undergone several alterations throughout the 20<sup>th</sup> century, where its window units were replaced and enlarged. Despite alterations, however, the verandah has retained the presence of its numerous rear windows overlooking the grounds to the east (Figures 9 and 10).

## Context

The Summit Golf and Country Club at 11901 Yonge Street is located on the east side of Yonge Street, south of Stouffville Road, and within the former hamlet of Jefferson. The clubhouse retains its original location, orientation, and context within the large 260-acre golf course property that runs from the east side of Yonge Street to the west side of Bayview Avenue.

At the time of its construction, the subject property was located within the hamlet of Jefferson in Markham Township and was surrounded by agricultural and forested land. At the time of construction, Lots 58, 59, and 60 were characterized by their acreage, rolling hills, and dense forest – ideal landscape features for a golf course.<sup>38</sup> Although the property's surrounding agricultural context was developed in the 20<sup>th</sup> century, the site retains many natural features and surroundings (Figure 11). The subject property's surrounding context includes the Jefferson Forest to the south, late-20<sup>th</sup>-century housing developments to the south and west, and the Rouge River which runs southeast through the property (Figure 12).

The clubhouse also retains its picturesque, early-20<sup>th</sup>-century circular driveway, which provides access to the clubhouse and grand views of the building's front façade when approaching from Yonge Street (Figures 13 and 14).

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<sup>38</sup> Heritage Impact Assessment: The Summit Golf and Country Club Limited, prepared by Joan Burt Architect, 2012.

## **Compliance with Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest:**

The following evaluation applies Ontario Regulation 9/06, the prescribed provincial *Criteria for Determining Cultural Heritage Value or Interest* 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 Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Criteria applicable to the property are outlined below, along with explanatory text.

### **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.**

The Summit Clubhouse at 11901 Yonge Street, designed in 1914 and completed in 1920, has design and physical value as a representative example of the Arts and Crafts architectural style applied to the early-20<sup>th</sup>-century golf clubhouse typology. The Summit Clubhouse consists of a large two-storey frame building with several side and rear additions. Architectural features contributing to the building's Arts and Crafts style include, but are not limited to, its steeply-pitched hipped roof with low eave line, two large red-brick chimneys, asymmetrical façade, irregular and asymmetrical fenestration pattern, main doorway flanked by sidelights and transom, and the wooden portico surrounding the main entrance with Tuscan columns and arched entranceway. Architectural features that contribute to the building's early-20<sup>th</sup>-century golf clubhouse typology include, but are not limited to, the building's two-storey massing with an elongated footprint, orientation towards the golf course, the circular driveway leading east towards the structure from Yonge Street, the projecting front portico, and its Arts and Crafts architectural expression.

### **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.**

The Summit Clubhouse at 11901 Yonge Street has historical and associative value for its associations with the Summit Golf and Country Club, who built the subject building and its adjacent golf course in the early-20<sup>th</sup> century. The Summit Golf and Country Club is associated with early golf in Canada and with the history of sports more generally. Established in 1912 and opened in 1919, it was the first golf club in Richmond

Hill and the eighth in the Toronto area. In its over 100 years of operation, the Summit has hosted events such as the Ontario Amateur, Canadian Amateur, and the Canadian PGA. The Summit Clubhouse was built in 1920 to create a social space for Summit members.

**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.**

N/A

**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.**

The Summit Clubhouse has historical value because it reflects the work of prolific and highly-respected Toronto-based architect Eden Smith. Smith practiced as an architect between 1887 and 1920 and, over the course of his career, designed over 200 known houses, churches, and institutional buildings. Most notably, Smith is remembered for popularizing the Arts and Crafts style in Toronto and for adapting the Arts and Crafts style for the Ontario climate and landscape. Features that are often incorporated into Smith's work include wooden structural and decorative features and the prevalence of windows to maximize natural light in the interior. The Summit Clubhouse is Eden Smith's only known building in Richmond Hill and the only clubhouse he is known to have designed.

**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.**

The Summit Clubhouse has contextual value because it is functionally, historically, and visually linked to its surroundings. Functionally and historically, the subject building is linked to its surroundings because it was built in 1920 to support the surrounding golf course. The subject building also has visual links to its surroundings, and the rear of the structure intentionally overlooks the golf course and natural features, such as the nearby Jefferson Forest. There are also visual links between the subject building and the picturesque, winding circular driveway running east from Yonge Street, which offers grand views of the subject building's front façade.

