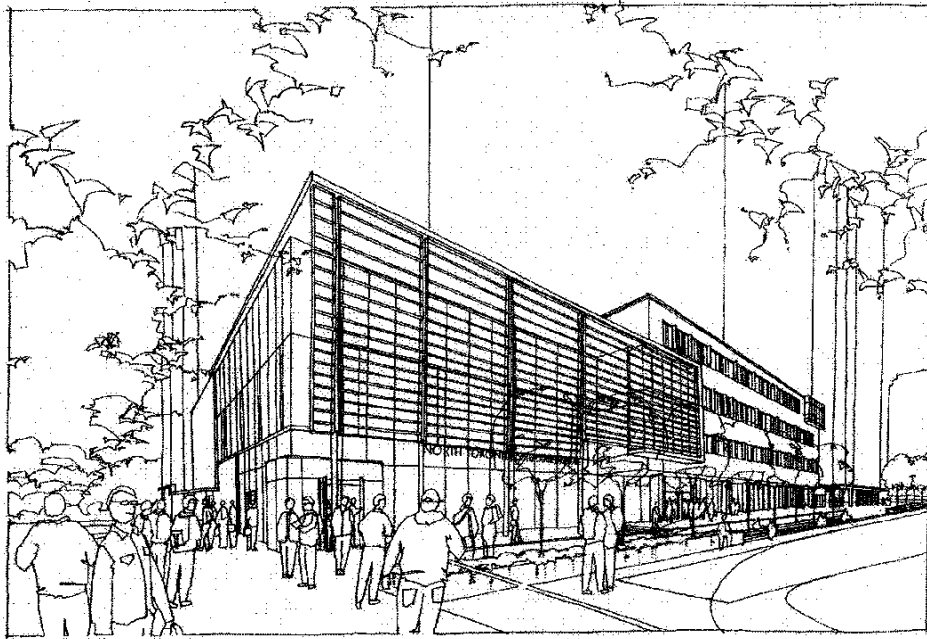


# HERITAGE PRESERVATION PLAN

## NORTH TORONTO COLLEGIATE INSTITUTE REDEVELOPMENT



Prepared for Toronto District School Board,- Tridel - CS&P Architects Inc. / Burka Varacalli Architects  
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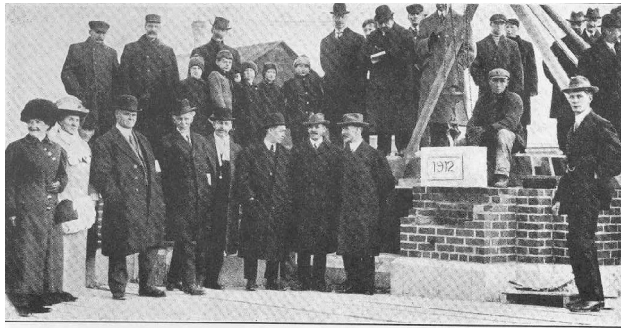
April 2006

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### NORTH TORONTO COLLEGIATE INSTITUTE REDEVELOPMENT

#### HISTORICAL & ARCHITECTURAL BACKGROUND

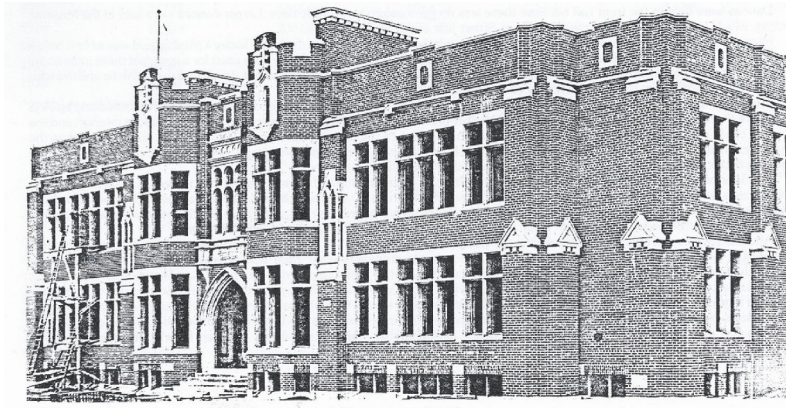
The Municipality of North Toronto in 1909 established its first high school in two rooms of the Town Hall. Three years later plans were drawn up for a school building to be set well back from what is now Broadway Avenue, with five classrooms on three acres of farmland not far from the Town Hall. A photograph of the cornerstone laying ceremony in 1912 shows a large group of dignitaries including one identified as, Forsey Page the architect for the building. Forsey Bull Page (1885-1970) graduated from the School of Practical Science in architecture at the University of Toronto in 1907. He was a partner in the architectural firm of Page & Warrington that had been formed in 1910, so possibly the 1912 North Toronto Collegiate Institute building was designed as one of the first architectural commissions of the firm. The design for the building was executed in a popular architectural style of the period for institutions and schools known as Collegiate Gothic. Forsey Page later served in the army during World War I and afterwards became a leader in the architectural profession and a well respected citizen. In 1926 he established Page & Steele which continues to the present as a prominent architectural firm in Toronto.



