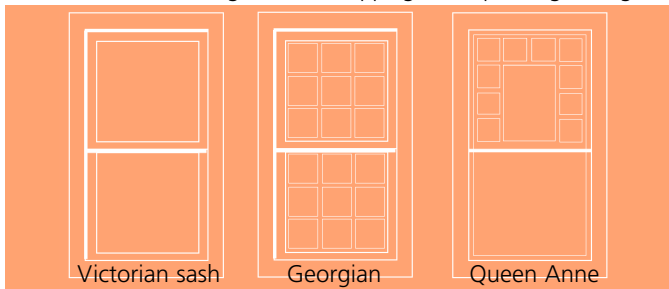


The Windows of Cabbagetown

*Inside: a full spring slate of events;
a C'town/Regent Park Museum?*

One of the most important features that display a building's heritage is its windows. Window style and materials can help support or undermine the other original elements. The heritage designation in Cabbagetown puts some emphasis on this. Although simple window replacement normally does not require a building permit, within the Cabbagetown Heritage Conservation District (HCD), openings facing the street will require a *Heritage Permit* from the City to ensure that the replacement conforms to the HCD Heritage Statement & District Plan (SDP). To understand how this works, you can get in touch with the District Committee (see end of article), where you will receive helpful advice on design, materials, and other matters.

The Cabbagetown SDP recommends the restoration rather than replacement of original windows wherever possible "using compatible filler materials or appropriate joinery details". Existing glazing and window hardware should be retained and "never enlarge window or door openings or make them smaller" except when an original opening is being restored. The repair of any antique stained glass, leaded glass or specialty glass such as curved window panes should be referred to a specialist. For energy conservation, often reputting, frame and trim caulking, weatherstripping and repainting of original



single-glazed wooden windows and storms are cheaper and more effective than replacement by double-glazed metal or vinyl frames. A further payoff is the retention of Cabbagetown's heritage character.

In the eighties and nineties, the architecture of dozens of Cabbagetown houses was transformed by replacing the original Victorian sash windows by then- fashionable single-pane casements, often "decorated" with plastic muntins (the thin vertical and/or horizontal glazing subdivisions, sometimes referred to as mullions and transoms). This practice still continues today here and there, although many owners now realize the comparative benefit that good quality wooden sash windows with genuine muntins offers in terms of function, durability, ventilation, energy conservation, and

see back page...

Cabbagetown Architecture: The Ontario Cottage



In the late 1800's the most common form of small house in Ontario and much of the US was the "working-man's cottage". This loose design was influenced by British and American architects who were trying to reduce the unsanitary and crowded conditions of working class housing. A model cottage was built at the Crystal Palace industrial exhibition in London in 1851, giving momentum to its appearance in construction pattern books and magazines (e.g. *Canadian Farmer* in 1865) that were used all over North America and Britain. Innovations included water, internal sanitation, fresh air, and separate bedrooms for children - although sanitation was treated as an option in many cases.

The style applied to the cottage was influenced by its location. In Ontario, with many immigrants from Britain, the style leaned to gothic, with details such as finials, bargeboarding (gingerbread) and window trim carrying the gothic elements. In addition, a good look at any Cabbagetown cottage may show some Second Empire, Georgian or whatever elements that seemed a good idea at the time. No matter what combination resulted, the outcome was usually pleasing. The early developers of the cottage designs were also trying to raise the spiritual lives of what they would consider the scabbling classes by improving the aesthetics of their experience. These houses were intended to be simple, efficient, economical and beautiful.

For a taste of the philosophy that drove these designs, type in <http://xroads.virginia.edu/~CAP/UTC/houses.html> for some quotes from the early 19th century American architect A.J. Downing.

Cabbagetown/Regent Park Museum Project

Our area, which is now known as Cabbagetown; and Regent Park -the original site of Cabbagetown dating back to the 1820s - is rich in cultural, anthropological and architectural history unique to Toronto. The idea of establishing a Cabbagetown-Regent Park Museum was proposed to the CPA Board and a sub-committee was formed to develop the idea and to invite the people of Regent Park to participate as equal partners.

Regent Park itself has a long a vibrant history that goes back more than 50 years and it was felt that an accurate Cabbagetown museum was not viable without the support of the residents of RP. Meetings were held with several RP community groups, all of whom welcomed the project with enthusiasm and saw it as being not only a way of bringing our community closer together but as an excellent opportunity to foster a sense of pride for the accomplishments of many of their residents past and present. Subsequently a RP Museum committee was formed to work together with the Cabbagetown committee. This proactive group is dedicated to seeing this project get off the ground.

