

CABBAGETOWN NORTHWEST HERITAGE CONSERVATION DISTRICT

HERITAGE CHARACTER STATEMENT AND DISTRICT PLAN

August 2007

CABBAGETOWN NORTHWEST HERITAGE CONSERVATION DISTRICT HERITAGE CHARACTER STATEMENT & DISTRICT PLAN

August 2007

Prepared by:

**City of Toronto
Heritage Preservation Services
City Hall, 2nd Floor
Toronto, Ontario, M5H 2N2**

With the assistance of:

The Cabbagetown Preservation Association

**Based upon the Cabbagetown-Metcalf Area
Heritage Conservation District Plan (November 2001) prepared by:
Unterman McPhail Associates
Heritage Resource Management Consultants
540 Runnymede Road
Toronto, Ontario, M6S 2Z7**

**In association with:
Archaeological Services Inc.
L. Alan Grinham, Architect Inc., and
Wendy Shearer Landscape Architect Limited**

TABLE OF CONTENTS

| | Page |
|---------------------------------------------------------------------------------------------------------------------------|------|
| PART A | |
| 1.0 INTRODUCTION | |
| 1.1 What is a heritage conservation district? | 8 |
| 1.2 Background to the Plan | 8 |
| 1.3 Purpose of the heritage character statement and plan | 9 |
| 2.0 HERITAGE CONSERVATION DISTRICT STATEMENT | |
| 2.1 Heritage character statement | 10 |
| 2.2 District boundary | 18 |
| 2.3 Individual designations under Part IV of the <i>Ontario Heritage Act</i> (OHA) | 18 |
| 2.4 Purpose of the principles, objectives and goals in the review of potential construction activities in the District | 18 |
| 3.0 HERITAGE CONSERVATION PRINCIPLES | |
| 3.1 Introduction | 20 |
| 3.2 Principles | 20 |
| 3.2.1 Demolition | 20 |
| 3.2.2 Heritage Buildings | 20 |
| 3.2.3 Landscape | 20 |
| 3.2.4 New development | 21 |
| 3.2.5 Community | 21 |
| 4.0 GUIDELINES FOR BUILDING CONSERVATION AND CHANGE | |
| 4.1 Introduction | 22 |
| 4.2 Cabbagetown Northwest Heritage Conservation District Guidelines | 22 |
| 4.2.1 District conservation goals | 22 |
| 4.2.2 District conservation objectives | 23 |

TABLE OF CONTENTS

(continued)

PART B

| | | |
|------------|---------------------------------------------|----|
| 5.0 | CONSERVATION PRACTICE ADVISORY NOTES | |
| 5.1 | Building conservation | 24 |
| 5.2 | Foundations and basements | 25 |
| 5.3 | Mortars and parging | 26 |
| 5.4 | Structural systems | 26 |
| 5.5 | Exterior wall cladding | 28 |
| 5.5.1 | Brick and stone | 28 |
| 5.5.2 | Stucco | 29 |
| 5.5.3 | Wood cladding | 30 |
| 5.5.4 | Synthetic, modern siding | 31 |
| 5.6 | Roofing and chimneys | 31 |
| 5.7 | Windows and entrances | 33 |
| 5.8 | Decorative wooden detailing | 35 |
| 5.9 | Exterior paint | 37 |
| 5.10 | Energy conservation | 38 |
| 5.11 | Educational and institutional structures | 38 |
| 5.12 | Outbuildings | 39 |
| 5.13 | Archaeological sites | 39 |
| 5.14 | Accessibility considerations | 39 |

PART C

| | | |
|------------|----------------------------------------------------------------|----|
| 6.0 | GUIDELINES: ALTERATIONS, ADDITIONS AND NEW CONSTRUCTION | |
| 6.1 | Introduction | 41 |
| 6.2 | Alterations to heritage buildings and sites | 42 |
| 6.2.1 | Guiding principles | 42 |
| 6.2.2 | Features and spaces around buildings | 42 |
| 6.2.3 | Existing building fabric | 43 |
| 6.2.4 | Roofs | 43 |
| 6.2.5 | Foundations and walls | 43 |
| 6.2.6 | Windows | 43 |
| 6.2.7 | Entrances | 44 |
| 6.3 | Additions to heritage building sites | 44 |
| 6.3.1 | Location | 45 |
| 6.3.2 | Design | 45 |

TABLE OF CONTENTS

(continued)

| | | |
|-------|-----------------------------------------------------------|----|
| 6.4 | Alterations to non-heritage buildings | 46 |
| 6.5 | New buildings construction | 46 |
| 6.5.1 | General principles | 46 |
| 6.5.2 | New building heights | 47 |
| 6.5.3 | Width | 47 |
| 6.5.4 | Proportion | 47 |
| 6.5.5 | Relationship to the street | 47 |
| 6.5.6 | Roofs on new buildings | 47 |
| 6.5.7 | Windows and entrances on new building | 47 |
| 6.5.8 | Exterior cladding: materials and colours | 48 |
| 6.6 | Public works | 48 |
| 6.7 | Corner lots | 48 |
| 6.8 | Signage for commercial uses on Carlton Street | 49 |
| 7.0 | LANDSCAPE CONSERVATION | |
| 7.1 | Introduction | 54 |
| 7.2 | Summary of existing conditions | 54 |
| 7.3 | Landscape conservation guidelines | 55 |
| 7.3.1 | Guidelines for private property owners | 55 |
| 7.3.2 | Public realm initiatives | 57 |
| 7.4 | Parking and laneways | 57 |
| 8.0 | PLANNING AND IMPLEMENTATION | |
| 8.1 | Introduction: Legislative context | 60 |
| 8.2 | Planning policy context for heritage district designation | 60 |
| 8.3 | Implementation | 60 |
| | SOURCES | 62 |

APPENDICES

- A Case Studies: Building Conservation
- B Landscape Guidelines
- C Technical Notes and Tool Chest
- D Properties Designated under Part IV of the *Ontario Heritage Act* and Listed on the City of Toronto Inventory of Heritage Properties
- E Toronto Heritage Conservation Districts: Permit Application Process
- F Glossary of Architectural Terms

LIST OF FIGURES

| | | Page |
|-----------|----------------------------------------------------------------------------------------------|------|
| Figure 1: | Cabbagetown-Metcalf, Cabbagetown North and Cabbagetown South Heritage Conservation Districts | 10 |
| Figure 2: | Cabbagetown Northwest Heritage Conservation District | 19 |
| Figure 3: | New construction – infill, front elevation and plan | 51 |
| Figure 4: | New construction – infill, birdseye view | 51 |
| Figure 5: | Corner lot, one storey addition to rear addition of a heritage building | 52 |
| Figure 6: | Corner lot, two storey addition to rear addition of a heritage Building | 52 |
| Figure 7: | Corner lot, two storey addition, birdseye view | 53 |

LIST OF TABLES

| | | Page |
|----------|---------------------------------------------------------------------------------|------|
| Table 1: | New trees and shrubs for front and side yards in Heritage Conservation District | 58 |
| Table 2: | Trees presently suitable for street use in Heritage Conservation District | 59 |

PART A

Section 1 provides an introduction to the heritage conservation district plan and heritage character statement. Section 2 outlines the defining characteristics of the area in a Heritage Character Statement and discusses Part IV Ontario Heritage Act designations and municipally-listed buildings. Section 3 contains a short statement of conservation principles.

1.0 INTRODUCTION

1.1 What is a heritage conservation district?

A heritage conservation district is comprised of a collection of buildings, streets and landscapes that together give an area a special character that distinguishes it from other areas in a municipality. Cabbagetown Northwest's character is derived from the overall quality of the architecture, the integrity of form, the history of development, its residents, the aesthetic value of the public streetscape and the private landscapes.

Part V of the *Ontario Heritage Act*, RSO 1980, C.337 provides the mechanism for the designation of heritage conservation districts in the Province of Ontario. The legislation provides municipalities with the ability to define areas comprising heritage resources through study to be considered for designation. It also enables municipalities to develop guidelines to encourage the care and conservation of the heritage resources within the district while ensuring the maintenance of the district's character.

1.2 Background to the Plan

The Cabbagetown area, including the Cabbagetown Northwest Heritage Conservation District (HCD), has been under consideration by the area residents for many years. In 2002, City Council designated the Cabbagetown-Metcalf Area Heritage Conservation District by By-law No. 110-2002 following a study of the District. The designation of the District was subsequently confirmed by the Ontario Municipal Board. In 2004, City Council designated the Cabbagetown North Heritage Conservation District by By-law No. 259-2004, also following a study of the District. No appeals were filed. In 2005, City Council designated the Cabbagetown South Heritage Conservation District by By-law 887-2005, again following a study of the District. No appeals were filed. There was considerable community support for the three HCDs, with a team of residents undertaking the necessary research for the more than 1,000 properties in the Districts. The Cabbagetown-Metcalf, Cabbagetown North and Cabbagetown South HCDs, as shown in Figure 1 are now up and running with assistance from a local advisory committee of residents. At the time the Cabbagetown-Metcalf HCD was initiated, many in the community felt that this would be the first of several HCDs in the area.

The Cabbagetown Preservation Association (CPA) - with local support and encouragement - initiated discussions with the City of Toronto to propose the establishment of the Cabbagetown Northwest Heritage Conservation District to promote the preservation and enhancement of the special character of the suggested study area. The Cabbagetown Preservation Association (CPA) wrote to the City requesting that the HCD study be initiated for the northwest portion of the District. In response, on April 19, 2007, City staff held a community meeting during which the

proposed district was discussed. Strong community support was expressed at this meeting.

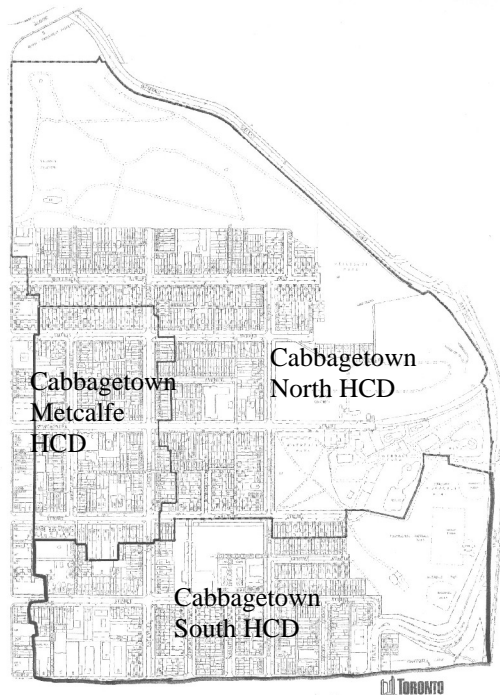


Figure 1. Cabbagetown-Metcalf, Cabbagetown North and Cabbagetown South Heritage Conservation Districts (HCDs)

The process has been supported locally by a group of dedicated volunteers who compiled a comprehensive inventory of properties of the study area to illustrate the significance of this Victorian and 1920s-era development. The Toronto Preservation Board, at its meeting held on February 7, 2007 endorsed the study of the area. City Council, at its meeting held on April 23 and 24th, 2007, approved the study of the area as a heritage conservation district and directed that a study advisory committee, consisting of CPA representatives and property owners, be established.

1.3 Purpose of the heritage character statement and plan

The Heritage Character Statement describes those aspects of the District that define the special architectural, historical, contextual and landscape characteristics of the area. The character statement supports the establishment of a district boundary that delineates the area of special character. The Plan provides a guide to the care and conservation of the architectural heritage, the public and private landscape and the alteration of properties and streetscapes located in the District. It also provides guidance related to development. The intent of the Plan is to foster and encourage a public sense of interest in the preservation of the area's heritage resources. Public Information Sessions were conducted to assist in encouraging resident participation and input into the Plan.

The “guidelines” presented in the Plan document are simply that. They are intended to encourage a property owner —public or private— to provide a minimum level of appropriate care and building conservation when further physical change is considered. It is not the intent of the Plan to prohibit change in the Cabbagetown Northwest Heritage Conservation District. It is meant to manage change for the benefit of the present and future residents.

2.0 HERITAGE CONSERVATION DISTRICT DESIGNATION

2.1 Heritage Character Statement

The Boundaries of the Cabbagetown North-West Heritage Conservation District

The Cabbagetown North-West Heritage Conservation District (the "District") is comprised of that part of Toronto shown on the attached map, which extends from the rear of the properties on the west side of Parliament Street, on the east; to properties on the east side of Sherbourne Street, on the west; and from the rear of the properties on the south side of Carlton Street, on the south, to the properties fronting on the south side of Wellesley Street East from Parliament Street to Sherbourne Street, on the north; except for the area between Bleecker Street and Ontario Street shown on the attached map as excluded from that area.

Like the areas designated by the previous three Cabbagetown Conservation District designation by-laws, most of the District was originally laid out and settled in the 1840's and 1850's, with most of the surviving buildings dating from the 1870's and 1880's.

Generally, the boundaries of the District are intended to include that part of the area east of Parliament Street from Carlton Street north, where the integrity of the Victorian-period streetscapes has survived virtually intact.

The omission of the area north of Wellesley Street East results from the demolition of virtually all of the previous Victorian homes in that area for the construction of St. James Town, and in the case of the area south of Wellesley Street East between Ontario

Street and Bleecker Street, the demolition of most of the houses, in the 1960's and early 1970's, for South St. James Town.

Most of the homes that existed in this swath of Toronto destroyed in the 1960's and 1970's were part of a neighbourhood that physically resembled what is left of the Cabbagetown area today.

The District Name

The area included in the district designation is west and north-west of three Heritage Conservation Districts already designated by City Council, each one bearing "Cabbagetown" in its name, covering, collectively, the area east of Parliament Street from Bloor Street East and the Don River south to Gerrard Street East.

As pointed out in *Cabbagetown Remembered*, by George H. Rust-D'Eye, "Cabbagetown" has never been a legally-defined place name, nor was it ever surveyed. In fact, the question of where Cabbagetown is – or was – has been the subject of considerable controversy, even among people who lived in it during the same period of time as each other.

The name was originally applied to the area north of Queen Street between Parliament Street and the Don River and, until the Second World War, was not considered to pertain to any part of the City north of Gerrard Street East.

Most of the Victorian houses which existed in the original Cabbagetown were demolished for the creation of Regent Park, but the name remained in use and gradually became applied to the Victorian residential areas north of Gerrard Street as well.

As will be discussed below, the historical development and nature of the residential communities included in the District bear sufficient similarities and connections to the previous District designations east of Parliament Street, to warrant the inclusion of "Cabbagetown" in the title of this District as well.

All of the Districts share, among other things: (i) a time period and general nature of developmental evolution; (ii) a common and connecting grid system of streets; (iii) the coherence and integrity of unbroken streetscapes of narrow houses of similar size and scale, based on pattern-book designs rather than architectural drawings, built very close together, usually in pairs or rows of attached identical buildings erected in the 1870's and 1880's; and (iv) a shared relationship and history with other parts of the City built up during the period of rapid expansion of its areas of occupation during the last quarter of the 19th century.

Cabbagetown and its surrounding area and context is well-illustrated and discussed in *Cabbagetown Remembered*, and documented through the efforts of the local Cabbagetown Preservation Association and their publication *Touring Old Cabbagetown*. Research of the area has been undertaken by the Association's volunteers, who have completed an inventory of all of the buildings in the other three Districts as well as this one. The volunteer group researched the dates of building construction and the ownership of the properties, contributing to a comprehensive documented record supporting and providing evidence of the significance of the area. As in the case of the other three Districts, the Association's inventory includes a photograph of each structure and a survey of trees on private property. The inventory is the principal resource from which the collective

significance of the Districts has been developed.

District Character

The City of Toronto is distinctive in having its downtown surrounded by a number of beautiful older residential neighbourhoods, built-up during the Victorian period. Cabbagetown is one of them.

The history, form and arrangement of the physical components of Cabbagetown combine to form a context which helps define the quality of life which it provides.

Cabbagetown is recognized as one of the most vibrant residential communities in Toronto. The "Victorian" character of the area is visible in the relatively unchanged streetscapes, with many surviving examples of row housing, and single-family residences displaying late 19th century architectural styles and an integrity of form. Landscape characteristics include the long narrow lots, small front-yard gardens and backstreet lanes, as well as the presence of many mature trees and other foliage. Residents' strong sense of pride and commitment to this community are exhibited in the preservation and improvement of many residences, individual front-yard garden landscaping and the conservation of the tree-lined streetscape.

As a result, people find Cabbagetown attractive, comfortable to live in and to visit. This enjoyment of the physical environment has allowed the area to build on its positive attributes, producing a well-known and celebrated character and high level of neighbourhood activity.

Those who experience Cabbagetown are attracted to and enjoy its narrow houses standing cheek-by-jowl in virtually

unbroken streetscapes; the general absence of garages, front yard parking and wide driveways; the picturesque back lanes; the small front yards and back yards, many boasting attractive gardens and landscaping lavished upon them by their owners; the proximity of houses to streets; the large beautiful trees, which in some cases provide a complete canopy over streets and yards; the inter-relationship of all of the various elements of the neighbourhood, including fencing and street furniture; and generally the sense of "village" produced by the area as a whole.

Historical Development of the Area

The layout of streets in Cabbagetown is an extension of the "grid plan" originally laid out by the Simcoe administration soon after the founding of the Town of York in 1793, in which almost all streets run north and south or west and east, meeting at right angles.

The City of Toronto, as it was first established by legislation in 1834, was well to the south of current day Cabbagetown, but the area to the north of the City, up to the first concession line (Bloor Street) was set aside for annexation when sufficiently populated. This area was known as the "Liberties" within which the entire geographical area of the District was situated.

In 1842, the topographical plan of the City and Liberties of Toronto, surveyed, drawn and published by James Kane, showed the area as having been cleared of original trees, with a rudimentary outline of proposed streets, but no buildings. By the 1850's, most of the layout of streets had been completed.

In 1850, the first house recorded as having been built in the District was constructed at

192 Carlton Street, and was to become the home of Allan McLean Howard, clerk of the First Division Court, who lived in the house until well into the 1890's. The McLean Howard House has seen some changes, particularly those effected in 1907-8 to the designs of Feldman and Goldsmith. It remains the earliest building in the District, a handsome brick residence now in use by the Second Mile Club.

Features of the District

The most visible and important characteristic of the District today consists of the virtually unbroken streetscapes of 2½ to 3-storey Victorian houses and other buildings existing on both sides of Carlton Street, Winchester Street, Prospect Street, Ontario Street south of the projection of Winchester, and Aberdeen Avenue, and on one side of each of Wellesley Street East, Bleecker Street and Ontario Street north of Winchester.

There have been some changes. The area has a few, in some cases unfortunate, examples of 20th century architecture. Alterations have been made to a number of the Victorian structures, particularly the addition of projecting store-fronts on a number of buildings on the south side of Carlton. However, the overall character of the original Victorian neighbourhood, and the general combination of pleasing forms of Second Empire, Victorian Gothic, Romanesque and Georgian forms, together with representation from later architectural styles, as well as the massing, scale and relationship of buildings to each other and to the street, has maintained an integrity which renders the District worthy of designation, as making a significant contribution to the cultural heritage of the City of Toronto.

As well as the A. McLean Howard home, the District boasts a number of examples of Georgian-style buildings, built during the 1850's and early 1860's, namely, 230-232 (surmounted by a Mansard roof, probably from the late 1870s), 229-231, 209-211, 195 and 185 Carlton Street (the latter one of the most improved and intact Georgian houses in the City), 21 Winchester Street (the Samuel Boddy House), and 56 Rose Avenue (built in 1858 facing south to Prospect Street, with a late 1870's tower).

The District also features a significant number of buildings of the Second Empire style, marked by roofs of the mansard type, pierced by dormer windows, round-headed doors and windows with moulded window heads, decorative details at the eaves and corners of the building, usually of red brick, contrasting with the yellow brick of the main walls. Most of them were built in the late 1870s or early 1880s. Handsome examples include 213-215, 197-201, 187-189, 181-183, 165-179 (the Chamberlin Block, 1877), 226-228 Carlton Street, 13-15, 17-19 Winchester Street and 257-263, 271-277 Wellesley Street East.

Few of the buildings in the District were designed by architects. Most were based on pattern book designs, accounting for similarities shared by a number of the buildings built in the same period to each other. For instance, while most of the features of the pair of Georgian buildings at 229-231 Carlton Street have been hidden by the addition of projecting store fronts and stucco and paint on the upper floors, many of their Georgian features, particularly the magnificent chimneys, can still be seen. Further along Carlton Street, at 209-211, will be found another pair, identical to them, also erected in the 1860's. The attractive preservation of this latter pair shows what could be accomplished if similar care and

attention to detail were brought to bear on the former pair of buildings (even leaving in place, if required, the storefront attachments).

