



Cabbagetown Preservation Association NEWSLETTER

Preserving the architectural integrity and historic character of our neighbourhood



CPA is now on:

CPA AGM

Thursday, May 30, 7:00 PM
Meeting House at the Farm
7-9 PM, doors open at 6:30

Forty Years of Neighbourhood Change

Please join us at the Cabbagetown Preservation Association's 2013 Annual General Meeting (AGM) that will take place on Thursday May 30, 2013 at 7:00 p.m. Location: Meeting Room, Riverdale Farm (east end of Winchester Street).

After the AGM proceedings, David Hulchanski, PhD, professor of Housing and Community Development at the University of Toronto, where he holds an endowed Chair in Housing will give a presentation on Forty Years of Neighbourhood Change in Toronto, with a focus on Toronto's central area, including Cabbagetown.

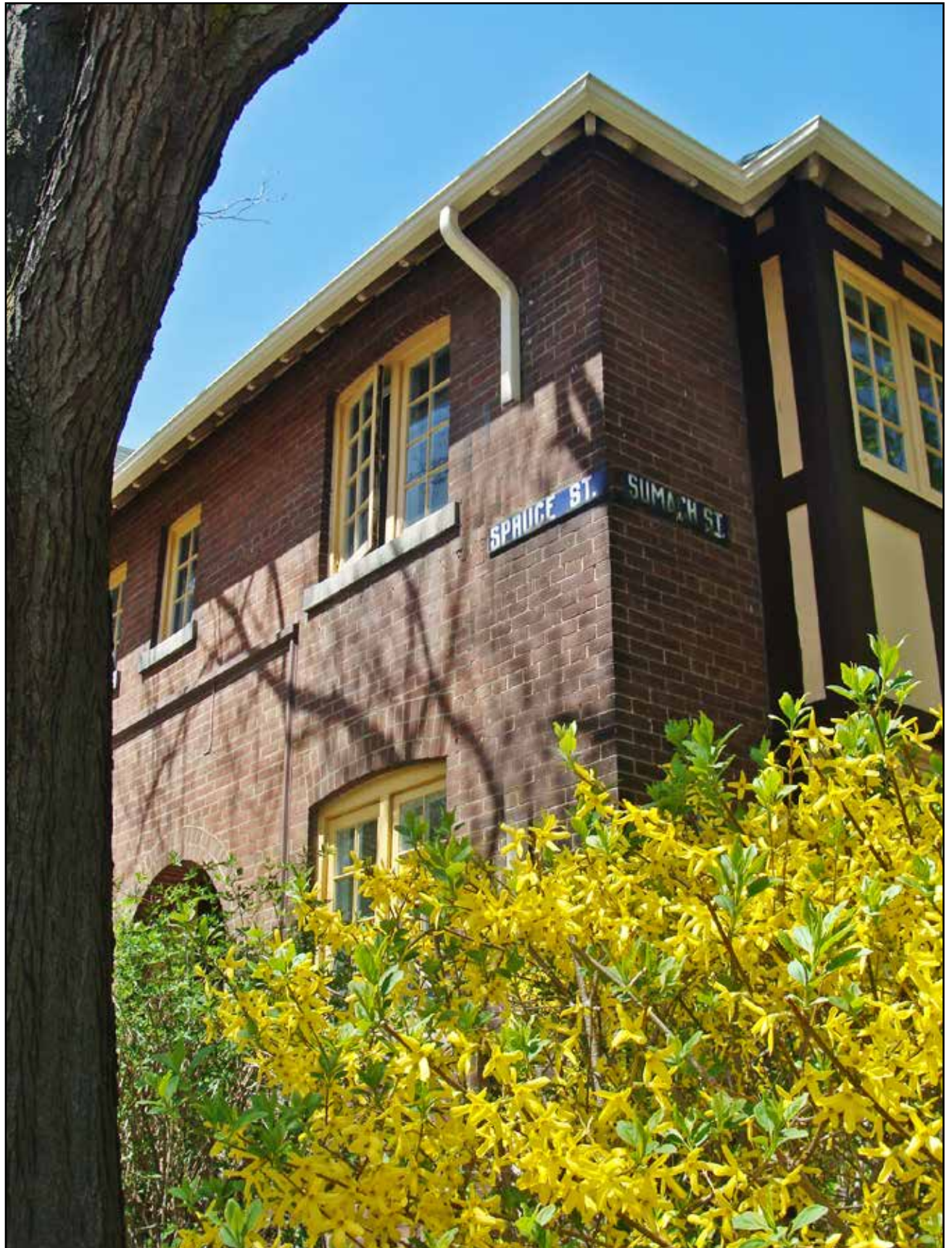
Homes for the People

by Ryan Hotchkiss of the Spruce Court Co-op

On June 26th, 1913, a ceremony dedicating the cornerstone of Toronto Housing Company's first building project to provide low-cost housing for workers was described in an article in one of Toronto's newspapers. The site of this complex of eight buildings under construction was on the north side of Spruce Street, across from the old Toronto General Hospital located until the early 1920s north of Gerrard Street between Sackville and Sumach Streets. Present at the ceremony were many prominent members of the community representing the Provincial and City governments, the Department of Health, and business people, as well as members of various philanthropic, social reform and labour movements. Lieutenant Governor of Ontario Sir John M. Gibson laid the cornerstone and gave his enthusiastic approval to this project, the first of many similar efforts in the future to provide better housing for working people. Another newspaper piece on that same

Please see Spruce Court page 2

Spruce Court: 100 Years



Inside: Eden Smith, gardens, getting into mischief...



Spruce Court

date documents this occasion as the beginning of urban reform with the hopes that cramped and unsanitary slum houses where disease and despair flourished would be wiped out.

In 2013 Spruce Court Co-operative celebrates the 100th anniversary of the construction of the first phase of the housing complex known originally as Spruce Court Apartments. Situated in one of the oldest sections of the City of Toronto, the construction of this housing complex one hundred years ago is significant in so many ways socially, historically and architecturally. Throughout its long history, this complex has been a vital part of the Cabbagetown community, a large area of the City with well-preserved Victorian housing. The Spruce Court complex was individually listed on the City of Toronto's Inventory of Heritage Properties by City Council on June 20th, 1973, and has been designated under Part V of the Ontario Heritage Act as part of the Cabbagetown South Heritage Conservation District Plan since 2005. Last year, we received a city grant, administered by Heritage Preservation Services, to do badly needed repairs to the brick work of our buildings. This and other work through the years has been done under the guidance of our heritage architects ERA. There has been a concerted effort to preserve the heritage aspects of the complex and to maintain the architectural integrity of the buildings and site.