From Left to Right, Front Row—Mr. J. W. Brownlow, Mr. Arnold, Mr. Chalkey, Mr. T. W. Banton, Mr. Keith, Mr. Ferguson, Mr. Forsey Page (Architect of the Building), and Mr. Palmer (Contractor), at extreme Right.

#### Laying of the cornerstone of North Toronto Collegiate Institute in 1912

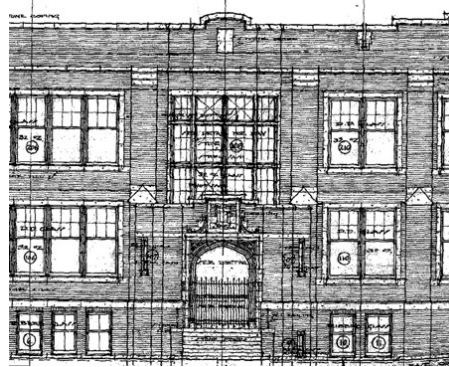
The Town of North Toronto was annexed by the City of Toronto in the same year that the new Collegiate Institute opened. The North Toronto area generally developed rapidly in the years just after 1910. In 1914-1915 four more classrooms were added to the original 1912 building. Architectural drawings for the two-storey and basement original building, and the addition, are not currently available but it is quite possible that the original design allowed for this type of expansion in the original plans. In 1919 there were over 200 students and 12 teachers accommodated in the building.



North Toronto Collegiate Institute – Original 1912 building facing Montgomery (now Broadway Avenue)

A successive series of additions to the North Toronto Collegiate Institute building between 1912 and the present reflect the historical growth in the number of students in the local population and ever changing requirements for educational facilities to accommodate the needs of students and teachers.

In 1921 the building was doubled in size with a two-storey addition, constructed to the south of the original buildings, accommodating 10 more classrooms and related facilities, a boys and a girls entrance from Roehampton Avenue and alterations to the earlier buildings. These architectural plans were prepared in the architect's office of the Board of Education and the design followed the concept of Collegiate Gothic architecture that was the distinguishing feature of the original building design.



**Working drawing - part of the 1921 addition showing one of the two entrances in the south Roehampton Avenue façade.**

In 1928 the architect's office of the Board of Education began to prepare plans for another expansion by adding a third floor over the entire area of the building existing at that time. This major addition provided ten more classrooms and related space as well as alterations to various other existing facilities throughout all levels of the building. Over 1000 students were enrolled in North Toronto Collegiate Institute by 1950.



**An entrance in the Roehampton Avenue façade showing the third floor addition of 1928 above the original two-storey façade**

In 1955 the architectural firm of Gordon S. Adamson prepared plans for additions to the original 1912 building that included a two-storey wing, northwest of the 1912 building, for an auditorium and a two-story wing for a music room, a new larger cafeteria and kitchen facilities. This part of the addition on the site reduced the size of the playing field that originally extended the full length of the Broadway Avenue frontage of the site. Since then the resulting non-regulation length field has been unsuitable for intercollegiate sports events. A one-story mathematics wing was added to the east end of the 1912 building at the same time.



**View of north elevation facing Broadway Avenue showing 1955 additions and previous alterations to the 1912 façade**

In 1966 plans for a two-story and basement wing for science and related facilities were prepared by the architectural firm of Bregman & Hamann. This addition extended south from the auditorium to Roehampton Avenue along the west property line with a narrow light well court between it and the main building.



