

# **CABBAGETOWN-METCALFE AREA HERITAGE CONSERVATION DISTRICT HERITAGE CHARACTER STATEMENT & DISTRICT PLAN**

**November 2001**

**Presented to:  
The City of Toronto**

**Prepared by:**  
**UNTERMAN McPHAIL**  
**ASSOCIATES**  
*Heritage Resource Management Consultants*

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

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Unterman McPhail Associates  
Heritage Resource Management Consultants  
540 Runnymede Road  
Toronto, Ontario, M6S 2Z7  
Tel.: 416-766-7333**

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

**Edited by  
Shawn Patrick Tubb, Heritage Preservation Services  
August 7, 2003**

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## **PART A**

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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. The Cabbagetown-Metcalf Area 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-Metcalf Area Heritage Conservation District (HCD) has been under consideration by the area residents for many years. The Cabbagetown Preservation Association (CPA) – with local support and encouragement – initiated discussions with the City of Toronto to propose the establishment of the Cabbagetown-Metcalf Area Heritage Conservation District to promote the preservation and enhancement of the special character of the suggested study area.

The CPA requested that the City consider approval of funding to complete a study and plan. In October 2000, the City sought requests for proposals from qualified consultants to complete a Heritage Character Statement and Plan for the proposed heritage conservation district. The process has been supported locally by a group of dedicated volunteers who compiled a comprehensive inventory of properties of a prescribed study area to illustrate the significance of this Victorian-era development. Unterman McPhail Associates, in association with Wendy Shearer Landscape Architect Limited, Lloyd Grinham Architect and Archaeological Services Inc. (ASI) were chosen to complete the project. A steering committee was created to aid and facilitate the project. It is comprised of CPA members, local residents and City of Toronto staff.

#### **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-Metcalf Area 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**

#### Introduction

The Cabbagetown-Metcalf Area Heritage Conservation District is in a larger, residential neighbourhood known as "Cabbagetown." The District boundaries are Amelia Street on the north, Carlton Street on the south, Sackville Street on the east and Broadcast Lane on the west.

The Cabbagetown-Metcalf Area Heritage Conservation District local history and context is well illustrated and discussed in *Cabbagetown Remembered* by George Rust-D'Ey and documented through the efforts

of the Cabbagetown Preservation Association in their publication *Touring Old Cabbagetown*. A group of the Association's volunteers completed an inventory of all buildings in the District. The volunteer group researched the date of building construction and the ownership of the properties, contributing to a comprehensive, documented record of the significance of the area. 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 District has been developed.

#### District Character

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

#### Historical Character

The historical growth and development of the area is intimately related to the City of Toronto's eighteenth century origins and nineteenth century development. The lands within the District are associated with Lieutenant Governor John Graves Simcoe who received a Crown Grant for two hundred acres in the name of King George III for his young son, Francis Graves Simcoe

in 1795. The land was located west of the Don River to Parliament Street and southward from the present Bloor Street to Carlton Street. The grant comprised one of two Park Lots east of Parliament Street. The Park Lots were originally established as a government reserve. At this time the Town of York was developing predominantly to the west.

The ownership of Simcoe's land passed from the Simcoes to John Scadding Junior, son of the former manager of Simcoe's estate and his wife Amelia, in 1833. Scadding transferred a portion of the land to his son, Rev. Henry Scadding and sold a 93-acre parcel to Henry Latham, one of the City's more prominent builders in 1839. Latham held the property until 1844.

The layout of Amelia Street, Metcalfe Street, Elm Street (now Carlton Street) and Winchester Street was complete by 1844. Latham sold a 30-acre parcel to John Young Bown who proceeded to develop Lot Plan 26. The Lot Plan and the street grid laid out were instrumental in the development of Cabbagetown. Bown's property comprised lands south of Amelia Street to Carlton Street, and east of Broadcast Lane to Sumach Street. John G. Howard, Toronto's leading architect and part-time Deputy Surveyor, registered the plan in 1851 for the City of Toronto. Bown continued to sell parts of this landholding to individual builders who completed the earliest residences in the District.

