



# CABBAGETOWN PRESERVATION ASSOCIATION

May 1995

## NEWSLETTER

Vol. 8, No.3

### ANNUAL GENERAL MEETING

WEDNESDAY, MAY 31, 8PM

St. Martin's School auditorium — Winchester Street entrance

*Speaker* - Rollo Myers, a Cabbagetowner and a member of Friends of Fort York, will address the changes coming to the area around Fort York. His group have successfully negotiated a resolution to the proposed towers and buildings that were to surround the fort. He will also have a model and slides showing the plan of the area.

*Display* - Ryerson Architectural students have been making measured drawings in our area this winter. A number of these, including the Winchester Hotel and 35 Spruce, will be on display. Professors Maca Etkind and Mark McBurney will speak about the project.

*Board and Officer Elections*

*Presentation of Volunteer Awards*

*Presentation of Cabbagetown Renovation Award*

### 1994-95 CPA BOARD

*President* — Lene Badhwar — *Co-ordinator*

*Vice-President* — Sue Langton — *Developments & designation*

*Treasurer* — Josette Garoufallis — *Financial*

*Secretary* — Chris Howard — *Minutes & walking tour*

*Past-President* — Peggy Kurtin — *Video, newsletter & designation*

#### BOARD

Janice Hall-Harris	<i>Designation &amp; awards</i>
Mary Harlan	<i>Forsythia Festival</i>
Donalda Hilton	<i>Walking tours &amp; writing</i>
Ross McKean	<i>Developments</i>
Brian Summers	<i>Audio Visual &amp; distribution</i>
Stephanie Wylie	<i>Forsythia Festival</i>

#### SPECIAL ADVISORS

Rollo Myers	<i>District designation</i>
Geotge Rust D'Eye	<i>District designation</i>

### NOMINATIONS

If you would like to submit a nomination for CPA's board or officer position, please contact a member of the nominating committee **as soon as possible**. Members of the nominating committee are **Lene Badhwar, 921-4601, Ross McKean, 944-1232 and Peggy Kurtin, 967-6432.**

**CABBAGETOWN PRESERVATION ASSOCIATION**  
**PRESIDENT'S ANNUAL REPORT May 1994-1995**

As I reflect on my year as President of the Cabbagetown Preservation Association (CPA), many things come to mind. A walk on the streets of Cabbagetown refreshes my memory about places, people, events and the work of the association that contributes to this vital community over the past year.

My thoughts immediately turn to the Board members and many volunteers who have generously contributed their time and energy to the CPA. Their dedication to a vibrant Cabbagetown make events like the Forsythia Festival and Walking Tours so successful. They have produced our newsletters, the "I Love Cabbagetown" video, undertaken research on houses, held timely workshops and last but not least recorded our minutes and financial transactions. Their successes are Cabbagetown successes.

Thank you to all these dedicated people. If you have not met them personally, you will certainly know them by the work they represent and the pleasure you have taken from their efforts on your behalf.

You make the CPA happen with your membership. Your \$10 membership fee in the Association is very important. It provides part of the financial basis for our survival together with the proceeds from the sales of our books, t-shirts and postcards, etc. We are also very fortunate this year to receive a Heritage Organization Development Grant from the Ministry of Culture, Tourism and Recreation. This grant (\$1225) has covered 75% of our newsletter, educational and promotional costs.

The CPA works within a successful community which attempts to preserve the past. An important part of "Keeping the past in our future" is the designation of historical buildings and the overall planning of Cabbagetown which will affect our streets and our community in the future. You are well aware that the planning

framework for Toronto is constantly changing. Since June 1994, Cabbagetown has been covered by site plan control which means that new developments are not just guided by what is permissible within the zoning by-law, but massing and siting can be considered within the overall context of the streetscape.

Furthermore, the new Ontario Planning Act Reforms, will integrate conservation into the Planning Act. This comprehensive set of policy statements and their implementation guidelines will bring heritage conservation planning to the fore of the planning process, a significant improvement over the old eleventh hour stand that we are all familiar with.

**The Winchester Hotel has been officially designated** thanks to the concerted effort by Ward 7 councillor, Pam McConnell, the BIA and the CPA. The Toronto Historical Board have recommended the designation of 35 Spruce Street. Only the approval by City Council is needed now. We can also report that the proposed infill development on Woodstock Place has been abandoned by the developer because of community input at the conceptual planning stage and the need for site plan approval.

Beautiful and stately Metcalfe Street with its overarched trees has been the focus of the researchers these past months. Architectural and historical data has been compiled and photographs taken of each house between Carlton and Winchester Streets.

I would be remiss to close without saying that I have had a fulfilling and enjoyable year working with the CPA Board and volunteers. To live and work in a community is to enjoy the community at its fullest.

*Lene Badhwar*

# PORCHES

# AND

# STEPS

## ***THE CONTINUING SAGA OF HOME MAINTENANCE***

*Peeling paint, sagging steps, clogged drain pipes  
- It's spring - Time to carry out our annual spring  
ritual and inspect the exterior of our homes.*

*Will the porch and steps need our attention this year?*

### **PORCHES AND VERANDAHS**

Ontario's extreme climate prompted builders to provide a shelter protecting an important entrance in the winter, as well as, offering a shaded area for the enjoyment of its often subtropical summer. Porches had finishes and details like those of furniture, more details of cabinetmaker than a carpenter.

