



# CABBAGETOWN PRESERVATION ASSOCIATION NEWSLETTER

May 1994

Vol. 7, No. 4

## CPA ANNUAL GENERAL MEETING

WEDNESDAY JUNE 1st.1994

7.30 p.m. ST. MARTIN'S SCHOOL, WINCHESTER STREET

ELECTION OF THE BOARD OF DIRECTORS FOR 1994/5  
PRESENTATION OF THE RENOVATION AWARD

SPEAKERS - Michael McClelland - *Heritage Consultant*  
John Blumenson - *Toronto Historical Board*  
Jim Holmes - *Meadowvale Historic District*

### MORE EXPLORATION OF HERITAGE DESIGNATION — THE OTTAWA EXPERIENCE

Following the Winter Meeting of the CPA when Historical Designation was discussed, many questions remain about the various aspects of designation and what the effects would be.

It is critical that the residents of Cabbagetown voice their views and share their comments on this initiative so mark this date in your diary and come to the Annual General Meeting.

**WE WANT TO HEAR FROM OUR COMMUNITY RESIDENTS**

### WHAT IS A HERITAGE CONSERVATION DISTRICT?

A designated Heritage Conservation District is an area that has been identified as having unique architectural and historical value worthy of preservation. Conservation districts can be found internationally, and

Ontario there are 27 established districts, with another 28 under consideration. Some of these districts are in old villages within new municipalities, such as Thornhill, which is now in the municipality of Markham. Other districts are in the core of older municipalities such as Ottawa's Sandy Hill District or Brantford's Brant Street District. In the City of Toronto there are two established districts- Fort York and its environs, and the residential community of Wychwood Park.

In Ontario, Part V of the Ontario Heritage Act permits municipalities to establish Heritage Conservation Districts by enacting a designation by-law. Once designated, City Council is responsible for protecting the heritage character of the district and must review all proposals for exterior alterations to existing buildings, for new construction and for demolition to ensure that the character of the district is not adversely affected.

Almost all of the established districts in Ontario were started in response to local community concerns or initiatives. Comments from other districts indicate that the designations have helped to protect neighbourhoods, and encourage greater community input and involvement in local issues.

#### HOW IS A HERITAGE DISTRICT ESTABLISHED?

A district may be established under the Ontario Heritage Act. The Act requires City Council to enact a by-law that defines a study area. A district study is then undertaken. Its purposes are to identify and evaluate the potential district's heritage characteristics, define its boundaries and recommend appropriate guidelines for alterations and new construction. District studies are conducted or supervised by the Toronto Historical

Board. At the completion of the study, the advisory board forwards its recommendations to Council. Council may then adopt the designation of the district. However, the designation comes into full effect only after approval by the Ontario Municipal Board.

#### SOME OF THE NEXT STEPS FOR CABBAGETOWN

1. The first stage of the work is to collect and compile historical and architectural data. Included is full photographic documentation of the study area on a building by building basis. The photographs are to be high quality medium format black and whites, of archival quality.

2. The next stage of work is to develop guidelines for managing change, and to recommend procedures for implementing the district. All of these stages are in draft form and under discussion with the Reference Group.

3. The Steering Committee has been working hard since Christmas and will probably be in a position to make a recommendation at the AGM. Maybe a pilot project on one or two streets would be a first step.

District studies are normally carried out by a team of paid professionals, but as financing is difficult to obtain, the Toronto Historical Board is encouraging us to do most of the work ourselves and have offered to help with training and in other ways.

We are fortunate in this community to have a wealth of talent. This is a community project, so if you are interested in helping with:

- \* Research
- \* Photography
- \* Guidelines

Please call one of the CPA Board members on the Steering Committee Lene Badhwar, Chair 921-4601; Janice Hall-Harris 925-2440; or Sue Langton 921-6758. Other committee members George Rust D-Eye and Rollo Myers also welcome community participation in this exciting project.

## FORSYTHIA FESTIVAL 1994

The sky may have been grey but the mood was definitely festive for the 1994 Forsythia Festival. Despite the threat of rain — parents, children, dogs and bicycles abounded in various costumes and decorations. Leading the grand procession was the Forsythia Festival Queen, Peggy Kurtin, with her Princesses resplendent in "Forsythia Yellow" gowns and tiaras.

One and all were entertained by the music, dance and mime provided by the Cultural Arts Centre, the Cabbagetown Youth Dancers and Shawn Pendenque.

Dogs and children received treats and prizes for their participation and juice and cookies were consumed.....mainly by the children!

Alice Gillespie, Justin Khan and Evan Hauser each won a bicycle in the raffle and many participants left with terrific gifts from the Silent Auction.

Advice for every gardener was provided by Toronto Master Gardeners.

All of the fun and festivity was made possible through the work of the volunteer committee and the generous support of local businesses. So thank you to all those involved and particularly to the hardworking committee of Lene Badhwar, Max Beck, Barb Corder, Mary Harlan, Gerrard Jones, Peggy Kurtin, Linda Ross, Phillip Taong, and Diana Tszko. Co-Chairs, Dawn May and Keith Tarswell.