St. Peter's Church

The beautiful "Modern English Gothic" St. Peter's Church, at the north-east corner of Carlton and Bleecker Streets, was opened for service by Bishop John Strachan on June 10, 1866. The congregation had previously held its services in the cemetery chapel of St. James-the-Less on Parliament Street. The first Minister of St. Peter's, and its incumbent for its first 42 years, was Reverend Samuel Boddy, whose house "Merripen", built at 21 Winchester Street in 1858, still stands.

The church building, designed by Gundry & Langley, Architects, features a contrast of red and yellow bricks, pairs of pointed Gothic windows, a rose window set in a Gothic brick frame, and a pointed Gothic belfry at its west end, as well as "dormerlets" projecting from its roof. In 1872, transepts were added. In 1880, it underwent alterations to increase its seating capacity. In the same year, the handsome Sunday School building to the north was erected, echoing the Gothic form of the old church, with complicated brickwork. St. Peter's survived a series of fires, particularly a serious one in 1973. After the church was restored, Lieutenant Governor Pauline McGibbon and a large congregation attended a service on December 16, 1979 to celebrate its preservation and the unveiling of a Toronto Historical Board plaque.

The church's original bell, which fell to the ground from its tower during the fire, was also saved and restored to its place.

Associated with St. Peter's is its rectory, at 190 Carlton Street, built in 1905 to the design of Gordon & Helliwell, Architects.

St. Peter's has been designated under the *Ontario Heritage Act* by the City of Toronto as a building of architectural and contextual significance.

St. Luke's United Church

Formerly Sherbourne Street Methodist Church, this building is referred to in Robertson's Landmarks as "the handsomest church in central Toronto". The previous church on the same site, erected in 1872, was enlarged and replaced by the current building which opened in 1876.

The building is in the Romanesque style of architecture, built of gray Credit Valley stone with brownstone dressings from the same place. Later additions have been built on the west face of the building.

The architects of the building were Messrs. Langley and Burke. The church bears a Toronto Historical Board plaque outlining its history.

Église du Sacré-Coeur

Until 1887, French-speaking Roman Catholics in Toronto had no place of worship to call their own. In that year Sacré-Coeur parish was established.

The first church was a second-hand previously Protestant building located at the corner of King and Sackville Streets.

As the parish increased in size, it was recognized that a larger building would be required to serve its 400 families. The land at Carlton and Sherbourne was purchased from William Gooderham, and in 1936 the

current building was blessed by Archbishop McGuigan.

The building is sheathed in primarily yellow brick, with some details typical of the art deco style of architecture current in the 1930's.

The parish continued to increase in numbers, and in 1951 a wing was added on each side of the original building.

Winchester School

In 1897, the present Winchester School building was erected as a 9-room, 2-storey structure, with the third floor being added in 1901. The building replaced a 2-room frame schoolhouse erected on the site in 1874. Like St. Peter's, Winchester School also suffered a serious fire in 1973. Fortunately, the handsome building was restored and today boasts a historical plaque erected by the Toronto Historical Board.

Other Significant Buildings

North of Carlton Street, on the west side of Ontario Street, stands the building of the first Church of Christian Association, built in 1905 to the design of F.J. Bird, Architect, designated by the City of Toronto under the *Ontario Heritage Act* for architectural, contextual and historical reasons.

The attractive Canadian Bank of Commerce building, built in 1905 to the design of Darling & Pearson, Architects, stands at the south-west corner of Carlton and Parliament Streets. Patricia McHugh, in her book *Toronto Architecture – A City Guide*, describes the bank building as follows:

"Auspicious, Classical Revival with weighty Doric columns framing a deep vault-like entrance; above, a domestic Queen Anne bay window –

curtains and all. These small branch banks were often built with residential flats on the second floor."

The house at 437 Sherbourne Street bears a Toronto Historical Board plaque designating it as the home of Reverend Alexander Sutherland. The house was built in 1876-7 to the designs of Harper & Sons, Architects. A former body-rub parlour in the 1970's, the Victorian house is characterized by polychromatic brick, Italianate eyebrow window heads and Eastlake spools and spindles.

The Ernescliffe apartment buildings, built 1913-14 to the design of Redmond & Beggs, was designed in Classical Revival style, featuring Ionic pilasters.

Additional Contributing Elements

A number of additional features and characteristics relating to the District also contribute to its character and integrity as a significant Victorian neighbourhood is what is now Downtown Toronto:

- Carlton Street (originally "Carleton") was one of the first streets in Toronto to feature a streetcar line, horse-drawn of course, in the 1860's. Modern streetcars still roll along Carlton, carrying Cabbagetowners to and from the downtown;
- Carlton Street, between Ontario and Parliament Streets, was known in early times as "Doctors' Row", for the significant number of doctors and dentists who practised there from their homes. The transom glass over the door at 212 Carlton Street still bears the name "Dr. Forfar", after the physician who practised there from the 1890's into the 1920's;
- at least 70 of the properties in the District have been listed by the City of Toronto on its Inventory of Heritage Properties. Some of the buildings bear boval plaques issued in 1984 by the Toronto Historical Board to owners of listed and designated properties to mark the 150th birthday of Toronto. These plaques do not, however, in themselves, provide any protection to the buildings;
- the handsome commercial/residential five-unit row at 242-250 Carlton Street has retained almost all of its attractive brick and stone features. #242 and 244 have retained almost intact their original shop fronts;
- the District features a number of buildings constructed from the 1870's to the 1890's by well-known builders of the period: Thomas Bryce, Charles Chamberlin, Charles Rundle and John Bowden, the latter of whom was responsible for filing the plan of subdivision for the central part of Cabbagetown, filed in the 1850's;
- there are a number of examples of handsome attached rows of identical houses, creating in each case the picturesque and striking alteration of alternative vertical dark and light strips when illuminated at certain times of the day by the sun;
- the Second Empire houses at 269-271 Wellesley Street boast a particularly attractive pair of heavy wooden round-headed doors typical of the late 1870's in which the buildings were constructed;
- a magnificent keystone of a bearded male face, possibly representing a river god, is to be found in the Romanesque

Revival house at 253 Wellesley Street East;

- another handsome Romanesque-style house is to be found at 191 Carlton Street, although it has recently lost its appropriate sash windows;
- despite the prominently Victorian character of the District, a few examples of modern architecture are also to be found, for instance, at 6 and 8, 33 and 45 Aberdeen Avenue, 216 Carlton Street and 492-508 Ontario Street. Although obviously not Victorian, the latter row of buildings maintain the scale and massing of their surrounding neighbours, and of their Victorian predecessors, demolished during the block-busting at the time of the demolition of most of the area to the north by Meridan Corporation in preparation for its proposed South St. James Town project. In a few cases modern buildings have replicated those which they replaced, maintaining the architectural, as well as contextual, features of their block-busted predecessor, such as 88-90 Bleecker Street and 5 Rose Avenue, the latter an excellent and almost unidentifiable replication and completion of the attractive 1879 row at 1-11 Rose Avenue. Another virtual replica house which blends in well with its neighbours is to be found at 7A Aberdeen Avenue;
- for some time in the 1880's and 90's, the area immediately south-east of Prospect Street and Ontario Street was the home of the Prospect Park Club and its skating rink;
- Ontario Street originally formed the boundary line between St. Thomas Ward and St. David Ward. In those days all of

the City municipal wards were named after saints;

- the following were some of the early residents of the District:
 - Dr. Oronhyatekha, physician and philanthropist who guided the rise of the independent Order of Foresters, a family fraternal benefits society, lived at 209 Carlton Street;
 - Alfred Chapman, architect, lived at 51 Bleecker Street;
 - Reverend Samuel J. Boddy, rector of St. Peter's Church for over 40 years, lived at 21 Winchester Street;
 - R.C. Windeyer, architect, lived at 41 Bleecker Street;
 - Henry Rowsell, publisher, lived at 47 Bleecker Street;
 - Allan McLean Howard, clerk of the First Division Court, lived at 192 Carlton Street;
 - James Syme, gardener, lived on the north side of Prospect Street;
 - James Ellis, of J.E. Ellis & Company, jewellers, lived at 31 Winchester Street;
 - Dr. James Forfar, lived and practised medicine at 212 Carlton Street;
 - Charles J. Tidy, florist, lived at 524 Ontario Street and 223 Wellesley Street East;
 - Joseph G. Gibson, proprietor of the Gibson Steam, Marble & Granite Monumental Works, established in

the 1880's at the north-east corner of Parliament Street and Winchester Street, lived at 24 Prospect Street;

Street Names

- Carlton Street (originally and properly spelled "Carleton") was named after Guy Carleton Wood, brother to Ann Wood, wife of John Strachan. The name came from Guy Carleton (1724-1808), Lord Dorchester, Governor 1768-1778 and 1785-1795;
- Aberdeen Avenue (formerly Carlton Avenue and Lamb Street) was named after the Earl of Aberdeen, Governor General of Canada 1893-1898;
- Bleecker Street was named after Charlotte Bleecker Powell, daughter of Grant Powell, who married John Rideout, Registrar of Deeds 1855-1894;
- Rose Avenue was named after Sir John Rose (1820-1888), Minister of Finance in the first Dominion Cabinet;
- Wellesley Street: named after Arthur Wellesley (1769-1852), first Duke of Wellington, defeated Napoleon at the Battle of Waterloo 1815, Prime Minister of England 1828-1830;
- Winchester Street: named for the County town of Hampshire, England, capital of Wessex County;
- Ontario Street was formerly called McMahon. Prospect Street was previously Nassau Street.

2.2 District boundary

The Cabbagetown Northwest Heritage Conservation District boundary, which is

shown on Figure 2, lies west of the existing Cabbagetown-Metcalf and Cabbagetown North Heritage Conservation Districts. The Cabbagetown North-West Heritage Conservation District is comprised of that part of Toronto shown in Figure 2, which extends from the rear of the properties on the west side of Parliament Street, on the east; to properties on the east side of Sherbourne Street, on the west; and from the rear of the properties on the south side of Carlton Street, on the south, to the properties fronting on the south side of Wellesley Street East from Parliament Street, on the north; except for the area between Bleecker Street and Ontario Street shown in Figure 2 as excluded from that area

Generally, the boundaries of the District are intended to include that part of the area east of Parliament Street from Carlton Street north, where the integrity of the Victorian-period streetscapes has survived virtually intact.

2.3 Individual designations under Part IV of the *Ontario Heritage Act*

Within the District, three (3) properties are designated under Part IV of the *Ontario Heritage Act* and fifty-three (53) properties are listed on the City of Toronto's *Inventory of Heritage Properties (See Appendix D)*. It is the intent of this Plan that those individually-designated properties be guided by the principals stated in this document and the reasons for designation specified in the municipal by-laws designating the individual properties under Part IV. Copies of these individual designation reports are available from the City of Toronto.

2.4 Purpose of principles, objectives and goals in the review of potential construction activities in the District

The principles, objectives and goals contained in Section 3.0 will be used as a mechanism in the review of the following:

- all construction activity affecting the exterior of heritage resources whether it is repair, restoration or additions;
- matters related to the City of Toronto Official plan and associated planning measures; and,
- all improvements to municipal infrastructure such as street widening, utility improvement, landscaping and tree removal.

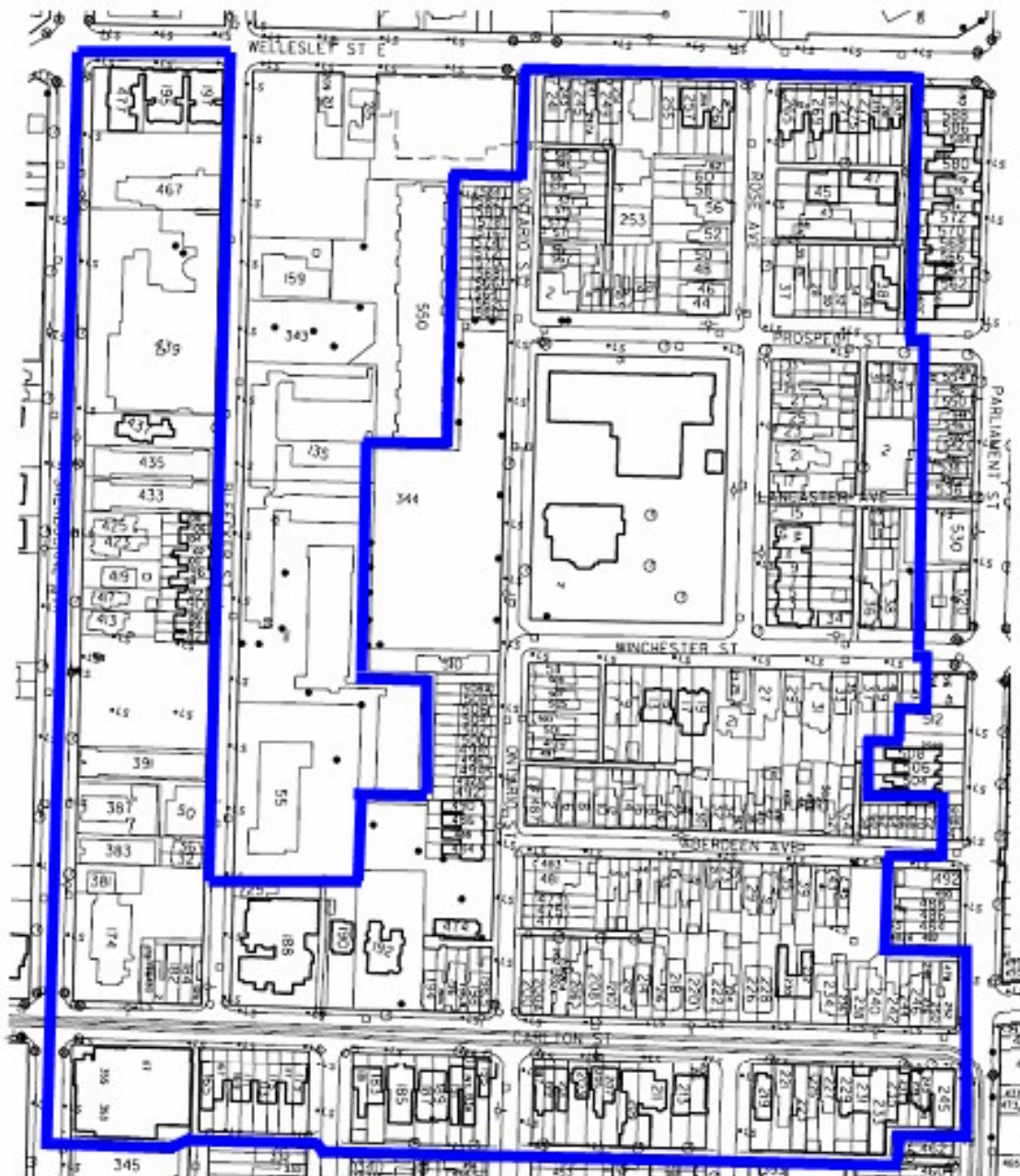


Figure 2. Cabbagetown Northwest Heritage Conservation District

3.0 HERITAGE CONSERVATION PRINCIPLES

3.1 Introduction

The designation of the Cabbagetown Northwest Heritage Conservation District seeks to ensure the care, conservation and management of the District's heritage character. In doing so, physical change and proposed development within the District will be guided by the Plan with the intent to both protect and enhance the character of its landscape and built features.

It is the goal of the Plan to encourage a sensitive approach to the conservation of the Cabbagetown Northwest Heritage Conservation District architecture and maintenance of the physical, contextual landscape which includes grassed boulevards, street trees, front yard landscapes and associated fencing. It is also important that any new development—including additions visible from street level—and public works projects be encouraged not to detract from the heritage attributes of the District but to contribute to and enhance them.

3.2 Principles

The process of heritage conservation within the Cabbagetown Northwest District not only requires recognition of its special character but also acceptance of several well-established conservation principles. This section establishes a context for the conservation of heritage buildings and landscapes.

3.2.1 Demolition

- Demolition of heritage buildings should be discouraged and retention advocated.

Every avenue should be explored and considered to prevent demolition.

- The destruction, alteration or removal of historic fabric or distinguishing architectural features is considered to be the *least* preferred course of action.

3.2.2 Heritage buildings

- To protect and enhance existing heritage buildings.
- To retain and encourage sound building conservation techniques for built properties.
- To avoid the removal or alteration of distinguishing features and materials.
- Encourage the restoration of the exterior of heritage buildings using pictorial or physical evidence with an understanding of period construction techniques and styles.
- Surface cleaning of the exterior of historic buildings is best undertaken only when accumulated dirt and related chemical and physical interactions adversely affect the historic fabric of a heritage building, and undertaken only by the gentlest means possible. Sandblasting, high-pressure water washing, strong chemical cleaning and other methods that may damage building materials should be avoided.

3.2.3 Landscape

- To preserve the existing street patterns of streets, lanes and pathways, and to restore the heritage character of

streetscapes by control and guidance of new development.

- To discourage widening of the existing pavement and roadways.
- To preserve the existing tree canopy by limiting activities which impact on the growing conditions for the roots and replanting with a tree.
- To encourage tree preservation and the planting of species historically planted in the neighbourhood.
- To encourage the maintenance and conservation of historic landscape elements in both the public and private ownership.
- To encourage the introduction of new fences that respect historic design influences while meeting contemporary neighbourhood requirements.
- To encourage public streetscape and landscape improvements that enhance the overall heritage character of the District.
- To encourage community support through pride of place to conserve and protect the area's rich architectural and historical heritage; and,
- To provide help to individual property owners through encouraging the use of proper care and conservation approaches when new repair or restoration projects are considered.

3.2.4 New Development

- Where new buildings and additions are necessary, to encourage design that is sympathetic and compatible with the character of the existing heritage properties and the character of the District.
- For infill construction, to encourage the design that respects the human scale of the area while enhancing the area's heritage attributes.

3.2.5 Community

4.0 GUIDELINES FOR BUILDING CONSERVATION & CHANGE

4.1 Introduction

The intention of the Cabbagetown Northwest Heritage Conservation District is to ensure the wise management of physical change and development in order to conserve the unique character of Cabbagetown Northwest and its component buildings and spaces. It is anticipated that most conservation issues in the District will be addressed through the policies and the guidelines of the Plan described in the following sections.

The following **goals** and **guidelines** form a broad framework for the consideration of changes to heritage buildings and their fabric. They are based upon several recognized national and international charters and recommendations regarding the conservation of our cultural heritage.

General guidance on alterations and additions to heritage buildings is addressed in Section 6.0. More specific guidance is contained in the *Conservation Practice Advisory Notes* in Section 5.0.

Where a particular conservation issue is not addressed in Sections 5.0, 6.0, 7.0, and 8.0, the goals, objectives and principles in Sections 3.0 and 4.0 should provide property owners and the City of Toronto with decision-making tools.

4.2 Cabbagetown Northwest Heritage Conservation District Guidelines

This section establishes a context and a general framework for the conservation of heritage buildings. Any proposed changes

within the Cabbagetown Northwest Heritage Conservation District will be considered with regard to the following goals and objectives.

This District Plan provides more specific guidance in the management of change and development within this special setting in a way that respects the heritage building stock and the quality of the streetscape.

Sound management of change includes the promotion of a clear statement of goals and objectives for the Heritage Conservation District. Although goals and objectives are general in nature, they are of importance in providing a framework for more specific guidance and action as well as direction towards the type of management anticipated in a conservation district.

4.2.1 District conservation goals

- To maintain the residential character of the Cabbagetown Northwest Heritage Conservation District.
- To protect and enhance existing heritage buildings.
- To avoid the destruction of the heritage buildings and landscape fabric in the Cabbagetown Northwest District.
- To encourage only those changes that are undertaken in a non-destructive manner; i.e., if such alterations or additions were removed in the future, the essential form and integrity of the heritage property would remain unimpaired.

Conservation goals for open space areas in the District are contained on pages 56 to 58.

4.2.2 District conservation objectives

Heritage buildings

- To encourage continuing maintenance and repair of individual heritage buildings by property owners.
- To support the continuing care, conservation and restoration of heritage buildings, wherever appropriate, by providing guidance on sound conservation practice and encouraging applications to existing funding sources, where available, for eligible work.

Landscape

- To encourage the maintenance and protection of the urban landscape character of Cabbagetown Northwest as well as avoiding or minimizing the adverse effects of any public undertakings.
- To maintain and preserve individual trees, treelines and boulevards within the District.
- To enhance public spaces, including boulevards, with suitable landscaping and replant as the existing trees mature and die with appropriate species historically planted in the area.

Land use

- To encourage the maintenance of the existing, residential environment found within the Cabbagetown Northwest Heritage Conservation District.
- To support existing land uses and adaptive re-uses for residential purposes

wherever feasible within the existing building stock.

- To discourage those land uses that would be out of keeping with or have detrimental effects upon the principal land use character found within the Cabbagetown Northwest Heritage Conservation District.

