

Cabbagetown Preservation Association Newsletter

January 2001

Volume 12, Issue 3



“preserving the architectural integrity and historic character of our neighbourhood”



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- Thanks to our own Walking Tour Guides on page 3 - with the number to call to get involved with this or another volunteer positions with CPA
- Interested in your property's value- see the back page

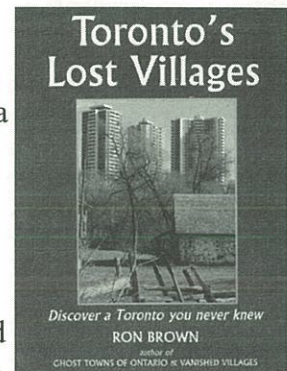


Contribute to future editions:

1. Write or suggest ideas for articles
2. Call with "trivia questions " of interest to Cabbagetown [see back page for one in this issue]
3. Pass on your copy to friends outside Cabbagetown and get their ideas
4. Call the editor with your comments - see page 3 for number or e-mail franjen@sympatico.ca the deadline for the next issue is April 4, 2001

Come and join your friends and neighbours at the CPA Heritage Meeting

In the section on Don Vale in **Ron Brown's "Toronto's Lost Villages"** he states that up until the 1870s and 80s Don Vale was more a scattered rural community than it was a clustered village. It consisted of the Santa Claus Hotel at Winchester and Parliament, some country homes along the Mill Road [Winchester], the necropolis, and at the foot of the hill below the necropolis the Fox Head Hotel, which later became known as the Don Vale House, giving the community its name. [page 37]



at the **Winchester Pub**
[site of the former the Santa Claus Hotel]

on Thursday, February 22, 2001

6:30 - 7:30 pm Munch and Mingle
once again donated by Jimmy, Gus and Steve of the Winchester Hotel

7:30 Speaker: Ron Brown
Author of Toronto's Lost Villages, Ghost Towns of Ontario and Vanished Villages

Everyone is welcome. There is no charge

CPA News

Message from the President



Ahh, yes. The New Year. Time to review the past and plan for the future.

The past year was a success for the CPA. Research on the Metcalfe Area Heritage Conservation District was completed and we hope the area will become designated in 2001. Membership grew to an all-time high of about 500. Volunteer support was strong, with about 100 active volunteers -- or, about 20% of total membership!

The Board is grateful for all the work done by our energetic volunteers. As has been done in past years, the Board hosted a Volunteer Appreciation Evening in December. This year, the Board also gave volunteers a small, and we hope meaningful, token of our appreciation -- a custom-designed enamel Cabbage Pin. (For those who weren't able to attend the festive evening, we plan to distribute pins to you in the near future.)

Yet, now that the holidays are over, it's time to get back to work -- working toward an even more successful year in 2001. For those who have made a New Year's Resolution to become more involved in the CPA, here are a few dates to mark in your 2001 calendar now.



February 22nd. In celebration of **Heritage Week**, we have an excellent guest speaker. And, as part of a new norm, the meeting will also include an informal Munch and Mingle, or "social hour". More details are given elsewhere in the newsletter.



March 31st. Deadline for submitting nominations for the **CPA's annual Restoration Award.** Start surveying the neighborhood now for worthy candidates. The award focuses on exterior restorations that add to the historic character of the neighborhood. It includes residential, commercial or institutional structures. Contact John Court at jmcourt@interlog.com.



May 6th. The annual **Forsythia Festival** -- a Cabbagetown tradition for nearly 30 years, always held on the first Sunday in May. The very capable Forsythia Festival planning team is already planning for this event. There are lots of opportunities for volunteers, both before the event and on the day of it. Contact Chair Kym Monahan-Morton at 416 413-0882.



May ?. Though it's not public knowledge yet, I've heard of another exciting event being planning for May -- the "Cabbagetown Cabaret". The Cabaret promises an extensive array of top entertainers -- all pooling their talents to create an evening of fun and frolic, with proceeds going to the community. The rumour mill says the date is May 1st -- watch for more news soon.

CPA AGM

May 24th. The "pencil-in" (subject to change) date for the **CPA Annual General Meeting.** Whew! That's when new Board members are elected for the next Board year. If you are interested in serving on the Board -- or on a Special Committee of the Board -- please give me a call soon at 416 410-4259. We're always happy to welcome new volunteers!

Best wishes for a healthy and satisfying New Year,

Kathy Farrell
President, Cabbagetown
Preservation Association.

From the Archives: – One of Cabbagetown's Three Medical Schools

By John Court, CPA Board

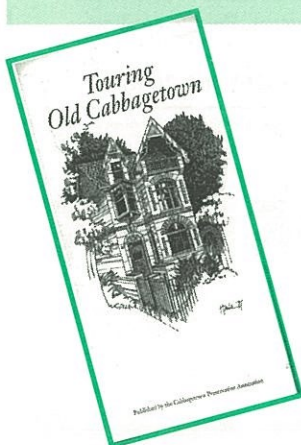


This rare 1875 photo documents the former "Toronto School of Medicine," one of the forerunners of the U. of T. medical faculty. The TSM's ornate brick structure in the Tuscan-Italianate style stood until the 1940s on the south-west corner of Gerrard and Sackville, just opposite the earlier era's imposing Toronto General Hospital edifice on the north side of Gerrard, as featured in an earlier issue.

