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Volunteers Needed

The CPA's activities benefit the entire community, so please support us by becoming a member. If you have the time and the interest, we would also welcome you as a volunteer.

Mini-jobs are available!

Needed now: Newsletter distribution

15 minutes, four times per year.
Contact CPA office: 416-410-4259



Newsletter design and illustration by Steve Yeates 416-531-5757
www.steveyeates.ca

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
- Represent the community at Toronto Historical Board

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

NEWSLETTER

Preserving the architectural integrity and historic character of our neighbourhood

What Style is Your Home? Find Out Here!

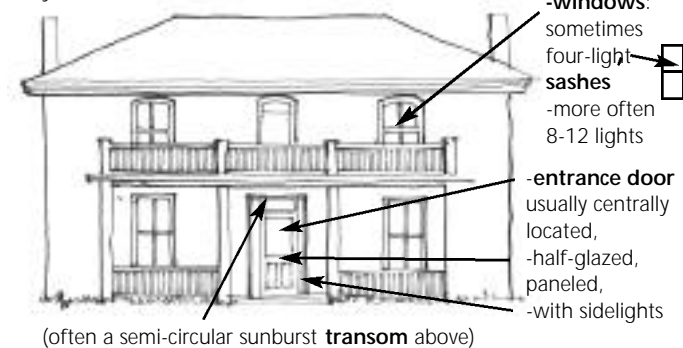
Cabbagetown's streetscapes appear much as they did a century ago - a rarity in North America. As residents, we enjoy the character of the community, visitors make this a destination and historians appreciate the resource. The designation of the Cabbagetown Heritage Conservation District is intended to preserve the street views while not affecting what happens behind the façades. Because of this new status it is helpful for homeowners to be aware of architectural styles when renovating on the street side of the house. Your residence could be in one of several styles, often with past alterations. Some changes have contributed to Cabbagetown's unique flavor; for example, the addition of porches early in the twentieth century. Others have compromised the original architecture. Some examples: the masking of fine original fenestration by aluminium windows; the replacement of mullioned Victorian sash windows by single-pane casements, producing a "blank stare" and the replacement of original paneled half-glazed front doors by unwelcoming solid or near-solid doors. To see how this may affect you check "What do I Need to Know?" inside and the brochure delivered with this newsletter. As a guide to conservation The CPA Newsletter presents:

Cabbagetown Architecture 101

Your house will likely be in one of these styles:

Georgian

The earliest of Cabbagetown styles, these mostly brick-clad houses were built in our neighbourhood between 1840 and 1870. Elegant and austere, the Georgian house has a sparsely ornamented, symmetrical façade.



Excellent restorations of Georgian domestic architecture include:

- 35 Spruce Street
- 21 and 85 Winchester Street

Call for Entries for 2004 CPA Restoration Award

If you have completed some significant construction to the front of your house recently, or expect to do so before 1 April 2004, you are probably eligible to enter CPAs Restoration Award Competition. We are looking for entries that will enhance the streetscape of our community through an imaginative understanding of the scale, materials, and detailing that have made up the character of Cabbagetown over the years. The restoration must have been completed during the period 1 April 2003 to 31 March 2004.

Submissions should include photographs and/or drawings showing the before and after conditions of the project. The final date for submission is 1 April 2004. Contact Alan Waterhouse at 416 925 0331 for details.

Glass Restoration Adds Drama to Dance Theatre Corner

Another jewel has been added to the Cabbagetown streetscape with the restoration of the beautiful McCausland windows on the south façade of the former St. Enoch's Church thanks to Eric Denison, the Facilities Manager of 80 Winchester, and a grant of almost \$30,000 from the City of Toronto Cultural Facilities Capital Grants Program. Restoration of windows in the west façade started in 1997 with a donation from the Cabbagetown Tour of Homes.

The restoration of the 1891 glass was completed by the great, great grandsons of the original installer, Robert McCausland using the skills handed down through four generations of the family-owned firm. Plexiglass sheets installed to protect the deteriorating windows had turned almost opaque; the glass is now sealed with tempered glass. Once the planned interior lighting is installed along with the restoration of the lobby, watch out for a glorious view after dark.