**9. The property has contextual value because it is a landmark.**

N/A

## Maps and Photographs



**Figure 1** Circa 1920s – 1930s photograph of the Summit Clubhouse at 11901 Yonge Street looking southeast. Note the building's elongated irregular footprint, steeply-pitched roof with wide eaves and elongated dormers, asymmetrical fenestration pattern, and picturesque circular driveway. Also note that at this time the building featured a recessed porch at its northwest corner, which was later enclosed (Source: Richmond Hill Public Library Digital Archive)



**Figure 2** Circa 1930s – 1940s photograph of the Summit Clubhouse at 11901 Yonge Street looking east. Note the building's elongated irregular footprint, steeply-pitched hipped roof with wide eaves and elongated dormers, asymmetrical fenestration pattern, and projecting front-gable portico. Also note that the original first-floor recessed porch at the building's northwest corner has been enclosed by this time. (Source: Toronto Public Library Digital Archives)



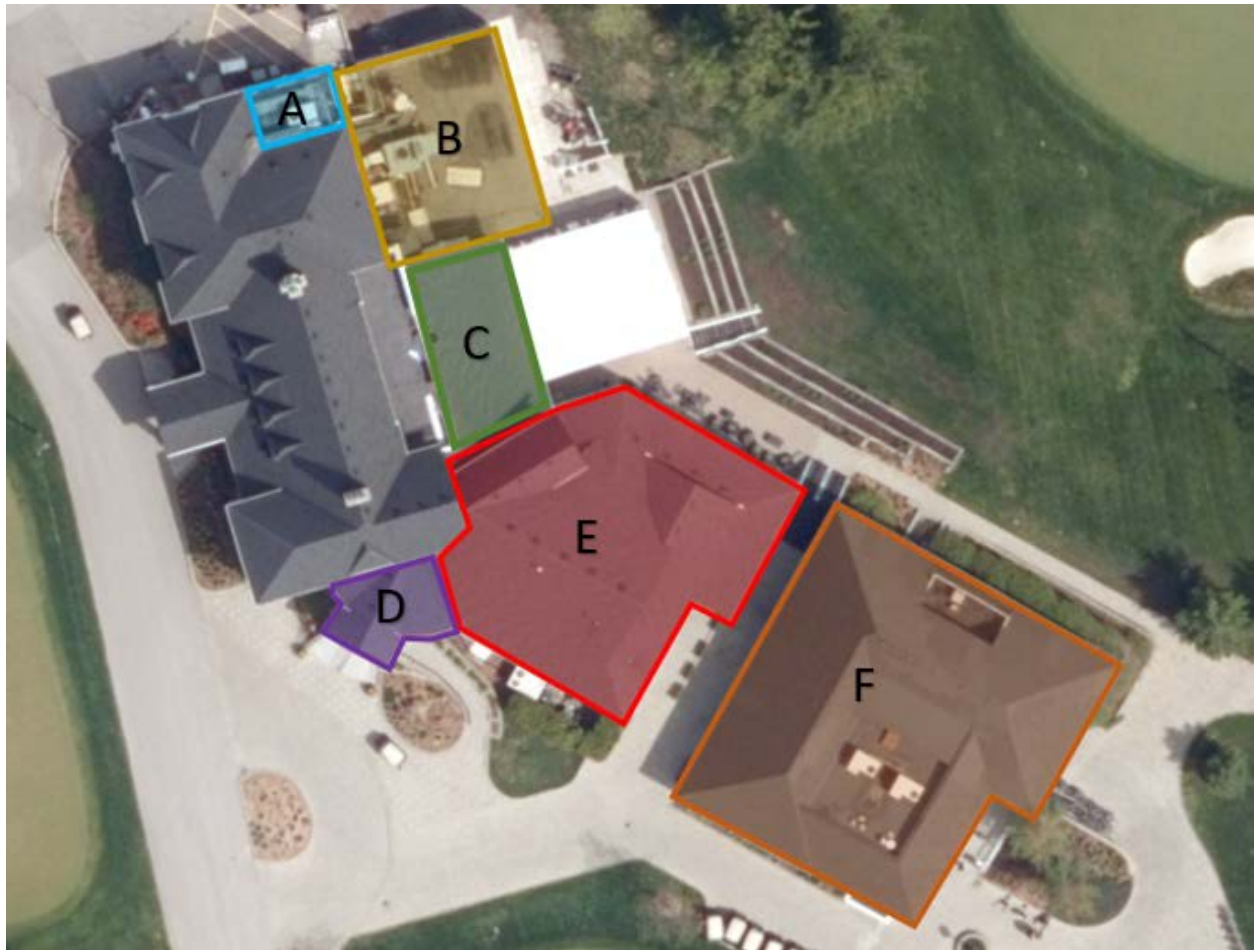
**Figure 3** 2012 photograph showing the circa 1920s grand fireplace with a large wooden mantle in the Main Room at the Summit Clubhouse at 11901 Yonge Street. (Source: Joan Burt Architect, 2012)