The initial residential development in the Cabbagetown area started in the 1850s. Significant housing development began in the 1870s and 1880s. Most of the houses built in that period are still visible in the District today. Development would continue to the beginning of the twentieth century, establishing the late Victorian character in

the neighbourhood. Individual buildings of more varied early twentieth century architectural influences were built between 1900 and the First World War. St. Enoch's Church (1891) and the Hampton Mansions Apartment built at Metcalfe Street and Winchester Street (1910), across the street from each other, represent the largest buildings in the District.

By the early twentieth century the population of Cabbagetown included labourers, employed in local businesses and industries, and a more prosperous people who lived in the larger residences. Occupations and income groups varied. The mix of occupations of early residents range from store managers and carpenters to businessmen, accountants, clerks, doctors, salespersons, cutters, church ministers, artists and butchers. The area also included business proprietors, nurses, messengers, brewery, gas and soap workers, stevedores and railway employees. After the W.W.I the demographics changed, resulting in a decline in the condition of the building stock that lasted until the 1960s when a new generation of residents began to move into the District. By the 1970s urban renewal would play a significant role in the rebirth of older downtown neighbourhoods in Toronto.

The Cabbagetown area participated in the renewal. It had the benefit of a "sense of place" derived from its past social conditions, land development history, pedestrian-oriented streetscapes and a defined architectural tradition. The delineated Cabbagetown-Metcalf Area Heritage Conservation District boundaries embody Lot Plan 26, registered by John Young Bown 150 years ago, which laid the foundation for its development.

### Landscape Character

The overall landscape character of the Cabbagetown–Metcalf Area Heritage Conservation District is a result of several individual landscape features. These include a significant pedestrian scale to the public open space created by the generally narrow setbacks of the houses from the sidewalks, small landscape front yards defined by ornamental metal or wood fencing or hedges. There are overhead wires mounted on wooden utility poles and mature, large canopy, deciduous trees located within the front yards and boulevard strip.

Within the District there are over 200 trees, representing over thirty different species. Many of the deciduous trees are mature with wide canopies which overhang the streets, creating a sheltered and shady pedestrian environment.

With few exceptions, notably on Carlton Street between Metcalfe and Sackville Streets, the buildings in the south of the District are generally set closer to the street than in the north. Within each block the setbacks tend to vary only slightly. As well, the houses in the south area of the District are generally two to three stories whereas in the north there are more examples of one-and-a-half and two story buildings.

The front yards generally contain small lawn areas and planting beds with a central walk leading to a front porch and front door. There are very infrequent examples of single-width driveways crossing the boulevard leading to a garage or interior laneway. In most cases, parking is accommodated on the street rather than on private property.

### Architecture

The architecture of the District is predominantly late 19<sup>th</sup> century, often referred to as “Victorian,” in style and influence. A number of Second Empire residences with mansard roofs and Italianate decorative features exist along with Queen Anne-style residences. The Georgian-influenced residence at 85 Winchester Street is one example of an early structure still in the District. St. Enoch's Presbyterian Church at Metcalfe Street and Winchester Street, completed in the Romanesque style, represents the influence of institutional ecclesiastical architecture of the period.

Although the area is comprised principally of heritage buildings, more recent architecture is also represented in the District with a number of significantly-renovated buildings that display a mixture of old and new building fabrics. Approximately 300 primary buildings are located within the delineated boundaries of the Cabbagetown–Metcalf Street Heritage Conservation District.

The mix of residential buildings is comprised of 1 to 2 ½-storey buildings set back within narrow front yards and fenced. Row housing is the principal, character-defining form of the residential type in the District. The integrity of unbroken rows of Victorian housing, seen especially on Metcalfe Street and in certain other sections of the District, defines the significance of this area's architecture. Individual detached homes and a few apartment buildings are also present. Brick houses, along with frame buildings covered in wood and synthetic siding, are found in the District. Stucco-rendered properties are represented in both brick and frame structures.