The history of Spruce Court Co-op is a complex one. During the first decade of the 20th century with the process of urbanization, there was tremendous growth in the City's population. This created a social, public health and housing crisis that needed to be addressed. The shortage of quality homes for low-income workers resulted in the proliferation of slums and ultimately affected the productivity of the labour force. A report in 1911 by the Medical Officer of Health, Dr. Charles J.C.O. Hastings, of the slum conditions in downtown Toronto described the urgency of the situation. As many substandard houses were demolished between 1913 and 1918, the demand for affordable and quality housing increased, especially as men came back after the war. At the same time, areas adjoining to the City were being annexed prompting a building boom as developers and other speculators bought land even before the necessary support services were installed.

In an effort to deal with this social crisis, public and private groups concerned about providing modern and healthy rental housing at affordable prices came together. This led to the creation of the Toronto Housing Company in 1912, the only such publicly-assisted organization building homes in Toronto before the 1940s and the forerunner of future undertakings across Canada. Members of the Toronto Housing Company included the Toronto City Council, the Canadian Manufacturer's Association, the Toronto Board of Trade and the Civic Guild of Toronto. Other important supporters interested especially in providing safe and affordable housing for the large number of single women in Toronto at that time were Lady Eaton and the Local Council of Women. Additional fundraising efforts were made by other philanthropists such as Lady Gibson, wife of Ontario's Lieutenant Governor.

The inspiration for these urban reformers was the British Garden City movement that had evolved to deal with slum conditions in London and other big European cities in the late 19th and early 20th centuries. The ideal was to provide well-built affordable homes for low-income workers, similar to homes that people could afford to own. Designed to offer the best of city and country living, the movement wanted to provide homes in a central location with urban conveniences as well as access to green spaces and a natural environment. Some Garden City developments in Britain were organized as co-partnerships so that low-income workers could eventually become owners of their homes.

...the movement wanted to provide homes in a central location with urban conveniences as well as access to green spaces and a natural environment.

