



## STAFF REPORT ACTION REQUIRED

### Request for Heritage Evaluation - 20 Maitland Street

<b>Date:</b>	September 5, 2012
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Toronto Centre-Rosedale – Ward 27
<b>Reference Number:</b>	P:\2012\Cluster B\PLN\HPS\TEYCC\November 6 2012\teHPS42

#### SUMMARY

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This report recommends the receipt of the heritage evaluation of the property at 20 Maitland Street. The report also concludes that the property should not be included on the City of Toronto Inventory of Heritage Properties or designated under Part IV, Section 29 of the Ontario Heritage Act because it does not meet Ontario Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation.

At its meeting of May 15, 2012, the Toronto and East York adopted TE16.9, requesting the Director, Urban Design, City Planning Division, to report on the possibility of including the property at 20 Maitland Street on the City's heritage inventory and designating it under the Ontario Heritage Act. The site, which contains a semi-detached house form building dating to the late 19<sup>th</sup> century, is subject to redevelopment, along with the neighbouring properties at 26 Maitland Street and 15 Wellesley Street East.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. The Heritage Evaluation for 20 Maitland Street be received for information.

#### **Financial Impact**

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

## **DECISION HISTORY**

At its meeting of April 27, 2012, the Toronto Preservation Board adopted Item PB11.12, reading that "the building at 20 Maitland Street has been identified for its potential historical significance in the community but is not currently on the Inventory of Heritage Property (sic) and requesting City staff to undertake a process to review the building for listing and potential heritage designation under Part IV of the Ontario Heritage Act."

The Toronto and East York Community Council at its meeting of May 15, 2012, adopted TE16.9 and requested the Director, Urban Design, City Planning Division, to report on "the possibility of including on the inventory and possible heritage designation of 20 Maitland Street under Part IV of the Ontario Heritage Act."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE16.9>

## **ISSUE BACKGROUND**

The owners of 15 Wellesley Street East and 20 and 26 Maitland Street have assembled the neighbouring properties for sale as a potential development site. The lands are comprised of a Toronto Parking Authority car park extending from Wellesley to Maitland, which is adjoined to the east by a semi-detached house form building at #20 Maitland and the former offices of the Catholic Children's Aid Society at #26 Maitland.

## **COMMENTS**

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. Also appended is the Research and Evaluation Summary for the property at 20 Maitland Street (Attachment No. 3), which provides background information and an analysis of the site. The property contains the west half of a pair of semi-detached houses constructed at 20-22 Maitland Street in 1889. The east half was demolished in the early 1960s along with other residential buildings for the construction of the headquarters of the Catholic Children's Aid Society of Metropolitan Toronto.

Staff have researched and evaluated the property at 20 Maitland Street according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, and determined that the site does not merit inclusion on the City's heritage inventory and/or designation under Part IV, Section 29 of the Ontario Heritage Act.

