

105 Maitland Street - Alterations to Heritage Attributes on Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

Date: June 17, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

From: Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage property at 105 Maitland Street under Part IV Section 33 of the Ontario Heritage Act. The subject property, known as the National Ballet School, includes buildings with entrance addresses of 99-101, 103-105, 111 Maitland Street and 113 Maitland Street.

The subject property is designated under Part IV of the Ontario Heritage Act under Designation By-law 688-2001 for their design and physical value. 99-101 Maitland Street was constructed in 1888 as semi-detached houses, 103 and 105 Maitland Street date to 1872 and 1871, and 113 Maitland Street was constructed in 1871. 111 Maitland Street was constructed in 1911 as the Society of Friends Meeting House.

The proposal involves the replacement of the existing single pane wooden windows with new double glazed units with wood frames and sashes that match the dimensions and profiles of the existing windows being replaced. The original stained glass transoms will be incorporated into the new units. Original segmental-headed windows that have been modified will be reinstated. The large arched windows at 111 Maitland Street will be retained, repaired and repainted. New removable wooden storms will be constructed and installed to match the existing windows. The proposed replacements are consistent with the standard for in-kind replacement of deteriorated character defining elements within the Standards and Guidelines for the Conservation of Historic Places in Canada and are consistent with the policy framework for the conservation of significant heritage resources. The impacts of the replacement windows are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Acting Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the alterations proposed to the heritage buildings at 99-113 Maitland Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the replacement of original single pane wooden windows in accordance with the technical specifications, plans and drawings dated June 24, 2022 by Reid Jones Christoffersen Ltd (RJC), received May 15, 2024 and the Condition Assessment document prepared by ERA Architects Inc., dated May 5, 2022 and revised March 7, 2023 and a separate Condition Assessment document prepared by Reid Jones Christoffersen Ltd. (RJC), dated November 10, 2023.

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

On July 17, 1978, Toronto City Council enacted By-Law 507-78 designating the properties at 99-113 Maitland Street under Part IV of the Ontario Heritage Act.

On August 13, 2001, City Council enacted Designation By-law 688-2001 to amend former City of Toronto By-law 507-78 designating 99-113 Maitland Street under Part IV of the Ontario Heritage Act.

<https://www.toronto.ca/legdocs/2001/agendas/council/cc010424/to3rpt/cl055.pdf>

BACKGROUND

Heritage Property

The subject property is designated under Part IV of the Ontario Heritage Act by By-law 688-2001 enacted by City Council on August 13, 2001, which amended By-law 507-78, an earlier designation by-law to include all of the buildings on the property in the description.

The designated property, known as 99-113 Maitland Street consists of five buildings: 99-101 Maitland Street, 103-105 Maitland Street, 111 Maitland Street and 113 Maitland

Street. The house form buildings are noted for their architectural significance as good examples of late 19th century residential architecture.

99-101 Maitland Street

The William J. Hill Houses at 99-101 Maitland Street are designed in the Queen Anne Revival style. The houses include features typical of the style including carved bargeboard gables brackets and braces with sunburst motifs, bay windows and round arched porches.

103-105 Maitland Street

The Patrick McBrine House at 103 Maitland Street is designed in the Romanesque Revival style. It features brick construction and its principal façade contains two bays. The main entrance features a single wood door with a flat transom with stained glass, as well as a single segmental-headed window with brick voussoirs, a floriated sandstone keystone and stone sill.

105 Maitland displays features of the Gothic Revival style and features bargeboard and a king post with a tie beam.

111 Maitland Street

111 Maitland Street was built in 1911 and designed by Toronto architect John A. Mackenzie. It features Classical detailing with Beaux Arts styling, and is known as the Society of Friends Meeting House, a Christian organization and the building's first occupant.

113 Maitland Street

The Alexander Crombie House was designed in the Gothic Revival style. It features a cross-gable roof and bargeboard with a king post.

The properties were purchased by the National Ballet School in 1959 to be used as a residential and day facility to provide academic and dance training.

Proposal

On May 15, 2024, Heritage Planning received a Heritage Permit application proposing to alter heritage attributes at 99-113 Maitland Street.

The buildings at 99-113 Maitland Street currently retain most of their original windows. The applicant seeks approval to replace all of the windows shown in Attachment 5 with new double glazed wood windows due to poor condition. Original stained glass transoms will be incorporated into the new windows. Segmental headed windows modified from the originals will be reinstated as part of the proposed new wooden windows.