New development

- To permit new development only where it respects or otherwise complements the prevailing character of existing heritage buildings and structures within the Cabbagetown Northwest Heritage Conservation District.
- To discourage the demolition of existing heritage buildings.

PART B

Section 5.0 contains conservation guidance on heritage building fabrics and architectural features. Guidance on building elements follows the format of inspection and maintenance, repairs and replacements and restoration.

5.0 CONSERVATION PRACTICE ADVISORY NOTES

5.1 Building conservation

An owner of a heritage property may be considered a steward or custodian with a responsibility to transmit to future generations rich, built heritage. Maintaining buildings in good physical condition and ensuring viable and satisfactory uses are the cornerstones of conserving heritage structures as well as other buildings.

The deterioration of building materials is a natural phenomenon. Sound repair and maintenance check natural deterioration before decay occurs. Lack of attention to factors such as water damage, paint failure, differential settlement and so on considerably accelerates natural deterioration. The process of **conservation** comprises these remedial measures necessary to prevent decay and to promote the longevity of building materials.

Sound maintenance practice is the single most important technique in the promotion of good conservation.

Repair and maintenance are the minimum conservation action required within the Heritage Conservation District.

Repair and maintenance protect original building fabric and the craftsmanship that

went into the design and construction of decorative elements.

Repair and maintenance are the most effective actions required to maintain a building since it often insures against harmful and irreparable damage and costly major repairs.

Generally, the conservation issues within the District relate principally to:

- the continuing maintenance, repair and restoration of historic building fabric;
- appropriate alterations to existing heritage structures; and,
- potential new construction.

For the purposes of this Heritage Conservation District Plan and its use, a number of terms are defined to aid the reader. These terms are taken, in shortened form, from the Ontario Heritage Foundation's *Well Preserved: Manual of Principles and Practice for Architectural Conservation* (Mark Fram, 1988) and are described on the following page.

Conservation: An umbrella term that encompasses a broad range of activities aimed at preventing decay by wisely using heritage resources and purposely intervening to remove or obviate threats to those resources.

Preservation: Preservation involves stopping, as permanently as possible, those processes contributing to the deterioration of a building or site and making essential repairs to keep it in its existing state.

Restoration: Restoration is the recovery of the forms and details of a property as it appeared at a particular time by removing work of intervening periods and, where

necessary, replacing or reproducing missing elements.

Reconstruction: Reconstruction involves the re-creation of a vanished building or feature on its original site based on evidence from historical documents.

The following sections provide advice on the care of individual building components. The conservation of these individual components will sustain the overall building fabric. This, in turn, will assist in maintaining the overall streetscape fabric and, hence, conserve the area within the Cabbagetown Northwest Heritage Conservation District.

Advice on individual building components and construction material has been generally divided into three principal areas of concern: inspection and maintenance, repair and replacement and the restoration of heritage buildings.

This approach has been developed in order to encourage property owners to choose the level of care that best suits their financial resources and their ideas for the proper care of their property within the District.

5.2 Foundations and basements

Foundations are designed to protect the outside walls from deterioration by raising them above the underlying soil. Walls of early structures were often placed directly on the ground or on mudsills set on the ground. Stone walls became the most common type of foundation used in the mid to late nineteenth century. Poured concrete foundations became common in the late nineteenth century and were universally used by the mid twentieth century. Concrete block foundations, usually of the rock-faced type, were used in the first half of the

twentieth century, but are generally a post-World War II system. Sound- and watertight building foundations are essential to the continued longevity of the Heritage Conservation District's structures. The early discovery of foundation problems can usually be corrected in an inexpensive and efficient manner. Significant damage, such as excessive settlement, may occur if the problems are allowed to persist untreated.

Inspection and Maintenance

The regular inspection of basements and foundation walls is very important. Routine inspections should be carried out at different times of the year and during different weather. Conditions that should be noted include signs of moisture; cracks and deflection of structural members; bulging, buckling or crumbling mortar; wood in direct contact with soil; and settlement. Generally foundation settlement takes place during the first years of a structure's life. Older buildings often settle and reach a state of equilibrium with no further movement.

The cause of foundation settlement usually includes such conditions as changes in ground water levels, excessive spring runoff, earth movements, new tree plantings positioned too close to a structure and disconnected downspouts. All of these conditions can result in further sub-surface destabilization of the structure and foundation. Basement renovations that may include underpinning to gain extra ceiling height, new additions and the construction of new buildings on adjacent properties may also contribute to settlement of a foundation.

Regular maintenance should ensure proper ventilation and the structural integrity of foundations and basements. Poor ventilation may contribute to fungal growth in these areas. When undetected, fungal growth can

create structural stress through the weakening of sill plates or joist ends that are fitted into masonry pockets in the foundation. This stress may affect, in turn, the integrity of the basement foundation and the above structural framework. Signs of termites or other insect infestations should be looked for when inspecting the foundations. Infestations should be closely monitored and the proper remedial action taken.

Repairs and Replacement

Foundation repairs should be undertaken only after consultation with a professional engineer, building consultant and/or architect who has knowledge of heritage building systems. Traditional building practices and methods should be used in making repairs wherever possible. Sound building science principles should also be applied such as not insulating interior basement walls to modern design standards in order to maintain the existing environment in a stable condition. Make sure proper exterior drainage is in place to direct all water away from the building. This may be accomplished simply by grading the ground slope away from the building. Drainage tiling can be installed, if necessary, to control excessive moisture. Excavate in short sections, repair and backfill.

Replacement stone, brick or concrete should be as similar as possible to the original type, colour, size, and texture, etc. of the original masonry foundation.

An option available to property owners with stone rubble foundations which require stabilization is masonry grouting. Concrete grout with small aggregate and a heavy liquid consistency is used to fill small voids. It can be poured or be applied under

pressure and cures or hardens to normal strength. This will consolidate the masonry.

5.3 Mortars and parging

Generally masonry restoration guidelines should be applied to any exposed external foundation walls whether they are brick, stone or concrete block. In areas exposed to extreme weather conditions such as a northwest exposure or excessive freeze-thaw conditions more durable mortars should be used. Conditions may vary, some requiring expert advice. Refrain from parging exterior foundation walls above grade with cementitious or bituminous materials as a method of waterproofing. If additions or alterations are being considered, it is worth examining methods of construction that spread the load uniformly onto existing foundation walls or footings. If a masonry wall needs to be consolidated by grouting, seek expert advice and a qualified contractor to undertake the project. Low sodium grouting mixtures should be used to prevent efflorescence on brick or stone masonry.

Major restoration work on masonry should follow the guidelines developed in the *Annotated Master Specification for the Cleaning and Repair of Historic Masonry*, available from the Ontario Ministry of Tourism Culture and Recreation.

5.4 Structural Systems

The structural system of a building is often not immediately evident from its exterior appearance. Brick masonry walls may be covered with stucco or modern synthetic siding. Wood frame buildings may be covered with brick or stone veneer, stucco or other synthetic walling materials. Structural systems include the framework, walls and floors in buildings and often vary in size, shape and design. Most buildings in Ontario

are constructed with a wooden structural frame and a light cladding. Wooden platform framing and balloon framing that relied on machine sawn lumber were developed in the mid to late nineteenth century as building technology advanced.

Solid brick and cavity wall construction was commonly used throughout the nineteenth century and into the early twentieth century. The most common form of brick construction from the late nineteenth century and throughout the twentieth century is brick veneer over a wooden frame. Brick veneer construction allowed for larger openings and accommodated the more complex building plans found in mid to late nineteenth century architecture.

Concrete block faced with brick, stone or cast stone is a twentieth century construction method. Cast stone is very similar to concrete and was commonly used for steps and lintels in the late nineteenth century.

Inspection and Maintenance

The structural nature of a building should be determined before any repairs are carried out. The structural system is almost always apparent on closer examination of the foundations, basements and attics. Most brick veneer structures use a running bond in the brickwork since headers are not necessary to tie multiple brick rows into a solid wall. Knowledge of the structural system allows for the development of proper strategies for maintenance, repair and restoration. It is also useful when designing additions and alterations.

Inspect and record structural stability problems. Note cracking, deflection, and fungal or insect attack; stabilize weakened structural members and systems with a method that can be repaired and reversed if

necessary. The existing structural system may also be supplemented when damaged or inadequate. Wooden structural members should be replaced with the same dimension and structural capacity where possible.

The effects of settlement and problems with leakage or cracks should be monitored for activity before work is considered. Inactive cracks and/or leaning walls may be in a state of equilibrium and no longer cause for concern. Often the pattern of settling and self-adjusting in an older structure is complex and has occurred over a long period of time.

Joist pockets with wood or masonry connections in masonry structures should be examined for deterioration and fungal growth due to moisture and poor ventilation.

Repairs and Replacement

Major repairs to the structural soundness of a building should be completed before work is undertaken on exterior cladding or when new additions or alterations are being considered. Consideration should also be given to supplementing the existing structural system when it is damaged or inadequate with braces, splices or flitch plates (a strengthening plate on a beam or joist). These can be used as an interim measure and, if necessary, removed at a later date.

Restoration

When restoring, replace specialized joinery work and unusual or rare engineering or technical innovations only when necessary. Specialized work will require a skilled craftsperson, technician or a professional engineer with heritage training or experience. Structural repairs to masonry should be completed with non-ferrous metal

hardware to prevent rusting. When required, grouting of masonry walls should be completed by experienced, professional tradespeople.

In special circumstances, metal support columns or saddles connecting large post and beam construction may be vulnerable to moisture. The moisture can cause rust that results in oxide jacking. This action has the potential to weaken the structural integrity of a building. Replacement with non-ferrous metal is recommended. Where the metal component is stable, control of moisture through proper ventilation, removal of obvious water sources and cleaning of exposed surfaces is recommended.

5.5 Exterior wall cladding

Generally, the exterior wall cladding fabric of the buildings situated in the Cabbagetown Northwest Heritage Conservation District is of brick, with some stucco and wood.

5.5.1 Brick and stone

The *Annotated Master Specification for the Cleaning and Repair of Historic Masonry* provides an excellent source of information on the subject of masonry conservation and repairs and is available at the Province of Ontario Bookstore in Toronto.

Inspection and Maintenance

Walls should be examined for cracks, brick spalling, stains, leaks, mortar erosion, local distress, leaning or bowing, efflorescence, blisters and loose or falling building fabric. List work that must be considered for repair and future maintenance in order of importance and take appropriate action.

One of the more common masonry problems is poor water drainage from downspouts.

The cleaning of eaves troughs and repair of faulty downspouts assists in the preservation of sound masonry by safeguarding it from the problems of the winter freeze-thaw cycle. Guiding water away from the building is critical in preventing the saturation of masonry that may result in the more serious problem of water rising, or “wicking,” into building fabric. The regular maintenance of brick walls will help preserve the building fabric and maintain the weather tightness of the structure.

Repairs and Replacement

Masonry repairs to localized areas should match the original as closely as possible in size, colour, texture, surface treatment and strength for reasons of appearance and durability. It is critical that the original mortar used with the brick be examined for texture, colour, type of jointing and composition. New mortar should match the qualities of the original mortar as closely as possible.

Replacement brick should also be selected by its similarities to the type, unit size, colour, texture and composition of the original brick. Maintain decorative brick elements when replacing bricks. Salvage brick can be used in areas where exposure to excessive weathering is not likely to occur. It is important to evaluate the strength and durability of “old” bricks when considering them for re-use. Do not use softer interior bricks for exterior masonry repairs.

Restoration

Major restoration work on masonry should follow the guidelines developed in the *Annotated Master Specification for the Cleaning and Repair of Historic Masonry*.

Masonry cleaning

The cleaning of masonry can be considered useful in the prevention of deterioration and the restoration of original appearance. However, it is critical that the “patina” be maintained. The patina of age is part of the building’s history. The “good as new” appearance predicted by contractors usually means that the approach to cleaning is too aggressive. Skilled operators experienced in cleaning heritage buildings should carry out all masonry cleaning operations during a frost-free period. Test patches should be completed on inconspicuous areas before any work is undertaken. Avoid sandblasting under all circumstances and remember caustic chemicals used improperly can be just as harmful to the building as to the environment.

Mortars and repointing

Many historic masonry structures were built using more elastic mortars with a high lime and low cement content. Modern mortar is generally harder. Its use can be harmful for older buildings when employed with soft or friable masonry materials. Generally, mortar should be weaker than the surrounding masonry when repointing. It is generally easier and cheaper to repoint masonry walling rather than to replace historic masonry units such as individual bricks or stones.

Repointing is required when the mortar has significantly deteriorated or when water penetration is a problem. Do not repoint old mortar sections in good condition. Always clean out deteriorated mortar with a hand chisel back to sound surfaces rather than using power chisels. The composition of the new mortar must match the qualities of the old in strength, colour and texture. Avoid the use of plasticizers or colourants.

Acceptable brick joints include: the flush; the semi-recessed; the rodded or thumb joint; and the regular struck joint. Unacceptable joints include: the tucked joint; tuck beaded joint; the bleeding joint; ribbon, deeply recessed, or keyed reverse struck; and buttered joint.

5.5.2 Stucco

Stucco or roughcast cladding is a secondary material type found in the Cabbagetown Northwest Heritage Conservation District. It is traditionally placed on lath or directly on masonry producing a uniform finish that is resistant to rain and which adds a decorative effect to the building surface with its texture, detailing and colour.

Early stucco was generally applied in two or three coats for strength and durability. It was often used in conjunction with the applied half-timbered detailing of the Tudor Revival style in the early twentieth century. Stucco is a type of external plastering or rendering of lime, or lime and cement, mortar with a sharp sand aggregate. Early stucco used animal hair, straw or other binders. In the late nineteenth century and early twentieth century, stucco was made with increasing portions of Portland cement and lime. Sand or fine gravel was used to create surface texture.

Inspection and Maintenance

Simple tapping for a hollow sound will sometimes distinguish whether the stucco is applied to a wood frame or masonry. Areas of thin or failing stucco may also reveal the underlying framework.

Stucco is a rigid material and susceptible to cracking and crumbling. Water may enter cracks and rot the underlying lath; structural settlement may cause cracking; and poor

original composition may result in poor adhesion to the lath causing cracking and the loss of pieces of stucco. Common failures of stucco include bulging, cracking and deterioration at the ground line and at the roofline. These areas should be monitored regularly.

Maintain eaves troughs and downspouts to eliminate water penetration and damage to the coating and structural damage to the frame. Remove vegetation from the walls. Soil in planting beds should not be banked against a stucco wall.

Repairs and Replacement

Traditionally, stucco was not painted. Its colour was derived from the aggregate, often sand, and any permanent pigment mixed in the finish coat. Normally applied in three coats, the finish coat received different surface treatments depending on the technique that was fashionable at the time. Repairs to stucco should seek to replicate these traditional techniques, avoiding contemporary processes such as blown applications. General guidelines for the repair of stucco cladding are as follows:

- Accurately record textured or decorated stucco surfaces before repairs begin. Note the thickness of the stucco relative to the wood trim and maintain this dimension in order not to hide or destroy the function of detailing; i.e., sill drips, corner boards and window frames.
- New stucco should never be applied over an existing surface since this can hide damaged surfaces and destroy architectural detailing. Remove unsound stucco to lath or a sound base and duplicate original formulation in strength, composition and texture.

- Patching and new stucco surfaces should match the historic finish, colour, texture and any special markings found on original stucco surface.
- Consider repairing an entire wall surface, particularly if a principal elevation, to maintain consistent colour and texture if most of the surface is failing.
- Duplicate original method of application, i.e., build up repairs in layers or coats, to ensure good bonding and curing. Dampen patches and surrounding area for a couple of days after repair for successful adhesion of patched section to original stucco.
- Do not paint the stucco surface if it is not already painted.
- To date, no effective method of cleaning stucco has been developed. Dirt and dust should be rinsed off with water on a yearly basis.

5.5.3 Wood cladding

Traditionally, the cladding of wood frame buildings is of wood, either horizontal or vertical boards or shingles. Horizontal cladding types include clapboard, shiplap, tongue and groove or bevel. Vertical board cladding includes board and batten. While this is not typical cladding in the District, it is present on some cottages and many additions.

Inspection and Maintenance

Wood cladding should be inspected regularly and frequently for insect infestation and moisture penetration. Signs of deterioration include blistering and peeling paint. Unpainted surfaces may appear dark in colour or look decayed. Areas

particularly vulnerable to deterioration are corners, near eaves and downspouts and at ground level. The structural stability of a building should be inspected and needed repairs carried out before working on the exterior cladding.

Repairs and Replacement

Wood siding should be repaired wherever possible. Small cosmetic repairs or “dutchmen” should be carried out in wood or a combination of wood and glue. New replacement wooden siding should match the original in *form, style, dimension, profile and method of installation*. Cornerboards should match the original in *dimension and profile*. The use of real board lumber—not waferboard—as a base should be encouraged. Selection of a skilled craftsman to complete the installation of the materials is always recommended.

5.5.4 Synthetic, modern siding

Synthetic or modern siding such as vinyl, aluminum siding, angelstone, and other materials have been used in the Cabbagetown Northwest Heritage Conservation District rather than renewing the original building material. This is usually done to minimize exterior maintenance, such as painting, and to “update” a building’s appearance. This practice can lead to significant changes in the exterior appearance of heritage buildings.

Synthetic or modern siding coarsens the visual texture of a building and destroys the architectural scale of a house by altering the size and spacing of the original wooden siding or decorative detailing. Its application generally means the removal of decorative and character-defining trim around window and doors and other detailing such as

cornerboards on frame structures. Decorative detailing such as lintels, door surrounds and quoins are normally covered over on masonry buildings as well. Synthetic siding is often nailed directly to the original building fabric or to additional furring strips on top of the original walling material. This may damage the original wall material. The inability of synthetic sidings to bend often leads to vertical placement in problem areas thus spoiling the original design and symmetry of a heritage building.

Repair

The application of synthetic siding can affect the general maintenance and physical condition of the historic building. If applied over a building component or fabric that needs repair, synthetic siding may contribute to existing moisture problems. It also prevents the inspection of the underlying building fabric and an analysis of its condition. Synthetic siding tends to be prone to denting. It is not maintenance-free and its insulation value is not significant. *Its use should not be encouraged on heritage structures.*

5.6 Roofing and chimneys

The roof shape is one of the most dominant features in determining the external character of a building. Wood frameworks support roofs in most buildings. The common rafter roof-framing system was almost universally used after the mid-nineteenth century. Roofs within the Heritage Conservation District come in two principal shapes: steep pitch cross gables and side gable. But other roof types found in the District include the mansard, flat and partial hip.

Roofing materials provide the watertight covering as well as add texture and colour to

the roof planes. Together with the roof shape they are a dominant element of the exterior character of a building. There are four main types of roofing materials: wooden shingles, slate, metal and bitumen. Historically, wooden shingles were an early common roofing material found in the Heritage Conservation District, followed by slate. Slate was likely the most prominent roofing material used from the 1880s onward for most buildings built before 1920. Today, asphalt shingle roofing is used throughout the District. Metal roofing and split cedar shakes should be avoided since they are not representative of the historic roofing material used in the District. Some clay tile is used decoratively in gable ends.

Inspection and Maintenance

The roof condition should be assessed annually. Inspect for broken, loose or missing shingles; corroded, broken or loose fasteners or seams; and the condition of the valley flashing and ridge. Examine the substructure and the roof sheathing in the attic space for signs of structural stress, moisture, water penetration, insect infestation and proper ventilation. Proper ventilation of the attic space helps to prevent decay from moisture.

Inspect regularly for moss on wooden shingle roofs if they are located in shady areas with tree cover. Remove the moss and control the excessive moisture conditions if possible. Inspect the wooden shingles for abraded surfaces and any erosion due to ultraviolet light, wind and rain.

Rainwater gutters should be regularly cleaned to prevent backup and ice dams. Inspect all flashing for signs of fatigue, erosion and corrosion failure due to

atmospheric or galvanic action. Flashing around the chimney and dormers are often vulnerable to deterioration. Remove affected metal and replace in kind. When a sealant has failed due to expansion, age or improper application, clean all surfaces and replace sealants as directed. Anchorage for roofing should be adequate to ensure against wind damage and moisture penetration. A leaking roof should be protected until it can be repaired.

Repairs and Replacement

Repairs should be made to the roof before considering the replacement of the entire roof. All repairs, even small patch repairs, should be carried out in a conscientious manner and match the original material. Substitute materials that do not convey the visual appearance of the surviving parts of the roof or that are physically or chemically incompatible with the original roofing are not recommended. Bituminous patches should not be used since they are a temporary remedy and cannot be removed without replacing the roofing material below. Replacement roofing material should be selected after a proper cost analysis has been carried out. The selection of a modern or alternative roofing material should respect the colour, dimensions and texture as well as take into consideration the visual impact of the original roof on the streetscape. Asphalt shingle roofing should be replaced with basic colours such as red, green or black. The use of brown asphalt shingles as a substitute for wooden shingles should generally be avoided since they are not a standard colour for the area. New wood shingle style asphalt roofing should be selected if the colour is sympathetic.