## **CONTACT**

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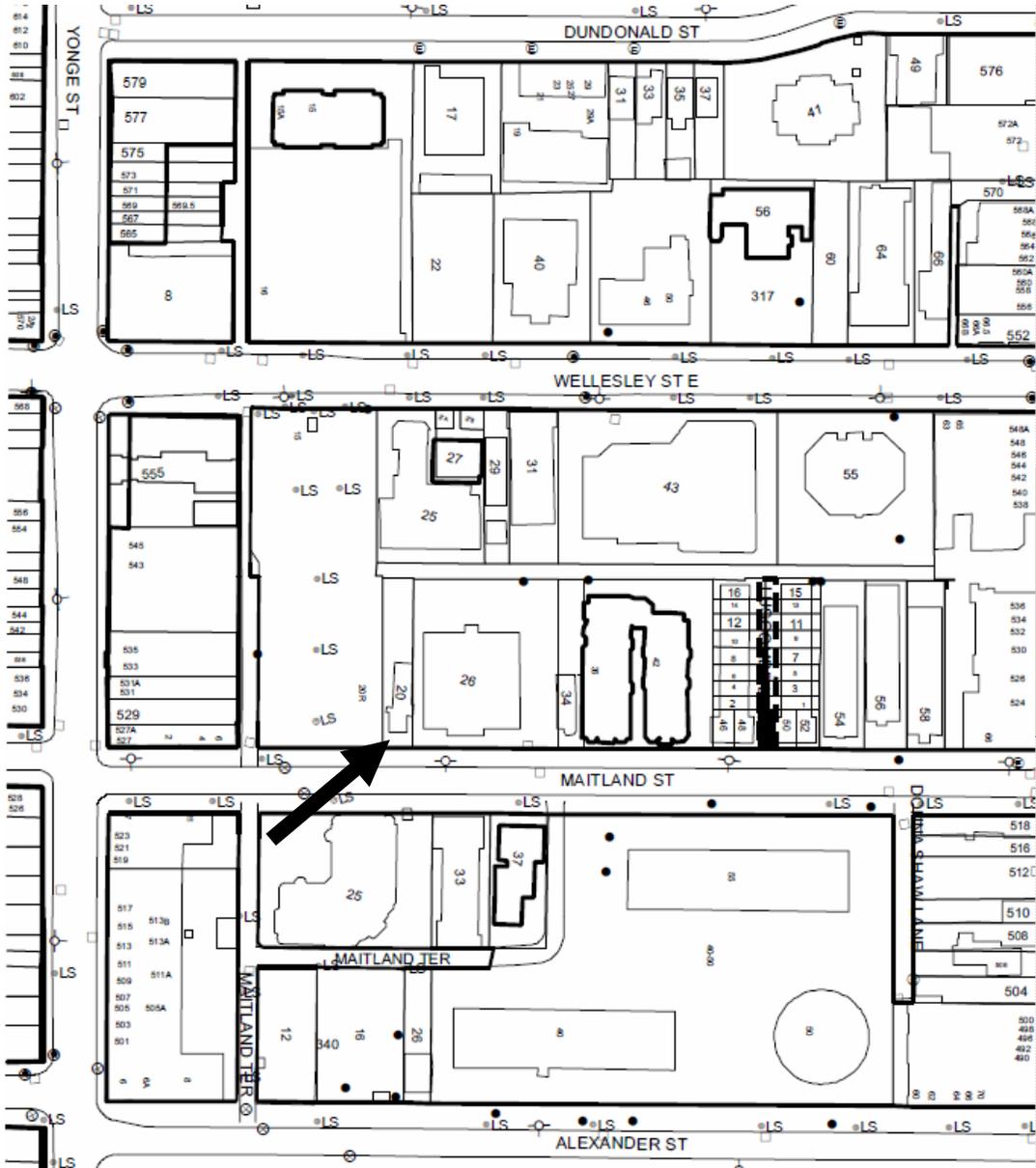
## **SIGNATURE**

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Robert Freedman, Director  
Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Research and Evaluation Summary



This location map is for information purposes only; the exact boundaries of the property are not shown.

The **arrow** marks the location of the site.



Principal (south) façade of the Mary Ann Sharpe House at 20 Maitland Street



View of the west elevation

**RESEARCH AND EVALUATION SUMMARY: 20 MAITLAND STREET**

Principal (south) façade of the house form building at 20 Maitland Street  
(Heritage Preservation Services, August 2012)

**HISTORICAL CHRONOLOGY**

<b>Key Date</b>	<b>Historical Event</b>
1854	Maitland Street is first recorded in the tax assessment rolls, with the initial entry reading “one lot: William Sharp” (sic) <sup>1</sup>
1856	According to the assessment roll, William Sharp owns “vacant land” on the north side of Maitland Street
1857	William Sharpe’s property, extending along the north side of Maitland Street from east of Yonge Street to Church Street, is surveyed as Plan D67; the plan remains unregistered until March 1870
1858	Boulton’s Atlas depicts a brick dwelling on the subject property (Image 3)
1859	Sharpe, described as a “gentleman,” is recorded as the owner & <u>occupant</u> of property on Maitland, although no building descriptions are given on the assessment roll <sup>2</sup>

<sup>1</sup> Only the south side of Maitland appears to be recorded until 1856 ; Sharpe's name is also spelled “Sharp” in various archival sources

<sup>2</sup> Also in 1859, Sharpe is listed at “12 Maitland” in the city directory