The original large arched windows at 111 Maitland Street will remain. These windows will be repaired and restored and new storm windows will be constructed and installed as part of the proposal.

Heritage Policy Framework

City of Toronto Official Plan

The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following:

3.1.6.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. Relevant standards include the following:

- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention. (Standard 7)
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference. (Standard 9)
- Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place. (Standard 10)
- Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. (Standard 13)

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

The designation By-law for the property at 99-113 Maitland Street includes window openings on all buildings.

The applicant submitted two Condition Assessment reports for the existing original windows, prepared by ERA Inc., dated May 22, 2022, revised March 3, 2023, and by Reid Jones Christoffersen Ltd (RJC) dated October 10, 2023. The reports state that the windows for replacement are in poor/defective condition, noting wood deterioration, moisture damage, historical repairs using wood filler, failing paint, compromised seals and inoperable units. Although they could be repaired this would leave little original material and would potentially compromise the integrity of the window system. Replacement is recommended, with new units fabricated to match the details of the original windows in appearance, materials and functionality, including brickmoulds.

The proposed new windows would be double glazed and would have full wood frames and sashes that match the existing. Original stained glass transoms will be incorporated into the new units and segmental headed windows will be reinstated.

Large, arched windows on 111 Maitland, are described in the attached designation By-law text as “large round-headed window openings with multi-paned windows set in brick surrounds with stone keystones, corbel stops and sills.” The pattern and detailing of the window openings continues on the remaining elevations where they are separated by brick pilasters. These windows will be retained and repaired/restored. New wooden storm windows will be constructed and installed.

The “Standards and Guidelines for the Conservation of Historic Places in Canada” state that “where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.”

Staff are supportive of the proposal to replace the windows of the heritage property at 99-113 Maitland Street and repair and restore select windows at 111 Maitland Street. The proposed window replacements are consistent with the standards for the in-kind replacement of extensively deteriorated elements as recommended by the “Standards and Guidelines for the Conservation of Historic Places in Canada”.

CONTACT

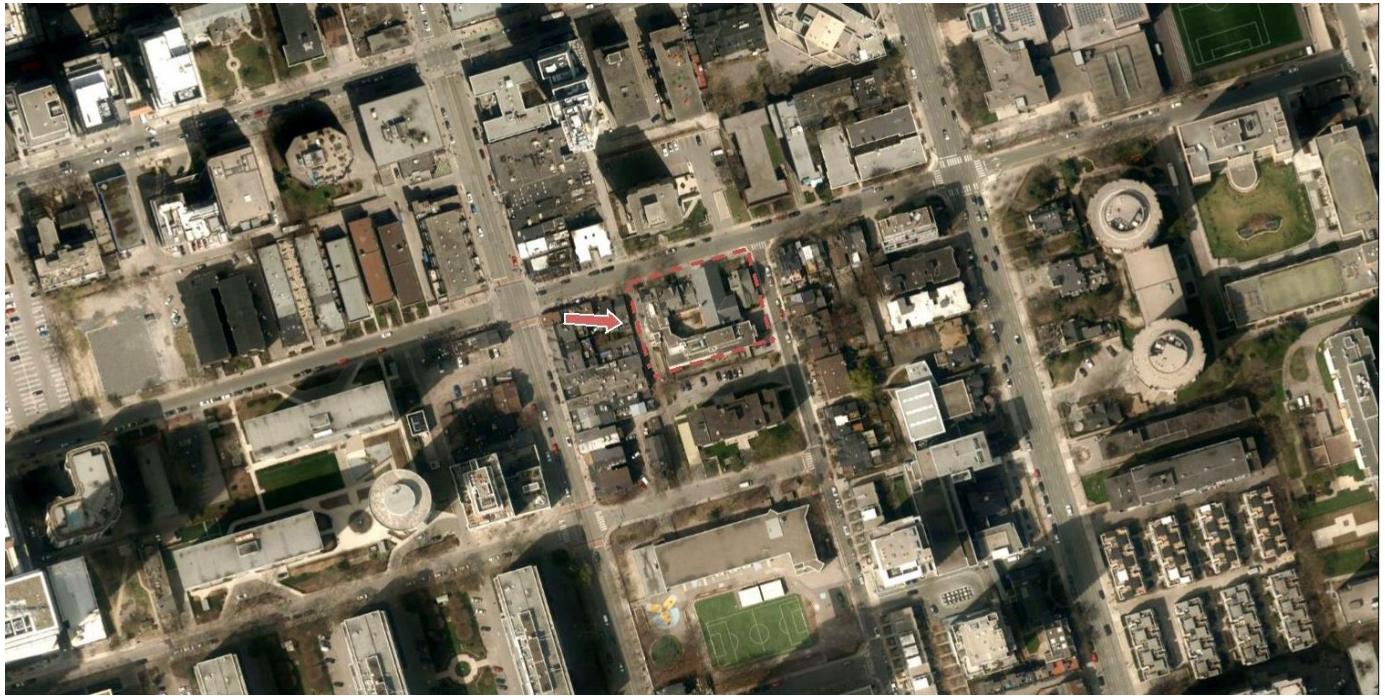
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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photograph of principal (north) elevation of existing buildings
Attachment 3: Short Statement of Reasons for Designation - 99 -113 Maitland Street
Attachment 4: Photographs of existing original windows from Condition Assessment
Attachment 5: Elevations showing repair/replacement of windows