It is hoped that with the RP Revitalization project that some space will be provided in which to house the museum either within Regent Park or on Parliament Street. The museum's mandate would be to celebrate and document our history as an integral part of this city. Current discussions have included ideas of having a living heritage museum that not only looks back but also looks forward, initiating special ongoing projects. Eventually it would be of interest to include rotating and permanent exhibitions; a depository for accessible oral histories; a resource centre for archival photographs, maps and documents pertaining to the area; lively workshops; liaisons with other museums and government bodies; seminars and study tours for students of all ages; a place to celebrate the famous and infamous from this neighbourhood; a reflection of our cultural diversity in the conservation and exhibit of materials; and a place to display artifacts and possible replications of living spaces through the decades.

The museum should attract not only the people in the area; but also residents throughout the city, the country and visitors from other countries. This is obviously a long-term project with an ambitious agenda. But with the partnership of Regent Park and Cabbagetown museum enthusiasts we are confident that it will unfold and become a reality and welcome addition to this neighbourhood. We will keep you informed as the project moves forward



Annual Forsythia Festival. turns 33 this year!

Bring your kids to Wellesley Park, on Sunday May 2nd, 2004 for this event, which could only happen in Cabbagetown! Meet at Winchester and Sumach Streets at 10 a.m. for face painting and twizzlers, then join the parade as it departs for Wellesley Park at 10:30 a.m. led by the **Subtonic Monks**.

At the park (east end of Wellesley Street) enjoy performances by **Johnny Toronto, Rob and Soli Joy**, and **Richard Belleau**, a karate demonstration, pansy planting, doggie musical mats, games and much, much more.

This entire event would not happen without the enthusiasm of the Forsythia Festival volunteers, and the generous donations from our local merchants and the CPA. For further details. please contact Linda (Ross): Home: **(416) 961-8384** Work: **(416) 314-9671**

Cabbagetown in Miniature: the Forsythia Playground Project

A creative group of young Cabbagetowners, led by Anji Shukla, is spear-heading a project to transform the Forsythia Playground in Wellesley Park. As more children move into our community, the condition of the Forsythia Playground becomes increasingly problematic. Its small size, the uninspiring state of the few pieces of equipment, the presence of dogs, and the unsanitary condition of the sand-and-gravel ground surface are serious concerns to parents and children alike.

Anji's committee has been working for the past year, trying to persuade the Parks Department and other responsible bodies to do something. They now have a commitment from the City to spend \$50,000 to help transform the playground. However, the committee estimates that about \$200,000 would be required to implement their plan, which would enlarge the playground, include play areas for toddlers and older children, provide a community garden and shade planting and seating for adults, and a wood chip or rubberized surface. They also plan to build a miniature playstreet of Cabbagetown houses.

Like the spectacular new playgrounds in Kew Beach and High Park, this wonderful project can only be realized by raising funds within the community. The CPA intends to help with this campaign and other aspects of the plan. Anji's group will be providing information and asking for your help during the Forsythia Festival in May.

Streetscapes in Bloom: call for entries

This year's Cabbagetown Streetscapes in Bloom competition is about to get underway. As in the past, the jury will be inspecting the front gardens of entrants in June, July, and August. If you wish to have your garden included, or wish to nominate someone else, please contact Helen Coltrinari at 416-923-6165. Nominations will be accepted up to and including the AGM on 20 May.

C'town Tour of Homes, Sat Sept 19, '04. Stay tuned.

Update on Streetsigns

The new streetsigns designating the Cabbagetown Heritage Conservation District have been approved and are now in the city's production mill. Funding for the project has allowed seven intersections to be signed. These were chosen to give main streets at least two signed intersections (In working out the puzzle, Wellesley, with fewer main cross streets, has one; Sackville ends up with three). Watch for these some time this summer.

A Big Year 3 for Cabbagetown People

With our historic plaque program now in its third year, twenty-two plaques have been placed throughout Cabbagetown. This year will, indeed, be a full one as, in addition to the installation of ten more plaques, we will erect a Master Directory Board in Riverdale Park. The Directory Board will provide visitors to the Park with biographical information on our "heritage heroes", and, along with graphic images, will feature a large map of plaque locations to facilitate self-guided walking tours of the area. As well, we plan to publish the second Cabbagetown People brochure.

Acting upon the opportunity for educational outreach provided by this Program, with its focus on local heroes, the plaque committee is making strides to engage children in their local history. We are delivering presentations to school principals in the area, and have prepared a collection of biographies for use in classroom projects and teacher-guided walking tours.