Respect the original roof configuration, roofing materials and any architectural details such as dormers, vents and cresting.

New roof features such as skylights, vent stacks, chimneys and dormer windows should be located away from the front elevation of a building or the public right-of-way where they can be viewed. New roof features are visually intrusive and adversely affect the heritage character of the building. New vents or other new roof elements such as skylights should be properly flashed and sealed.

Restoration

When planning a roof restoration, investigate the roof area and/or examine historic photographs and other documentary sources to identify the original roofing material. Colour, texture and dimensional qualities should respect the original roofing material. Property owners who consider restoring wood shingle or slate roofs require a contractor with expertise in installation techniques. It is important to purchase premium grade shingles for roofs and sidewalls. These shingles are 100% heartwood, 100% clear and 100% edge-grain. Slate should be of the highest quality and match the colour as closely as possible.

Chimneys

Chimneys are masonry roof features. They should be examined for stability and soundness annually. This includes making sure the flue liner is operating effectively and that the chimney cap is secure. Flashing often fails around the chimney causing roofing material decay. Masonry chimneys should be repaired with the same method and approach discussed in section 5.4. The publication *Annotated Master Specification for the Cleaning and Repair of Historic Masonry* is a useful guide for masonry repair. Decorative chimneys or chimney pots should be restored through repair or replacement in style, profile and dimension

where possible. Chimneys should not be simplified in rebuilding. Special detail work such as corbelling or multiple flues associated with the original work or later extant work should be retained.

Unused chimneys should be capped with a metal cover and maintained. Often chimneys provide a design balance for the structure and complement an existing chimney and are therefore character-defining features of the building. When rebuilding a chimney that has been removed, consult historic photographic material in order to design an appropriate new chimney.

Chimneys are often vulnerable because of the role they play in the heating of the residence. Factors that affect the condition of chimneys include: the warming and cooling cycle with associated moisture; the lack of flue liners that often contributes to its deterioration; and exposure to northwesterly winds that takes a toll on chimneys due to their size and exposed roof. Repair work to chimneys is often neglected until major problems arise.

5.7 Windows and entrances

Windows and entrances are important character-defining features of a heritage building. Entrances are often the focus of the principal elevation of heritage buildings. Both windows and entrances reflect changes in the original design and often exhibit fine quality craftsmanship. Window elements include frames, sash, muntins and glazing. Elements of window and door structural openings include: sills; heads; decorative trim outside the structural opening such as labels, hoods and lintels; mouldings and exterior shutters and any associated hardware.

Entrance door elements include: door design and any associated hardware; storm and screen doors; transom lights; fanlights; sidelights; pilasters and engaged columns and entablatures. The residences in the Cabbagetown Northwest Heritage Conservation District exhibit a variety of window and entrance treatments.

Porches and verandahs are a functional element as well as an essential part of the overall design of a building. They are built in two principal ways: as part of the principal structure, inset under the main roof structure; or under a separate roof that is relatively independent of the main roof. Porch and verandah elements include: vestibules, railings and balustrades, floors and ceilings, lighting fixtures, steps, columns, piers and stair type, direction and location. Supporting roof members and enclosures are usually wood, masonry or metal.

Large porches or verandahs became distinctive features of domestic architecture in the late nineteenth century and early twentieth century. Some houses had more than one verandah or extended verandahs that covered more than one wall. This trend was reversed in the mid twentieth century when porches became smaller, less dominant and were usually confined to the front entrance.

Inspection and Maintenance

The inspection and assessment of these features for structural soundness and deterioration are of critical importance. The wood, masonry and architectural metal of windows and entrances should be protected and regularly maintained through appropriate surface treatments such as cleaning, rust removal, limited paint removal and renewal of protective coating

systems. Windows should be weathertight. The overall condition of the window and entrance elements should be regularly evaluated to determine whether repair is necessary. Maintain operable window shutters in working order. Repair any broken glass and any deteriorated or missing glazing putty. Check the lead comes of stained glass windows or leaded glass for soundness. Check for cracks in glass or fatigue in the lead comes. Maintain and preserve original glass that is a character-defining feature.

Inspect around posts, piers, balustrades and external steps of porches for water damage. Ensure that foundations, external steps and masonry piers are well drained and structurally sound. Wooden floorboards should also be inspected for soundness and proper drainage. The ends of the floorboards are particularly susceptible to water damage. Check wooden and stucco ceilings for water damage, cracking and soundness. Upper balconies on porches and verandahs should also be checked for proper drainage, the soundness of protective railings, floor and anchors.

Repairs and Replacement

Retention with the proper repair of original window frames, sash, glass and door paneling is highly recommended. Badly decayed areas in an otherwise sound window or door should be repaired using compatible filler materials or appropriate joinery detailing. Retain existing glazing where possible and save door and window hardware during repairs. Never enlarge window or door openings or make them smaller since this has a negative effect on the heritage character of the building. The one exception is when an original size of the door or window opening is being restored. Refer the repair of any unique stained glass,

leaded glass or specialty glass such as curved window panes to a specialist. Make sure that any replacement glass is glass, and not a plastic derivative.

Replacement wooden windows or doors should be completed in kind. Aluminum, coated metal or vinyl units are not recommended as replacements. A replacement window or door should match the original in style, shape placement and be based on the use of historic photographs when available to meet the above criteria. Inappropriate historic doors and detailing should not be used. Double glazed wood window replacements are not recommended for use on principal façades of existing historic buildings, but may be considered for rear or side façades that are not visible to public view. (See section 5.10 for a discussion of windows and energy conservation.)

All structural problems should be repaired before attending to the repair of individual elements. Porch floors should be examined particularly at the ends for decay. Raised floorboards may indicate a water problem. Paint failure at the base of porch columns may also indicate water penetration. Porches and verandahs should have eaves troughs and downspouts. They may be independent of the roof drainage system. Clean debris out of the eaves troughs regularly. When repairing porch floorboards, replace only the rotten boards; then clean, fill and sand remaining boards. Paint or treat with a water-repellent. Exterior steps were generally made of wood prior to the twentieth century and concrete after 1900. New steps should reflect the complementary material for the age and architecture of the building. Retain and repair upper porches and balconies, ensuring that they are properly fastened and flashed at wall and roof junctures. When enclosing a porch or

verandah, consider the historical practice of using screens or windows placed behind the perimeter posts, balustrades and decorative detail. Entrance vestibules should be repaired and retained.

Restoration

When restoring a building to its original appearance, new replacement sash should maintain the muntin profile and dimensions of the original window. This may require cutting new shaping blades or knives to reproduce the moulding profile. Double hung windows should work properly. Wooden storm windows and doors are also heritage features and should be used when appropriate. When new glazing is required it should have the qualities of older, single-pane glass whenever possible. Double-glazed panes are not acceptable for purposes of restoration as original muntin and mullion bars are thin and will not accept the thickness of a sealed, double-glazed unit, usually three-quarters-of-an inch to one-inch.

The goal of any stained glass restoration is to have a finished product look as close to the original as possible. Patience and money are important factors in getting the best results. Skilled craftspeople are necessary.

Entrances often exhibit well-executed fine craftwork and are worthy of restoration through proper conservation techniques. The employment of craftspeople well-qualified and experienced in restoration techniques may be necessary to conserve this level of fine craftwork and to ensure its proper repair and retention of strength. Prepare for the restoration of entrance elements by using original moulding profiles and photographs.

Porches and verandahs should be restored by using historic photographs and original

moulding profiles. Often traces of the original porch can be seen on the walls of the building, giving an outline of the roof slope, its original location, and details. Nailer boards embedded in the masonry wall can also give clues as to the original construction technique and style of a porch.

5.8 Decorative wooden detailing

In the Cabbagetown Northwest Heritage Conservation District, the homes have a high degree of fine quality, decorative woodwork. The distinctive use of the Gothic Revival and Queen Anne styles result in an abundance of wood decoration. Decorative wooden detailing and ornamentation can be found on porches, verandahs, dormers and gable roof peaks. Such work includes scrollwork, spindles, columns, turned posts, brackets, vergeboards, finials, pendants and dentils. These decorative details are found on all types and sizes of historic buildings of the nineteenth and twentieth centuries, including even the most modest dwellings. These features can be both functional and decorative and are considered to be an integral part of a building's historic character. They should be retained, protected and repaired.

Porches and verandahs, as a separate wood design element, are the most distinguishing architectural feature viewed by the public. The porch also serves an important role historically in energy conservation. It provides shelter from inclement weather and shade to assist in cooling during the heat of the summer.

Inspection and Maintenance

Carved, sawn and turned details are very susceptible to deterioration. They should be checked regularly for signs of deterioration due to rot, insect infestation, fungi,

mechanical damage and structural fatigue. Understanding the nature of decay will allow for a better choice of repair and maintenance options. Blistering paint or a total absence of a surface covering are both signs of a potential problem. Make sure that the fastenings are secure, sound and free from rust.

Regular maintenance should include providing proper drainage; the repair of faulty flashing, leaking gutters, cracks and holes in the woodwork and deteriorated caulking in the joints and seams; and the inspection and treatment of insect and fungal infestation as well as problems of vegetation growing next to wood.

Porches with plank or tongue and groove flooring should be kept clean. Look for signs of rot in end boards. Porch roof ceilings in wood or stucco should be inspected for water damage and hairline cracks. Monitor roofing, failed metal flashing or clogged gutters.

Repairs and Replacement

The maintenance of wooden elements requires regular inspections to ensure there is no damage from excessive moisture. When undertaking repairs, use the gentlest means possible to strip or clean wood or finishes. This will ensure that sound wood is not removed or harmed. Small cosmetic repairs can often be carried out with compatible wood fillers that are then painted to match the adjacent wood. More serious problems may require wood insertions or splices. When total decay has occurred, new wood should be used to duplicate the original structural or decorative element. A competent craftsperson should carry out the work.

Wooden porch flooring is best maintained when sealed properly by painting worn surfaces that have suffered water penetration or abrasion caused by foot traffic. Ventilation under a porch floor is important and open wood lattice will keep animals out and provide the opportunity for drying.

Restoration

In order to restore decorative woodwork moulding, profiles should be taken of all elements in order to ensure that they are properly replicated. It is important to use a skilled craftsperson who has knowledge of the practice, tools and wood. All existing structural and decorative elements should be examined for failure and reused when possible. The type of repair required should be assessed and considered in conjunction with historical documentation. A non-toxic water-repellent to prevent future decay should protect the restored elements. Regular painting is one of the best methods to ensure the protection of exterior woodwork. Do not rely on caulking to prevent water absorption. Properly detailed elements should be self-draining. It is recommended that repairs to smaller areas be carried out with a filler that contains maximum strength and durability for the patching. Wood splicing should be undertaken in the same type of wood as the original, ensuring the direction of grain is matched.

Reconstructed architectural elements should be based on historic photographs. Working drawings of the missing elements should be produced from the documentation before the replication of the element is commissioned. Conjectural restorations should be avoided.

In the Cabbagetown Northwest District there are various examples of front porch and verandah design extant. It is very important

to understand the specific design idiom of the period when restoring a whole porch or a few elements. Old photographs of the neighbourhood or of your own home specifically or pattern book examples of the period are the best references. Duplication of architectural features may best be completed with the use of a good set of drawings. Skilled carpenters should be retained to undertake this form of restoration. No deck grade lumber should be used.

A helpful resource for advice on restoring and repairing porches is *Preserving Porches* by R. Kahn and Ellen Meagher.

5.9 Exterior paint

Oil-based exterior paints did not become widely available in Ontario until the 1870s. Many historic buildings have traces of several layers of paint finishes that may indicate earlier paint schemes. The wide palette of exterior paint colours used in the late nineteenth century were the result of the distribution of paint manufacturers' catalogues.

Inspection and Maintenance

Painting is the most common form of maintenance and decorative work completed by property owners. The renewal of painted exterior surfaces on an eight to fifteen year period is generally acceptable, depending upon local environmental conditions. Paint renewal should be considered only after a thorough inspection of the surface. Look for signs of mechanical wear, cracking, scaling, peeling, blistering, loss of gloss, soiling, chalking or mildew.

Repairs and replacement

Prepare surfaces properly when repainting. Recognize that new paints will bond poorly to old paints if sanding, scraping and the use of a good primer coat do not properly prepare the surfaces. Since paint adheres poorly to burnt wood, it is not advisable to use a blowtorch for paint removal. Always take safety and environmental precautions when removing toxic lead-based paints. It should be assumed that all paints produced prior to 1970 may have some lead content.

Choose a colour scheme that is sympathetic to the structure, its design elements and the neighbourhood. There are a number of good sources for historic paint colour schemes for homes. Original paint colours may be exposed when removing old paint from historic buildings, making it possible to match the earlier colours. Attention should be paid to how door and window trim will be treated.

Restoration

Original paint colours can be determined through paint analysis when carried out by a professional or by an informed property owner. If no traces of the original paint exist, representative colours for the period can be determined from period trade magazines and catalogues.

When restoring a period colour scheme, match the colours to dry samples. Remember not to confuse a prime coat with finish colours. Older paint colours have a tendency to turn yellow and/or darken with age.

5.10 Energy conservation

Most energy conservation measures for buildings have been developed for new construction. This poses a problem for the owners of older residential buildings since

heritage structures can be adversely affected by some of the measures or products used in the search for a better, more energy-efficient structure. The booklet *Heritage Energy Conservation Guidelines*, published by the Ontario Ministry of Tourism, Culture and Recreation, provides useful information on how to respect an older building's architectural merits while upgrading the energy efficiency and comfort of the structure.

Good energy conservation principles can be practiced successfully in older buildings when an appropriate approach is taken. First, the owner of a heritage building must accept that their building will never be as energy-efficient as a new structure. Second, owners should understand the inherent energy conservation measures built into our older buildings and make use of them where they exist. Furthermore, consider energy conservation measures that have a minimal impact on heritage features, yet raise the comfort level; i.e., air sealing, weatherstripping and caulking, attic and basement insulation and proper heating plant operation.

One building element often considered for improved energy conservation efficiency is the window. Replacement of original wood windows with double-glazed metal or metal clad wood windows should be avoided. The payback period is often lengthy and inexpensive metal windows seldom contain the proper thermal breaks. Making older windows function properly through repair, such as proper reputtying, frame and trim caulking, weatherstripping and proper painting is considered preferable to replacement. The same considerations apply to original wooden doors and entrances. Choose good quality wood products when replacing windows and doors. Vinyl-clad

windows should not be encouraged as replacement units.

The issue of installing double-glazed wood windows is often raised as an option when major fenestration repairs are required. It is recommended that double-glazed windows not be installed on principal façades, especially where multi-pane window units are extant. Double-glazed windows have a different visual reflective value and tend to appear blank in daylight conditions. The muntins in double-glazed, multi-pane windows are also generally thicker. Modern, high-quality, single-glazed units are well sealed and can be made twice as effective with the use of storm windows. One over one window pane units without muntin bars are generally easier to double glaze. Replacement of window openings with single-glazed units where multi-pane units were formerly installed is not recommended.

5.11 Educational and Institutional structures

Winchester Public School and large institutional structures such as the Cabbagetown Youth Centre are important buildings within the Cabbagetown Northwest Heritage Conservation District. As well, the Cabbagetown Northwest Heritage Conservation District includes two churches, St. Luke's United Church and Eglise du Sacre-Coeur, which also require special attention. These large structures present a variety of conservation issues usually not encountered in smaller residential properties.

Although much of the foregoing advice on conservation also applies to these buildings and structures, their size may make even basic tasks, such as inspection or painting, difficult and expensive projects. It is important therefore, to establish regular

maintenance routines on a quarterly, semi-annual, annual and five-year cycle or as required to maintain a sound state of repair.

Ongoing maintenance is vital to the conservation of larger buildings. Negligence in this area may contribute to the development of serious problems in the future, accompanied by high financial costs. Accordingly, the appropriate owners should consider the following steps:

- appoint a permanent building committee or individual responsible for maintenance review;
- obtain advice from a professional, experienced in the conservation of larger structures;
- identify the building's problems; and,
- establish and implement a plan of repairs and maintenance.

As a minimum action, full reports should be made every five years in order to revise and update the established maintenance program.

5.12 Outbuildings

Outbuildings such as coach houses and garages may be important heritage features in their own right. Every attempt should be made to conserve and protect these structures following the conservation guidelines outlined previously.

5.13 Archaeological Potential

The District has the potential to reveal archaeological remains of past human

activity. These heritage resources are fragile and non-renewable. Their location, protection and conservation require that only trained and licensed archaeologists may survey and carry out appropriate testing or excavation of such sites.

When considering projects that involve deep soil excavation such as waterproofing or new water and sewage service the property owner may advise the contractor to stop work and report any below ground artifacts discovered while excavating. Heritage Preservation Services Unit, City of Toronto, should be notified.

5.14 Accessibility Considerations

It is often necessary to make modifications to a historic building so that it will be in compliance with current accessibility code requirements. Work must be carefully planned and undertaken so that it does not result in the loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact.

Recommended:

- Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.
- Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.
- Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.

- Finding solutions to meet accessibility requirements that minimize the impact on the historic building and its site, such as compatible ramps, paths, and lifts.

PART C

Section 6.0 contains design guidelines for alterations, additions and new construction to new buildings. These guidelines are intended to aid in making decisions regarding design-related issues. Section 7.0 provides a description of the existing landscape and offers landscape guidelines for public and private property. Section 8.0 addresses Planning and District Implementation issues.

6.0 GUIDELINES: ALTERATIONS, ADDITIONS, AND NEW CONSTRUCTION

6.1 Introduction

The character of the Cabbagetown Northwest neighbourhood relies on its historical development as a distinctive area. The Heritage Conservation District contains a variety of building types and uses that reflect in varying degrees the development of Cabbagetown Northwest area. The buildings in the Heritage Conservation District were built over a number of years primarily after the 1860s up to the 1920s. The Cabbagetown Northwest HCD is characterized by a variety of architectural styles, lot sizes, position of buildings on the lots and building materials.

The Heritage Conservation District reflects a stable stock of single family residential buildings. Redevelopment of the building stock could have a negative impact on the District, whether it occurs through unsympathetic remodeling, enlarging existing houses or the construction of a new building. There is limited potential for minor infilling.

Architecturally and historically significant religious and multi-residential structures enhance the primarily residential building stock of the Heritage Conservation District. These buildings may be subjected to pressures to meet life and safety requirements, energy conservation and parking demands.

Physical change that may be expected to occur within the Cabbagetown Northwest HCD can be categorized by:

- alterations and additions to existing structures;
- new construction, either through infill or redevelopment; and,
- public works.

Often exterior alterations are undertaken to update the appearance of a building, to add additional space or to minimize the exterior maintenance of the building. Each of these actions produces a different effect on the exterior appearance of a heritage building. Cumulatively these actions can remove all traces of the earlier building. An important objective in the following guidelines is to encourage change that is in keeping with and respects the existing building form.

The guidelines should be read:

- in conjunction with advice on building conservation found in Section 5.0, the conservation advisory notes; and,
- as a prerequisite for the consideration of permit applications under Part V, Section 42 of the *Ontario Heritage Act*.

While these guidelines will be used in assessing permit applications under the *Ontario Heritage Act* for only features of a building visible from the street, the guidelines can also be used by property

owners for alterations and additions not visible from the street.

The guidelines are organized to respond to those who are directly responsible for change in the Heritage Conservation District, namely:

- owners of heritage properties;
- owners of non-heritage properties; and,
- public officials undertaking public works projects.

Sub-section 6.2 and 6.3 provide specific guidance for changes to heritage buildings with a view to retaining distinguishing features and fabric.

Sub-section 6.4 is intended for the owners of properties within the Heritage Conservation District that are not considered of heritage value. Non-heritage buildings are those built within the past forty years. Sub-sections 6.5 and 6.6 address the integration of new construction and public works into the Heritage Conservation District.

A note of caution is advised in using these design guidelines. The guidelines are intended to provide a *general framework* for considering the minimum standard of appropriate change within the Heritage Conservation District. They must be considered an aid to consistent decision-making, rather than a specific formula for designing a new building, addition or architectural feature.

6.2 ALTERATIONS to heritage buildings and sites

Within the Cabbagetown Northwest Heritage Conservation District, the majority

of properties constructed prior to 1960 are considered to be of heritage value and interest. It is the intent of this plan that in the consideration of permit applications these existing heritage structures should be retained and demolition of buildings discouraged. Changes to heritage properties should be undertaken in the context of these guidelines.

The term “alteration” is used in a comprehensive sense to apply to any work undertaken to a property such as repairs, rehabilitation, replacements, restoration and additions. Alteration activities can be regulated under the *Ontario Building Code* although maintenance activities are exempt.