### Letter to the Editor:

Just as the sandblasters of the 70's destroyed a lot of the brick in the Cabbagetown area, tuck pointers today are damaging it further by using mortar based on concrete. Most of the brick in this area is the very soft "Toronto Brick" the mortar used between the bricks was lime.....similar to the plaster inside the house.

Mortar always must be softer than the brick so that expansion and contraction during the year is accomodated by the mortar and not taken up by the brick. If the mortar were the harder of the two, cracking and chipping of the brick would occur.

Last year the front of our house required some repairs to the brick. Everyone that we contacted used concrete mortar mix and one company had even worked for the Toronto Historical Board on restorations using lime mortar but were very evasive about the mortar that they would use on our house. A little research on the product turned out to be concrete.

We contacted the "Ontario Architectural Conservancy" and they confirmed the destructive problems created by today's brick pointers and suggested contacting Mike Gay of Elite Restoration. Mike checked the house and made his recommendations. He carefully cleaned out the damaged joints, matched new lime mortar to the colour of the old mortar and did a very satisfactory job of putting the old house back together again for the next century!

Ian Patterson, Parkview

## CABBAGETOWN PRESERVATION ASSOCIATION STATEMENT OF PURPOSE

The purpose of the Cabbagetown Preservation Association is to preserve the integrity and historical character of our neighbourhood by encouraging sensitive, appropriate and responsible infill development and improvement projects.

By working with the City, developer or homeowner, and the community, on minor variances and re-zoning applications, the Association facilitates the preservation and enhancement of the largest single enclave of Victorian homes in Toronto and North America.

## PRESIDENT'S REPORT

This, the sixth year of our existence, has been a very busy one for the CPA. We have had three general meetings as well as the June 1st annual general meeting. Lene Badhwar, the CPA's vice-president, and her committee have been looking into the pros and cons of designation for Cabbagetown or part of Cabbagetown. Look further in the newsletter for Lene's report.

At last September's Cabbagetown Festival, CPA volunteers conducted walking tours for over 250 people. This was Earl Vitalis' third year conducting tours. The CPA's booth gave information on the area as well as selling our book Touring Old Cabbagetown, t-shirts, sweatshirts and mugs. It was a good weekend, and this year we want to make it even better.

The co-ordinator of the Forsythia Festival, Dawn May, has a report on this year's festival elsewhere in this newsletter. Please note that this event costs the CPA approximately \$1500 a year to run. Congratulations to Dawn and her volunteers for a job well done.

This year's very informative newsletters have been edited by board member Sue Langton. Brian Summers took on the huge job of co-ordinating delivery of the newsletters. A hearty well done to both of them.

The CPA's membership has again increased this year, thanks to the care that of treasurer, Nancy Allin.

The CPA Board meetings are now recorded in detail thanks to the diligent efforts of Board secretary Heather Thom.

Board members of the CPA have been active in negotiating with builders and owners at 35 Spruce Street, 3 Geneva Street and projects at both north corners of Parliament and Winchester. These negotiations are extremely difficult as they seem to be three steps forward and two back. However, we will persevere.

The CPA has supported the fight at the Ontario Municipal Board (OMB) against the large development planned for Wellesley Street at Ontario Street (Winchester

Square). A member of the CPA, Graham Mudge, has spearheaded this challenge to the developer. Board member Ross McKean and vice-president Lene Badhwar have attended some of the sessions and have encouraged the CPA's board to make two donations of \$500 each to help pay for the lawyers. The OMB has not reached a decision yet.

I hope you saw the Simcoe banners along Parliament Street last summer. The CPA requested that the Business Improvement Association (BIA) install them and even gave them \$500 to encourage the project. The CPA supplied an initial sketch and a local artist designed the banners with Castle Frank on a hill overlooking the Don River and Parliament Street winding its way to the lake. We hope that some of these banners will be re-installed this summer to remind people that Parliament Street was cut through the woods for Lt. Gov. Simcoe to reach his summer home, Castle Frank.

The Annual Renovation Award, which was started last year, is continuing this year and will be presented on June 1st. Janice Hall-Harris and Sue Langton have looked after this award.

The project that I am most proud of is a video that a CPA committee is working on to present the history of Cabbagetown to grade 5 to 8 students in local schools. The project is just at the initial planning stage. However, we have received a grant from the Ministry of Culture, Tourism and Recreation to help with the expenses. At this year's Cabbagetown Festival, we will have to earn enough money to pay the CPA's part of the cost to produce this film. Anybody want to volunteer to help work at the booth?

I have enjoyed the past two years as president. A special thank you to both last and this year's boards. They have been hardworking and innovative. I now pass the torch to our vice-president Lene Badhwar. I know the CPA will grow and mature in her capable hands.

Thank you, also, to the members of the CPA for their interest and support.

*Peggy Kurtin, President*

## MEMBERSHIP

It is time to renew annual memberships — the fee is \$10.00. To join or renew your membership, please complete the form below and return it to Peggy Kurtin, 93, Winchester Street, Toronto, M4X 1B1.

Name \_\_\_\_\_ Address \_\_\_\_\_

Telephone \_\_\_\_\_