1866 May	Sharpe is assessed for a “brick cottage & grounds” (in the first assessment roll describing structures)
1870 Apr	Catherine Sharpe, a widow, is recorded as the owner & occupant of a 1½-storey brick dwelling at “12 Maitland”, as well as vacant lots on either side
1880 Sept	Mary Ann Sharpe, described alternately as a spinster or widow in different assessment rolls, remains the owner & occupant of the 1½-storey brick house now numbered at “22 Maitland” <sup>3</sup> (Image 4)
1888 May	<u>The Canadian Architect &amp; Builder</u> lists the potential construction of semi-detached houses on Maitland Street for “Mr. Sharpe” (Image 9)
1888 Sept	Mary Ann Sharpe still owns and occupies the 1½-storey brick dwelling numbered as “18 Maitland”
1889 Sept	The subject property is recorded in the assessment rolls as a “vacant lot” owned by Mary Ann Sharpe
1890 Sept	Semi-detached houses are in place at 20 & 22 Maitland, which are owned by Mary Ann Sharpe, with the west unit occupied by clerk Henry Argles <sup>4</sup> (Image 5)
1891 Sept	Mary Ann Sharpe occupies #20 Maitland, and retains the property and its neighbour at #22 until the late 1890s <sup>5</sup> (Image 6)
1960	The Elizabeth Fry Society purchases #20 Maitland, selling it seven years later
1964	The Underwriters' Survey Bureau's atlas shows #20 Maitland following the demolition of the east half of the semi-detached houses for an office building (Image 7)
1994	The current owner acquires the site

The property at 20 Maitland Street contains the west half of a pair of semi-detached houses that were completed in 1889 for Mary Ann Sharpe, whose family had owned the site since the early 19<sup>th</sup> century. According to archival records and historical maps, the land along the north side of Maitland Street was first developed in 1858 with a 1½-storey brick "cottage" that was replaced by the semi-detached dwellings.

In 1960, #20 Maitland was acquired by the Elizabeth Fry Society of Toronto, which operated a residence for former female prisoners on the premises before selling the property seven years later. The other half of the pair of semi-detached houses at #22 Maitland was purchased by the Catholic Children's Aid Society of Metropolitan Toronto in 1957, which developed an office building on the site by 1964 (Image 8).

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

<sup>3</sup> Mary Ann Sharpe (or Sharp) is recorded as a widow or a spinster on various tax assessment rolls in the 1880s

<sup>4</sup> No building permit was found for the subject property, and it was not listed in the tender calls recorded in The Globe

<sup>5</sup> In 1946, members of the Grass family (who purchased the properties at 20-22 Maitland Street from the Sharpe family at the end the 19<sup>th</sup> century) transferred #20 to James Swann, who retained it until 1960. The neighbouring site at #22 Maitland was acquired by the Catholic Children's Aid Society of Metropolitan Toronto in 1957, and the semi-detached house was demolished for the organization's new headquarters

<b>Design or Physical Value</b>	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	<b>N/A</b>
ii. displays high degree of craftsmanship or artistic merit	<b>N/A</b>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>N/A</b>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>N/A</b>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>N/A</b>

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

While the Mary Ann Sharpe House can be described as a 'representative' example of a late 19<sup>th</sup> century residential building from the Victorian era, it lacks any distinguishing characteristics and its integrity was impacted significantly with the removal of the other half of the semi-detached house form buildings.

No historical or associative values were identified for the property at the time of the writing of this report. Established in Toronto in 1952 to assist former female prison inmates, the Elizabeth Fry Society is an institution of significance in the city and beyond, but its associations with the property at 20 Maitland Street are limited to the seven-year period in the early 1960s when it operated a women's residence on-site.<sup>6</sup>

Contextually, the Mary Ann Sharpe House is part of a streetscape that originated as a middle-class residential neighbourhood in the mid to late 1800s, which was radically altered in the 20<sup>th</sup> century with the introduction of progressively higher residential and commercial edifices. The oldest known house on the block between Yonge and Church Streets is the William Galbraith House (1868) at #37 Maitland, which was described as "one of the most radiant houses in Toronto" for its "articulated and civilized composition" and listed on the City of Toronto Inventory of Heritage Properties in 1974.<sup>7</sup> Beginning in the early 1900s, some of the detached and semi-detached house form buildings were demolished for low-rise apartment houses, including the Maitland Apartments (1911) at #36-42 Maitland, which are also recognized on the City's heritage inventory. Other

<sup>6</sup> Its current residence and the centre of its community outreach and education programs has been in operation for over 40 years

<sup>7</sup> McHugh, 75

structures were replaced by the former headquarters of the Catholic Children's Aid Society at #26 Maitland and the City Park Apartments, the three-part complex with addresses on Church, Alexander and Maitland Streets that was unveiled in the 1950s as Toronto's first high-rise apartment complex in the International Style. The Mary Ann Sharpe House does not make a significant contribution to the varied appearance of Maitland Street.