**The Roehampton Ave. façade of the 1966 west addition and behind it the original 1921 wing with its 1928 third floor addition**

In 1971 the formal address for North Toronto Collegiate Institute was changed from the original address at 17 Broadway Avenue to 70 Roehampton Avenue possibly to identify its most prominent facade with the main pedestrian route from the major transit centre at the Yonge Street and Eglinton Avenue intersection. A high-rise residential building was built in the same period on a site directly east of the NTCI building.



## THE REDEVELOPMENT PROPOSAL

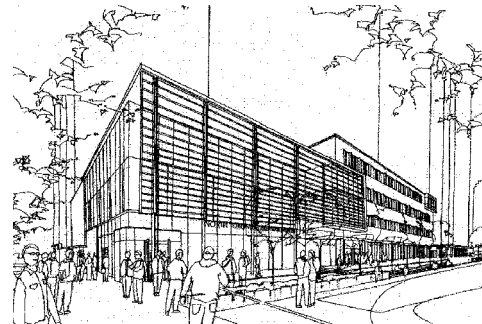
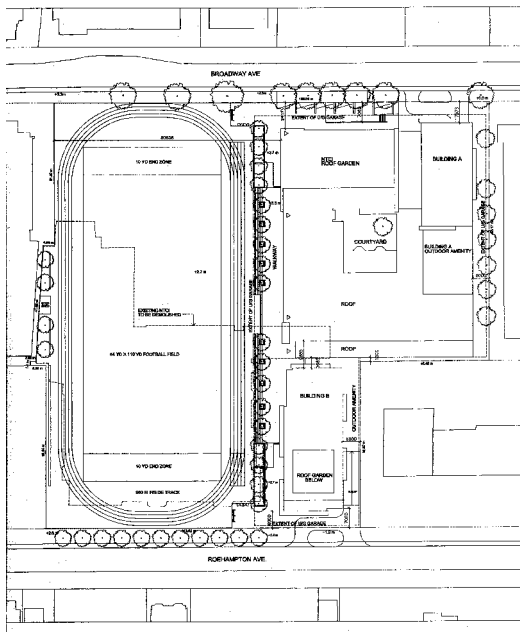
The Toronto District School Board, in association with Tridel and a team of consultants, has planned for the redevelopment of the property of North Toronto Collegiate Institute, known municipally as 70 Roehampton Avenue. The plans provide for a new expanded school building, a new north-south oriented regulation length field and track facility, two high rise residential buildings and underground parking on the site of the existing school building and its playing field.

The proposed redevelopment of the site has been planned to provide continuity in the academic program of the Collegiate by completing the new school building for occupancy before the old building can be vacated for demolition. This scheduling will allow for the new track and field facility to be located in its new orientation after demolition of the present building.

The Toronto District School Board (TDSB), after considerable consultation with stakeholders, developed a Request for Proposal seeking interested parties wishing to participate in a residential component of redevelopment of the school site. Strict guidelines developed by the TDSB and local residents reflected the planning opportunities and constraints of the area as well as the operational and academic requirements of the school. Tridel, with a team of architects and other consultants, was the successful bidder in this process.

The Planning Rationale Report for the Proposed Redevelopment prepared by Bousfields Inc. indicates that ‘Tridel and the TDSB have prepared plans that respond to the needs of staff and students, that provide an appropriate built form and massing which respond to the concerns of the community’ after working closely with a community-based NTCI Residential Design Team and the NTCI Local Community Design Team.

The final redevelopment plan being submitted to the City allows for continued use of the existing NTCI building during the entire construction period for the completion and occupancy of the new school building and for the adjacent residential building. Demolition of the existing building will follow then so that the new field and track facilities can be built largely on the site of the old school building.



Site Plan of Redevelopment & west front elevation of new NTCI Building -CS&P ArchitectsInc./Burka Varacalli Architects

## **PRESERVATION STRATEGY**

A review of the existing building reveals that very little of the early plan and architectural design is intact. Numerous alterations, re-alterations and additions over the life of North Toronto Collegiate Institute building have produced a very complex layout on several levels with functional inadequacies and many of the academic facilities are outdated. In reality there were very few opportunities left to consider retention and incorporation of any intact elements of heritage value in either of the 1912 or the 1921 buildings.