6.2.1 Guiding principles

- Design features of the building and site and historic building materials should be maintained and enhanced.
- Any plans or actions involving a heritage property should be based upon a clear understanding of the particular problem with the building or site. They should be based on sound literature research and physical evidence provided by the building fabric.
- Contemplated work should be truthful both historically and architecturally. Beware of over-enthusiasm: replacing too much, cleaning too well, or making an inappropriate historic appearance.
- “Quick fix” and “magic remedies” should be avoided as at best they may be simply ineffectual and at worst may cause irreparable damage to a significant building.

6.2.2 Features and spaces around buildings

- Maintain traditional views of property by avoiding the masking or hiding of prominent building features with new additions. Ensure that front lawns, tree plantings, hedges and fences are maintained.
- Keep parking areas, outbuildings including garages and utilities such as heat pumps and satellite dishes to the side or rear in traditional service areas where possible.
- Continue to use historic means of access for drives, paths and doorways. Where external staircases are proposed they should be located at the rear.
- Maintain proper site drainage in any work so that water does not collect or drain towards foundations.

6.2.3 Existing building fabric

- Attempt to repair rather than replace.
- Base all designs for replacement or restoration of former features on dependable documentary evidence.
- When undertaking repairs, replacement or restoration, use the same materials as the original. New or repair work should not confuse the historic character of an area by creating an impression of greater age or of a different region or country.
- Signs of age or irregularities found in older work should be respected and should not be covered up or obscured.
- Maintain the symmetry or other important features of architectural design, particularly on the main elevation(s).

6.2.4 Roofs

- Decorative roof features and original roofing materials should be retained, conserved and, if appropriate, restored.
- Ensure that vents, skylights and other new roof elements are sympathetic in material and that they are discretely placed out of general view from the street and public right-of-way.

6.2.5 Foundations and walls

- Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a “falsely” new look to the building; for example, sandblasting, strong liquid chemical solutions and high pressure water cleaning.
- Avoid application of new surfaces or new coatings that alter the appearance of the original material, especially where they are substitutes for masonry repairs. This may include the application of waterproof and water-repellent coatings, paint, aluminum or vinyl siding and stucco.

6.2.6 Windows

- Protect and maintain original window openings as well as their distinguishing features such as materials, frame, surrounds, shutters, sash, muntins, glazing and paint colour.
- Modifications to the size or shape of window openings, removal of muntins, installation of snap-in muntins, replacement with sealed units or covering of trim with metal or other material is discouraged.
- For window openings that are important to the architectural character of the

building, avoid their removal or blocking up and changes in window size.

- New windows should be installed sensitively, in an area that is inconspicuous. New window design that is compatible with the original in terms of proportions, rhythm and scale is encouraged.

6.2.7 Entrances

- Protect and maintain entrances and porches, especially on principal elevations where they are often key elements in defining the character of the building. Retain the historic means of access.
- Avoid the removal of porches. Conserve important features such as doors, glazing, lighting, steps, balustrades and door surrounds.
- Restoration of a missing porch should be based upon accurate research using both pictorial and physical evidence. Where documentation does not exist, the design and construction of a new entrance or porch compatible with the character of the building is preferred.
- As wood is the predominant porch material in the District, new porches should be principally designed in this material. The use of deck grade lumber should be avoided. New porch design provides the opportunity to create a sympathetic approach that understands the local vernacular idiom and stylistic influences.
- Creating a new porch where none existed before poses two issues. The first, the consideration of the reason why a porch was not built? The second, what

design would be compatible with the existing house style and neighbouring properties? The style of new porches should be compatible with the house style based on historical evidence of houses of similar style in the community and, wherever possible, there should be subtle indicators in the style of the porch that it is a new construction.

- Where new entrances are required, they should be installed on secondary elevations.

6.3 ADDITIONS to heritage buildings and sites

There is evidence in the Cabbagetown Northwest Heritage Conservation District that buildings have been added to over the years. Often an addition is needed to update a structure for a particular, contemporary requirement. That need may result from:

- the opportunity to update mechanical services of an existing building;
- the expansion of living space for a growing family or a specialized activity; and,
- economic constraints that make the acquisition costs of a new property impossible, but make an addition to or re-building of an older structure feasible.

Additions, even more so than alterations, can have a profound influence on the aesthetic architectural qualities of a heritage building. A key objective in the design of an addition is to ensure that the completed structure adds to or enhances the history of the building and does not devalue it

While good design is important, it will only be as good as the tradespeople who put it in

place. Good quality craftsmanship is vital to the overall success of the project.

There are two important points to be considered when building an addition to a heritage building:

- try to visualize the impact of the structure from the street or at a pedestrian level; and,
- design new additions from the outside in.

Finally, new additions should be constructed in a way that:

- is compatible with, but subtly distinguishable from, the original historic building fabric; and,
- ensures the continued protection of distinguishing architectural features and does not radically change, damage, obscure, destroy or detract from such features.

6.3.1 Location

- Exterior additions, including garages, balconies and greenhouses are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring property. Additions at the rear should always be visually lower than the existing roofline when viewed from the street level and stepped in at the sides in order not to overpower or dominate the existing heritage building and the view from the street. Additions so constructed will also tend to be more neighbourly with adjoining property owners.

- Multi-storey exterior additions are best set back as deeply as possible from the existing front wall plane in order to be unobtrusive in the streetscape.
- Additions to structures with symmetrical façades should avoid creating asymmetrical arrangements (imbalance) in building form.

6.3.2 Design

- New additions are best designed in a manner that, at least to the discerning eye, distinguishes between old and new. Duplicating the style of the existing heritage building or imitating a particular historical style or period of architecture should only be done in a way that provides subtle indicators that this is new construction. This does not preclude the imaginative use and interpretation of historically-derived styles.
- Contemporary design for additions is appropriate when such additions do not destroy significant architectural, historical or cultural material and when the design is compatible with mass, ratio of solids to voids, i.e., window and door openings, colour, material, and character of the property, neighbourhood or environment.
- New additions should be designed in such a manner that the essential form and integrity of the existing building would be unimpaired if the addition were removed in the future.
- Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties. Keep the height and bulk of the new addition smaller

where possible than the existing building.

- Do not add to the height or roof of an existing historical building as changes to the roofline alter the character of a building significantly. Pay close attention to the junction of the old and new ensuring a sound visual as well as functional connection.

6.4 ALTERATIONS TO NON-HERITAGE Buildings

Work undertaken to non-heritage buildings should respect the overall character of the Cabbagetown Northwest Area Heritage Conservation District and be sensitive to the neighbouring historic buildings.

Any subsequent new construction in the area achieved through infill or redevelopment is to be subject to these guidelines for alterations.

The following should be considered in the design and placement of alterations including additions to existing buildings:

- Non-heritage buildings should not attempt to create a sense of being “old” by using historic forms and features that would be inappropriate on a new building.
- Locate skylights, roof vents and dormers to the rear and side, away from the main elevation.
- Locate new garages and parking spaces in unobtrusive areas, normally to the rear and side yards.
- Additions must be sensitive to the character of their neighbours in size and height.

- Upper-storey additions should not be out of scale with neighbours. Maintain the height of existing roof lines, predominant roof profiles and configuration of adjacent buildings.

6.5 NEW BUILDING Construction

The introduction of new buildings into the Cabbagetown Northwest Area Heritage Conservation District is part of the continuing changes that may be experienced by any community. New development, if permitted by the Official Plan and Zoning By-law, will be required to be compatible with the character of the adjoining properties and the streetscape. The new building must be designed to look appropriate and to be compatible in the midst of the established neighbourhood. Its appearance should be sensitive to the character of its neighbours.

The demolition of existing heritage buildings and redevelopment of the sites with new structures is actively discouraged within the Heritage Conservation District. Property owners are encouraged to work with existing buildings, altering and adding to them in a sympathetic manner rather than demolishing and building a new.

The following guidelines for new construction are intended to provide a framework for *compatible* development. They are not intended to be a detailed prescription for each new building. This should enable property owners to design creatively within the general context of an established built form.

6.5.1 General principles

As any proposed building will be a new structure within the Heritage Conservation District, it is anticipated that the structure should, at a minimum, have subtle

differences from the heritage buildings in the District. These would indicate it is a new building, but compatible with the heritage character of the District in terms of the factors discussed above.

The general factors that govern the visual relationships between an infill building and its neighbours - height, width, proportion, relationship to the street, roof forms, composition, proportion of openings, materials and colour - should be studied carefully and used as a basis for new construction (**Figures 3 and 4**).

6.5.2 New building height

One- to two-and-a-half-storey structures are the most dominant in the Heritage Conservation District, although there are some taller structures in some areas. Building height of new structures should maintain the building height of adjacent properties and the immediate streetscape and should be neither noticeably higher nor lower. In areas of varied building height new development must respect adjacent buildings by being neither excessively higher nor lower.

6.5.3 Width

The majority of the buildings in the Heritage Conservation District are semi-detached dwellings of varying width, dependent upon the lot size and stylistic derivation. Building width of new, infill structures should maintain the building width and side yard spaces of adjacent properties and the immediate streetscape, thus preserving the existing building and space rhythms within the streetscape.

6.5.4 Proportion

Proportion relates to the association of height to width. New residential infill should

maintain the proportions of neighbouring properties.

6.5.5 Relationship to the street

There are a variety of residential building forms in various styles and arrangements within the Heritage Conservation District. There is a predominant building line or setback that distinguishes the Heritage Conservation District. New residential infill should maintain the existing setbacks of adjacent properties. In locations where there is significant variation in setbacks, infill development should generally avoid excessive setback from or projection in front of a building line of adjacent building façades.

The majority of the buildings in the Heritage Conservation District are aligned closely to the established street pattern. New buildings should therefore be located with the main façade parallel to the roadway. In the case of corner lots, orientation of the principal elevation to the more major street is generally preferred. Ancillary buildings should be located towards the rear of the lot.

6.5.6 Roofs on new buildings

Roofs are an important visual feature in the Heritage Conservation District. Flat or shallow pitch roofs are to be avoided in new construction.

Slate, wood or asphalt shingle would be appropriate for new construction within the Heritage Conservation District. The use of concrete, clay tile, metal or composite roofs is discouraged. Roof vents, solar panels, satellite dishes and skylights are best located to the rear of new buildings.

6.5.7 Windows and entrances on new buildings

As a result of the rich diversity of mid to late nineteenth and twentieth century architectural styles represented in the Heritage Conservation District, a range of window and entrance types are evident.

While window openings are generous, the overall proportion is slightly more wall than windows. Generally window openings are of a vertical format and rectangular. There are also examples of semi-circular, segmental and round openings. The windows are arranged in a variety of ways, either individually, pairs, groups or composing a bay. Numerous examples of pointed arch window openings are found in the Heritage Conservation District. These window types usually accent a particular architectural style as decorative elements.

New window designs that generally reflect vertical and rectangular dimensions are encouraged. On façades that face the street, windows should maintain proportions of neighbouring properties. Large, full-length, multi-storey or picture windows are best avoided.

Entrances are usually an important element of the principal elevation, frequently highlighted with architectural detailing such as door surrounds and porches and are often recessed or projected from the wall face for emphasis. Doors are solid or partially glazed, single or half-leaf double doors. Avoid full size double doors and large amounts of glazing. Maintain the importance of the entrance way on the main elevation.

The rhythm of windows and entrances and their placement relative to grade should be compatible with the immediate neighbourhood.

6.5.8 Exterior cladding: materials and colours

Brick veneer, stucco and wood cladding are the most prevalent wall materials in the Heritage Conservation District. Wall materials of new construction should reflect the predominant traditional materials and their respective colours: brick (red) and stucco (light). Wood (clapboard and shiplap) is also considered to be an acceptable walling material. Use of concrete or other masonry blocks, metal, and synthetic sidings should be avoided.

Windows and doors in the area are predominantly painted wood. Avoid the use of synthetic or metal clad window and door units and unpainted wood.

Carefully selected and laid textured concrete or masonry blocks can provide an economical alternative for foundations. Do not parge or stucco the foundation wall. Avoid using materials that were primarily used for wall construction such as bricks.

6.6 PUBLIC WORKS

Public works in the Heritage Conservation District (such as road and utility improvements undertaken by a variety of authorities, e.g., City of Toronto, utility companies and so on) have the potential to cause disruption and damage to identified heritage features of the neighbourhood. Every effort should be made in both day-to-day operations and long term planning to minimize adverse effects to the Heritage Conservation District and its components.

Any infrastructure service work that impacts on the character of the historic streetscapes should be presented to Heritage Preservation Services and the District Advisory Committee for review and approval.

6.7 CORNER LOTS

Due to the configuration of the existing streets and blocks, which incorporate a number of small secondary laneways, there are many examples of corner lot conditions in combination with the predominant row house model. As such, new construction or additions at the rear of any existing street end or corner lot buildings will therefore be visible due to this secondary frontage onto an alley or side street. New construction and additions should be carefully considered in light of the built precedents of the District (**Figures 5, 6 and 7**).

Typically the rearward extension of any existing corner lot buildings is in line with, or slightly set back from, the end wall of the forward portion of the house. In this way, the principal and secondary façades of the building are clearly legible in the overall street composition. Therefore, new construction or additions to the rear of an existing block should repeat this alignment pattern if extending along a side street or laneway. It is unlikely that an opportunity exists for a reduced street setback in any such existing locations, given the extremely narrow streets and shallow yards. However, even if reduced side yard setbacks were possible, it would be preferable to maintain or step slightly back from the existing (side wall) building line of the original structure in order to maintain a clear hierarchy of principal and secondary street façades.

Whenever possible, new construction and additions should attempt to maintain the existing window proportions already established for the building. While sidewall windows are often found to be less elaborate or ornamental in detail in comparison to those of the front façades, they typically emulate the same general height and width. Thus, whenever practical, new construction and additions should most appropriately follow this model in the interest of a more sympathetic relation to the principal façade.

This approach should apply equally to new construction as well as the introduction of new windows within existing building walls as part of interior renovation work. This does not preclude the possibility of one or more larger, window features on a sidewall. However, such elaboration should carefully reference proportional and detailing precedents from the principal front façade of the building, if possible, in the interest of maintaining greater overall coherence for the individual building and the streetscape as a whole.

Many existing corner lot buildings with more exposed sidewall façades include some manner of roof-level outdoor space. Typically, wooden privacy screens are provided to limit views of this private outdoor space from the public streets. Such wooden screening, as found on existing structures, demonstrates a variety of detailing methods. New construction or additions, if including a rooftop-screening component, should incorporate elements from the more successful examples currently found in the neighbourhood. Material selection and colour are critical, and should be chosen to complement, rather than compete visually with the existing building materials. Particular care should be taken in the establishment of the height of any such screening devices. As demonstrated by many of the successful existing structures, a relatively low screen height can successfully provide visual screening from the street below, given the proximity of the buildings to the street and the generous height of these areas above the ground.

6.8 SIGNAGE FOR COMMERCIAL USES ON CARLTON STREET EAST

The Carlton Street frontage of blocks in the District is noted for its mixed uses (residential and commercial) and this use forms part of the street's distinctive identity.

Signage is an essential part of carrying on a business. However, inappropriate or excess signage can detract from the appearance of a heritage building.

1. Commercial signs should be seen as a potential to contribute to, rather than detract from, the character of the area, and they should comply with the existing City of Toronto Sign By-Law.
2. Signage should be an integral part of the building architecture, yet noticeable so as to maximize the effectiveness within the context and heritage value of both the building itself and adjacent buildings. Location on a façade is therefore a critical decision to be made.
3. Signs should be designed in materials, colours and layout sympathetic to the period of the heritage building. New signage need not directly imitate the style of the period, but should rather be a contemporary interpretation, unless it is a restoration or re-creation of a known historic sign in the same location.
4. Architectural features, elements and details on heritage buildings should not be obscured or destroyed. New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
5. Clear and simple design provides for legibility and effectiveness. Size does not generally add to any of these attributes.
6. Choice of colour is important and should relate to that of the building.
7. Choice of lettering should be appropriate for the business and the building.
8. The characteristics, reflectance and nature of the materials should be compatible with the building.
9. Choice of lighting should relate to the heritage building and wherever possible should not conflict with the context of the building. Back-lighting plastic in a deep metal box is usually inappropriate in relation to heritage architecture and should be avoided.
10. New signs attached to a heritage building should be capable of being attached and removed without causing damage to the heritage fabric. Generally, fixings should not be corrosive and should be into mortar joints where possible.
11. The number of signs must be restricted to avoid visual clutter.
12. Corporate image requirements such as specific colours, must be adapted to suit the individual location and building.
13. Where a building has more than two tenants, a tenancy board should be used in lieu of individual signs. For complex multi-tenancies, a signage policy setting out the applicant's intentions for the whole site should be provided by the applicant.
14. Signs should be directly related to the owner, major tenant or principal function of the site.

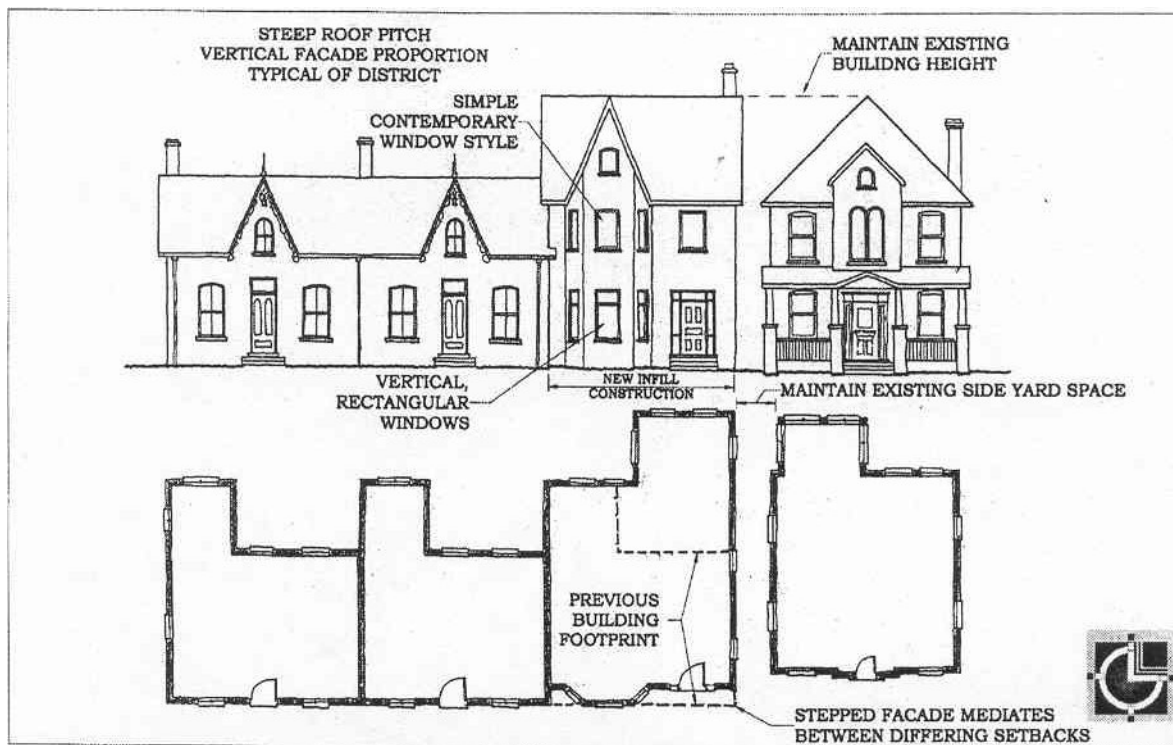


Figure 3. New construction-infill, front elevation and plan.



Figure 4. New construction-infill, birdseye view.



Figure 5. Corner lot, one storey addition to rear elevation of a heritage building.



Figure 6. Corner lot, two storey addition to rear elevation of a heritage building.

