



Cabbagetown Preservation Association NEWSLETTER

Preserving the architectural integrity and historic character of our neighbourhood

Making a Grand Entrance

*Don't forget the Cabbagetown Festival
September 10 to 12*

Porches, Steps and Doorways

Throughout history and across cultures, thresholds have been conceived as revered places. They are the liminal zones, where the passage between private and public existence occurs. Traditionally, thresholds were guarded by two-faced Janus, the deity who simultaneously scanned the domestic and the civic realms. Thresholds were also embellished by a myth-laden architecture and their significance acknowledged through pierced decorative forms.

With such a powerful legacy, small wonder that we still regard our front entrance as more than a hole in the wall. In Cabbagetown, the treatment of porches, steps, and doorways not only ornaments our streets, it also reincarnates some ancient traditions. The barely-projecting porches fronting a row of houses on the east side of Metcalfe Street have little practical value, but they call attention to, and elegantly punctuate the transitional threshold.

Nevertheless, the evolution of most Cabbagetown entrances is also conditioned by practical matters. With a few exceptions, the ground floor is elevated a metre or more above street level to accommodate a basement whose foundations are located about four feet below grade to prevent freezing. Typically then, the Cabbagetown entrance overlooks the street and gives a dignified scale to the whole façade.



Quite often, porches were added long after the houses were completed, to provide shelter and a strategic platform where the family could enjoy life on the street with a certain detachment. At 84 Amelia Street, for instance, a Victorian house is fronted by a handsome Tuscan porch, a style that became popular in the later Edwardian period. Unfortunately, as private existence replaces public life, many fine porches in Cabbagetown were demolished in the seventies to be replaced by private rooftop decks overlooking rear yards.

If you are contemplating reversing this trend by building a new entrance or improving an existing one, one principle to bear in mind is that of transparency. The porch and doorway as welcoming features in this important transitional zone should not present an added visual barrier to the street. Avoid solid doors and balustrades, and full-height solid partitions between neighbours are usually unnecessary. Where possible, enhance the doorway by introducing half-glazed doors, and glazed transoms and sidelights. In addition, scour the streets for an existing entrance that takes your fancy, and instruct your designer to adapt or copy it after seeking the advice, as always, of the Cabbagetown Conservation District Committee.

Restoration Awards: two fine additions to our streets

Pat and Doris Gillick won the award for their rebuilding of **2 Bowman Street**, which had become unrestorable. We felt that the dedication to building a fine replacement home for the one that was originally on the site was remarkable. It took much time and effort to satisfy the Toronto Historical Board since the house was listed as heritage. Most of the facade was carefully reproduced to replicate the original materials and scale. Pat and Doris were presented with a painting of the house by local artist Lisa Crouch. Monica Kuhn was their architect.



Neighbours **Marcellina Mian** and **Sebastian Rousseau** won Honorable Mention for the restoration of their adjoining houses at **21 and 23 Salisbury Avenue**. This project uncovered the original historic fabric of the entryway that had been covered up and lost over time. The details were replaced and, where necessary, replicated, to arrive at this fine restoration. Aside from the award, this project is a good example of neighbours working together.

Cabbagetown Tour of Homes

Sunday , September 19, 2004
1:00 - 5:00 pm, rain or shine

Once again, you are invited to visit the interiors of 9 beautiful Victorian homes adapted for modern living. This year's Tour features **12 Bowman Street**, a tumbled-down shack that has been completely re-imagined and rebuilt as a timeless cottage, **62 Winchester Street**, a stately semi transformed into a shrine to British Arts and Crafts, and more. A portion of each ticket goes to the CPA, which sponsors and staffs **the Victorian Tea at the Second Mile Club**.

Entertainment for the Tea is provided by the Cabbagetown Community Arts Centre, also a Tour beneficiary, which has lined up the generous and internationally renowned **FLAUTIST JAMES GALWAY** for a guest appearance!!!

Visit www.cabbagetowntour.org for more info , a complete list of 2004 houses, and ticket sellers. To volunteer for the Tea Party speak with the CPA's **Sheila O'Neill**, 416-975-8523, or Email her at waldon.house@sympatico.ca



Owning a home in a Conservation District... What are the rules?

A team of CPA volunteers is currently completing its archival and architectural survey of Phase 3 of the Cabbagetown Heritage Conservation District (HCD). This latest phase includes the area located east of Parliament, south of Carlton, west of the Don Valley, and north of Gerrard. We anticipate presenting a report to the City's Preservation Branch in the Fall, following which the necessary Public Meetings will be scheduled. We shall keep you informed.