Deterioration is evident in a number of areas of the exterior building fabric of the school. A restoration contracting firm recently reported to the TDSB that there is serious corrosion in metal anchorage of the exterior brick and stone masonry throughout the school building and particularly in the north facing walls.

This condition, generally resulting from water penetration in walls and roofing, applies specifically in the earliest sections of the 1912 building where the major stone and brick heritage elements have been identified for retention and reuse.

There are similar conditions of deterioration in sections of the 1921 façade near the two entrances. In these circumstances panelizing is out of the question and a controlled dismantling and reconstruction technique is the only method that can be recommended for conservation of the selected heritage elements that have been identified for retention and reuse.

In these circumstances and to recognize cultural memory, it is an appropriate preservation strategy to pursue a process whereby elements of the building, identified as having heritage value, are dismantled, retained, repaired and reconstructed in a different location as part of the new school building on the site.

A number of architectural features of historical and sentimental interest in the existing building have been selected by the North Toronto Collegiate Heritage Committee for preservation and appropriate inclusion in the design of the new school.

All of these elements will have to be removed from the existing building while the building is still in academic use. This process is necessary to allow for a suitable length of time to carry out conservation and necessary repairs of the elements and to have them available for installation at the appropriate point in the construction schedule of the new building. Where the various heritage elements are to be removed temporary alterations and weather protection will be provided to allow for continued use of the areas involved.

The original two-storey 1912 school building facing Broadway Avenue and the original two storey 1921 Roehampton Avenue wing of the school have been identified as having the greatest architectural and historical significance.

These areas contain the most heritage attributes of value in the present NTCI school building. It was noted that the first school had one main entrance while the later building incorporated two main entrances traditionally for boys and girls. Several generations of students have historical associations with these symbolic architectural elements of the building fabric.

**1912 FAÇADE (in 2004) - North Toronto Collegiate Institute**

The parapet of the 1912 school building was altered in 1928 with the addition of a third floor over the entire school. At this time the 1912 facade lost some of its original Collegiate Gothic detailing when the decorative parapets crowning the two bay windows were removed.

Further alterations were made in this Broadway Avenue facade in 1955 when more detailing was removed and a coating material was applied to the stonework which probably hastened its deterioration. The architectural integrity of the 1912 design in its present state has been substantially diminished.

The NTCI Heritage Committee has proposed that the central ground floor bays, together with the original Gothic Style central entrance, should be preserved and reused.

**1921 FACADE (in 2004) - North Toronto Collegiate Institute**

Interventions also occurred in the façade of the 1921 south facing Roehampton Avenue wing of the school when the 1928 third floor was added affecting the original architectural integrity of this façade almost as much as the same addition affected the 1912 façade. The original design scale, proportions and detail of both facades suffered architecturally from the effect of this third floor addition.

The NTCI Heritage Committee agreed that a way should be found to make functional use of the two entrances and that they should be preserved within the new school building.

A number of other decorative stone features, located in the earliest facades of the school building, were also identified during several heritage issue meetings and on a site examination with the heritage consultant. These will be also considered for appropriate use on site or within the new building.

**HERITAGE ELEMENTS FOR RECONSTRUCTION IN NEW BUILDING**



**Heritage Façade for north facing Courtyard wall**



**Heritage Portals to enter and exit the Courtyard**



**Date Stones**



**Pilaster Weathering Stone**



**Decorative Stone Panels**



**Coloured glass transom detail**



## DISMANTLING PROCEDURES FOR HERITAGE ELEMENTS

All identified heritage elements selected for retention and reuse will be examined and formally identified and documented prior to any work being undertaken on the site. An orderly recording procedure is essential in preparation for the dismantling process, packing and for the location of specific items in the storage facility.

Ultimately these records provide the basis for necessary repair work and accurate reconstruction plans for placing the select heritage elements into the redevelopment construction schedule of the new building. All such work must be undertaken by a fully experienced restoration contractor skilled for at least five years in completing heritage projects of this type in the central areas of Toronto.