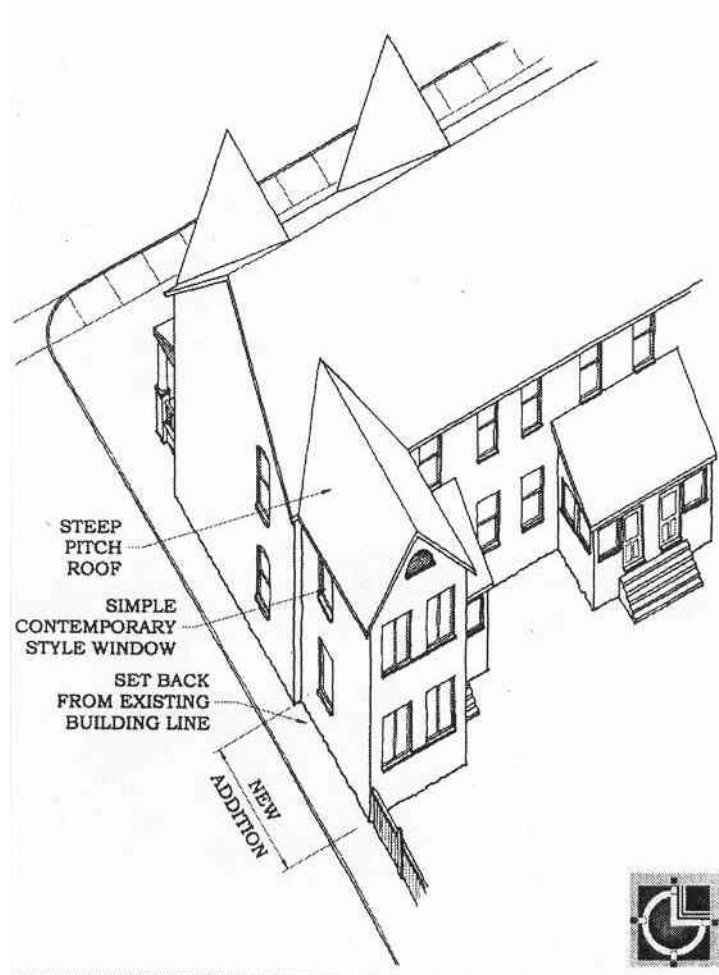


Figure 7. Corner lot, two storey addition, birdseye view

7.0 LANDSCAPE CONSERVATION

7.1 Introduction

The Cabbagetown Northwest Heritage Conservation District contains many unique, character-defining landscape features. These include the street trees, boulevards, overhead wires on wooden utility poles, side and front yard property line definition and front yard landscaping of a wide variety of treatments (See **Appendix B: Landscape Guidelines**).

The purpose of the following guidelines is to provide assistance for the care and protection of the heritage landscape character of the Heritage Conservation District. The responsibility for these important landscape features is shared between the public realm and the private property owner.

7.2 Summary of existing conditions

Residential land use, both in single-family and multi-unit buildings, dominates the Cabbagetown Northwest Heritage Conservation District.

The compact nature of the Cabbagetown Northwest Heritage Conservation District leaves little space for parkland or open space within its boundaries. Most streets have a number of mature, large-canopied street trees, however the density of the canopy varies from street to street. Many street trees are located in a boulevard located between the curb and the sidewalk or are located close to the sidewalk within the front yard. Front yards for the most part are well kept with shrub and perennial borders, hedging, fencing, small lawns and coniferous or deciduous specimen trees.

On-Street Parking and Driveways

Very few homes have driveways due to the extensive network of alleys and laneways, which provide access at the rear of the properties. As well there is on street parking available on at least one side of the street on most streets. The majority of driveways crossing the boulevard or sidewalk are a single car width and are concrete, asphalt or interlocking brick.

Building Setbacks

Setbacks from the street are generally small, creating an intimate pedestrian environment on the street. The setbacks of the residences vary, ranging from five to eight metres. The setbacks tend to be fairly consistent by block, throughout the Heritage Conservation District.

Front Yards

Several front yard treatments exist in the Cabbagetown Northwest Heritage Conservation District. Many residences have front yards open to the street, with no fence or hedge to delineate private from public property. The majority of residences provide strong definition of this boundary with decorative iron or wood fencing used alone or in combination with brick. The typically low height and design of the fencing allows for a view to the front façade of the building from the street. Rear yards are typically well delineated along public and shared laneways through the use of tall wood privacy or chain link fences. In some cases, hedges are used alone or in combination with a fence. The majority of the residential landscapes contain extensive planting beds with a wide variety of trees, shrubs, perennials, and ornamental grasses visible from the street.

The majority of the houses are accessed by means of a front walk leading to steps up to a front porch. The raised elevation of the ground floor allows the house to overlook the front yard.

Boulevards

Many streets have curbed, faced sidewalks and no boulevard, the space between the curb and the sidewalk. Where boulevards are found, a variety of landscape treatments have been used. Decorative tree wells, seasonal planting beds and grass have been added. Some streets in the Cabbagetown Northwest District have granite sets or interlocking precast concrete pavers dry laid as paving within a portion of the boulevard. The boulevard with its variety of soft and hard landscaping treatments has contributed to the large number of street trees providing space and less compaction on the root zone.

Sidewalks

Concrete sidewalks exist throughout the Heritage Conservation District and range in width from one to one-and-a-half metres wide. For the most part, the concrete sidewalks are in a useable condition, contributing to the active and comfortable pedestrian environment.

Utilities

The most visible utility in the study area is the overhead power lines. Most are strung between wooden poles set in the boulevards. Many mature trees show signs of pruning to avoid conflicts with the overhead power lines.

Roadways

The streets appear visually narrow due to the large overhead canopy of the trees and the

on-street parking. The traffic volumes in the District are generally moderate and appropriate to these “local” streets.

Viewsheds

Views within the offset grid pattern of the District are generally contained by the tree canopies, which determine whether the view is wide or narrow. Cross streets often terminate views originating from the end or midpoint of streets. For example, the offset at each end of the street shortens the long view along the street.

7.3 Landscape conservation guidelines

The following guidelines are based primarily on the analysis of the character-defining features of the existing landscape.

The landscape within the Cabbagetown Northwest Heritage Conservation District, although made up of a variety of components, creates a cohesive visual quality that unifies this area. Given the significant variation in building forms, materials and colours, it is essential that the existing “non-building” components of the landscape described previously be retained and managed in a way that continues to retain and link all component features. It is also equally important that, where new landscape elements are to be added to the Cabbagetown Northwest Heritage Conservation District environment, they should be incorporated in a manner that enhances and complements the existing landscape character.

7.3.1 Guidelines for private property owners

- Property owners are encouraged to retain and preserve existing shrubs, hedging

and low ornamental fencing along the side yards and frontages.

- New trees and shrubs added to the front and side yards should be selected from the species of trees traditionally planted in the neighbourhood (except Norway Maple, *Acer platanoides*, and Manitoba Maple, *Acer negundo*, which are not suitable for replanting) and listed in Table 1.
- Appropriate hedge species include yew, cedar, privet, alpine currant, and spirea.
- Where possible, historic photos should be used to guide the re-establishment of landscape features such as fences, gates, and arbours.
- The front yards should continue to be used as primarily soft landscape space with a narrow walkway leading to an entrance porch and parking accommodated on-street or, if feasible, at the rear of the property by the lane.

The landscape style appropriate for the historic period of many of the residences is based upon several well-defined Victorian landscape design principles. These include:

- Views from the front porch or window to the street are to be open with framing of the view achieved along the front property line by the careful placement of individual shrubs or trees.
- The front walk leads the visitor directly to a porch entrance. The transition from public sidewalk parallel to the street to the private walk perpendicular to the street is typically defined with an arbour, vegetation trained in the form of an arch or a gate in a property line fence. New fences added to the front yard should be

low in height, consistent with the existing front yard character of the District.

- Shrubs and vines located along the foundation of the building are strategically-placed to accent architectural elements of the façade; i.e., a climbing vine or rose is located at each column in a porch.
- Frequently the ground floor of the house is raised 2 - 6 steps above the elevation of the surrounding grade and the foundation of the residence is constructed as a distinctive feature of the façade; i.e., rusticated stone. It is intended to be viewed without continuous foundation planting.

The sketches contained in **Appendix B** from a popular design manual of the late nineteenth century illustrate the design principles.

Other references of interest to the property owner are:

1. *For Every House A Garden. A Guide for Reproducing Period Gardens* by Rudy and Joy Favretti. 1990. Hanover. University Press of New England.
2. *The Heirloom Garden. Selecting & Growing Over 300 Old-Fashioned Ornamentals* by Jo Ann Gardner. 1992. The Book Press.
3. *Period Gardens. New Life for Historic Landscapes* by Patrick Taylor. 1991. Pavilion Books Limited.
4. *The Quest for the Rose, The Most Highly Illustrated Historical Guide to Roses*, by Roger Philips and Martyn Rix. 1993. BBC Books.

5. *Rhetoric and Roses, A History of Canadian Gardening*, by Edwinna von Baeyer. 1984. Fitzhenry & Whiteside Limited.
6. *The Victorian Flower Garden*, by Jennifer Davies. 1991. BBC Books.

7.3.2 Public realm initiatives

The municipality is responsible for the public works within the road right-of-way. The planting and maintenance of the street trees makes a significant contribution to the heritage landscape character of the Heritage Conservation District.

The majority of street trees are mature, wide-canopy, deciduous trees - primarily Silver maple, Sugar maple, Horse chestnut, Catalpa, Ash, and Mountain Ash. These species have green foliage in the summer with colourful reds, yellows, and golds in the fall season.

It is recommended that:

- As street trees mature they should be replanted and, where possible, the new trees should be large-canopied, green foliage, deciduous trees. Suitable trees for planting as street trees in the Heritage Conservation District are included in **Table 2**.
- Existing trees should be monitored on a regular basis to ensure that they remain healthy. Pruning of dieback and fertilization should be undertaken as required to preserve the existing trees.
- Undertakings such as road widening and installation of new underground services or overhead utilities should be assessed prior to the start of construction to

determine if they will negatively affect the existing street trees.

- Any changes to driveway entrances on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the trees equal in diameter to the crown of the tree should remain undisturbed to protect the long-term health and survival of the tree.
- New sidewalks should be constructed to match the width of the existing walks.
- Wherever possible, wooden utility poles should be retained.

7.4 Parking and laneways

- New driveways and front yard parking spaces should continue to be discouraged. On-street parking should be encouraged. Allowing parking and a driveway access typically requires removal of soft landscaping and reduces the amount of on-street parking available.
- Existing lanes should be retained and enhanced.

TABLE 1: NEW TREES AND SHRUBS FOR FRONT AND SIDE YARDS IN HERITAGE CONSERVATION DISTRICT

| TREES | |
|--------------------------------------------------|------------------------------------------------------------------------|
| Deciduous | |
| <i>Acer saccharinum</i> | Silver Maple (including cutleaf varieties) |
| <i>Acer saccharum</i> | Sugar Maple |
| <i>Aesculus hippocastanum</i> | Horse Chestnut |
| <i>Betula papyrifera</i> | Paper Birch |
| <i>Carpinus caroliniana</i> | Ironwood |
| <i>Cercis canadensis</i> | Eastern Redbud |
| <i>Fraxinus pennsylvanica</i> | Green Ash |
| <i>Ginkgo biloba</i> | Ginkgo (male only) |
| <i>Gleditsia triacanthos</i> var. <i>inermis</i> | Honey Locust |
| <i>Juglans</i> spp. | Walnut |
| <i>Larix laricina</i> | Larch |
| <i>Malus</i> spp. | Crabapple |
| <i>Platanus x acerifolia</i> | London Plane Tree |
| <i>Quercus rubra</i> | Red Oak |
| <i>Robinia pseudoacacia</i> | Black Locust |
| <i>Sorbus aucuparia</i> | Mountain Ash |
| <i>Tilia</i> spp. | Linden |
| Coniferous | |
| <i>Picea abies</i> | Norway Spruce |
| <i>Picea pungens</i> ‘glauca’ | Colorado Blue Spruce |
| <i>Pinus strobus</i> | White Pine |
| <i>Pinus sylvestris</i> | Scots Pine |
| <i>Thuja occidentalis</i> | White Cedar |
| SHRUBS | |
| <i>Buddleja</i> | Butterfly Bush |
| <i>Forsythia x intermedia</i> | Forsythia |
| <i>Hibiscus syriacus</i> | Rose of Sharon |
| <i>Hydrangea</i> spp. | White flowering varieties such as ‘Annabelle’, ‘Peegee’ and ‘Snowhill’ |
| <i>Spiraea prunifolia</i> | Bridalwreath Spirea |
| <i>Syringa vulgaris</i> | Common Lilac |
| <i>Viburnum</i> spp. | Viburnum |

TABLE 2: TREES SUITABLE FOR STREET USE IN HERITAGE CONSERVATION DISTRICT

| TREES | |
|------------------------------------|--------------------------------------------|
| Acer saccharinum | Silver maple (including cutleaf varieties) |
| Acer saccharum | Sugar maple |
| Aesculus hippocastanum | Horse chestnut |
| Carpinus caroliniana | Ironwood |
| Catalpa speciosa | Northern Catalpa |
| Fraxinus americana | White Ash |
| Fraxinus pennsylvanica | Green ash |
| Ginkgo biloba | Ginkgo (male only) |
| Gleditsia triacanthos var. inermis | Honey locust |
| Juglans nigra | Black Walnut |
| Sorbus aucuparia | European Mountain Ash |

8.0 PLANNING AND IMPLEMENTATION

8.1 Introduction: legislative context

The *Ontario Heritage Act*, RSO 1990, C.O. 18, is the primary piece of legislation in the province that enables municipalities to conserve, manage and protect heritage properties. There are two parts to the Act that concern built heritage. Part IV of the Act allows municipalities to designate *individual* buildings, structures or places that are of historical or architectural interest or value. Using Part V of the Act, a municipality may designate, through a by-law, all or part of a municipality as a Heritage Conservation District. It is now conventional practice for municipalities to study a prospective area prior to designation, in order to fully identify the special heritage attributes and character of the District. Part V of the Act enables a municipality to designate *groups or areas* of buildings and their settings.

The Ministry of Tourism, Culture and Recreation in its published document *Ontario's Heritage Conservation District Guidelines* (1985) notes that:

A heritage conservation district is an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to a community in precisely the same way that individual property is valuable to that community.

To date, the City of Toronto has successfully designated and managed a total of fourteen districts.

The City of Toronto, pursuant to Section 40 of the Act, has defined an area to be examined for future designation as a heritage conservation district through adoption at its April 23 and 24 City Council.

The study area comprises all or portions of the following roads:

- Aberdeen Avenue
- Bleecker Street
- Carlton Street
- Ontario Street
- Prospect Street
- Rose Avenue
- Sherbourne Street
- Wellesley Street East
- Winchester Street

8.2 Planning policy context for heritage district designation

The new Official Plan for the City of Toronto, was adopted by City Council at its meeting of November 28, 2002. On July 6, 2006, the Ontario Municipal Board (OMB) issued an Order, bringing the majority of the City of Toronto's new Official Plan into effect, including its Heritage policies, and repealing most of the seven municipal Official Plans that the new City of Toronto inherited. Chapter Three of the Official Plan contains policies related to Heritage Resources. Policy 1 (b) of Section 3.1.5 of the Plan states that:

Significant heritage resources, will be conserved by: .. designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character.

8.3 Implementation

Adoption of the heritage conservation district by-law and the district plan will enable the municipality and the residents to better protect and maintain the built heritage resources in the Cabbagetown Northwest Area Heritage Conservation District. The City of Toronto, with several established

HCDs to manage, has developed a permit application process that is consistent for all designated districts (**See Appendix E**). The following text outlines those activities that will merit a heritage permit and how the process is undertaken. It is recommended that a District Advisory Committee be created as a forum for public discussion and decision-making within the District. Membership should include local residents and a Heritage Preservation Services staff member. The committee should be responsible for the review of only those permits that do not comply with the District Plan. Otherwise the residents committee would assist property owners seeking information on appropriate measures.

SOURCES

Annotated Master Specification for the Cleaning and Repair of Historic Masonry. Ontario Ministry of Tourism Culture and Recreation, 1985.

Fram, Mark. *Well-preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation.* Erin, Ontario: The Boston Mills Press, 1988.

Kahn, Renee. *Preserving Porches.* Markham, Ontario: Fitzhenry & Whiteside Limited. 1990.

Heritage Energy Conservation Guidelines. Toronto: Ontario Ministry of Citizenship and Culture, and Ontario Ministry of Energy, 1987.

Ontario Heritage Act, RSO 1990, C.337.

Ontario's Heritage Conservation District Guidelines. Toronto: Ministry of Tourism, Culture and Recreation, 1985.

Rust D'Eye, George. *Cabbagetown Remembered.* Erin, Ontario: The Boston Mills Press, 1984.

Touring Old Cabbagetown. Toronto: Cabbagetown Association, n.d.

Park Component

Charles A. Birnbaum. *Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.* Preservation Brief No. 36. Washington, D.C.: National Park Service, 1994.

Architectural Conservation Technology. Ottawa: Minister of Supply and Services Canada, 1994.

The Working Group on Conservation Standards and Guidelines for the Historic Places Initiative. *Standards for the Conservation of Historic Places in Canada with Guidelines for Preserving, Rehabilitating, and Restoring Historic Landscapes, Buildings, Engineering Works, and Archaeological Sites.* Department of Canadian Heritage, 2001.

Commonwealth Historic Resource Management Ltd. *Manual of Guidelines.* Management Board Secretariat, Government of Ontario, 1994.

NPS-28: Cultural Resource Management Guideline. Washington: National Park Service, 1998.
http://www.cr.nps.gov/history/online_books/nps28/28contents.htm

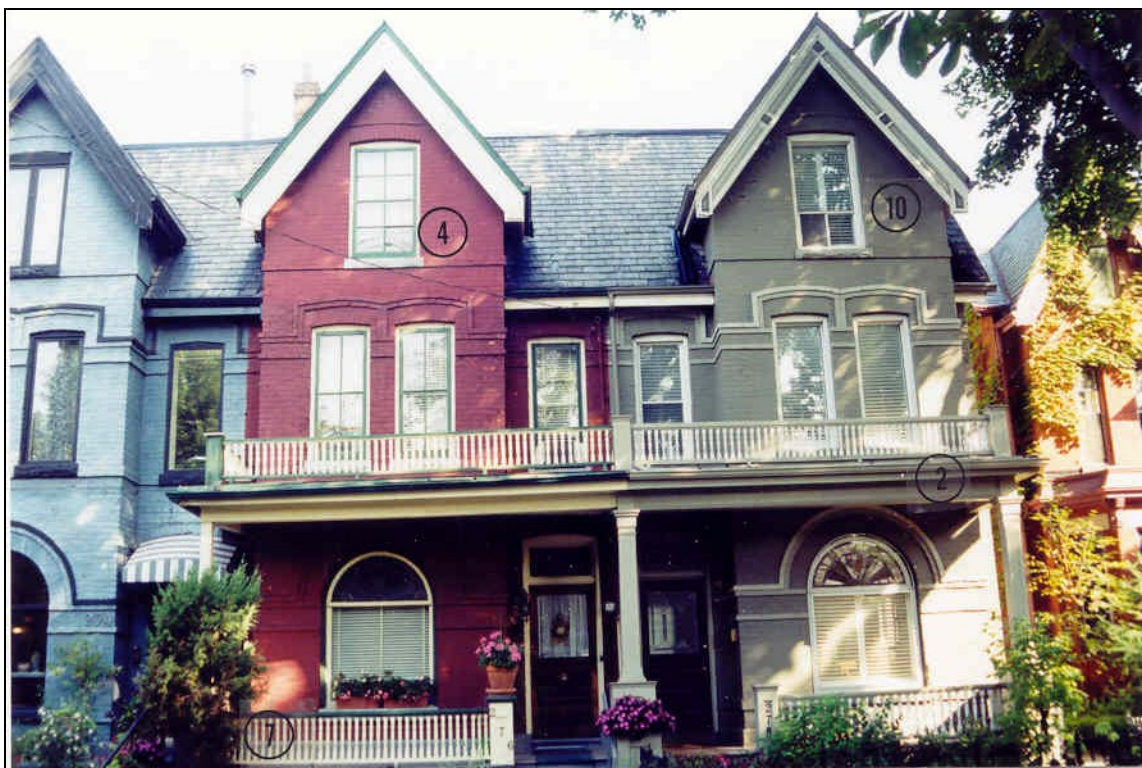
Appendix A

Case Studies: Building Conservation

CONSERVATION GUIDANCE CASE STUDIES

On the basis of our knowledge of the District and in discussion with the study Steering Committee, we offer the following guidance in graphic form to assist in the care and conservation of the existing built fabric of typical properties in the Cabbagetown Northwest Conservation District. If a property owner is inclined to restore or simply care properly for a building, the following information is available to assist the residents of the District.

BUILDING: RESIDENCE – MASONRY, BRICK



1. Brick masonry should be repointed using a traditional mortar mixture, joint profile and texture of finish. Older mortar was often more elastic and able to absorb the movement that can affect an older building. Brick replacement units should match, as closely as possible, the traditional colours, size and texture. Brick should be of a standard, older Ontario Size (2 ½ by 8 ½). Repoint brick buildings where water penetration is a problem or if structural movement has occurred. Abrasive cleaning methods such as sandblasting, high-pressure water blasting or caustic chemicals can harm older masonry buildings. It may also affect nearby landscape materials.
2. Original porches are important character-defining and decorative features as well as functional elements. Properly-maintained porches can enjoy years of use. When decorative elements such as a handrail, balusters and decorative detailing deteriorate, they should be replicated in the same material, proportion and style. Enclosing or the removal of an existing porch is not recommended.
3. Maintain decorative wood detailing on the gable ends. Replace in kind.
4. The use of wooden storm windows on heritage buildings is considered an appropriate energy conservation measure and an important use of an historic architectural element.
5. Maintain original roofing material and replace in kind. Replacement of asphalt shingles should be of traditional size, design, colour, texture and weather. Slate roof repairs and replacement will require skilled roof contracting experience.
6. Downspouts from roof eaves troughs should be directed away from the base of the building to protect the foundation from potential settlement.
7. Keep foundation and perimeter plantings away from the face of buildings and elements such as porches to limit excessive moisture from harming architectural fabrics.
8. Skylights are best located on rear elevations not visible from the street.
9. Original chimneys are often decorative elements and add balance to roof planes. Maintain existing chimney(s) or rebuild if removed previously.
10. Dormers, original or added, are architectural elements worthy of preservation. They can be decorative in design or simple and plain. Painting wood dormers and maintaining good flashing will prolong the life of this feature.