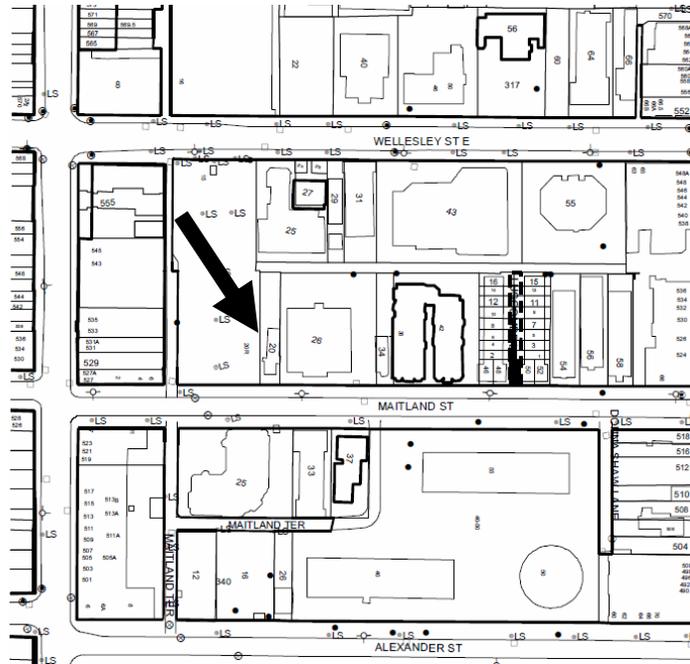
## SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 20 Maitland Street does not meet the criteria for inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV, Section 29 of the Ontario Heritage Act.

## SOURCES

- Abstract Indices of Deeds, Plan D67, Lot 5  
Assessment Rolls, City of Toronto, St. James's Ward, 1854-91, and Ward 3, Division 2, 1892 ff.  
Barber, Terry, Elizabeth Fry, 2008  
Building Records, Files #59030 (1960), #4109 (March 1969), and #8149 (November 1969)  
City of Toronto Directories, 1856 ff.  
"Elizabeth Fry Society: history of the organization,"  
<http://www.efrytoronto.org/n/?q=node/8>  
Goad's Atlases, 1880-1923  
"History of the Catholic Children's Aid Society of Metropolitan Toronto,"  
<http://www.svdptoronto.org/v2/children's%20aid.html>  
Lundell, Liz, The Estates of Old Toronto, 1997  
McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989  
"Sharpe Houses," Canadian Architect and Builder (August 1888), 9  
Underwriters' Survey Bureau Atlases, January 1921 updated to January 1943, and January 1964

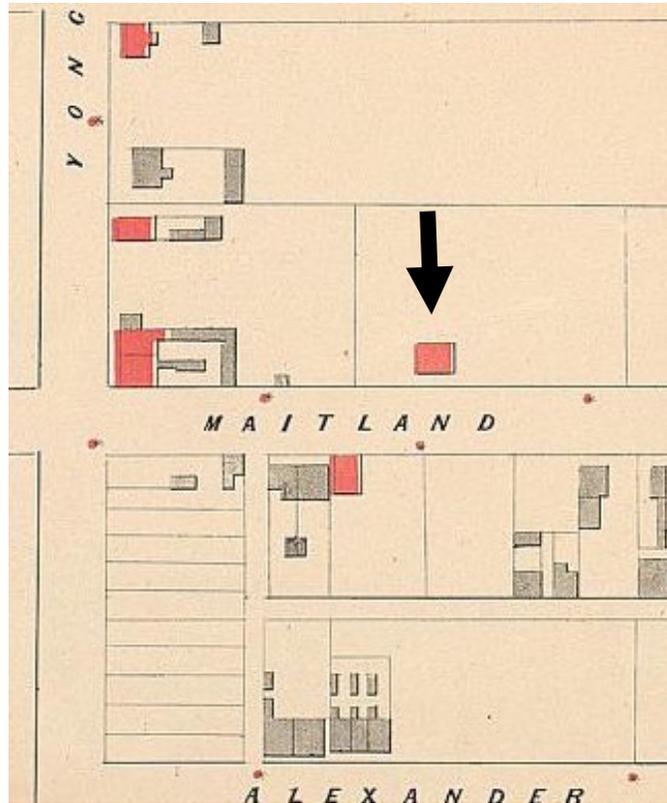
IMAGES: the **arrows** mark the location of the subject property