The predominant characteristics associated with the Victorian row house buildings are tall, narrow bay and gables; decorative woodwork in the gables; and where extant, decorative wooden porches, often added on to the house in the 20<sup>th</sup> century. The brickwork is often a mix of red and buff brick or red brick combined with shaped decorative brick, stone voussoirs or a stone base course. Buff brick buildings are also represented in the District. The small, one-storey cottages display similar architectural attributes. The later Edwardian residences have generally lower roof slopes and less ornate decorative woodwork.

The roofing material was originally either slate or wooden shingle. Some slate remains, but asphalt shingle roofing is now the predominant roofing material.

Windows vary in shape from flat head to segmental to semi-circular. Original glazing is still extant in many residences, and many fine stained glass windows are present. Some original doors exist to complement the original period of design.

The interplay between architecture and the various landscape elements of the District is important to its overall character. Many blocks have almost unbroken rows of closely-spaced, late nineteenth/early twentieth century residential buildings of a similar height and fenestration, set back in a consistent manner with small front yards. Street trees in the public boulevard provide a treed canopy over sidewalks and roads.

#### Conservation Intent

The conservation intent within the Cabbagetown-Metcalf Area Heritage

Conservation District is to maintain the existing stock of residential and institutional heritage and the scale and character of the neighbourhood. It is recognized that the heritage building stock is in various states of repair and maintenance. It is not the intent within the Cabbagetown-Metcalf Area Heritage Conservation District to force property owners to restore their property or prevent them from making changes, as long as the changes are consistent with the conservation intent. The intent seeks to ensure that when change is considered, heritage buildings and their defining features and/or materials are protected as part of the process of change and development.

## **2.2 District boundary**

The Cabbagetown-Metcalf Area Heritage Conservation District boundary is shown on **Figure 1**. The District boundary comprises the residential area located east of Broadcast Lane to the east side of Sackville Street, and from the north side of Amelia Street to the south side of Carlton Street. This district boundary came into effect when the Ontario Municipal Board (OMB) approved the designation by-law. The District Plan document and contents do not require approval by the OMB.

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

Within the District, five (5) properties are designated under Part IV of the *Ontario Heritage Act* and forty-six (46) properties are listed on the City of Toronto's *Inventory of Heritage Properties* (See **Appendix D**).