BUILDING: RESIDENCE – FRAME, COTTAGE

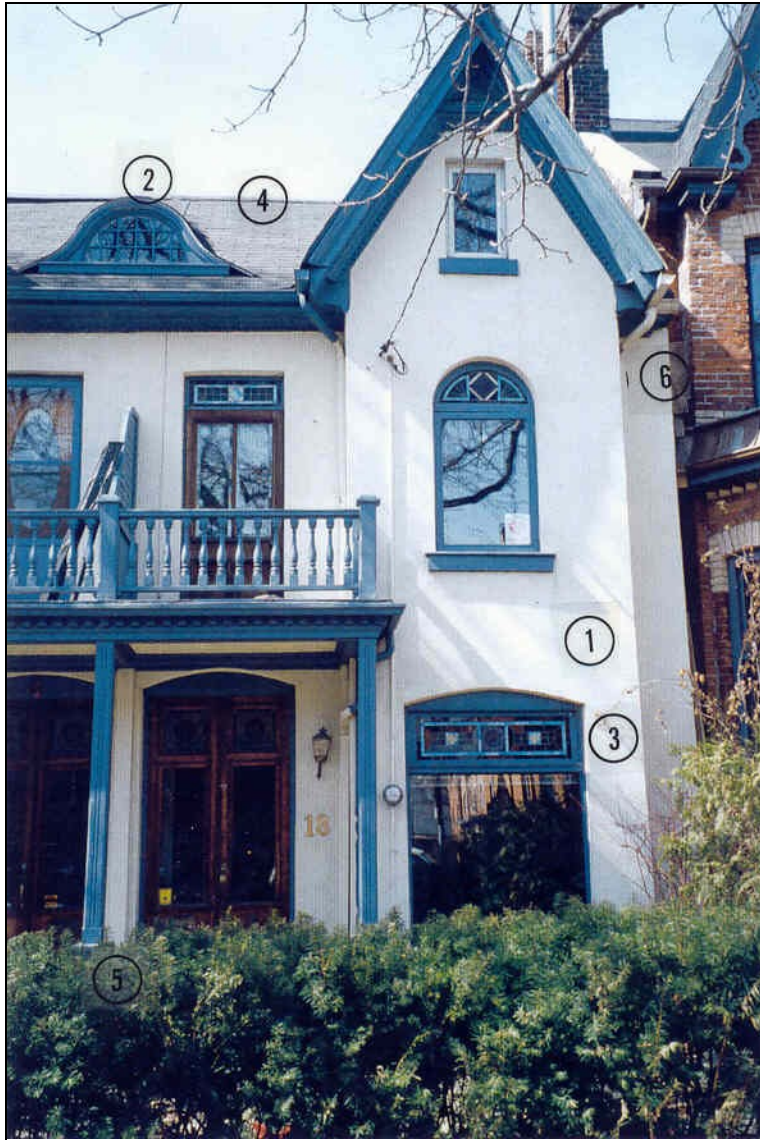


Photograph: Cabbagetown Preservation Association

1. The frame cottage is easily identifiable due to its small size, large window openings, central doorway, front gable and wood siding. Original wooden siding should be retained and/or replaced in kind. The use of modern materials such as vinyl or aluminum siding and Angelstone do not reflect the historic materials used in the District and should be avoided. Badly-deteriorated sections of wooden siding should be replaced with wood siding that matches the original in material type, profile and dimension. Wood siding should be painted.
2. It is critical to the longevity of this form of building that a sound roof is in place. Replacement wood shingles and asphalt shingles should be of a traditional size, design, colour, texture and weather. Replacement is necessary when asphalt shingles become loose or start to curl and wood shingles split or curl.
3. The sash type for cottage windows are important in defining both their style and character of this housing type in the District. The original character of these elements is important to conserve and maintain. Original glazed window openings on the front elevations should be retained. Multi-pane wood sash should be replaced in kind. New synthetic or metal window sashes should be avoided when replacing original wooden window units. All wood windows should be painted on both the interior and exterior surfaces.

4. To help protect the base of the frame cottage it is important that water drains away from the building to prevent the sill plate from deterioration. Landscaping should be designed to correct this problem if it exists. Downspouts from roof eaves troughs should be directed away from the base of the building to protect the foundation from potential settlement. Additions to cottages require a similar drainage treatment to help preserve their integrity.
5. Wood window and door surrounds help define and enhance the architectural style of buildings. Match the original in material, profile and dimension when replacing deteriorated sections or pieces.

BUILDING: RESIDENCE – STUCCO



Photograph: Cabbagetown Preservation Association

1. Stucco and roughcast has been identified as an original cladding material found in the District. It has also been used as a more recent wall cladding. The type of texture, the colour and the method of application vary and should be replicated when repaired. Synthetic siding should not cover stucco. Stucco surfaces should not be painted since the colour is normally the result of additives or aggregates in the mortar mix. Paint will add another level of maintenance for the homeowner. It is recommended that repairs to early stucco be carried out by skilled craftspeople.
2. Dormers, original or added, are architectural elements worthy of preservation. They can be decorative in design or simple and plain. Painting wood dormers and maintaining good flashing will prolong the life of this feature.
3. Stained glass windows come in various styles depending on the date and style of a building. They are important design features and should not be closed over or removed. Maintaining the original window design is important. Stained glass restoration expertise is required.
4. Maintain original roofing material and replace in kind. Replacement asphalt shingles should be of traditional size, design, colour, texture and weather.
5. Keep foundation and perimeter plantings away from the face of buildings and elements such as porches to limit excessive moisture from harming architectural fabrics.
6. Downspouts from roof eaves troughs should be directed away from the base of the building to protect the foundation from potential settlement. This will allow the stucco to be kept dry.

**BUILDING: RELIGIOUS, EDUCATIONAL AND LARGE RESIDENTIAL
BUILDINGS**



1. Towers, whether wood or masonry, often suffer the greatest from the elements. Climatic exposure and lack of heating and cooling contribute to great extremes in temperature and moisture. These features require a regular review of structural soundness and examination of the materials of construction. Preventing excessive moisture penetration will extend the life of a tower. Proper flashing at the roof level is very important.
2. Maintain original roofing material and replace in kind. Replacement slate, tile or wood shingles should be of traditional size, design, colour and texture. Flat roof areas must be inspected regularly and repaired.
3. Maintain and repair decorative brickwork including window and door surrounds, voussoirs and buttresses. Brick masonry should be repointed with a traditional mortar mixture. The mortar colour, joint profile, and texture should match the existing historic material. Older mortar absorbs the stresses that can affect a heritage building. Brick replacement units should match as closely as possible the traditional colour, sizes and texture. Brick should be of a standard, older Ontario Size (2 ½ by 8 ½). Special decorative brickwork requires a good match in unit colour and shape. Repoint brick buildings only where water penetration is a problem or severe settlement occurs. Abrasive cleaning methods such as sandblasting, high-pressure water blasting or chemical cleaning can harm the exterior fabric of older masonry buildings.
4. Special window treatments in religious buildings should be preserved. Storm windows, unless original, are not recommended. Interior storms used seasonally are a good alternative. A professional wood or lead glass specialist is necessary if the glass is coloured or shaped.
5. Church doors or main entrance doors on the main elevation are important character-contributing features. Wood doors are recognized as a standard choice for religious buildings. Replication of the original style when replacement is necessary illustrates good design judgement.
6. Downspouts from roof eaves troughs should be directed away from the base of the building to protect the foundation from potential settlement and interior flooding. Religious buildings often have large or complex roof plans and the eaves troughs and downspouts can easily become overburdened. It is important the gutters be kept free of debris and are cleaned regularly.

Appendix B

Landscape Guidelines



1. Fences along the public sidewalk should be low and allow for framing of the view of the front elevation of the residence.
2. Side yard property lines are frequently defined by hedges. This traditional feature should be encouraged.





3. Street trees should be planted where permits in the boulevard. Select appropriate species from the tree inventory list (Table 2, main document).

4. The surface treatment of the boulevard may vary. All decorative hard surfacing should still allow percolation of rain water to support new street trees.





5. On-street parking allows for a soft landscape treatment of the front yard.



6. Property owners are encouraged to add trees in their front yards that will contribute to the streetscape, especially where there is no boulevard.



7. On-street parking should continue to be encouraged to allow for soft landscaping of the small front yards.

8. The boulevard is an important street feature. Any decorative paving of the boulevard should allow for rain water to percolate into the soil to support the street trees' root systems.



Examples: Historical Planting Schemes for Victorian Gardens

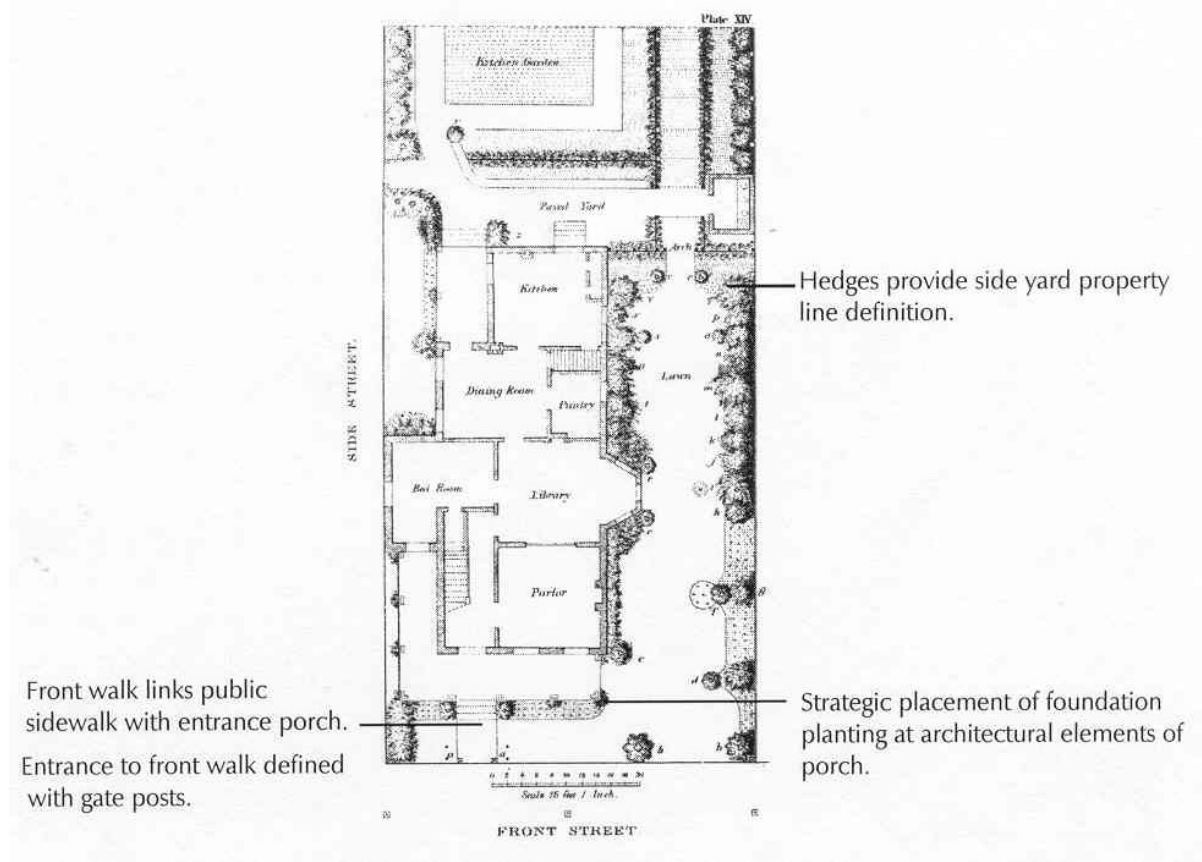


Plate XIV Planting a Corner Lot. P. 189

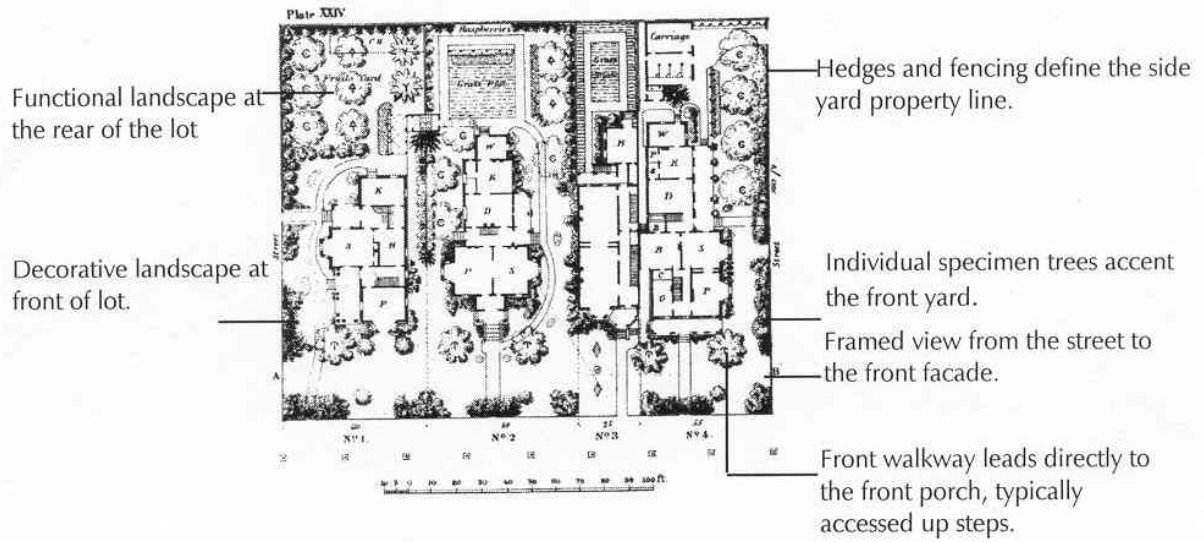


Plate XXIV Four Residences. P. 218

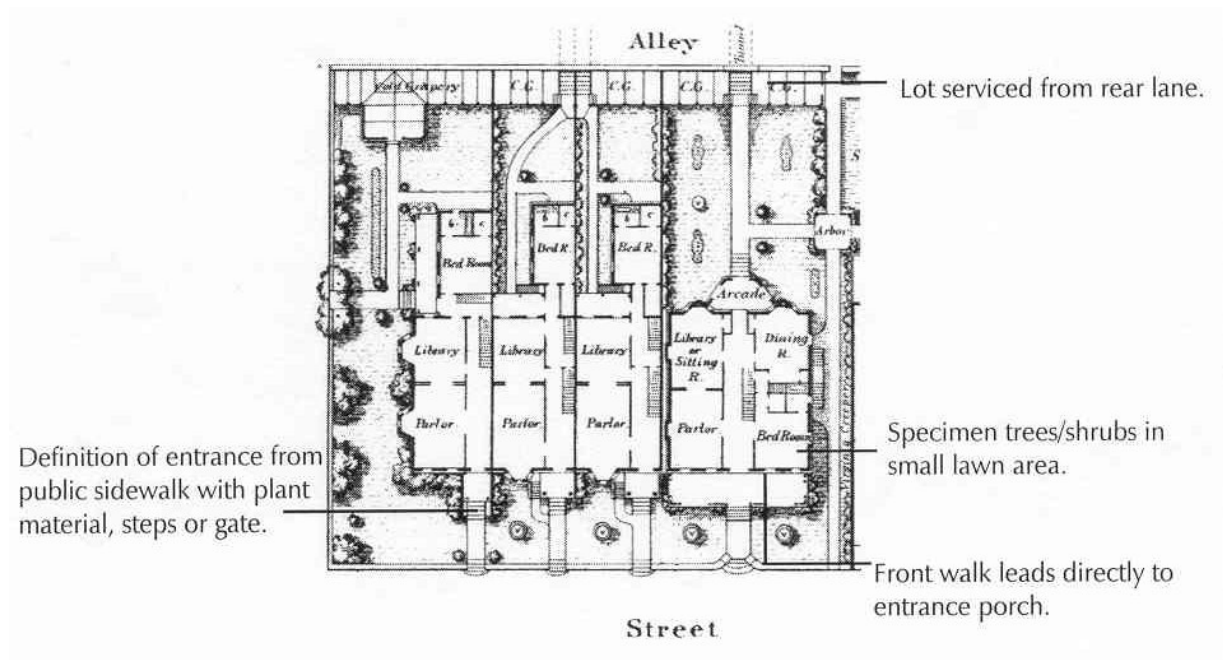


Plate XXVI A Village Block. P. 225

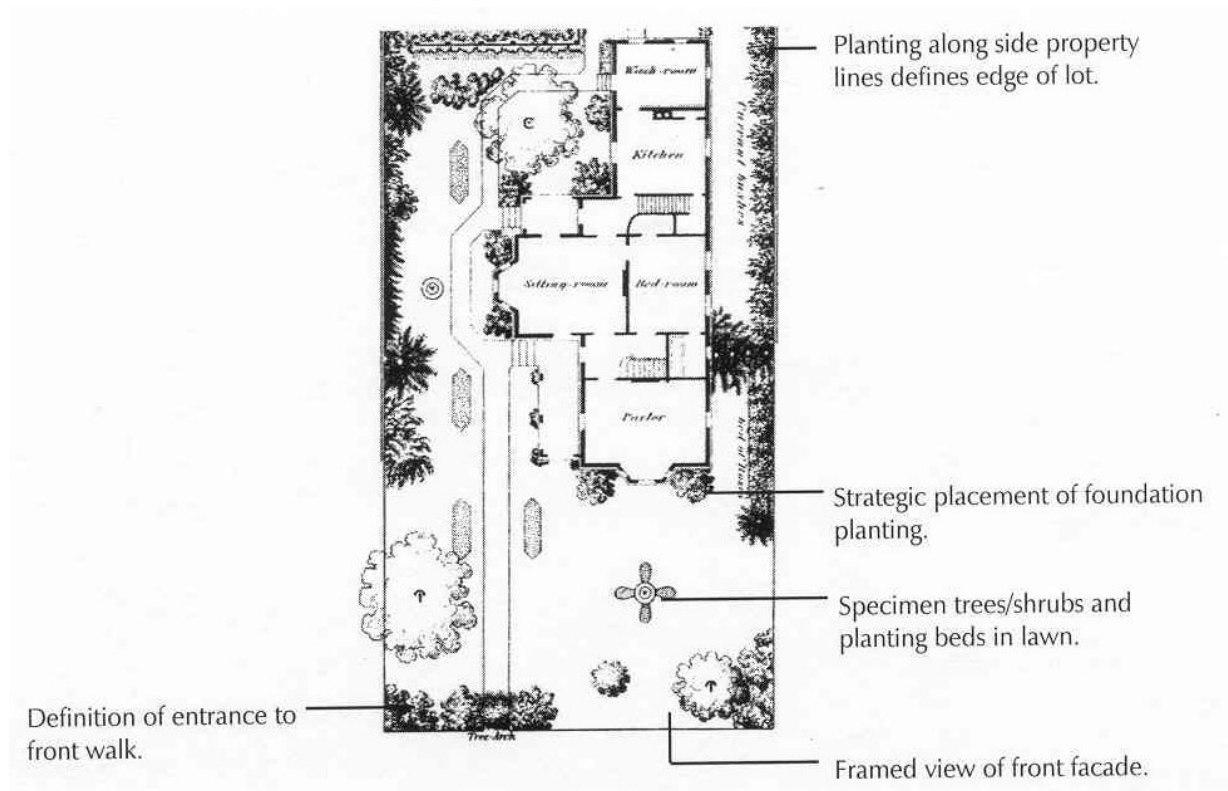


Plate XXIV Design for Village Lots. P. 152

Appendix C

Technical Notes and Tool Chest

Preservation Briefs

Technical Preservation Services of the National Park Service of the United States
[please refer to the following web sites]

- 1. Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings**
<http://www2.cr.nps.gov/tps/briefs/brief01.htm>
- 2. Repointing Mortar Joints in Historic Masonry Buildings**
<http://www2.cr.nps.gov/tps/briefs/brief02.htm>
- 9. The Repair of Historic Wooden Windows**
<http://www2.cr.nps.gov/tps/briefs/brief09.htm>
- 22. The Preservation and Repair of Historic Stucco**
<http://www2.cr.nps.gov/tps/briefs/brief22.htm>
- 33. The Preservation and Repair of Historic Stained and Leaded Glass**
<http://www2.cr.nps.gov/tps/briefs/brief33.htm>

Appendix D
Properties Designated under **Part IV of the *Ontario***
Heritage Act and
Listed in the City of Toronto
Inventory of Heritage Properties
Prior to the adoption of the Heritage Conservation District

Designated Properties
Cabbagetown Northwest Heritage Conservation District

474 Ontario Street (By-law No. 770-85). First Church of Christian Assoc., 1905, F.J. Bird – adopted by City Council on May 29, 1974. Designation by-law passed by City Council on Oct. 23, 1985.