**Figure 4** 2012 photograph showing the circa 1920s wooden staircase with carved railings and posts at the Summit Clubhouse at 11901 Yonge Street. (Source: Joan Burt Architect, 2012)



**Figure 5** 2012 photograph showing the circa 1920s exposed wooden structural elements in the women's locker room at the Summit Clubhouse at 11901 Yonge Street. (Source: Joan Burt Architect, 2012)



**Figure 6** 2023 aerial photograph of the Summit Clubhouse at 11901 Yonge Street showing the approximate locations of additions and alterations to the site. Archival documentation shows that addition “A” was added before 1970, “B” was added between 1940 and 1965, “C” was added between 1970 and 1999, “D” was added circa 2000, “E” was added 1997-2000, and “F” was added in 2013-2014. (Source: York Maps)



**Figure 7** Current photograph of the Summit Clubhouse at 110901 Yonge Street facing east, showing the approximate location of alterations on the building's front (west) façade (indicated in red). Archival documentation shows that the first-storey recessed porch was enclosed circa 1930s – 1940s. (Source: HUD 2024)



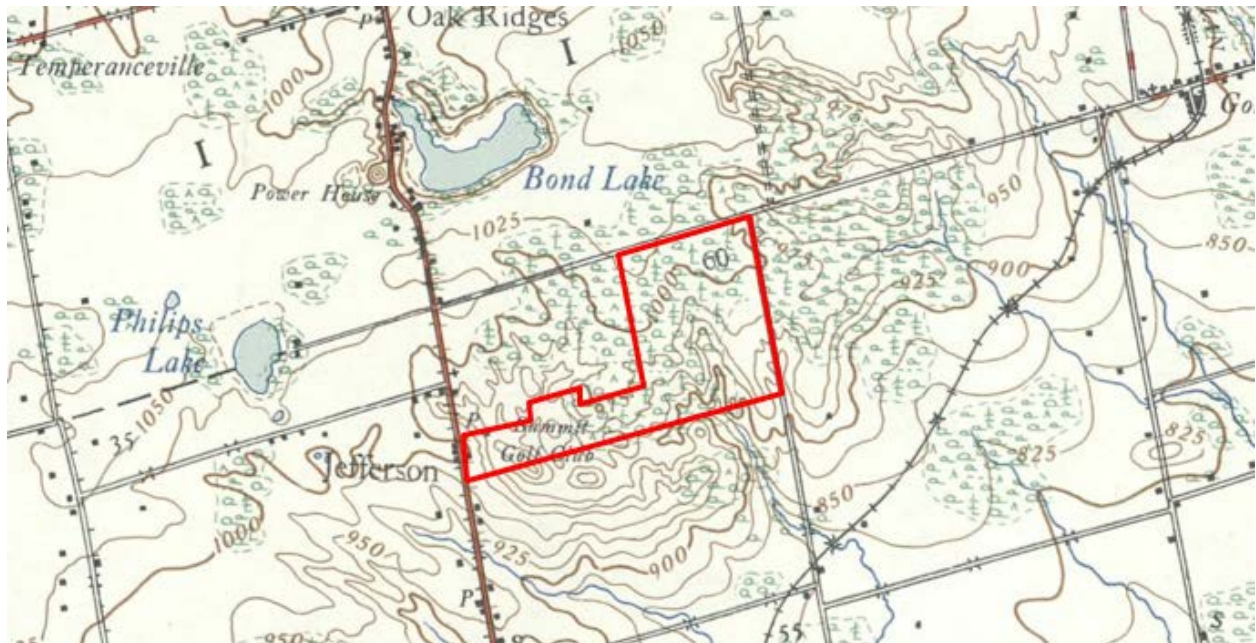
**Figure 8** Current photograph of the Summit Clubhouse at 11901 Yonge Street facing east, showing the building's principal (west) elevation. Note the structure's irregular footprint, steeply-pitched hipped roof with wide eaves and elongated dormers, asymmetrical fenestration pattern, and projecting front-gabled portico. (Source: HUD 2024)