The Cabbagetown grapevine tells us that there is still some uncertainty about the procedures, responsibilities, and rewards of owning property in our Conservation District, so we feel the need to reiterate certain information carried in earlier editions of the Newsletter.

- It is important to remember that, while the CPA will continue to initiate and carry out a judicious expansion of our HCD, and will gladly offer help and advice to anyone, all authority for the administration of an approved HCD (i.e. Phases 1 and 2) passes to the **Preservation Branch** of the City. The Branch has appointed a **District Committee**, which operates completely independently of the *see next page...*

During the Festival, See Who Lived Just Around The Corner...

The Cabbagetown People Orientation Directory will by then be installed near the main entrance to Riverdale Park at Winchester and Sumach Streets. An integral part of the Program plan from the beginning and the culmination of Year III, the Orientation Directory provides an informative overview of the essence of Cabbagetown People. The attractive 5 ft. x 3 ft. panel features portrait images of honorees, biographies, and a street map of Cabbagetown, showing the plaque locations. Also, you will see ten additional plaques installed by Festival time, bringing the number of plaques throughout the area to a total of 32!

Cabbagetown People,s focus on the stories of people provides a good balance to the built heritage focus of the

Cabbagetown Heritage Conservation District. The Orientation Directory will serve as a valuable community heritage resource and educational component to the many existing walking tours of the area, and will be viewed each year by thousands of visitors to Cabbagetown, enriching their historical and social understanding of this unique inner-city neighbourhood.



We would like to acknowledge the following corporate sponsors for their generous support of the Orientation Directory project: CIBC Imperial Service, Old Cabbagetown BIA, Davis Rea, Richard Silver. Help us bring our local history alive as we share the unique charm of Cabbagetown with the rest of the world!



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CPA to advise on the issuance of Heritage Permits for construction. This committee can be reached through its Chair, **Peggy Kurtin**, at 416 967 6432.

- **Heritage permits** are required for any work, except general maintenance, carried out on the **street-facing facades** of all buildings. This includes work that otherwise would not require a building permit, such as the replacement of windows and doors, the removal or replacement of decorative trim and the installation of a television dish that is visible from the street.
- Under Heritage status the rise of some home ownership costs is offset by an increase in home values:
 - Exterior work in a HCD may require the use of skilled craftspeople and quality materials and components. Homeowners should inform their insurance companies about their HCD status, as replacement costs and property values could be higher than normal.
 - Recent studies in Canada and the USA confirm that district heritage status tends to accelerate value increases during periods of rising house prices, and sustains values during recessions.
 - Under new legislation, homeowners in a HCD may be eligible for a tax rebate if they have an easement agreement. Our next members meeting will be at the **Winchester Pub in November**, at which time we shall take the opportunity to explain how to claim this rebate, and to explore other issues relating to Cabbagetown's HCD
- HCDs are still a rarity in Canada, which still lags far behind other Western nations, including the USA, in protecting its urban heritage. Yet in Cabbagetown our new status is already working well, as newcomers and long-time residents increasingly reflect their enjoyment of our neighbourhood through the care and attention paid to the exterior of their homes.

Words on the Street

Look up – look way up at the new street signs that are being sprinkled throughout our neighbourhood. As reported in previous newsletters, the Cabbagetown HCD signs are finally being installed at seven of our intersections. Funded by the Cabbagetown Tour of Homes, the city has manufactured them to our design and should have them all installed soon.



Introducing

The Don Vale Cabbagetown Residents Association

Out of the task undertaken last Fall by the citizens' committee on public issues (struck to examine matters of interest and concern to the community east of Parliament Street which fall outside the CPA's mandate dealing with historical integrity, architecture and streetscape), a neighbourhood association is being revitalized.

The original neighbourhood association, the Don Vale Property Owners Association Inc., was established in 1967 (incorporated in 1975) to deal with specific needs at that time, including the preservation of the area's housing stock. The association was instrumental in initiating requests to the City for the area's heritage designation (an issue later carried forward by the CPA, which was established in 1988). With the achievement of many of its goals, the organization gradually slowed in its activity, and has been inactive for a number of years.