Much of the credit for seeking the public-private initiative of the Toronto Housing Company goes to G. Frank Beer, originally of the Canadian Manufacturers Association, who became THC's first president in 1913. He and other dignitaries approached Provincial Secretary, William J. Hanna, about getting the Toronto Housing Company better financial conditions. Eventually the first Ontario Housing Act (the so-called Hanna Act) was passed in April 1913. This Act set standards for housing and also allowed Ontario municipalities to guarantee bonds for housing companies. After this was done, the THC was in a position to finance and build Spruce Court Apartments, the first public-private

land purchased from the City and bounded by Bain, Logan and Sparkhall Streets. The first phase of Riverdale Courts was one hundred eighteen cottage flats and it was ready for occupancy in June 1914. With later additions, this complex, now known as Bain Co-op, contains a total of two hundred sixty units consisting of one to four-bedrooms.

Eden Smith (1858-1949) was the supervising architect chosen by the Toronto Housing Company for their first projects, including Spruce Court Apartments. Smith had been born in Birmingham, England, coming to Toronto in 1887 where he opened his own architectural office. By the early 20th century, Eden Smith was already a well-known architect, having designed and built houses for many wealthy people, including a number in the Wychwood Park area where he lived. He had created a distinctly Canadian style of architecture and built many distinctive houses, churches and other buildings around the City of Toronto. His buildings integrated many principles of the late 19th century Arts and Crafts movement in his architecture. These principles included simple and functional design, integration of the interior and exterior, as well as access to yards and gardens. Quality materials and workmanship were foremost.

Eden Smith believed that a house should be designed from the inside out; form should follow function. This belief combined with the ideals of the British Garden City movement to inform the design of Spruce Court. The site plan, the exterior of the buildings and the unit interiors, reflect the ideas of the architect and the concerns of



SPRUCE COURT
Partial view of The Toronto Housing Company's Property on Spruce Street.

City of Toronto Archives, Series 838, Item 285

housing partnership endeavour in Canada. Construction began on a vacant block of land on Spruce Street that had been leased from the Toronto General Hospital Trust. This was the first of the two projects of walkup rental apartment buildings to be built by THC within the city limits and served by transportation.

Spruce Court's sister project, Riverdale Courts, was the Toronto Housing Company's second project started around this time. It was located across the Don River on five acres of

early housing reformers. Together they created well built, attractive, functional homes with lots of light and ventilation. Access to communal green space is complemented by a design that accommodates a variety of family sizes and respects domestic privacy.

The first phase of Spruce Court consists of eight solidly built brick buildings containing 32 cottage flats and six townhouses. The six buildings containing flats are arranged in a U shape around a large grassy courtyard that opens onto

Spruce Street. The two buildings containing townhouses flank the entrance and face the street.

This layout was a departure from conventional site design, which had small front yards and long narrow back yards cut off from neighbours by fences. Eden Smith removed the fences and moved the yard to the front of the buildings; he combined the fragments into a courtyard. This layout gave usable frontage to more apartments. It created a feeling of enclosure and was intended to foster a sense of community. The Company promoted the courtyard as a place where small children could play safely and be easily supervised from within.

The exterior of the buildings is simple in design, with elements proportional to the whole. The structure of the buildings is provided by a double wall of red brick laid in common bond and joined by a lime based mortar. The steep hip and valley roofs have open eaves, exposing the roof rafters to view. Leaving structure visible is a distinguishing feature of Arts and Crafts buildings. The arched entrance porches, which create voids into the simple building volumes, are another.

A stone step leads to a shared wooden landing and two solid front doors with multiple glass panes. The doors are set at an angle to one another to ensure privacy, even when left open. They lead into what the Company called a cottage flat, described as a "modern apartment with its own front door to the street". In fact, each terraced flat has at least two doors to the outside. This has the effect of making these relatively small apartments (smallest one bdrm is 350sqft) seem more spacious.

Eden Smith's design for the interior maximizes useable space by eliminating hallways and including such space saving features dogleg stairs. The rooms pod off a combined living/dining room. This layout anticipates modern open plan living. The kitchens of the two-bedroom flats face the courtyard. This placement, in the front, rather than the rear of the house was a feature of many of Eden Smith's designs (called a turned around house). No matter the placement, the kitchens are small; Company literature describe them as compact and stressed their efficiency. Unusual for their time, they were well equipped and contained such luxuries as a gas stove, combination sink and laundry tub, shelves, and cabinets. Bedrooms contained a new idea – closets. Bathrooms had built in medicine cabinets, but the smallest had only a two piece bathroom (tub and toilet).