1. City of Toronto Property Data Map: showing the location of 20 Maitland Street marked by the **arrow**



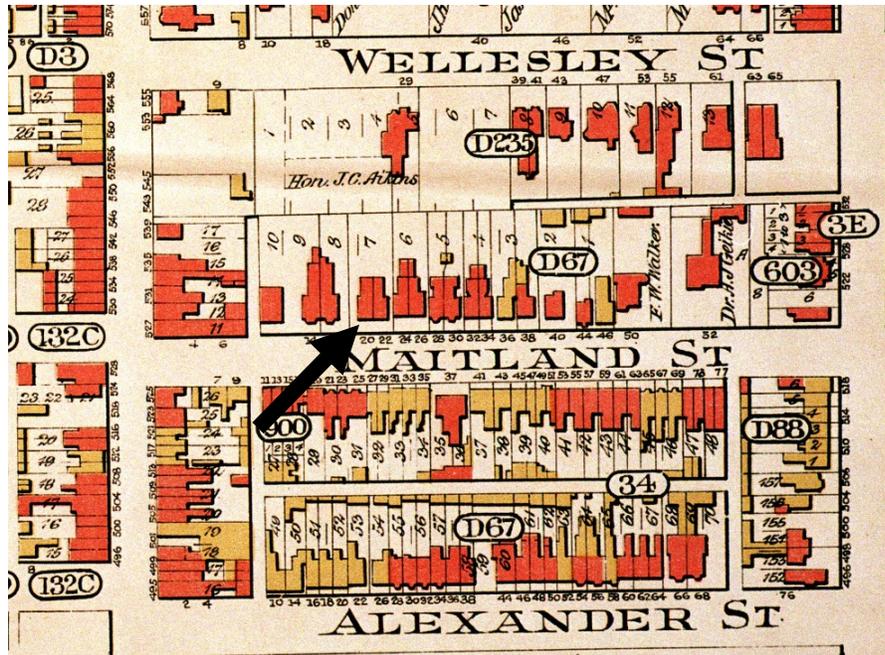
2. Photograph, 20 Maitland Street: showing the west elevation overlooking the adjoining parking lot with former Catholic Children's Aid Society offices to the east (right)



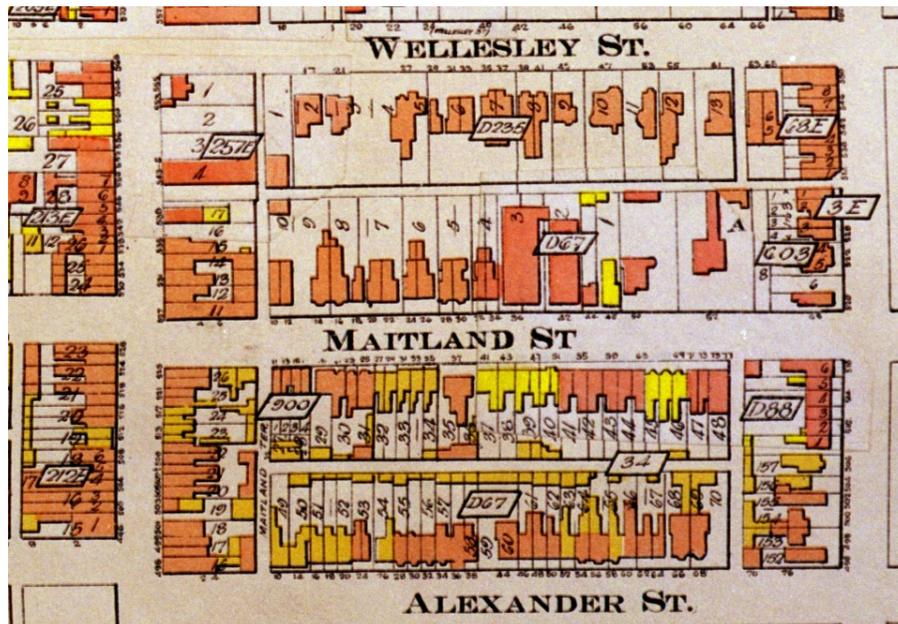
3. Boulton's Atlas, 1858: showing the limited development along Maitland Street directly east of Yonge Street apart from the brick residence (later demolished)