The public issues committee, having determined there is a need for a residents' association in this area (the only neighbourhood in the Toronto East Downtown without one) has taken the necessary steps to reactivate the association and set a new mandate. One of the primary roles of the Don Vale Cabbagetown Residents Association Inc. will be to address issues of community concern in a collective manner to the various government bodies, particularly our Councillor's office, as well as to the Toronto Police Service and the Community Police Liaison Committee. Having an association in place facilitates communication on community issues, with, for example, the Toronto District School Board, and affords the opportunity to liaise with other organizations, such as the Cabbagetown Preservation Association, the Old Cabbagetown B.I.A., and the neighbouring residents associations who have been working diligently for many years to maintain and improve the well-being of the community.

A public meeting of the Don Vale Cabbagetown Residents Association Inc. will take place later this year; details of which will be announced in a flyer distributed throughout the Don Vale Cabbagetown area (boundaries are the cemetery, Parliament, Gerrard, and the Don River).

Please visit our website at: www.donvalecra.ca for information on how to become a member or volunteer.

Claus Schirmer,
Pro tem Chair

CPA: Who Are We?

Founded in 1988 to preserve the architectural integrity and historic character of Cabbagetown, the CPA does that and more. Here's what we do:

Heritage Preservation

- Review applications to Committee of Adjustment and the Ontario Municipal Board,
- Make submissions to regulatory bodies

Heritage Promotion

- Produce quarterly newsletter
- Produce special heritage displays
- Organize "Speaker Series"
- Manage "Walking Tour" program

Awards Programs

- "Restoration Awards"
- "Streetscapes in Bloom"

Community Events

- Forsythia Festival
- Cabbagetown Cabaret
- "Tour of Homes" Tea

Special Long-Term Projects

- Heritage Conservation District
- Books on Cabbagetown Heritage
- "Cabbagetown People", a commemorative plaque program
- Cabbagetown/Regent Park Museum
- HCD street signs



Board Members

Stephen Yeates, Chair
 Margaret Rutledge, Vice-Chair
 David Jollimore, Treasurer
 Anne Keffer, Secretary
 Alan Waterhouse, Past President
 Christopher Dew
 David Pretlove
 Helen Coltrinari
 Rick Merrill
 Toby Schertzer
 Sheila Schirmer
 Carol Moore-Ede
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www.steveyeates.ca

Attention All Volunteers

We urgently need to update our volunteer lists!

As an organization run by volunteers, we are only as effective as the integrity of our database. It seems that over the years our information has become very much out of date and we would greatly appreciate your assistance. Please telephone or e-mail our Volunteer Director to confirm if you are a volunteer and in what area.

We are also always looking for more people to join in. There are several volunteer committees that take responsibility for various interesting CPA projects including:

Heritage Walking Tours, Heritage Research, Cabbagetown Festival Booth, Forsythia Festival, Tour of Homes Afternoon Tea, Newsletter Delivery, etc.

Some committees are responsible for an annual event, some a few times each year, and some on a more frequent basis. We have a chair person for each of these committees, and this person connects with our Volunteer Director who is a member of the Board.

Being a volunteer on any of the Cabbagetown Preservation Association Volunteer Committees is a great way to become involved in our community and to get to know your neighbours.

To confirm your participation, and if you are interested in joining in as a new volunteer, please contact Anne Keffer, Volunteer Director, at (416) 944-1864 or by e-mail at secretary@cabbagetownpa.ca.

Volunteers Needed Now!!!

URGENTLY, FOR THE FOLLOWING TWO EVENTS:

Tour of Homes Afternoon Tea Sunday, **September 19th**, 2004
 Includes one free ticket to the Cabbagetown Tour of Homes
 Please contact **Barbara** @ 416-966-2667 or dm197@torfree.net

Cabbagetown Cultural Festival to staff CPA Booths
 Saturday, **September 18th** and Sunday, **September 19th**, 2004
 Please contact **Anne Keffer** @ 416-944-1864 or oranne@keffer.net

Heritage designation and you Join us at the Winchester Nov 4, 7:00PM

Wynn Morgan, head of the **Heritage Preservation Branch** of the City of Toronto will be speaking and answering questions on how the Heritage Conservation designation affects homeowners. And there will be a presentation showing how other heritage preservation districts, such as Charleston, have been successful. Join us at the **Winchester Pub** on **Thursday, November 4th**. Munch and mingle at 7PM; presentation starts at 7:30.

CPA Membership/Volunteer Application

Please mail to Cabbagetown Preservation Association, P.O. Box 82512, Toronto, ON M5A 4N8
 or e-mail www.cabbagetownpa.ca

Name _____

Address _____

Postal Code _____ Telephone _____

E-mail _____

Interested in Volunteering? _____

Date _____

1 year (\$20) _____

3 years (\$50) _____

5 years (\$75) _____

single _____

family _____