Carefully designed interiors are connected to the exterior by wooden porches. Those of the two-bedroom units, intended for families, overlook the courtyard. Even the smallest of the units was provided with a porch at the rear, off the bedroom. Sadly, those of the eight lower one-bedroom units were removed more than thirty years ago.

A testament to the high quality of materials and construction is that many of the original shelves and cabinets are still in use today. The flats had other features associated with home ownership: hardwood floors, solid millwork, heavy doors with brass fittings, double-hung multi-paned windows, and stone sills. These features



above: Thomas Fisher Rare Book Library, University of Toronto

were thoughtfully designed, standardized for economy, and built to last.

The new Spruce Court Apartments were so popular that they were occupied as soon as they were completed and a lengthy waiting list began. The names and occupations of these new residents are listed in the Toronto City Directory of 1917. Among the occupations listed are sales men, stenographers, laborers, plumbers, carpenters, decorators, as well as a glove cutter and dining car conductor. A number of the tenants worked at Eaton's, a major employer at that time, and included a divider, painter, clerk, saleslady and an operator.

In 1917 a one bedroom apartment was occupied by four women from the same family, one of whom was a saleslady for Eaton's and another a stenographer. Two barbers lived in another apartment. The occupation of one of the first tenants in the 1925 addition was listed as "spinster."

Although the Toronto Housing Company was having financial problems during this time, by the early 1920s there were funds available to add more buildings to these two projects. On August 18th, 1925 the cornerstone for the second phase of Spruce Court Apartments was laid by Arnold M. Ivey, President of the Toronto Housing Company. Mathers & Haldenby were the architects of these additional forty units built on the Sumach Street location, east of the Spruce Street courtyard. Mathers had been a friend and protogé of Eden Smith who had retired in 1920.

Lessons learned during the building of the first phase of Spruce Court in 1913 influenced the design of the second phase. The whole scheme was united by one central heating plant. Locating the plant under the laneway between the buildings preserved the courtyard and freed up valuable space in the basements of the buildings, where heat from the plant had made the apartments above too hot. Unfortunately, the original two tall chimneys were removed, but the coal rooms remain to this day. A significant structural change involved the type of foundation. Phase one has a pier and curtain brick foundation, which is vulnerable to damage from the freeze/thaw cycle. Phase two was built with a concrete foundation.

The second phase of Spruce Court consists of two three-storey brick buildings with forty additional units. The building facing Spruce Street contains twelve cottage flats, six lower one-bedrooms and six upper two-bedrooms. The final building is U shaped and built around a grassy courtyard that opens onto Sumach Street. The twenty-eight units range in size from small one-bedrooms to large four-bedroom units. In total Spruce Court Apartments is comprised of seventy-eight various-sized units, so the greatest variety of family sizes can be accommodated.

The new section looks quite different from the first. The buildings have a Tudor-esque appearance: half timbering against stucco, roofs are steeper hip and valley with cedar shingled dormers, brick front porches (more properly called verandas, as they aren't an entrance), wooden back porches and balconies. There are rows of casement windows, which were not used in the first phase, and fewer double-hung windows. Some upper units have French doors onto the porches. Although there are differences between the early and later sections, the principles of Arts and Crafts can clearly be seen.

During the 1940s and 50s the Apartments were fully-occupied and the property was well-kept. By the late 1960s and early 70s the property changed owners and management companies several times and had become run down. By 1973 many units were empty because the landlord was not renewing the leases. The remaining tenants formed the Spruce Court Tenants' Association in January of 1974. With the assistance of aldermen John Sewell and Janet Howard, and current City Councillor Pam McConnell, Spruce

Please see Spruce Court page 6



Eden Smith

Prolific Early Toronto Designer and Architect
 Plaque location: 34 Salisbury Street



Born in Birmingham, England, Eden Smith was one of the youngest of a large Victorian family.

He studied drawing and architecture throughout Europe. With his wife, Annie, he moved to Toronto in 1888 and he began his architectural practice in 1892. In 1890 they lived at 34 Salisbury Avenue.