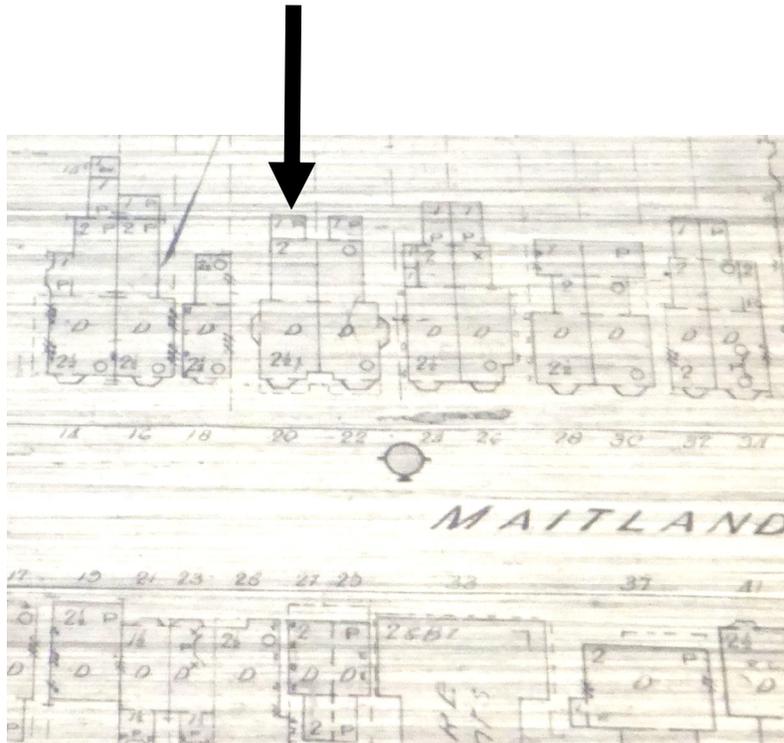
4. Goad's Atlas 1880: the first edition of Goad's shows Sharpe's brick 'cottage' on the subject property



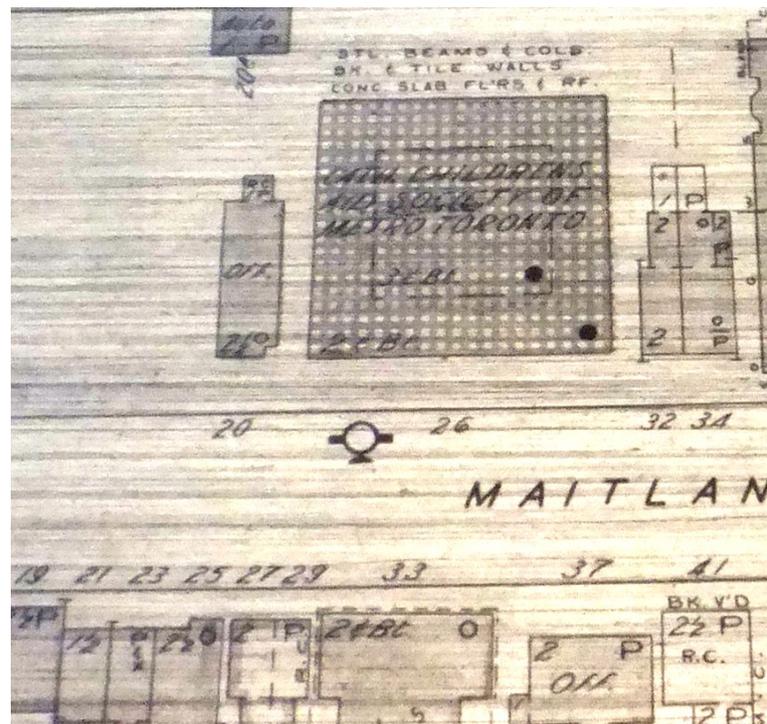
5. Goad's Atlas 1890: on this update, the pair of semi-detached house form buildings is in place, with 20 Maitland comprising the western unit