Because porches have frequent use, and are constructed of many parts, they require considerable maintenance to repair the damage of weathering and human wear and tear. There is evidence of porches added that are not sympathetic to the style of the house - as well, old porches that have been removed permanently.

During your inspection, look for water related damage around posts and balustrades - make sure there are no structural flaws before working on details. Ensure that stone or cast stone balustrades are well anchored: if not, repair or replace. Cast or wrought iron railings should be secure in stone. Wooden porch floors and other exposed wood should be treated with a water repellent preservative before refinishing takes place.

If you are considering to permanently enclose your open porch, please follow the model of historic practice used for summer screening. Try to retain the historic 'transparency' of the porch as much as possible -ie- do not use smoked glass or reflective glass to enclose it.

Take care of upper story porches - they tend to be less used and do not get as much 'inspection'

by you as would an entrance porch or verandah. Ensure that upper story porches are well founded and properly fastened and flashed at walls and roofs. The porch should not compromise the foundation and exterior of the building.

### ***STEPS AND RAMPS***

Keep foundation of exterior steps secure. Steps are vulnerable to the heaving of freezing and thawing ground. Good drainage is very important. Exterior steps should be level, with only enough slope to drain water away quickly. Stone and concrete steps should be sound, with no deep cracks or missing chips.

When repairs are made, ensure that patching matches colour, texture, profile and hardness of existing steps. Keep wooden steps well maintained. Replace rotten or heavily worn steps in kind. Renew the paint on wooden steps more frequently. If steps are unpainted and stained, make sure the green coloured growth is scrubbed away, dried for 24 hours and a water repellent stain applied. A second application of the stain is recommended after a sufficient drying period.

### ***HAPPY HOME MAINTENANCE!***

Information obtained from *WELL-PRESERVED*, the Ontario Foundation's Manual of Principles and Practice for Architectural Conservancy by Mark Fram. This manual is in the library of the Cabbagetown Preservation Association.



## - FORSYTHIA FESTIVAL -

The 24th annual Forsythia Festival took place on what many attendees agreed was the first warm and sunny weekend of spring. As usual the opening event was the grand parade led by this year's Forsythia Queen Dawn May, and her attending Princesses, who were carried in a magnificently decorated trailer supplied by Riverdale Farm. The regal retinue was dressed to the nines in Forsythia yellow gowns and tiaras.

Two grand marches in Wellesley Park followed: one for children and bicycles and the other for an assortment of our canine friends. The participant received a wide variety of prizes and treats for their efforts. In addition, refreshment in the form of juice, cookies and hot dogs were available to any hungry reveler.

Emcee Rollo Myer presided over the festivities which included face painters, a number of talented dance troupes and local musicians from the Cabbagetown Cultural Centre; all of them did a marvelous job of keeping everyone entertained.

This year's event would not have been possible without the generous support of local persons/businesses and the items they donated for prize-giving as well as for the silent auction.

Last but not least, the hard work and dedication of the Forsythia Festival committee cannot be overlooked; without them there would be no festival! A sincere and heartfelt thank you to the following: Barbara Corder, Gerrard Jones, Mary Harlan, Peggy Kurtin, Lorna McCormick, Senga McLean, Joanne McLennan, Rollo Myers, Linda Ross, Keith Tarswell, Gloria Trujillo, Diane Tyszko, Eal Vitalis and Stephanie Wylie.

## THE WINCHESTER HOTEL

### — HISTORY —

The land on which this hotel stands were first surveyed in 1793 by Lt. Governor Simcoe's land surveyors. The land, Park Lot 2, bounded by Carlton, Bloor, Parliament and the Don River was deeded to Francis, infant son of John and Elizabeth Simcoe. The family then built a small house on the north east corner of their property which they called Castle Frank.

In 1796, the Corps of the Queen's Rangers cut a road from the lake to Castle Frank for the convenience of the Simcoes and their guests. The road was called Parliament Street as the first Parliament Buildings were at its foot.

In 1857, Plan D62 was laid out on the east side of Parliament Street, south of Winchester Street. Lots 1 and 2 were purchased by James McCaffrey, a farmer, who opened the Santa Claus Tavern on the site in 1860. In 1866, the Lake View House Hotel was opened on the same site. This 2-storey roughcast building was set back from Parliament Street in a landscaped garden.

In 1880, John Ayre, the new owner and manager of the Lake View House Hotel, erected a 2-storey brick and roughcast addition facing Parliament Street. At this time, the 1866 Lake View became known as the Winchester Hall and the new portion as the Lake View Hotel. In 1888, the 1880 Lake View Hotel was replaced with the three-storey brick building (architects Kennedy and Holland) which occupies the site today.

By the turn of the century, the Lake View Hotel regarded as one of the more popular resorts in the City of Toronto. The hotel was equipped with the most modern conveniences, electric bells, bathrooms on every floor, telephones and a patent rope fire escapes. It also featured a summer garden, large lodge room, public hall and billiard room.