Much of his early work in Toronto was ecclesiastical and sponsored by the Anglican Church. He designed several churches, among them the church of St. Cyprian in Seaton village, St. John the Evangelist on Portland Street and the church of St. Thomas on Huron Street.

After 1888, domestic architecture monopolized his prolific output. He designed 11 houses in Wychwood Park and others in Rosedale, The Annex and Forest Hill, many of which embodied the contemporary design principles found in the Arts and Crafts Movement, of which Smith was a leading exponent. His style was called English Cottage, which had steep-pitched roofs, tall chimneys, and bands of small-paned casement windows.

In the Introduction to *Arts and Crafts Toronto* (available online at artsandcraftstoronto.com) author W. Douglas Brown writes:

Eden Smith was undoubtedly the most consistent Arts and Crafts architect in Toronto during the late nineteenth and early twentieth centuries. There were other Toronto firms, such as Chadwick and Becket, who were influenced by Arts and Crafts mannerisms for a time, but Eden Smith was the only one who not only adhered to the principles throughout his career but defended them vigorously in public debate.

Smith's uniqueness lies in the way he adapted English Arts and Crafts principles to Toronto's climatic and social conditions. Cold winters demanded deep footings and provision for central heating; and hot summers open verandas, sleeping porches and open plans for cross ventilation.

Confined city sites demanded much ingenuity when designing according to the fundamental Arts and Crafts principle "plan from the inside out"; while the absence of a large servant class called for layouts that allowed efficient management.



Thus necessity forced Eden Smith to develop an original Arts and Crafts house appropriate for Toronto and southern Ontario - a process that influenced domestic architecture in Ontario over the next quarter century and helped provide the groundwork for twentieth century housing design.

In his 33 years of practice he designed over 2,500 houses in the city. He was also on-site and supervised the construction.

Another outstanding achievement was the design of the co-op housing complex at the corner of Spruce and Sumach Streets in Cabbagetown. It was begun in 1913 and flourishes to this day as a model of successful co-operative housing.

Mr. Smith was also one of the founding members of the Arts and Letters Club.

Eden Smith died on October 10, 1949, and is buried in Woodlawn Cemetery in Guelph, Ontario

Maureen Penno

Maureen Penno, who at the age of five, moved to 276 Carlton Street and remained until last year, died April 21. Maureen was a friend to many residents, old and new and a link to the old Cabbagetown. Interviewed by the Cabbagetown/Regent Park Museum she said if she were to die today, "I love my surroundings, I love my home, my life – and I couldn't ask for more." To learn about her life and experiences through several decades of living here, go to crpmuseum.com and open the "Memories" page.

Plumbed

This row of houses
 Plumbed
 From north to south
 Named Pine Terrace
 A stand on Victorian peaks
 On Sackville Street
 Cabbagetown
 Toronto Centre
 in the year 1866
 When completed
 By one contractor
 After his partner ran off with the money
 Left alone
 To plumb the depths of his soul
 Left with no spoil
 To soldier on
 Morning till dawn
 To plumb the mystery
 Which is the quest
 Of dwellers
 Need for history
 While historians
 Plumb for funds

Barbara Elizabeth Mercer

CRA
 Cabbagetown Residents Association

Wine tasting

Hosted by Lifford Wine & Spirits
 Thursday June 13th 7:00pm
 Stout Irish Pub 221 Carlton Street
 Please join us!

Streetscapes in Bloom 2013



Nominate a front garden

While walking your dog, visiting the Riverdale Farm, or just strolling the streets, you may have noticed glass medallions in some front yards. These medallions indicate a front garden winner of the Streetscapes in Bloom Award. If you pass by a particularly alluring front garden, consider nominating it for the annual award. Nominations close on Sunday, May 26, 2013.

For more information, visit the CPA website and click on Streetscapes in Bloom competition. Nominated gardeners are notified in early June that the Committee will visit the front garden up to four times from June to September. To view the judge's criteria, visit the CPA web site. The winner is notified in late September or early October.