Before they merged on the university campus in 1904, three of Toronto's four medical schools were in Cabbagetown. While this building dates from about 1870, the TSM was founded in 1843 as Dr. John Rolph's Medical School, later affiliating with Victoria College in Cobourg and with U. of T. for academic lectures and labs. Founded in 1850, Trinity College Medical School expanded to its familiar 41 Spruce Street structure, now in elegant residential use, in 1871. By 1890 the Ontario Medical College for Women was ensconced nearby at 289 Sumach Street, following seven years in a rented cottage on Sumach.

More information on the latter two schools can be found in George Rust-D'Eye's book, *Cabbagetown Remembered* (1984).

This is one of 59 professional photos of schools and other public buildings in Ontario that survive from a series commissioned by the Legislature in 1875. Egerton Ryerson initiated the project for a display the following year at the International Exposition in Philadelphia. (Archives of Ontario: RG 15-90, photo L124, and Special Report #74 in Sessional Papers 44 of 1877.)



One of the outstanding services CPA Volunteers give to our community is in leading walking tours of our neighbourhood. Our tour guides are always in high demand by Heritage Toronto. The quality of our tours is so high that we have been asked to host more tours this year!

Thanks and congratulations to all who have given of their time and love of Cabbagetown to put and keep us on the map.

Please call Sheila Shirmer at 416 923-9022 if you are interested in volunteering.

The CPA newsletter is edited by Fran Walsh. All story ideas or comments from readers are welcome (416 962-8591).

It is distributed to Cabbagetown homes by volunteers coordinated by Ray Barton (416 929-6388).

More about our speaker- RON BROWN



Author, geographer, and town planner, **Ron Brown** has long had a love affair with the landscape of Canada. From the time he visited his first ghost town in 1963, he began recording and writing about Canada's vanishing historic landscapes. This passion has led to his 2-volume **Ghost Towns of Ontario** Field Guide, his **Back Roads of Ontario**, and his twin volume **50 Unusual Things, and 50 Even More Unusual Things To See in Ontario**. His **Ghost Towns of Canada** took him from Newfoundland to Vancouver Island to photograph the story of Canada through its ghost towns. His most ambitious book, **The Train Doesn't Stop Here Any More**, takes his readers back in time to when Canada's railway stations were the life line and social centre for much of small town Canada. The two-volume **Ghost Railways of Ontario**, are guides to Ontario's railway heritage, while **Vanished Villages**, tells the story of lost forts, ports, and whistle stops that are part of Ontario's historic and vanishing landscape. **Toronto's Lost Villages**, winner of a Heritage Toronto award, seeks out the mill towns, ports, and hamlets that were swallowed up as Toronto's urban boundaries swelled east to Pickering and west to Burlington. **Ontario's Secret Landscapes**, describes those little known features that lie in our own back yards, while **Disappearing Ontario**, portrays images of mills, farms and fences that are rapidly vanishing from our country landscape.

DESIGNATED PROPERTIES EASIER TO SELL, REPORT SHOWS

by Alan Waterhouse CPA Board member

Are you worried that your Cabbagetownhome or business could be designated as being historically or architecturally significant under the Ontario Heritage Act? Some owners are, because they believe the stories—unfortunately spread around by one or two real estate people—claiming that designation lowers property values and makes your home difficult to sell. Now the first comprehensive study of this question in Canada reveals that these claims are probably false.

Robert Shipley and Shannon Bernstein, in their *Report on Research Concerning Trends in Property Values of Designated Heritage Properties* (University of Waterloo, December 1998) surveyed 2707 designated properties in 24 Ontario communities by comparing their actual sales price before and after designation to general sales price trends in the area. They discovered that 74% of their designated sample performed at or better than average (in many cases, well above average) in their value trend.

The report also shows that "designated properties tended to resist downturns in the ambient market" and that the chance of selling them is equal to or greater than the market average. Moreover, the rate of designated sales does not seem to be adversely affected by how many properties are designated in a given community. This is good news for Cabbagetowners as we move towards completing our District Designation under Part V of the Ontario Heritage Act.

The authors conclude "there is a distinct and generally robust market in designated heritage properties" in Ontario. Although they did not investigate the many possible causal connections between designation and market effects, they note the better maintenance that owners usually apply to designated properties, and believe this to be significant.

Cabbagetown Trivia -- a.k.a. questions and answers for "Do you want to be Millionaire".

What "Prime Cabbagetown Location" was once the street that was home to "Peter Lamb's repugnant glue and blackening factory"?

Answer: Amelia Street

CPA Board of Directors

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Kiely Gates, Treasurer	928-7405	Fran Walsh, Alan Waterhouse
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CPA Office Phone: (416) 410-4259; Fax: (416) 966-2036

CPA Membership/Volunteer Application

Your support is critical to the health of the Cabbagetown Preservation Association. Your membership fee, along with revenue from sales of our books, t-shirts, mugs and other items, is our main source of funding. Please mail or drop off this form to Ted Gzebb at 292 Sackville Street, Toronto, Ontario M5A 3G2.

Date _____ Name _____

One Year \$10.00 _____ Address _____

Three Years \$30.00 _____

Five Years \$50.00 _____ Postal Code _____ Telephone _____

Single _____

Family _____ E-Mail _____

Please call me about Volunteer Opportunities _____