In 1941, significant alterations were made, the ground storey was clad in Vitrolite, a vertical 2-storey sign erected and the Winchester Street entrance and staircase were altered in the Art Moderne style. In 1955, the lower portion of the building was clad in Granox.

### — PRESENT —

The Winchester Hotel and the attached building to the south are owned by Jimmy Christodoulou. A building permit has been issued for alteration to the first floor. Mr. Christodoulou will install a sports bar at the front and a room with a band in the rear. His son, Peter Christodoulou will be the manager. Liquor Transfer permit has been promised on completion of inspections.

### — FUTURE —

At the public meeting March 6, City Councillor Pam McConnell established three community reference groups to examine [1] the historical nature of the building [2] the residential use [3] the licensing of the tavern. For more information or to get involved, call City Councillor Pam McConnell's office at 392-7916.

## WINCHESTER SQUARE OMB DECISION?

You may remember that in January and February of 1994, an Ontario Municipal Board (OMB) hearing was held about Meridian's application to build 18 storey apartment buildings on Wellesley Street at Ontario Streets. A few weeks ago an **interim** decision was issued.

After 13.5 months the OMB still did not make a complete decision. However, they stated a preference for a maximum height of 8 storeys over Meridian's request for 18 storeys.

The OMB now want to get independent expert opinions on gross floor area and the city's plan for community indoor space. Therefore, more hearings will be coming — but then, so is Christmas!

## Walking Tours in & around Cabbagetown

**Sat. May 27, 1:30** - Follow the Thomas Helliwell's Road (1796-1862) from the corner of Sumach and Winchester Streets to Todmorden Mills. Learn about the early industrial years, railroad

and nature. This free tour will be led by Ian Wheal and is sponsored by the Toronto Field Naturalists and the Ontario Society for Industrial Archaeology.

**Sun. July 16, 1:30** - Visit the Back Lanes and Grand Homes of Cabbagetown. Sponsored by the Toronto Historical Board, this hour and a half walking tour will meet at the South East corner of Wellesley and Parliament Streets. This free tour will be led by Peggy Kurtin of the Cabbagetown Preservation Association.

## Heritage Survey

We thought you may be interested in knowing how your neighbours answered question 15 of the Heritage survey, "What street(s) do you think CPA should recommend for designation?"

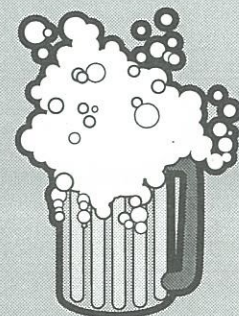
All of area between Gerrard, Bloor, Parliament Streets and the Don River (Don Vale area)	31%
Metcalfe Street as pilot project	29%
Not sure	27%
Various other street as first choice	9%
Half of Don Vale area	4%

Also 5% indicated that the streets west of Parliament St. should be considered in the future.

## LOOK UP — AND SEE

### SIX HISTORIC LIGHT FIXTURES ON SACKVILLE PLACE.

They are believed to have been designed by the City of Toronto in 1910 and are in the BEER MUG STYLE. They are now unique in Toronto and only appear on one other street - Trenton Terrace.



35 SPRUCE STREET

— History —

This pre-Confederation house is one of the oldest in Cabbagetown. It was built in 1860 for Charles B. Mackay, a clerk at the Front Street Customs House. The Toronto Historical Board describe this house as "an unusual if not unique example of a type of Ontario Farm Cottage designed in the vernacular Georgian Style." The red brick was likely obtained from the Don Valley Brickworks with the buff brick, used to emphasize the quoins and lintels, from the Yorkville brickyard. Behind the decorative iron fence, there are 3 Catalpa trees and a large Chestnut tree in the front garden.

— Future —

The developer of the property has agreed to restore and renovate the house. The complete site is to be treated for termite control. The six townhouses that are to be built at the rear of the property will enter by a new road on the east side of the property.

401 SACKVILLE STREET

Congratulations to the owners of **401 Sackville Street**. The Toronto Historical Board has recommended that this 1872 house be placed on the City of Toronto's Inventory of Heritage properties. John Ward, a carpenter, was the builder and first owner of this house which was among the first to be constructed on the east side of Sackville. He sold the house to John Erz, a tailor, two years later. This house has recently had major construction to the rear.

*"Main streets are the bones that make up the skeleton of the City. They have much to do with the city's personality." —Jane Jacobs, Housing on Main Streets Forum*

**ITS TIME TO RENEW YOUR ANNUAL MEMBERSHIP  
TO THE CABBAGETOWN PRESERVATION ASSOCIATION**

The membership is **\$10.00**. It will cover from the annual meeting of 1995 to annual meeting 1996.  
If you haven't got the time to help us this year, perhaps next year, but join CPA to day.

*I may be interested in contributing time to one of the following:*

- Forsythia Festival       Walking tours       Research       Newsletter delivery

Name \_\_\_\_\_

Address \_\_\_\_\_

Postal Code \_\_\_\_\_ Telephone (    ) \_\_\_\_\_

Please mail or deliver your membership to 5 Dermott Place M5A 3B5