188 Carlton Street (By-law No. 209-93). St. Peter's Church; 1865, Gundy & Langley, addition in 1890, Gordon & Helliwell – adopted by City Council on Nov. 21 & 23, 1973. Designation by-law passed by City Council on April 13, 1993.

437 Sherbourne Street (By-law No. 199-88). House for Rev. Alex. Sutherland, 1876-77, Harper and Son -adopted by City Council on Sept. 10, 1981, DESIGNATION BY-LAW PASSED BY CITY COUNCIL ON February 22, 1988 (heritage easement agreement #CA 105517, registered with City on August 27, 1990)

Properties Listed on the Inventory
Cabbagetown Northwest Heritage Conservation District

| | |
|---------------------|----------------------------------------------------------------------------------------------------------------------|
| 165-179 Carlton St. | Chamberlin BLock; 1878, Charles Chamberlin, Builder, at Seaton Street (SW) -adopted by City Council on Aug. 18, 1976 |
| 167 Carlton St. | As above |
| 169 Carlton St. | As above |
| 171 Carlton St. | As above |
| 173 Carlton St. | As above |
| 175 Carlton St. | As above |
| 177 Carlton St. | As above |
| 179 Carlton St. | As above |
| 181-183 Carlton St. | Semi-detached house; 1878, Charles Chamberlin, builder - adopted by City Council on Aug. 18, 1976 |
| 185 Carlton St. | House; c.1860-65 -adopted by City Council on Aug. 18, 1976 |
| 187-189 Carlton St. | Semi-detached house; 1878, Charles Chamberlin, builder - adopted by City Council on Aug. 18, 1976 |

| | |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 189 Carlton St. | Part of 187-189 Carlton St. Semi-detached house; 1878, Charles Chamberlin, bldr. -adopted by City Council on Aug. 18, 1976 |
| 190 Carlton St. | St. Peter's Anglican Church Rectory; 1905, Gordon and Helliwell, architects; Frederick Holmes, contractor/builder; -adopted by City Council March 23 and 24, 1992 |
| 191 Carlton St. | House; 1892 -adopted by City Council on Aug. 18, 1976 |
| 192 Carlton St. | House; 1850 for A. Maclean Howard; altered in 1907-08, Feldman and Goldsmith for D.J. Sellers -adopted by City Council on March 31, 1980 |
| 195 Carlton St. | 1/2 of a semi-detached house; 1876, at Ontario St. (SW) - adopted by City Council on Aug. 18, 1976 |
| 197 Carlton St. | Part of row housing at 197-201 Carlton Street; addition 1897; J.W. Gray -adopted by City Council on Aug. 18, 1976 |
| 199 Carlton St. | As above |
| 201 Carlton St. | As above |
| 203 Carlton St. | House; 1883 -adopted by City Council on Aug. 18, 1976 |
| 205-207 Carlton St. | Semi-detached house; 1880-81 -adopted by City Council on Aug. 18, 1976 |
| 209-211 Carlton St. | Semi-detached house; 1872 -adopted by City Council on Aug. 18, 1976 |
| 213 Carlton St. | Semi-detached house; 1880, at Berkeley Street (SW) - adopted by City Council on Aug. 18, 1976 |
| 215 Carlton St. | Semi-detached house; 1880, at Berkeley Street (SW) - adopted by City Council on Aug. 18, 1976 |
| 217 Carlton St. | See 215 Carlton St. |
| 219 Carlton St. | House; 1882, at Berkeley Street (SE) -adopted by City Council on Aug. 18, 1976 |
| 229-231 Carlton St. | Semi-detached house; 1872 -adopted by City Council on Aug. 18, 1976 |

| | |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 230-232 Carlton St. | Semi-detached house; 1864 -adopted by City Council on July 2, 1974 |
| 245 Carlton St. | Canadian Bank of Commerce; 1905 by Darling & Pearson, at Parliament St. (SW) -adopted by City Council on Aug. 18, 1976 |
| 15 Prospect St. | Winchester Public School, 1897, part of 2 Winchester St. at Rose Ave. (S) -adopted by City Council on June 9, 1976 |
| 38 Prospect St. | House, 1878 -adopted by City Council on July 2, 1974 |
| 484 Ontario St. | Part of row of houses at 484-490 Ontario Street; 1877 - adopted by City Council on May 29, 1974 |
| 486 Ontario St. | As above |
| 488 Ontario St. | As above |
| 490 Ontario St. | As above |
| 1 Rose Av. | Part of Winchester Block: row of houses at 1-11* Rose Avenue; c.1879 (#5 DEMOLISHED and rebuilt) -adopted by City Council on May 29, 1974 |
| 3 Rose Av. | As above |
| 7 Rose Av. | As above |
| 9 Rose Av. | As above |
| 11 Rose Av. | As above |
| 45-47 Rose Av. | Semi-detached house; 1877 -adopted by City Council on July 2, 1974 |
| 477 Sherbourne Street | Earnscliffe Apartments,1914-16; Redmond and Beggs, architect -adopted by City Council on November 6 and 7, 1995 |
| 257 Wellesley St. E. | Part of row housing at 257-263 Wellesley St. East; 1878 - adopted by City Council on July 2, 1974 |
| 259 Wellesley St. E. | As above |

| | |
|----------------------|-----------------------------------------------------------------------------------------------------|
| 261 Wellesley St. E. | As above |
| 263 Wellesley St. E. | As above |
| 273 Wellesley St. E. | Part of row of houses at 273-277 Wellesley St. East; 1887 - adopted by City Council on May 29, 1974 |
| 275 Wellesley St. E. | As above |
| 277 Wellesley St. E. | As above |
| 2 Winchester St. | SEE 15 Prospect St. |
| 13 Winchester St. | Semi-detached house; 1880 -adopted by City Council on July 2, 1974 |
| 15 Winchester St. | Semi-detached house; 1880 -adopted by City Council on July 2, 1974 |
| 17 Winchester St. | Semi-detached house; 1878, opposite Rose Av. -adopted by City Council on July 2, 1974 |
| 19 Winchester St. | Semi-detached house; 1878, opposite Rose Av. -adopted by City Council on July 2, 1974 |

Appendix E
Toronto Heritage Conservation Districts:
Permit Application Process

CABBAGETOWN NORTHWEST HERITAGE CONSERVATION DISTRICT: PERMIT APPLICATION PROCESS

E 1.0 INTRODUCTION

Section 42 of the *Ontario Heritage Act* states that “No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).”

Council of the City of Toronto has adopted a process to streamline the issuance of permits in Heritage Conservation Districts. The following is a brief discussion of the process, with appropriate modifications to provide for a local advisory committee in the Cabbagetown Northwest Area Heritage Conservation District.

E 2.0 WHEN NO HERITAGE PERMIT IS REQUIRED

The *Ontario Heritage Act* is specific in that permits are only required for the exterior portions of buildings or structures. Therefore, under the *Act*,

No Permit is Required For:

- Interior alterations, and
- Landscaping, which includes plantings, walkways and driveways

In addition, City Council has deemed that, a permit is issued for the following alterations to the external portions of a building or structure, and therefore,

No Permit is Required For:

- An alteration that is not visible from a street,
- Exterior painting of wood, stucco or metal finishes,
- Repair, using the same materials, of existing exterior features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations and decorative wood, metal, stone or terra cotta,
- Installations of eavestroughs,
- Weatherproofing, including installations of removable storm windows and doors, caulking and weatherstripping, and

- Installations or exterior lights.

Although a permit is not required in the above instances, property owners and residents are encouraged to conform to the spirit and intent of the District Plan and in particular, the conservation practice advisory notes contained in Part B, Section 5.

No heritage permits for parks are required for the following:

- Maintenance of landscape,
- Maintenance of any roads, paths, signs, fences, drains and buildings, where maintenance means the continuous protective care of existing materials,
- Application of pesticides in conformity with Toronto's Pesticide By-law and other relevant City policies and procedures
- Interments, including placement of cremated remains ,
- Erection or alteration of structures less than 15 m³, unless identified in the heritage character statement, and
- Any other activities provided for in a conservation plan prepared by the Parks, Forestry & Recreation Division and approved by the Manager, Heritage Preservation Services.

E 3.0 WHEN A HERITAGE PERMIT CAN BE ISSUED BY CITY STAFF

In Heritage Conservation Districts, City Council has authorized the Chief Planner and Executive Director, City Planning to issue permits on behalf of Council when the work is compatible with the guidelines for the Heritage Conservation District. The work can involve construction of a building or structure or alteration to the exterior of a building or structure, excluding those matters set out in Section E 2.0 above. The guidelines for the Cabbagetown Northwest Area Heritage Conservation District are contained in Part C, Section 6, 7 and 8 of this document.

The permit will be issued subject to:

- the applicant not making material changes to plans, specifications, documents or other information that forms the basis for issuing the permit, and
- the applicant carrying out the work in accordance with the plans, specifications, documents or other information.

As indicated in the attached flow chart, applicants are encouraged to meet with the following, before submitting a formal permit application:

- 1st the District Advisory Committee, and
- 2nd staff of the Heritage Preservation Services in the City Planning Division.

These meetings will help City staff and the District Advisory Committee understand the proposal, determine whether the proposal complies with the guidelines. The meetings also afford the opportunity to discuss possible changes to a non-conforming application so that it might be amended to comply with the District Plan.

For any work requiring the issuance of a building permit, the building permit is deemed to be the Heritage Permit; no additional permit will be required. Should an alteration not require a building permit and it is not a matter for which a permit is deemed to have been issued (section E 2.0), then a separate Heritage Permit will be required. See Section E6.0 for the information required when applying for a Heritage Permit. The type of work involving such a Heritage Permit includes the following work visible from the street: aerials, antennas and skylights, new roof or basement vents, exterior air conditioning units and replacing existing architectural features, such as windows. In addition, masonry cleaning and/or painting will require a Heritage Permit.

In delegating this authority to staff, City Council can decide that it, rather than staff, will make a decision on a permit application. At any time prior to the issuance of a Heritage Permit, City Council, at the request of the Ward Councillor, can consider a specific Heritage Permit application.

E 4.0 WHEN CITY COUNCIL ISSUES HERITAGE PERMITS

When a Heritage Permit application does not comply with the District Plan guidelines (Part C, Section 6 of the Cabbagetown Northwest District Plan) or when it involves the demolition of a structure in the Heritage Conservation District, City Council will decide on the application. In making its decision, Council will be provided with the advice of City staff and the District Advisory Committee.

E 5.0 APPEALING CITY COUNCIL'S DECISION

Section 42.6 of the *Ontario Heritage Act* provides an appeal process. The applicant of a Heritage Permit may appeal the decision of Council on alterations to the exterior of buildings and structures to the Ontario Municipal Board.

E6.0 HERITAGE PERMIT APPLICATION CONTENT

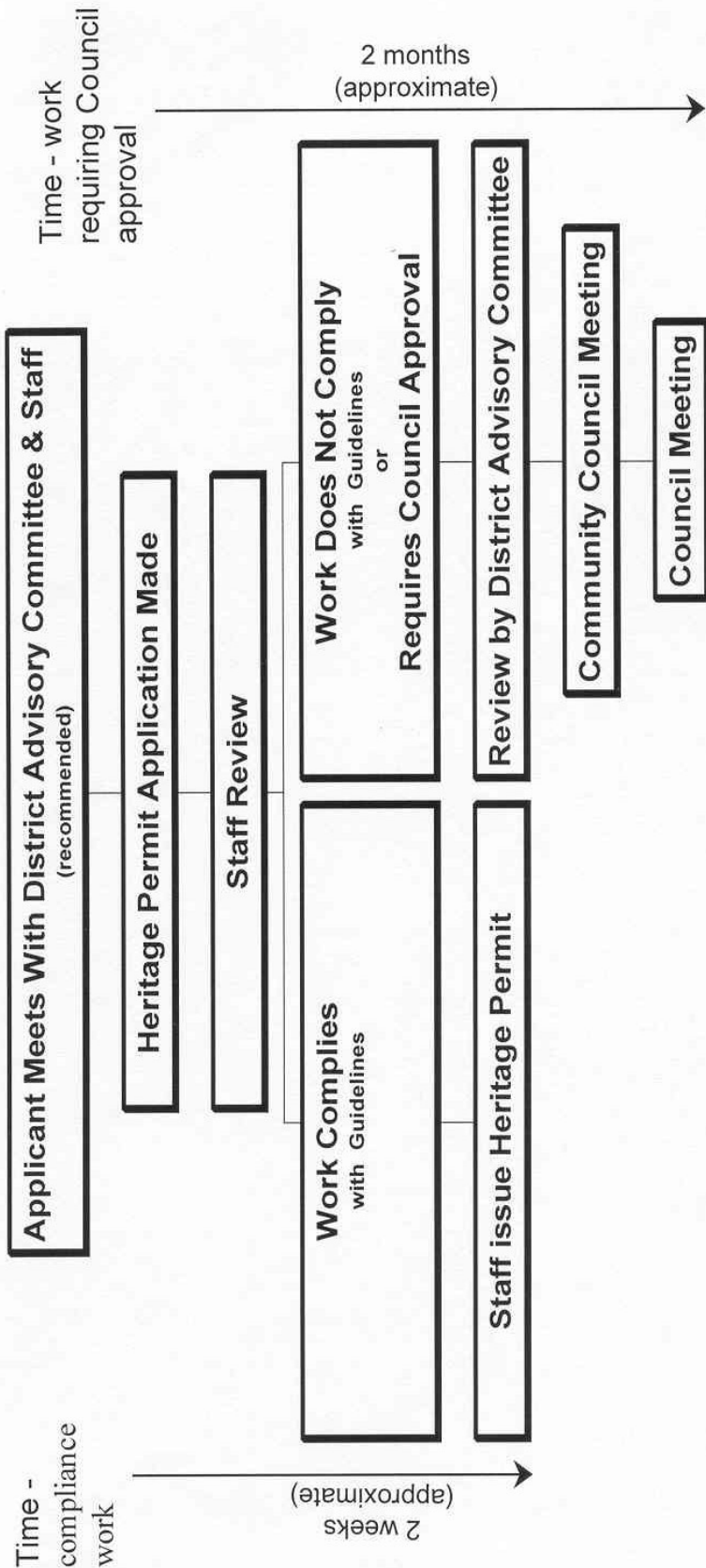
An application for a permit for work in the District must contain the following information:

- Address of the property;
- Name and address of the property owner;
- Description of the proposed work, including any of the following:

- A site plan/sketch showing the location on the building of the proposed work;
 - drawings of the proposed work showing materials, dimensions and extent of the work to be undertaken;
 - any written specifications or documentation for the proposed work;
 - photographs showing the existing building condition where the work is to take place;
 - any research or documentation in support of the proposal including archival photographs of the property, pictures or plans of similarly styled buildings in the community; and
- Signed statement by the owner authorizing the application.

Cabbagetown-**South** Area Heritage Conservation District

Heritage Permit Application Process



Appendix F

Glossary

GLOSSARY OF ARCHITECTURAL TERMS

| | |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| baluster | one of a number of short vertical members, often circular in section, used to support stair handrails or a porch railing. |
| balustrade | a low parapet, a row of balusters with rail used on a terrace or balcony. |
| bay | a subdivision of a façade. |
| board and batten | a wood cladding usually consisting of vertically applied boards with a narrow raised strip or batten covering the joint. |
| bracket | any overhanging member projecting from a wall or other body to support a weight acting outside the wall such as a cornice. |
| bungalow | an inexact term for a late 19c-mid 20c type of small house, borrowed from the 19c British term for a one-story house in India with an encircling veranda and tile or thatched roof; in North America, more a set of concepts than a building type; characterized by materials that express their natural state, interconnected interior spaces, low , broad form, and lack of applied ornamentation; often has a low-pitched gable or hip roof and a porch with massive columns; common details include wide, overhanging eaves with exposed rafter tails, projecting beam ends, and triangular knee braces at gable eaves, attached pergolas, and bungalow windows; although most often in the Craftsman style, may be any 20c style or combination of style. |
| buttered joint | a joint that recedes from the bottom to the top or mortar placed on the end of a brick. |
| cladding | the finish covering of an exterior wall of a frame building. |
| clapboard | a wood cladding or horizontally-applied overlapping boards, usually thicker and straight-cut along the lower edge. |
| corbelling | a horizontal projection on the face of a wall by more than one course of masonry, each projecting beyond the course below. |
| cross gable roof | two intersecting gables at right angles to the roof ridge. |
| dentil | a band of small, square, tooth-like blocks. |
| dormer | a small roof and wall projection in a sloping roof to accommodate a window. |

| | |
|---------------|----------------------------------------------------------------------------------------------------------------------------|
| efflorescence | an encrustation of soluble salts, commonly white, deposited on the surface of masonry. |
| entablature | a moulded or decorated projection crowning a wide, flat, moulded or decorated band. |
| fanlight | a semicircular window over the opening of a door with radiating bars in the form of an open fan. |
| fenestration | the arrangement and design of windows in a building. |
| finial | a small roof ornament that terminates in a point. |
| flashings | strips of waterproof material used to weather the joint between walls and roofs, walls and windows and walls and chimneys. |
| flat roof | a roof that is flat or nearly flat. |
| flush joint | any joint finished flush to the surface. |
| gable | the enclosing lines of a sloping roof. |
| glazing | the glass surface of a window opening. |
| head | the top of a window. |
| hipped roof | a roof sloped on all four sides. |
| hood molding | the projecting molding or arch over a door or window whether inside or outside. |
| infill | construction of a new building within an already built-up neighbourhood. |
| label | a projecting moulding by the sides and over the top of an opening. |
| lintel | a horizontal structural member that supports the weight of the wall above an opening in a wall. |
| mansard roof | a roof having a double slope, the lower slope being much lower. |
| moulding | a decorative band or strip of material used in cornices and as a trim around window and door openings. |
| muntin | small slender bars holding panes in a window or door. |

| | |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| parapet | low wall along the edge of a roof. |
| parging | in masonry construction, a coat of cement mortar on rough masonry or basement walls. |
| pendant | an ornament suspended from the roof edge. |
| piers | squared, freestanding, vertical members that are more substantial than posts. |
| pilaster | vertical, rectangular member projecting slightly from a wall. |
| quoin | a projecting cornerstone at the angle of a building, often a decorative masonry unit. |
| regular struck joint | a horizontal masonry joint in which the mortar is sloped inward and downward from the upper edge. |
| repoint | the removal of existing mortar from joints and replacement with new mortar. |
| ribbon joint | a horizontal masonry joint with a small, ribbon-like appearance. |
| rodded joint | a horizontal masonry joint produced by taking a small rod and striking the surface to produce a concave joint. |
| sash | any framework of a window; may be moveable or fixed. |
| scrollwork | ornamental work of any kind in which a scroll consisting of spirally-wound band, or line of scroll-like characters, are an element. |
| semi-recessed joint | a horizontal masonry joint where the mortar is pressed back 6mm from the face of the wall. |
| setback | required distance, established by a zoning by-law, from property line to the face of building foundation. |
| shiplap | a wood cladding with a shallow groove formed by a notched edge fitting over the thin upper edge of a board below. |
| sill | the bottom horizontal framing member connecting the wall studs to the foundation. |

| | |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| spalling | the flaking of brickwork due to frost, chemical action or movement of the building structure. |
| spindle | in woodworking, a short, turned part such as in a baluster. |
| steep pitch | the pitch rises more than fifty-five degrees. |
| stucco | a plaster, or mixture of lime, cement, sand and any other aggregate, applied with various textures to cover or sheath a surface. |
| thumbed joint | a narrow, concave horizontal mortar joint. |
| transom bar | a horizontal member that separates a door from a window, panel or louvre above. |
| transom light | a glazed light above the transom bar. |
| tucked joint | a mortar joint which is cleaned out and then filled with fine mortar, projecting out slightly. |
| vergeboard | a board that hangs from the protecting end of a roof, covering the gables, often elaborately carved and ornamented. |
| vestibule | small entry room or interior space at entrance to a building. |
| voussoir | a flat or curved structural arch over a structural opening such as a door or window, composed of wedge-shaped pieces that are of the same height. |