Past Winners

- 1997 123 Winchester St.
- 1998 94 Amelia St.
- 1999 31 Spruce St.
- 2000 419 Wellesley St.
- 2001 331 Wellesley St.
- 2002 76 Amelia St.
- 2003 60 Spruce St.
- 2004 334 Carlton St.
- 2005 2 Geneva Street
- 2006 28 Amelia Street
- 2007 5-7 Geneva Avenue
- 2008 308 Carlton Street
- 2009 118 Winchester Street
- 2009 368 Wellesley Street
- 2010 18 Metcalfe St.
- 2011 274 Carlton Street
- 2012 270 Carlton Street
- 2012 427 Sackville Street

2013 Garden Tour Hidden Gardens and Private Spaces, Sunday, June 2, 10:00am - 3:00pm

This annual self-guided tour brings visitors along tree-canopied streets or hidden historic back lanes in Cabbagetown, a Heritage Conservation District in the heart of downtown Toronto. Ten urban back gardens welcome ticket holders into peaceful alcoves, private oases, extended kitchens, or relaxing outdoor living rooms. Proud gardeners will be on site to answer questions about the creative use of small spaces, the many challenges of dealing with frequent wildlife visits, heavy shade, and choices of plants and other materials.

Visitors follow the map in the ticket to locate balloon bouquets at garden entrances. Some gardens may only be entered from back lanes with intriguing names like Yen, Magic, Gordon Sinclair or Chipping Sparrow. At the turn of the last century, these quiet lanes were used by delivery carts or wagons filled with ice, coal, bread, or milk.

Along the way, visitors pass community gardens at Prospect and Parliament, Winchester and Parliament and Sword Street - the boulevard gardens. Local

merchants will offer "specials". This year, Home Hardware is giving a FREE copy of Mark Cullen's Canadian Lawn & Garden Secrets to all ticket holders (retail value \$12.95). Some local restaurants also offer deals to visitors with garden tour tickets.

Tickets cost \$15:00. For ticket vendors or to buy a ticket online using PayPal, visit www.cabbagetownpa.ca

Attention all gardeners and homeowners!

Every year the HG&PS Tour Committee members, known simply as the Garden Tour, poke about back lanes, peek over fences, or open gates, in search of that elusive beautiful back garden that owners are shy to present on the tour. Be shy no longer! Just let them know that you are willing to participate and they will do the rest. If you are the neighbour of a charming backyard space, convince that gardener to share the beauty and be a part of the tour that is always fun and educational. Who knew purslane would be the new arugula! AND it grows everywhere! Or, that Saskatoonberry trees abound along Parliament Street providing nourishing berries in June for our feathered friends... or for humans if they harvest carefully.

To put your garden on the tour, visit the CPA web site and send an email.



Renovating? What you need to know...

Heritage Conservation District Considerations

Owning a property in one of our four heritage conservation districts gives us the advantages of living in our beautiful historic neighbourhood of leafy, human-scaled streets, Victorian era architectural styles and a tangible connection to Toronto's past. These characteristics that we find so attractive and the rarity of finding such a preserved gem intact are protected by the Ontario Heritage Act and the Guidelines of each district's HCD Plan.

Most property owners in Cabbagetown know that when they make changes to parts of their homes that are visible from the street, a Heritage Permit needs to be obtained from the City of Toronto, Heritage Preservation Services. However, those new to the neighbourhood many not be aware of the protocol or may be confused about what approach to take, what to consider or where to find help.

A Heritage Permit Is Required For:

- Any renovations, alterations or additions that are visible from the street.
- This includes: windows, doors, porches, siding/brick.
- Repairs using a different material than the original or the existing material.
- Renovations that have an impact on the building's heritage attributes, or involve demolition.
- Property owners will need to submit an application to demolish a building.
- Homeowners will be required to locate new additions such as skylights to the rear and side, away from the main elevation.
- Locate new garages and parking spaces in unobtrusive areas, normally to the rear and side yards.
- Additions must be sensitive to the character of their neighbours in size and height.
- As with any property, a Building Permit from the City is required if you intend to construct a new building, make structural alterations or additions, or change your signage.

You Do Not Need A Heritage Permit For:

- Painting of wood, existing stucco or metal finishes.
- Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that the same type of materials are used.
- Installation of eavestroughs.
- Weatherproofing; includes installation of removable storm windows and doors, caulking, and weatherstripping.
- Installation of exterior lights.
- An alteration that is not visible from the street.