Map showing subject property's location outlined in red at 99-113 Maitland Street. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping). Satellite map below.

PRINCIPAL ELEVATIONS (NORTH)

ATTACHMENT 2



99-101 Maitland Street



103-105 Maitland Street



111 Maitland Street



113 Maitland Street

SHORT STATEMENT OF REASONS FOR DESIGNATION ATTACHMENT 3

99-113 Maitland Street

The properties at 99-101, 103, 105, 111 and 113 Maitland Street are recommended for designation for architectural reasons. The semi-detached houses at 99-101 Maitland Street were constructed in 1888 for William J. Hill. Patrick McBrine commissioned the detached houses at 103 and 105 Maitland Street, dating to 1872 and 1871, respectively. The detached house at 113 Maitland Street was completed in 1871 for Alexander Crombie, a partner in Ridout, Aikenhead and Crombie, hardware merchants. In 1911, architect J. A. McKenzie designed the Society of Friends Meeting House at 111 Maitland Street. Founded in 1959 for the training of professional dancers, the National Ballet School acquired the Meeting House and houses for office, academic and residential uses.

The William J. Hill Houses at 99-101 Maitland Street are designed in the Queen Anne Revival style. Rising 2½ stories from a stone base with window openings, the semi-detached houses feature brick construction with brick, stone and wood trim. Cross-gabled roofs have three dormers on the north and west slopes and two tall brick chimneys on the west end. On the principal (north) facades, the houses are designed as mirror images with raised central entrances flanked by bay windows. Open round-arched porches have flat roofs supported on brick piers. Inside the porches, single panelled doors incorporate glass inserts and flat transoms (the glass has been removed from the transom at 99 Maitland Street). A pair of segmental-headed window openings surmounts the porches. Gables with carved bargeboard, brackets and braces with sunburst motifs protect the 2½-storey bay windows. In the first floor, the bay windows have flat-headed window openings, flat transoms with stained glass, and stone lintels. The first and second stories are separated by brick corbelling and band courses. The segmental-headed window openings in the second storey have brick voussoirs linked by string courses that extend across the façade. In the half-storey, single round-arched window openings display brick voussoirs and string courses. All of the windows have stone sills. The west wall of 99 Maitland Street faces Alexander Place and features a 2½-storey bay window at the south end and flat-headed window openings in the first and second floors. There are no openings on the east wall of 101 Maitland Street. The houses are extended by a two-storey rear (south) addition with brick detailing. The south wall is concealed by the 1978 addition for the National Ballet School that is not included in the Reasons for Designation.

The Patrick McBrine House at 103 Maitland Street is designed in the Romanesque Revival style. Rising 2½-stories above a stone base with a window opening, the house features brick construction and brick and stone trim beneath a cross-gable roof. The principal (north) façade is organized into two bays. The main entrance is elevated in the west (right) bay where a single wood door with glass inserts is flanked by sidelights (now altered) and surmounted by a flat transom with stained glass. A gabled overdoor supported on wood brackets protects the entry. A single segmental-headed window opening with brick voussoirs, a floriated sandstone keystone, and a stone sill is placed above the entrance. In the east (left) bay, a two-storey bay window has a flat roof. In each storey, the bay window displays segmental-headed window openings with brick

voussoirs and stone sills. Corbelled brick panels are placed beneath the first-floor openings, and floriated sandstone panels separate the first and second stories. A pair of round-arched window openings lights the attic level. The west wall is clad with stucco, while the east wall abuts the neighbouring house at 105 Maitland Street. The rear (south) wall joins the 1978 addition.

