



# Cabbagetown Preservation Association

## What is the CPA?

The Cabbagetown Preservation Association exists in order to "preserve the integrity and historical character of our neighbourhood." Our purpose is to protect historic buildings and streetscapes by encouraging sensitive, appropriate and responsible infill and development. Membership is open to anyone at \$10.

At our General Meeting we want to hear what YOU think the CPA should be doing. What are the CPA's LONG TERM GOALS?

## Victorian Home Care

You may have noticed something curious about a number of Cabbagetown's Victorian era front doors when they have been stripped of paint and given a clear finish by their twentieth-century owners. These doors display strange markings or scars located just over the letter box or, alternately, on the central panel between the windows. The scars consist of a row of three holes -- one approximately one-half inch in diameter is flanked by two smaller holes -- the whole group may be entirely framed by another rectangular scar.

Although my grandmother probably could have told me what these marks represented, they puzzled me for years. Then, I saw some reproductions in a catalogue of Victorian style hardware, and realized that these marks indicated the former locations of the escutcheon plates and twist handles of Victorian mechanical doorbells. Always searching for authentic Victorian touches to add to my own house, I was delighted when shallow indentations on my own front door proved to be Victorian doorbell scars. A reproduction model was duly installed on my freshly repainted Victorian-green door.

It has proven a great success. It is not only attractive but, to my surprise, it is as effective as a modern electric model in waking one up from sleep. In fact, it can be heard in the basement when the washing machine is running--unlike the telephone which is located in the room directly above!

*Jennifer Bush Isaacson*

You've been asking: "Whats happening with..."

...The Bram Group Project (N.E. corner of Winchester and Parliament.)

We've all noted the former building has come down and hoardings have been up awhile.

When we spoke to Jeff Thorn of the Bram Group, he explained that the building will be commercial throughout. The main floor will basically keep the pattern of the street somewhat similar to the area immediately to the South - small restaurants, a shop or two, service-type establishments possibly including a bank or two on the corners.

"...it's really a matter of the marketplace".

The ground floor won't be a problem to rent although no leases have been signed yet. The question of not starting the construction is really a matter of the marketplace. Bram needs an anchor tenant for the upper floors before proceeding. In the present economic climate of climbing interest rates there is alot of office space lying vacant.

Bram also owns the historically designated Winchester Hotel, part of which has recently been refurbished and turned into commercial space. This section (approximately 6,000 square feet) has acted as a pilot for the new building (28,000 square feet), which Mr. Thorn describes as being as close as you can get to the look of a 100 year old structure in a modern building.

Elevations and floor plans will be available for viewing at our May 10th General Meeting. They show a 4 storey building with a high Mansard roof containing 14 Dormer windows, 2 storeys of rectangular windows, with additional arched windows and doors throughout the two facades. One section of the building on the Winchester facade will be set back more or less in line with the next house and will lead to a ramp to the underground parking which will facilitate 13 cars.

Surrounding the building on 2 sides will be 8 Maple and Locust trees set into sidewalk areas, trimmed in clay pavers on the West and granite pavers on the South side.

It would be safe to say that it will be another Neo-Second Empire building.

## Updates...

### 603 Parliament..

In the fall of 1989, the owner of 603 Parliament (architect T. Kaiman) filed an application with the Committee of Adjustment requesting approval for construction of a 5 storey building with a main floor/basement retail store and 18 dwelling units. No on-site parking was to be supplied. This site sits just North of the Royal Bank, on the East side of Parliament, in a block which presently contains no structures higher than 3 storeys. The plans were presented at the C.P.A. General Meeting on October 25, 1989, and were discussed in detail at a C.P.A. meeting of neighbours of 603 Parliament on November 1. Attendees opposed the plan and gave the C.P.A. the mandate to object to the proposed development on the grounds of the excessive density and height, and the absence of 6 required on-site parking spaces. These objections were expressed to Mr. Kaiman at a public meeting called by Councillor Barbara Hall, on November 6. In order to address the community's concerns, Mr. Kaiman deferred his Committee of Adjustment hearing from November 7 to December 13. His revised plans were then considered by the C.P.A. Board of Directors, and again at a public meeting called by Barbara Hall on December 12. The C.P.A. and area residents again objected to the development plans on the grounds that, although Victorian details had been added to the facade, the scale of the project had not been significantly reduced and on-site parking had not been supplied. The Committee of Adjustment hearing on December 13 was well attended, with the C.P.A., approximately 20 residents, City Planning and Barbara Hall's office all opposing the development. Consistent with our concerns, the Committee of Adjustment refused the application on the grounds that the plans constituted an over-development of the site. We will keep you informed regarding any future proposals for 603 Parliament.

### Amelia Street Cottages...

After several months of review by Public Works, the Amelia Street cottages (36-40 Amelia St.) development came up before the City of Toronto Land Use Committee on November 22, 1989. The CPA approved this development after many months of public discussions and negotiation with the developer. All CPA members were notified of the Land Use hearing and attendance in support of the CPA position was requested. 21 members of the CPA appeared unopposed at the Land Use hearing, and on this basis, the Committee granted approval for the preparation of a site-specific zoning by-law for the re-development of the Amelia cottages. This by-law was passed at a second Land Use hearing on January 16, 1990, at which 3 CPA members again supported the development. The Amelia Street cottages proposal has therefore passed another hurdle in the process of gaining City approval, and the developers hope to begin construction in the spring of 1990. The CPA is grateful for the continued support of members for this project.

...Diversified Building Corporation Project (N.E. corner of Sumach and Gerrard) :

This building, built in the 1890's, was originally a pharmacy. When the adjacent Toronto General Hospital closed its doors and moved to its present College Street location, the pharmacy was converted to the Avion Hotel. Later it was known as Chuckle's, and more recently the Cabbagetown Tavern.

Diversified Building Corporation bought the old building from the Jordane Building Corporation, with the intention to construct condominium residences. Upon discovery of safety problems with the proposed underground parking, they were forced to reconsider the whole design. They are now involved in a legal situation with the original architect. While DBC does have the necessary permits to construct, they will proceed only when the more critical issues have been resolved.

The latest plan for the 'Avion' Project involves construction of 7 condominium apartments, with "ground" parking.

Jason Teitelbaum, of Diversified, informed us that they are quite excited by the historical nature of the building and will retain the original exterior shell. He also expressed a keen interest in working with the CPA.

We look forward to the successful completion of the 'Avion' project, as well as the retention of the building's historic and architectural integrity.

## City of Toronto's New Policy Will Affect Us.

"Housing on Main Street" is a new City of Toronto proposal whereby affordable housing will be built above or even replace commercial buildings.

One proposed area of development affects Parliament Street, from Wellesley to Gerrard, as well as the area just East and West of Parliament along Wellesley and Gerrard.

How will this affect our streetscapes, parking, traffic, etc?

The CPA will meet with the City, over the summer.

Your support is needed. Join the Cabbagetown Preservation Association. Membership is \$10. Mail (or drop) your fee, as well as your name, address and telephone number to 93 Winchester Street, Toronto, M4X 1B1.