We are pleased to say that since its inception, this public education program has been a totally self-funding one; it has not had to use any monies derived from CPA membership fees. The plaque committee will strive to continue to raise the required funds for Cabbagetown People through fundraising activities, matching grants and the generous support of donors.

Nominate a past Cabbagetown resident for a plaque

We are seeking names of former Cabbagetown residents (who are no longer living) who could be candidates for a 2005 plaque. Do you know of someone interesting who once lived in your house (or around the corner) who made a contribution to life in Cabbagetown, the City, the Country? If you have a recommendation, we would love to hear from you. Please send it to: vicechair@cabbagetownpa.ca. Help us bring our local history alive as we share the unique charm of Cabbagetown with the rest of the world!

C'town Tour of Homes, Sat Sept 19, '04

Victorian Architecture in Toronto: CPA AGM features illustrated talk by expert

This year's **Annual General Meeting** will begin at **7.00 pm** at the **Meeting House in Riverdale Farm** on **20 May**. Our Guest Speaker is **Douglas Richardson, Professor of Fine Art History** at the University of Toronto. He will give an illustrated talk on new material dealing with Victorian Architecture in Toronto.

Professor Richardson is Canada's leading researcher on nineteenth century architecture and design and has published extensively on the subject. CPA is fortunate to have secured this distinguished, entertaining scholar for our most important annual event.

Arrive early at **6:30 for** munch & mingle.

The AGM will also deal with the election of Directors, awards announcements, and reporting on the past year's CPA involvement in projects and local issues.

Nominations invited for openings on CPA Board

As of 1 June, there will be two vacancies on CPA's twelve-member Board of Directors. Nominations are invited from Members in good standing for election to the Board. If more than two nominations are received, election will be determined by a secret ballot at the AGM on 20 May. Nominations, accompanied by a resume, should be addressed to the Board Secretary, Anne Keffer, and received no later than 13 May. In the event of a ballot, nominees will be invited to give a brief verbal presentation to the AGM.

Doors Open Toronto

On May 29-30 Doors Open Toronto celebrates its fifth anniversary as it invites us to sample some of Toronto's most interesting, and often inaccessible, buildings. Included locally are the Chapel & cemetery of St. James-The-Less; The Necropolis Chapel and Cemetery, with tours; and Regent Park, showcasing its past, present, and future at an orientation/welcome centre. An archival photo display will feature the continuous running of the NFB film "Farewell Oak Street." For more information see

www.doorsopen.org.



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

Alan Waterhouse, Chair
Stephen Yeates, Vice-Chair
David Jollimore, Treasurer
Anne Keffer, Secretary
Christopher Dew
David Pretlove
Peggy Kurtin
Rick Merrill
Margaret Rutledge
Toby Schertzer
Sheila Schirmer
Carol Moore-Ede

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Newsletter design and illustration by Steve Yeates 416-531-5757

www.steveyeates.ca

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

from cover... appearance. Wooden sash windows are a highly visible and crucial element in Cabbagetown's heritage character and their contribution to the long term market value of houses can be considerable, far outweighing their initial cost.

We don't agree with the SDP recommendation against installing double glazing on street front windows. The SDP argues that the extra weight of glass, particularly where muntins are used, requires a thicker frame and muntins that are incompatible with the elegance of Victorian or Georgian architecture. In our view, however, this thickening is not inevitable. An experienced carpenter and installer with a good eye for materials and detail can achieve double glazing with correct proportions. For instance, several of the old wooden sashes on the beautiful Lamb House at 156 Winchester have recently been replaced by double glazed wooden units manufactured and installed by Dundas Wood Windows and Specialties Inc. The new profiles are identical to those of the original windows. Several other experienced contractors operating in Cabbagetown have installed similar units.

Window Style

As a general rule, in a Heritage District the style of windows should be compatible with the architectural style of the building. We illustrated the ramifications of this rule in our last issue of this Newsletter in "Architecture 101". In the case of the Georgian style, for instance, sash windows are usually subdivided into eight or twelve glazing units. Most Victorian styles, including the ubiquitous Bay n' Gable, have sashes divided into two or four units. Proportion and trim detail are important considerations in all cases. It is not always apparent, however, which style of window best suits the architectural style of your house. Queen Anne, Arts and Crafts, and Edwardian houses which no longer contain the original windows often involve some detective work – by searching old photographs, reading up on the architectural style, and/or carefully examining similar houses in the neighbourhood – all of which, you will discover, are interesting and rewarding.

Finally, remember that the HCD District Committee are there to help. Whatever alterations you are planning to the street front of your home, call **Peggy Kurtin** at **416-967-6432** (fax: 416-967-9728)

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 _____