CPA Membership/Volunteer Application

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

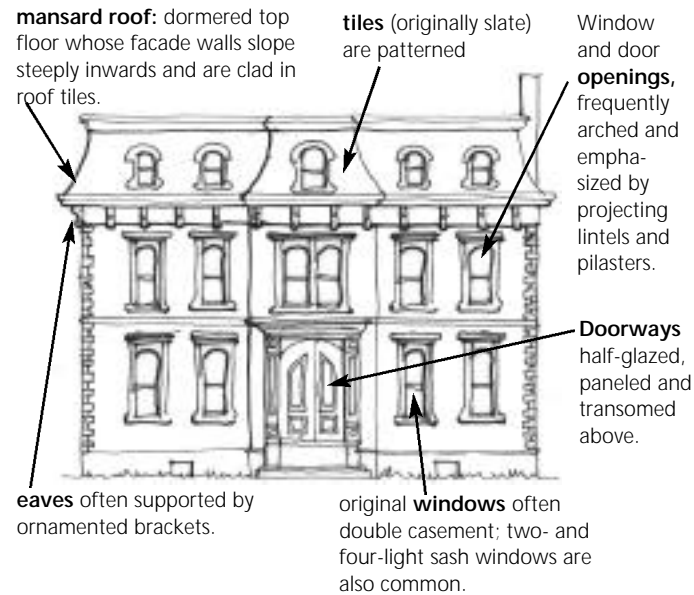
Name _____ Date _____
Address _____ 1 year (\$20) _____
Postal Code _____ Telephone _____ 3 years (\$50) _____
E-mail _____ 5 years (\$75) _____
Interested in Volunteering? _____ single _____
family _____



Second Empire

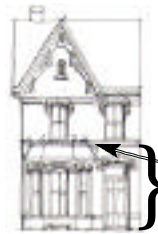
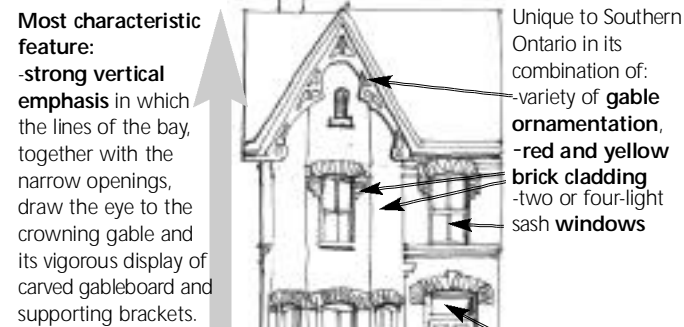
Imported from France, developed in Louis-Napoleon's Second Empire after 1851; used here until the 1880s. Here, it was applied by the wealthy and workers' alike. For example:

- opulent houses at **288 and 314 Carlton Street**
- modest row houses on **Alpha and 438-444 Wellesley**



Bay-n-Gable

Probably the most prevalent Cabbagetown style, most were built in the later 1880s during a strong economic and population boom. Practically every Cabbagetown street has its share of elegant Bay-n-Gables.



Variations: **Half-Bay-n-Gable:**
-the bay fronts only the ground floor,
-often capped by an open fretwork dwarf **parapet**,
and/or by a **quasi-Mansard roof** in tin or copper
-many examples in which the bay is absent.

- Good examples include:
- **6 to 32 Metcalfe Street**
 - **5 and 7 Parkview Avenue.**

Gothic Revival

While the Bay-n-Gable style, in its strong verticality, might be regarded as Gothic in inspiration, particularly when accompanied by pointed arch openings, as on Amelia Street, Cabbagetown has several fine examples from the same period of pure Gothic Revival houses. The style was inspired by the late Romantic Movement, in which a picturesque composition is characterized by high ornamentation. For some splendid examples take a walk over to:

- **384 Sumach Street** (The "Witch's House")
- **255 Carlton Street**, and **several on Rose Avenue**

Queen Anne

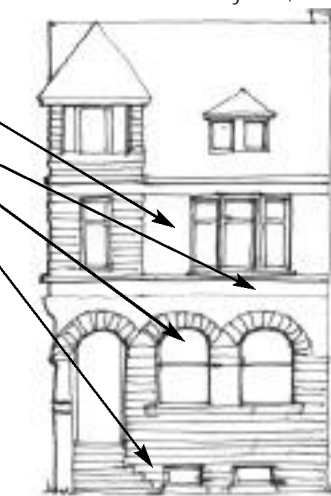
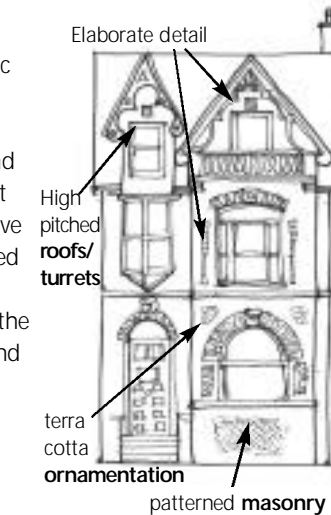
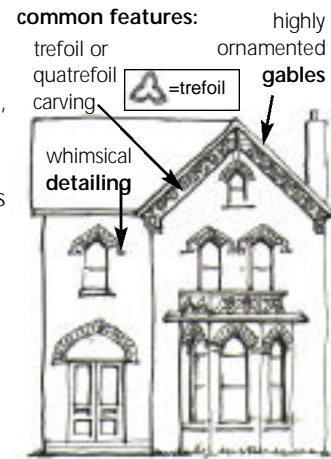
This most elaborate and eccentric of all Victorian styles is also the most difficult to define and has many variations. In the 1880s and 1890s it was popular throughout North America for large, expensive residences as varied as the "painted ladies" of San Francisco and the brownstones of Brooklyn. Here, the style is common in The Annex and Rosedale. Two outstanding and contrasting examples:

- **297 Carlton Street**
- **314 Wellesley Street.**

Romanesque Revival

Most prevalent between the late 1880s, and 1905, the style in its more robust variation, as in Queen's Park and Old City Hall, was inspired by the work of the American architect Henry Hobson Richardson.

- fine, narrow-jointed **brickwork**
- terra cotta egg-and-dart **friezes**
- arched **openings**
- rugged stone base, (often derived from Credit Valley sandstone)
- **93 to 99 Winchester Street** (which also include McCausland stained glass in their arched openings)
- The former St. Enoch's church at **80 Winchester Street**



Arts and Crafts

Inspired by the "honesty" of Mediaeval building, and theorized by Ruskin and William Morris in the late nineteenth century, the Arts and Crafts Movement posited good craftsmanship and traditional materials and building practices and simple ornamentation.

In Toronto, the leading Arts and Crafts exponent was the architect Eden Smith. His design for what is now the Spruce Court Cooperative housing (1913) at Spruce Street and Sumach Street is an outstanding Canadian example of Garden City planning, derived from Arts and Crafts principles. Because the Movement claimed to be "styleless", like Queen Anne, its architecture cannot be readily classified by specific motifs; moreover, some Cabbagetown examples have been partly influenced by regional variations. Nevertheless, the houses at 92 - 98 Winchester Street and particularly at 16 Parkview Avenue display much of the character of Arts and Crafts.



Edwardian

Strongly influenced by the Arts and Crafts Movement, many Cabbagetown houses built in the 1905 - 1930 period are called "Edwardian" although they have distinctly Southern Ontario characteristics. Most prevalent in Cabbagetown is the largely unornamented "Tuscan" variation in which gabled semi-detached and detached houses are fronted by porches supported on Tuscan columns or half columns. A similar type occurs in several non-gabled versions, in which a bay is applied above the porch, often aligned with a roof dormer. Several houses occupying the old Toronto Hospital site and along Wellesley Street, take these forms.



...And what of Regent Park?

Redevelopment plans for the original Cabbagetown's renaissance are moving ahead. **Derek Ballantyne**, CEO of the Toronto Community Housing Corporation, will talk about the Regent Park plan at our **Winchester Pub** meeting on **Thursday February 19**. Come to meet and mingle with your neighbours at **6:30**; the meeting starts at 7:00. The event is free to all.

Cabbagetown's Heritage Conservation District What do I need to know?

The brochure accompanying this Newsletter describes the special approvals process now in place covering Cabbagetown's Heritage Conservation District (HCD). Bear in mind, in case you feel that yet another layer of gratuitous restrictions further limits your freedom to renovate as you wish, that the Cabbagetown HCD proposal has been subject to wide discussion and received the unanimous endorsement of homeowners, and that it only affects those parts of your property that are visible from the street.

Conserving and enhancing our unique streetscapes by regulation is not a straightforward task, seeming to place restrictions on personal aesthetic tastes and how people spend their own money. In this and future issues of the Newsletter we want to emphasize that these restrictions, far from being a doctrinaire imposition, are the outcome of a neighbourhood consensus about the importance of Cabbagetown's historical character to all of us.

If you are lucky enough to own one of the thousand or so homes in Cabbagetown's newly expanded HCD, the probability is that both the short and long term market value of your property will benefit significantly from this expansion. According to studies of HCDs undertaken in Ontario and elsewhere, this boost occurs because of the neighbourhood-wide protection of a scarce resource (in this case, a central-city historical streetscape) for which market demand continues to increase. We referred to some of these studies in a 2002 issue of this Newsletter. Most people, of course, do not buy into Cabbagetown for purely investment purposes. Nevertheless, the fact that HCDs are so rare in Ontario - accounting for a fraction of a percent of all development - makes them coveted in the marketplace.

It is worth remembering this when it comes to making plans and budgeting to change the front of your house. Choosing the appropriate materials and hiring good craftsmen may entail some additional cost, and will certainly require some understanding of the stylistic elements that give your house its special architectural character. For instance, replacing windows or doors, or replacing old trim and other detail may not normally require a building permit, but your choice of these elements can have a serious - and often damaging - effect upon streetscape character. It may consequently also involve the imposition of costly sanctions from the City Building Department. So take the time to find out about the architecture of your house and consult with the neighbourhood heritage committee before finalizing your plans.