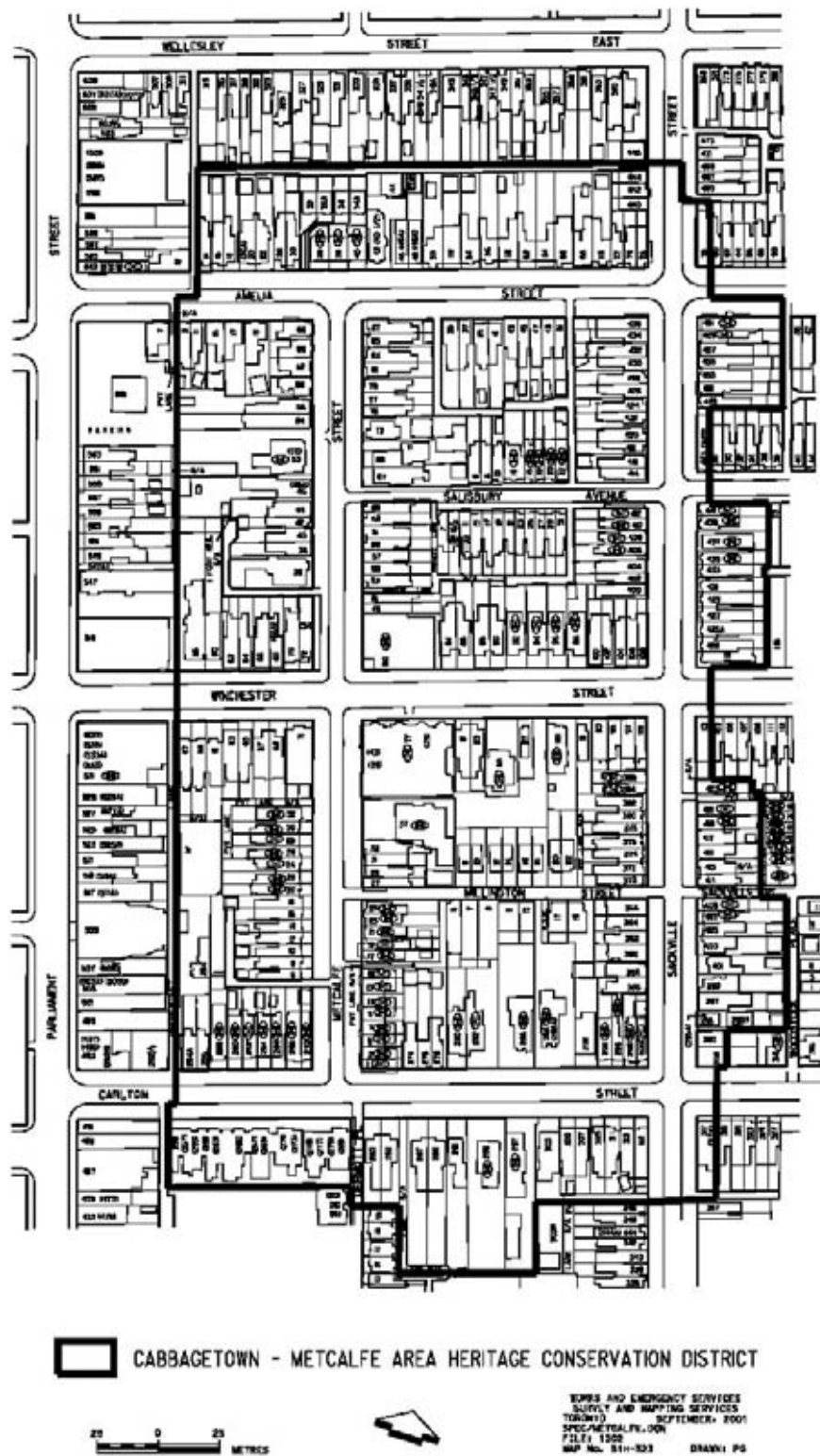


Figure 1.

The Part IV-designated properties are not included in the District designation as the *Act* states no individual property designation may be designated under both Part IV and Part V at the same time. 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 the five 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.

## **3.0 HERITAGE CONSERVATION PRINCIPLES**

### **3.1 Introduction**

The designation of the Cabbagetown – Metcalfe Area 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 the Cabbagetown–Metcalfe Area 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–Metcalfe Area 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 pattern.
- 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.

### **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**

- 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.

## **4.0 GUIDELINES FOR BUILDING CONSERVATION & CHANGE**

### **4.1 Introduction**

The intention of the Cabbagetown–Metcalf Area Heritage Conservation District is to ensure the wise management of physical change and development in order to conserve the unique character of the Cabbagetown–Metcalf Area 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 and 7.0 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-Metcalf Area 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–Metcalf 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–Metcalf Area Heritage Conservation District.
- To protect and enhance existing heritage buildings.
- To avoid the destruction of the heritage buildings and landscape fabric in the Cabbagetown–Metcalf Area 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.



#### **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-Metcalf Area 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-Metcalf Heritage Area 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-Metcalf Area 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-Metcalf Heritage Area Conservation District.
- To discourage the demolition of existing heritage buildings.

## **PART B**

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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–Metcalf Area 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-Metcalf Area 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, 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 rodged 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-Metcalf Area 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 craftsperson 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-Metcalf Area 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-Metcalf Area 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 facades of existing historic buildings, but may be considered for rear or side facades 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–Metcalf Area 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 craftsman 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-Metcalf Area 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 facades, 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 Religious and apartment structures**

A former church and large apartment building are important buildings within the Cabbagetown–Metcalf Area Heritage Conservation District. 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 churches and other 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 Sites**

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.

## **PART C**

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Section 6.0 contains design guidelines for alterations, additions and new construction to new buildings. These guidelines are intended to stimulate discussion and ideas among property owners who are considering 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 deals with Planning and District Implementation issues.