- ***Stonework:***

An elevation drawing will be made for each part of the facade where stone heritage elements have been identified for preservation and dismantling. These drawings will show each individual piece identified by a number assigned to it. This number will identify location of the piece of stone by placement horizontally and vertically and where in each part is located. The piece number will be marked in chalk and it will be photographed prior to removal, examined and written notes made about its condition.

Mortar joint size and average variation will be recorded and a sample taken for testing of its composition, texture and colour. Special note will be taken of the relationship between brick and stone coursing so they can be properly integrated when reconstructed. On a separate letter sized detail data sheet the stone number, the exact size of each piece and its condition will be recorded. Later the number of the pallet to which each piece of stone is assigned will be added to this data sheet.

In preparation for removal of the various pieces of stone, mortar joints will be scored for a relief slot and then the rest of the mortar will be removed by hand using pneumatic chisels with care being taken not to damage the arrises of each piece.

The existing anchors will be cut to facilitate removal of each piece from the wall and placement on wooden pallets. During this operation the identification number will be marked permanently on two of the non-exposed edges of each piece of stone. Each pallet will be given a number, wrapped and strapped for transportation to a secure protected storage area.

Pallets should not be stacked and should not be in direct contact with the ground. The exact position in the storage area of each pallet should be recorded and arranged to be accessible so that repairs can be made prior to their return to the site.

A copy of the elevation drawings showing each stone and number and a catalogue, comprised of the photographic records, the detail data sheets for each piece with size, number, pallet number and its position in storage, will be submitted following completion of the dismantling process.

This package will form the required documentation for the reverse process of reconstructing each facade element in the new building and stainless steel non-corrosive anchors will be used for the re-erection process of all stone and brick masonry.

- ***Brick Masonry:***

A sufficient number of bricks will be salvaged specifically for reuse in the exterior facing wall areas of the new building courtyard. The actual location from which the bricks will be salvaged will be determined after the structural engineer has signed off on the structural integrity of the remaining wall of the existing building. Salvaged bricks will also be used in adjacent interior wall areas of the main floor hall as shown in accompanying details. Generally 75 to 80 % of bricks salvaged are in good condition after the mortar has been removed.

- ***Brick Masonry Continued:***

Usually there are six bricks to the square foot in calculating the number of bricks needed for reconstruction purposes. Bricks are removed and cleaned course by course, palletized on hardwood skids and the top only covered during the storage period.

Brickwork coursing and mortar jointing in masonry walls consisting of heritage elements, especially at window and door openings, will be carefully documented on site in association with the location and dimensions of various associated stone elements.

- ***Window Sash and Frames:***

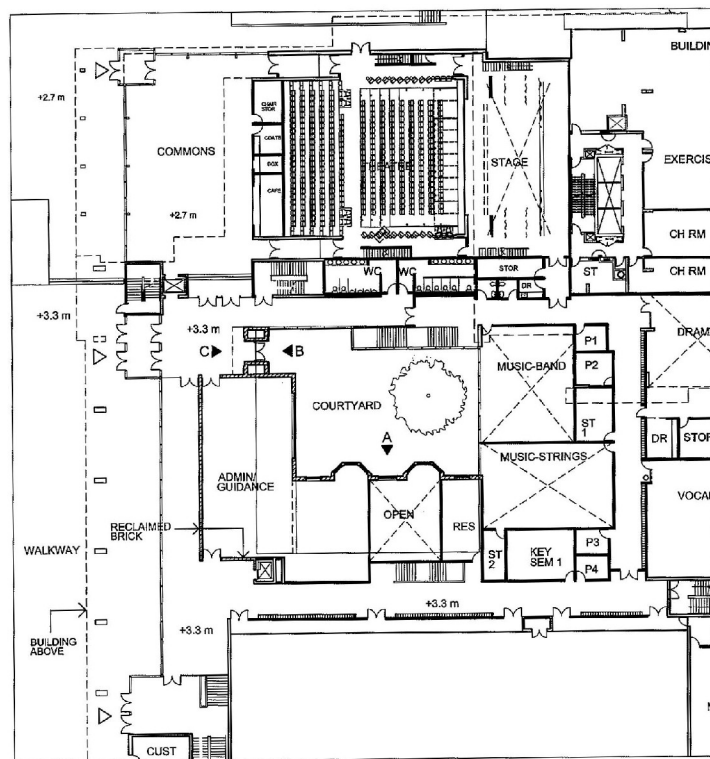
Representative wood window sash and frames housed in the within the heritage features of 1912 façade, will be removed carefully and retained so they can form the basis for restoration of the original window detailing of new windows in the heritage elements build into the courtyard area.