6. Goad's Atlas 1910 revised to 1912: showing the addition of a single detached house form building directly west of #20 Maitland (later demolished) as well as apartment buildings further east



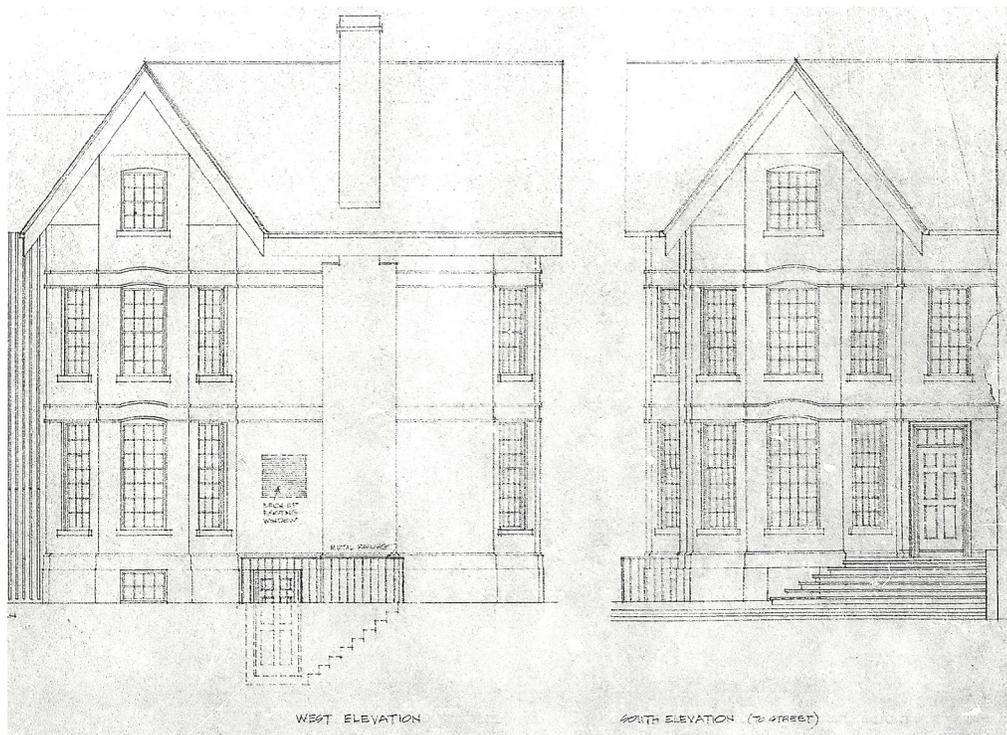
7. Underwriters' Insurance Bureau Survey, January 1921 revised to January 1943: showing the subject property with the semi-detached houses at #20 and #22 Maitland



8. Underwriters' Insurance Bureau Survey, January 1964: showing the subject property following the removal of the semi-detached house at #22 Maitland and the construction of the Catholic Children's Aid Society of Metropolitan Toronto Building to the east

Wilton Ave., cost \$1,400; Mr. Black, 5 att. a storey and attic bk. dwelling. --Gerrard st., west, cost \$6,000; J. H. McKinnon, a storey and attic bk. dwelling. Jarvis st., cost \$6,500; Thomas Thomason & Sons, alterations and additions, --King street, east, cost \$2,000; Mr. Sharpe, pr. s. d. bk houses, Maitland st., cost \$7,5000. --Toronto University is to have a \$15,000 building added to it for biological study. --The Toronto Normal School will have \$20,000 improvements added to it.

9. Canadian Architect and Builder, August 1888, 9: an extract from a list of “construction work in contemplation” in Toronto



10. Drawings, 20 Maitland Street, 1969: showing the details of the house form building (Building Permit Application #4109, City of Toronto Building Records, Toronto and East York)