

**70 Roehampton Avenue: North Toronto Collegiate Institute**Description

The property at 70 Roehampton Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical or associative value, and contextual value. Located northeast of Yonge Street and Eglinton Avenue East on property that extends from Roehampton Avenue (south) to Broadway Avenue (north), the first phase of North Toronto Collegiate Institute opened in 1912. The property was included on the City of Toronto Inventory of Heritage Properties in 2004.

Statement of Cultural Heritage Value

The property at 70 Roehampton Avenue has design or physical significance as a representative example of a well-crafted educational complex designed in the variation of the Neo-Gothic style popularly known as “Collegiate Gothic.” Distinguished by its lack of polychromatic brickwork, symmetrical organization and medieval-inspired design elements, the style became the norm for educational buildings in Ontario during the first half of the 20<sup>th</sup> century.

North Toronto Collegiate has historical value as it represents an early commission of the important Toronto architect, Forsey Page (1885-1970). Following training at the University of Toronto, Page joined Stanford Warrington in a partnership that lasted until 1925. North Toronto Collegiate Institute was designed during the firm’s tenure. After a brief solo career, Page embarked on a new practice with W. Harland Steele, a recent graduate of the Ecole des Beaux Arts. As Page and Steele, the firm designed many of the landmarks of the Modern era in Toronto, ranging from the Garden Court Apartments on Bayview Avenue (completed in 1942) to Benvenuto Place (completed in 1955 with Peter Dickinson as chief designer) and Commerce Court (completed in 1972 in association with American architect I. M. Pei). The latter properties are represented on the City’s heritage inventory.

Historically, the value of the property is linked to its associations with an institution that is significant to the community. Founded in 1909, North Toronto Collegiate Institute was the first high school in North Toronto, which was incorporated as a town in 1890. After occupying a temporary location in the town hall, the school opened in 1912. During the latter year, the City of Toronto annexed the Town of North Toronto, leading to an increase in the population of the area and a corresponding need for expanded educational facilities. In 1921, under the supervision architect C. H. Bishop, Superintendent of Building for the Toronto Board of Education, plans were produced for a south wing facing Roehampton Avenue. A third storey was applied to the existing complex in 1928. Subsequent additions and alterations were completed in 1955 and 1966.

North Toronto Collegiate Institute also has contextual value as a neighbourhood landmark in the area northeast of Yonge Street and Eglinton Avenue.

### Heritage Attributes

The heritage attributes of North Toronto Collegiate Institute related to its cultural heritage value as a representative example of an early 20<sup>th</sup> century educational complex with Collegiate Gothic styling that demonstrates a high degree of craftsmanship are found principally on the north façade of the original school (1912) and the south façade and east elevation of the 1921 addition described below, comprised of:

- On the north façade (dating to 1912 and built facing Broadway Avenue), the central entrance set in a pointed arch with stone moulding and corbel stops; and, on either side of the entrance, the first storey of the three-sided bay windows where the window openings and transoms are set in stone surrounds and flanked by red brickwork
- On the south façade (dating to 1921 and built facing Roehampton Avenue), the separate boys and girls entrances where each brick-clad portal has a brick parapet with stone coping, a stone tablet incorporating a scroll and flanked by brackets, stone string courses, and a recessed Tudor-arched entrance with a stone surround
- On the east elevation, the pointed-arch stone and brick motifs on the piers flanking the three-sided tower (the tower is not included in the Reasons for Designation); and, the weathering stones on the pilasters flanking the corners and window openings (the brick pilasters are not included in the Reasons for Designation)
- On the interior, the three-part door transom with coloured glass, inscribed “labor omnia vincit 1912” and incorporating the initials “NT”
- On the exterior, the date stones from the various phases of construction, including the “1966” west addition