### **6.0 GUIDELINES: ALTERATIONS, ADDITIONS, AND NEW CONSTRUCTION**

#### **6.1 Introduction**

The character of the Cabbagetown–Metcalf 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–Metcalf 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–Metcalf Area 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.

The architecturally- and historically-significant religious and multi-residential structures at Winchester and Metcalfe Streets 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–Metcalf Area 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 43 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-Metcalf Area 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).

### **6.2.3 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-Metcalf Area 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 facades 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-Metcalf 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-Metcalf 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 anew.

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 2 and 3**).

### **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 facades.

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 facade 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 facades 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.

## 6.7 Corner lots

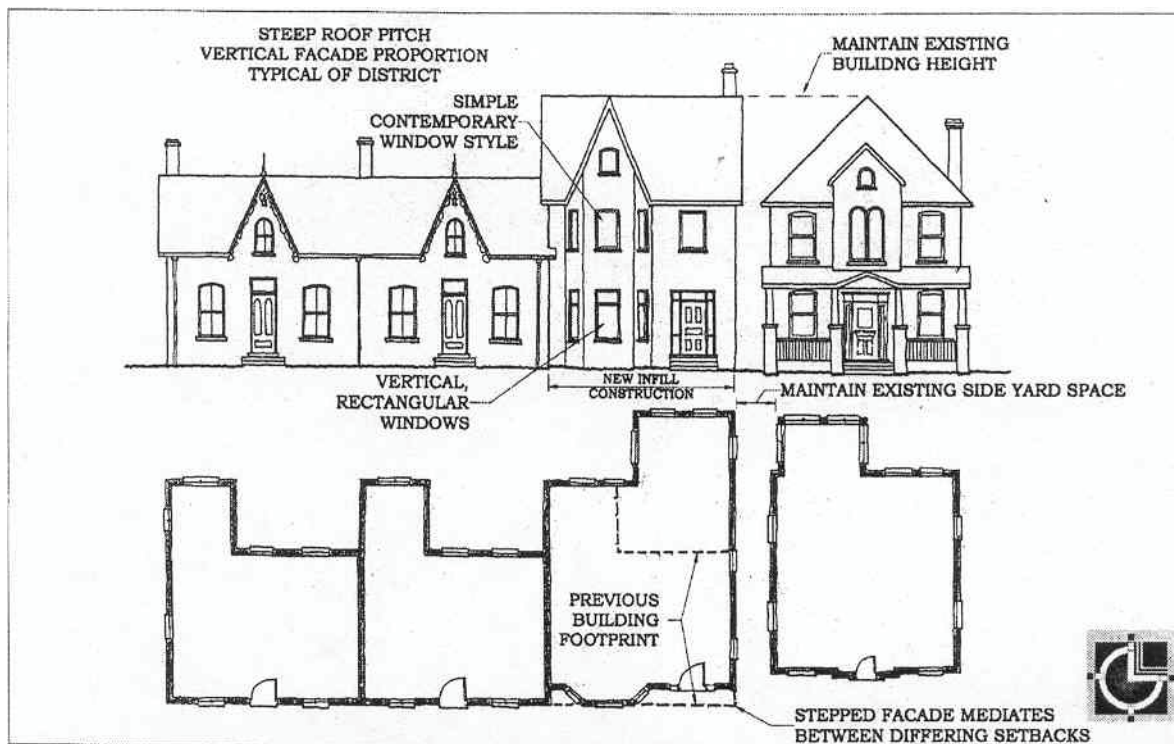
Due to the configuration of the existing streets and blocks, which incorporate a number of small secondary laneways, there are many examples of corner lot conditions in combination with the predominant row house model. As such, new construction or additions at the rear of any existing street end or corner 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 3, 4 and 5**).

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 facades 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 facades.

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 facades, 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 facades 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.