The Patrick McBrine House at 105 Maitland Street displays features of the Gothic Revival style. Rising 1½-stories, the structure is covered by a gambrel roof with a gable on the north face, a tall brick chimney at the east end, and a gabled dormer on the north slope. The gable on the north façade features bargeboard and a king post with a tie beam. Rising from a stone base with window openings, the principal (north) façade is clad with brick. The main entrance is elevated in the east (left) bay. A single wood door is placed in a wood surround with a segmental-headed transom. In the west (right) bay, a pair of segmental-headed window openings are found on the first floor, while a pair of round-arched window openings mark the half-storey. The latter openings have stone sills and brick voussoirs. The east wall is clad with stucco, while the west wall abuts the neighbouring building at 103 Maitland Street. The 1978 addition conceals the rear (south) wall.

The Society of Friends Meeting House at 111 Maitland Street displays Classical detailing inspired by Beaux-Arts styling. Rising one extended storey above a base with openings, the building features brick construction. Brick is applied for the window surrounds, while stone is used for the band course, cornice and the detailing on the entrance, window openings and roofs. Low-pitched gable roofs with extended eaves, modillion blocks, and triangular pediments cover the T-shaped plan. Each pediment contains a single segmental-headed window opening with a stone keystone and sill. The principal (north) façade has a temple front with four monumental Doric columns. Steps lead to the central entrance where a stone doorcase with a bracketed entablature contains double wood doors and a fanlight. The entrance and the flanking window openings are organized by stone piers. Large round-headed window openings with multi-paned windows are set in brick surrounds with stone keystones, corbel stops and sills. The pattern and detailing of the window openings continues on the remaining elevations where they are separated by brick pilasters. The west and part of the rear (south) walls abut the 1978 addition.

The Alexander Crombie House at 113 Maitland Street is designed in the Gothic Revival style. A cross-gable roof covers the 2½-storey ell-shaped plan. A tall brick chimney and a dormer mark the west end of the roof. The gable on the north face retains its carved bargeboard with a king post. The principal (north) façade is clad with brick, while the remaining walls have stucco finishes. The north wall is organized into two bays. In the first floor, a round-arched entrance porch is placed beside a single-storey bay window. The door opening features a wood surround with a panelled door (converted to a window) with inserts, sidelights and a fanlight beneath a carved cornice. The bay window is similarly detailed, with round-arched windows with transoms, pilasters, and a decorated cornice. In the second storey, a segmental-arched window opening is placed in the east (left) bay, while a pair of round-arched window openings is positioned above the bay window. A single round-arched window opening marks the half-storey. The window openings display stone sills and brick voussoirs. The remaining walls are clad with stucco. There are no openings on the west wall. On the east elevation facing

Mutual Street, two flat-headed window openings are placed in the second floor and the half-storey. The rear (south) wall displays a flat-headed window opening in the attic level. The south wall is extended by two additions. A 1½-storey gable-roofed wing has an entrance in the first floor beneath an oriel window with a tent roof. A shed-roofed addition is placed on the east side of the wing and extends along the east wall of the house.

The properties at 99-101, 103, 105 and 113 Maitland Street comprise a group of house form buildings on the south side of Maitland Street between Alexander Place and Mutual Street. With the former Society of Friends Meeting House at 111 Maitland Street, the buildings form the nucleus of the National Ballet School's facilities on Maitland Street east of Church Street.