- ***Entrance Doors & Transoms, Frames and Hardware:***

The condition of the wood doors, transoms and frames at the two entrances of the 1921 Roehampton Avenue façade, are currently considered to be in acceptable condition for reuse. However the state of repair will be recorded when they are removed for off-site storage where they can be repaired and restored if possible. In any case if the doors must be replicated the original hardware will be reinstated.

**PLAN OF NEW NORTH TORONTO COLLEGIATE INSTITUTE COURTYARD**

See Elevations A, B & C on the following pages



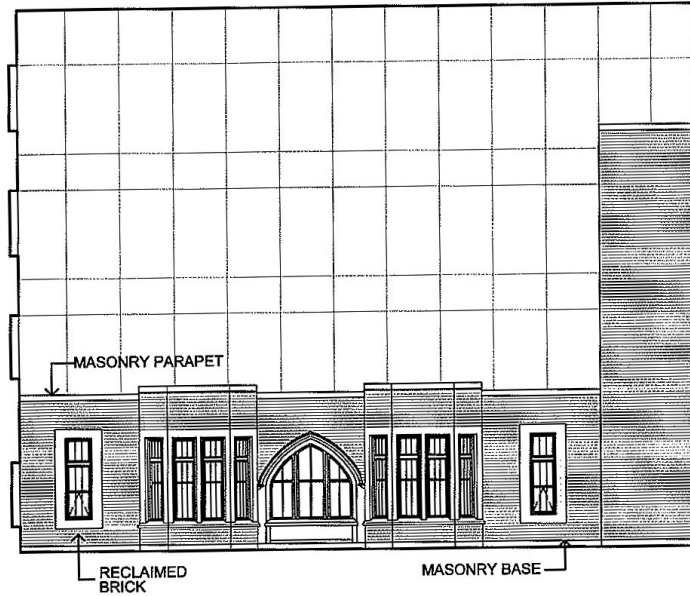
COURTYARD PLAN  
HERITAGE ELEMENTS



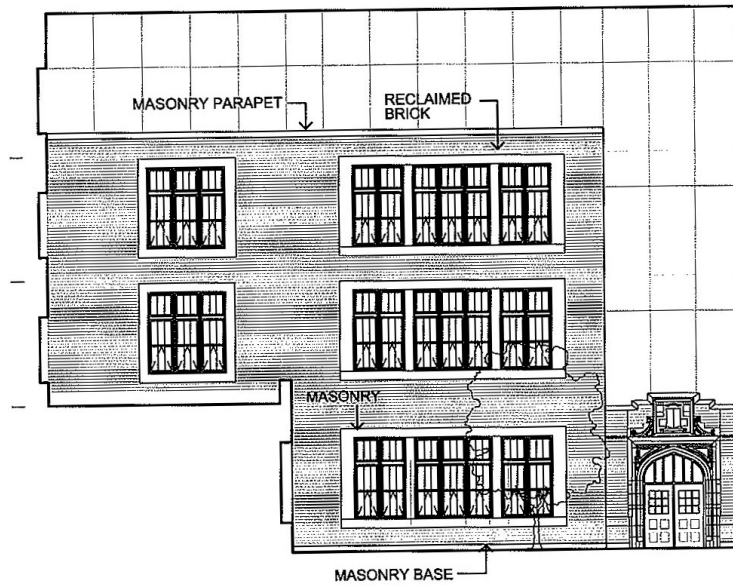
CS&P ARCHITECTS INC  
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MARCH 27, 2006