**Figure 9** Circa 1940s photograph of the Summit Clubhouse at 11901 Yonge Street looking west, showing the building's rear elevation. Note the ribbon of windows within the structure's enclosed rear verandah (indicated in red), which provided open views of the club grounds to the east. (Source: City of Richmond Hill D12 Folders)



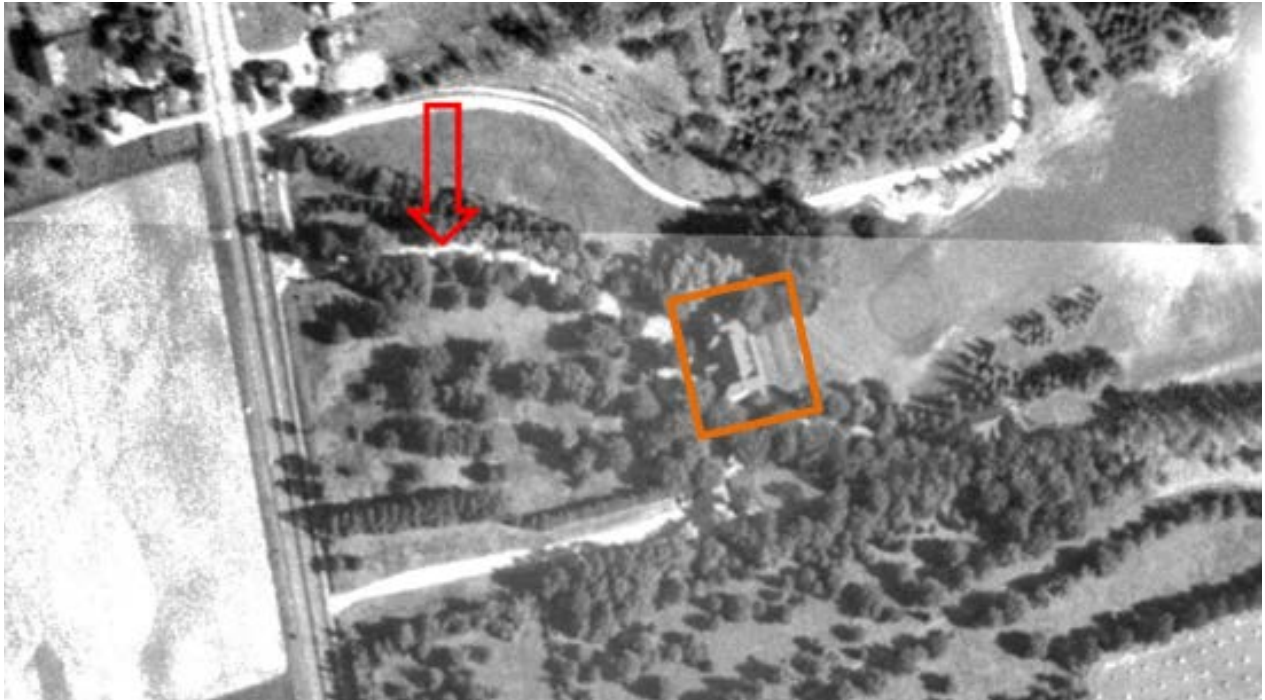
**Figure 10** 2012 photograph of the Summit Clubhouse at 11901 Yonge Street facing west, showing the building's rear elevation. Note the ribbon of windows within the structure's enclosed rear verandah (indicated in red). Note that while the enclosed verandah has experienced major renovations over the years, the verandah retains the presence of large windows overlooking the golf course, which remains an integral part of the Clubhouse's original design. (Source: Joan Burt Architect, 2012)



**Figure 11** 1951 topographic map showing the approximate location of the Summit Golf and Country Club at 11901 Yonge Street (in red). Note the surrounding sparse development in the hamlet of Jefferson at the time. (Source: Department of Energy, Mines, and Resources)



**Figure 12** Current photograph of the Summit grounds facing southeast from Yonge Street. Note the surrounding heavily-treed landscape and long circular driveway running east from Yonge Street. (Source: HUD 2024)



**Figure 13** 1954 Aerial image showing the western portion of the Summit Golf and Country Club grounds. Note the winding picturesque circular driveway running east from Yonge Street (indicated in red) towards the Summit Clubhouse (indicated in orange). (Source: York Maps)



**Figure 14** 2023 Aerial image showing the western portion of the Summit Golf and Country Club grounds. Note the winding picturesque circular driveway running east from Yonge Street (indicated in red) towards the Summit Clubhouse (indicated in orange). (Source: York Maps)

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