For detailed information and to access your area HCD Plans & Guidelines, please visit the Cabbagetown HCD Advisory Committee's site: www.CabbagetownHCD.ca



Did you know...

over \$150,000 of grant funding has streamed through our Cabbagetown HCD's in the last 3 year?

For Heritage Preservation Grant Applications and Info, visit:
www.toronto.ca/heritage-preservation/grants/

Walking Tour Teasers:

Cabbagetown Artists and Writers Tour - August 10

At their height, Queen Street West and Yorkville were coined Toronto's "bohemia". But another quirky Toronto neighbourhood, Cabbagetown, has been - for many years - a magnet for artists, musicians, and writers. People like Betty Oliphant, Ernest Macmillan, Al Purdy, and Karen Kain once called Cabbagetown home.

Join us on Saturday August 10, at 1:30 pm at the corner of Winchester and Parliament for a walking tour of Cabbagetown that will feature the homes (exterior, from the street) of several Cabbagetown artists and writers, many featured in the CPA's Cabbagetown People Program. We'll be telling their story and sometimes read from their work. We'll finish the tour at the Necropolis Cemetery where we'll visit the grave of a handful of famous artists and writers.

South Cabbagetown Walking Tour - July 20,

Join us for a CPA walking tour of "Cabbagetown South" (for our purpose, it's the area bounded by Carlton, Parliament, Gerrard, and the Don River). Lord Simcoe, the first Lieutenant Governor of Upper Canada set aside as "parkland" the area that was to become Cabbagetown. It was to be used for lumber to build ships and eventually, once cleared of forests, for public

Spruce Court continued from page 3

Court became the first acquisition of the City's newly-formed non-profit housing corporation, Cityhome.

In October 1978 the tenants, including Pam McConnell, formed a housing co-operative which bought the property from Cityhome in May 1979. Housing co-operatives have a long history in Canadian society. They are independent, self-directing, legal corporations. People living in them form the membership. Although members do not individually own the units they occupy, each resident has one vote in the affairs of the co-operative, or co-op. Each year the members elect a board of directors from among themselves to manage the co-op's affairs. An important part of the co-op philosophy is the principle of mixed income housing. In the case of Spruce Court Co-op one half of the units pay full rent and the rest are rent-geared-to-income. Financing for this is provided by a federal government program.

In its centenary year of 2013, Spruce Court Co-op is celebrating its heritage. During the Cabbagetown Festival in early September a ceremony will take place, with Heritage Toronto officials and City Councillor Pam McConnell present, to unveil a plaque in Spruce Street courtyard, the earliest part of the complex. This plaque will commemorate Spruce Court Co-op's unique and important place, socially, historically and architecturally, within the Cabbagetown community.



above: Thomas Fisher Rare Book Library, University of Toronto

institutions. This is why two important cemeteries were established in the area: the St. James Cemetery and the Necropolis.

Another important public institution that was to have a great impact on the development of Cabbagetown was built on Gerrard Street, between Sumach and Sackville: the Toronto General Hospital. Around the hospital gravitated various other institutions: medical schools, nursing school, doctor offices, etc.

The tour will cover the history of the area as well as its characteristics: architecture, social history, remarkable residents, etc. The tour is scheduled - rain or shine - for Saturday July 20, 2013, at 1:30 p.m. and the starting point is the north east corner of Parliament and Winchester.

Tours on Demand

In addition to the free tours we give in Spring and Summer, the CPA offers private tours of Cabbagetown. A tour of Cabbagetown's architecture and history or a Cabbagetown People tour, focusing on its social history, may be arranged. There will be a charge for these, \$10 per person to a maximum of \$100 for 15 people. For information email cpa@cabbagetownpa.ca.

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REAL ESTATE



It's fun to poke around the Cabbagetown/Regent Park Museum website to discover stories of Cabbagetown's past. In the section "Punchy's Chronicles", a lifetime resident recalls his Cabbagetown childhood; a different time, a different planet. In these two stories, lived in the 1950s, Punchy and his friends find creative activities to occupy their young minds and to exercise their growing bodies, which, amazingly, survived into adulthood.