# ELEVATIONS A & B OF NEW SCHOOL COURTYARD

SHOWING RECONSTRUCTED HERITAGE ELEMENTS



(A) SOUTH COURTYARD ELEVATION  
HERITAGE BAY WINDOW FACADE



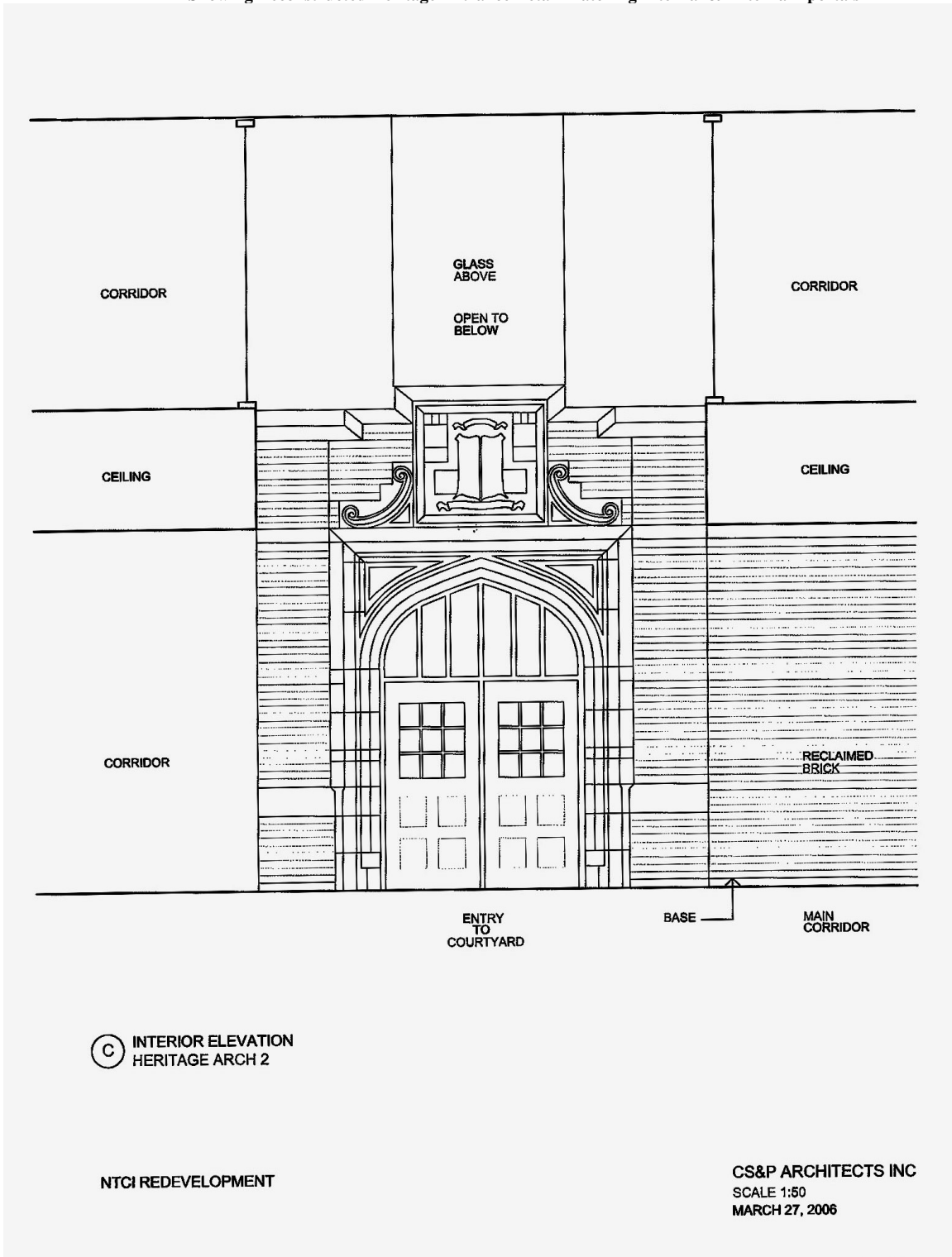
(B) WEST COURTYARD ELEVATION  
HERITAGE ARCH 1

NTCI REDEVELOPMENT

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SCALE 1:200  
MARCH 27, 2006

### ELEVATION OF NEW COURTYARD ENTRANCE

Showing Reconstructed Heritage Entrance Detail Matching Internal & External Portals



C INTERIOR ELEVATION  
HERITAGE ARCH 2

NTCI REDEVELOPMENT

CS&P ARCHITECTS INC  
SCALE 1:50  
MARCH 27, 2006