**PHOTOGRAPHS OF EXISTING ORIGINAL WINDOWS
FROM CONDITION ASSESSMENT**

ATTACHMENT 4



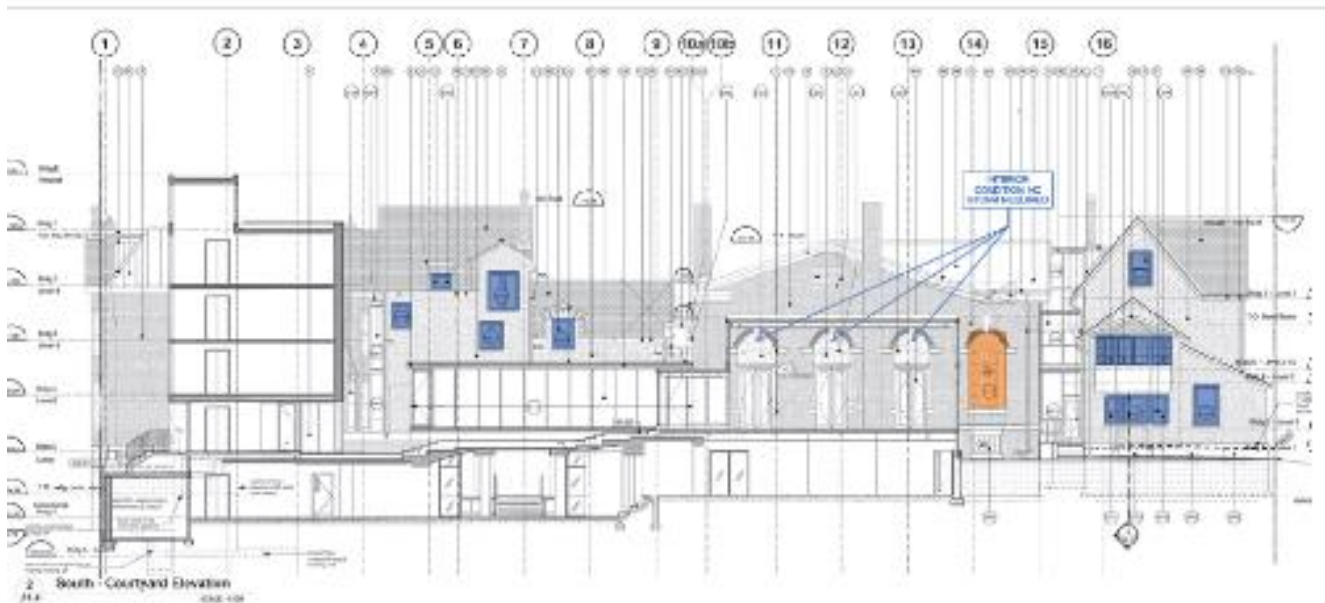
Windows in poor condition at 99-101 Maitland Street. RJC, 2023.

**ELEVATIONS SHOWING WINDOWS
FOR REPAIR (ORANGE) AND REPLACEMENT (BLUE)**

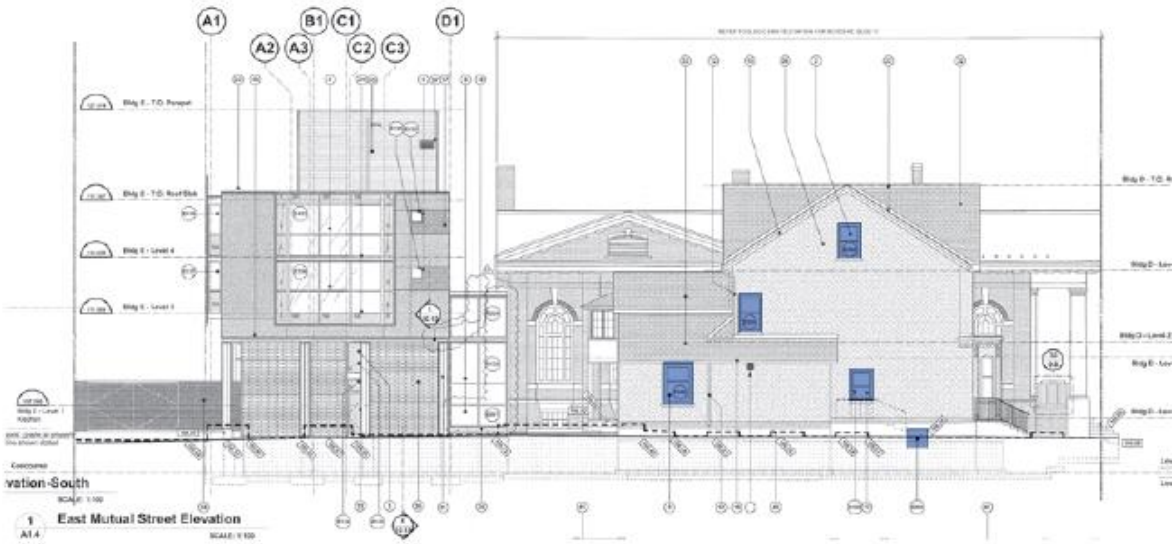
ATTACHMENT 5



North (Principal) Elevation 99-113 Maitland Street - ERA Architects, Inc.



South Elevation 99-113 Maitland Street – ERA Architects, Inc.



East Elevation 99-113 Maitland Street – ERA Architects, Inc.



West Elevation 99-113 Maitland Street – ERA Architects, Inc.