Two Stories, Short But True: Raid On Sandy Hill

If you've read any of the other short stories you've probably already figured out we used to love to play hide-and-seek. We were up on Sandy Hill playing our favorite game one night after darkness had already fallen. At one end of the hill there are the backyards of houses that face Castle Frank Road, a rather ritzy area of Toronto. Now the top of that hill is really pretty small so we'd tie our shoelaces together to make it a bit more difficult to get around. We were well into the game and having lots of fun when all of a sudden we heard someone coming and turned around to see two rather large uniformed guys coming towards us. We took off but were hampered by our shoelaces being tied together. We all made it to the edge of the hill and started rolling down except Ricky, who was grabbed by one of these guys and tossed about 20 feet down the hill before hitting the ground. We never found out

if they were cops or security guards. But we kind of figured somebody in one of the houses had called them in, probably because we were making too much noise.

Gordie Falls Two Floors Down An Elevator Shaft

We managed to get into the abandoned Lake Simcoe Ice building on Gerrard Street. It was well boarded up which made it pretty dark in there. There were lots of nooks and crannies so we decided to get a game of hide-and-seek going. Things were going great for a while until we heard this giant crash and somebody screaming in terror. Needless to say, this scared the hell out of us. Then all of a sudden we hear Gordie yelling out "Hey you guys, help me, I fell down the elevator shaft". We had seen the shaft when we originally entered and stayed away from it to avoid just this from happening. So we all went running over there but couldn't see anything. Someone asked him how far he had fallen and his reply was "About two floors". Jimmy had some matches and lit one as we peered down into the darkness. As the match flared up, there was Gordie about three feet down. He stood up and boosted himself back out as we all stood around laughing our heads off much to poor Gordie's embarrassment. He was okay, but his knee had hit him in the mouth and gave him a fat lip. He was too scared to tell his father what happened to his lip so he said he had been in a fight. That kept us laughing for years.

www.crpmuseum.com

Your Home's History

Many Cabbagetowners have tried out the Compendium that is available on both the CPA and the Cabbagetown Heritage District Advisory Committee (HDC) It enables you to view details of your home's origin. Since the late nineties, the Cabbagetown HCD, under the energetic leadership of the late Peggy Kurtin for most of that time, has been surveying the homes of the current HCD area and, recently, the proposed HCD area southwest of Carlton/Parliament.

For over a decade volunteers have photographed each home in the area and researched its history. The information includes the home's date of construction, date of occupation, original and some later owners, the home's architectural style and more. The information was originally required by the City as part of the process of establishing the area's heritage designation.

Most of this material had been stored as paper documents and has been digitized so that all of the material can be presented online. Half of the \$3000 cost of organizing the information into a searchable data base has been covered by the CPA; the other major donor is local realtor Norman Hathaway (www.schickhathawayhomes.com), also one of this paper's sponsors and a donor is being sought to complete the sum.

The Compendium was launched in Spring 2012. Technical work was done by Wackywave Labs (www.wackywavelabs.com). Most streets are covered, some have yet to be completed.

In the thousands of pages of hand written, typed and computer input material, there were inaccuracies and transpositions. If you find something in the Compendium that you know to be in error, please contact the Cabbagetown HCD: info@cabbagetownhcd.ca.

Newsletter designed by:



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CPA is always looking...

Some of our committees:

- Walking Tours: Heritage, People and Ghost Cabbagetown People,**
- Cabbagetown Festival Booth,**
- Forsythia Festival,**
- Tour of Homes,**
- Newsletter Delivery,**
- Garden tours.**

Duties may be for one event or ongoing. If you are interested, please contact: cpa@cabbagetownpa.ca

Time on Your Hands?

How about stepping up and volunteering for our fund-raising events: Hidden Gardens and Private Spaces Tour or the annual Tour of Homes. Both events are always seeking enthusiastic volunteers to give a few hours of time to our worthy causes. Funds raised support the Cabbagetown People Program, the awards given, the Heritage signage banners, and walking tour brochures....among other projects. Come out and support the work of the CPA to keep our neighbourhood beautiful.



CPA Membership/Volunteer Application

Please mail to the Cabbagetown Preservation Association,
PO Box 82808, RPO Cabbagetown, 467 Parliament Street, Toronto, ON M5A 3Y2

Name _____ Date _____
Address _____
Postal Code _____ Telephone _____ E-mail _____

There are many volunteer opportunities in the CPA. If you are interested check this line and we will contact you. _____

CPA charitable number 85053 6160 (RR0001)

- 1 year \$ 10
- Would you like to make a tax-deductable donation? \$ _____
- TOTAL \$ _____