**Figure 2. New construction-infill, front elevation and plan.**



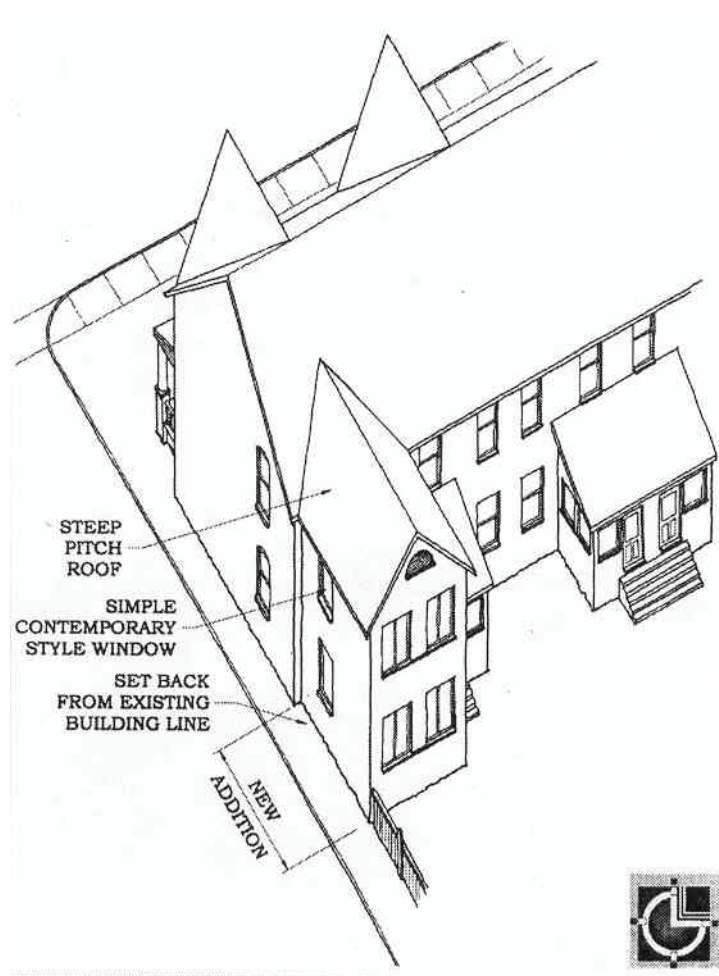
**Figure 3. New construction-infill, birdseye view.**



**Figure 4. Corner lot, one storey addition to rear elevation of a heritage building.**



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



**Figure 6. Corner lot, two storey addition, birdseye view**

## **7.0 LANDSCAPE CONSERVATION**

### **7.1 Introduction**

The Cabbagetown-Metcalf Area 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-Metcalf Area Heritage Conservation District. Several individually-designated heritage properties exist within the area and numerous homes have won local heritage awards.

The compact nature of the Cabbagetown-Metcalf Area 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-Metcalf Area 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 facade 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-Metcalf Area 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-Metcalf Area 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-Metcalf Area 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**

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

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

<b>TREES</b>	
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 four 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 under By-law

No. 110-2002. The study area comprises all or portions of:

- Amelia Street;
- Metcalfe Street;
- Winchester Street;
- Carlton Street;
- Sackville Street;
- Salisbury Avenue; and,
- Millington Street.

### **8.2 Planning policy context for heritage district designation**

The City of Toronto Official Plan, Part 1 (By-law No. 413-93, as adopted on July 20, 1993) contains planning policies for heritage properties. Section 5 Heritage Policies contains sub-section 5.5 in which the following policies are stated:

*It is the policy of Council to designate Heritage Conservation Districts within the City on the basis of appropriate studies and to take all necessary steps to encourage preservation and conservation of the heritage buildings, structures and sites, including all areas in the public domain, within such districts.*

*In designation of a Heritage Conservation District, Council shall first define such areas as a Heritage Conservation District Study Area, and direct that a study of the proposed district be undertaken. Once contemplated, the study will form the basis of the Heritage Conservation District Plan. Council may proceed to designate all or part of the area by by-law as a Heritage Conservation District and shall use its powers of review and regulation to implement the objectives of the Heritage Conservation District Plan.*

### **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–Metcalf 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.

## 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-Metcalf Area 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**

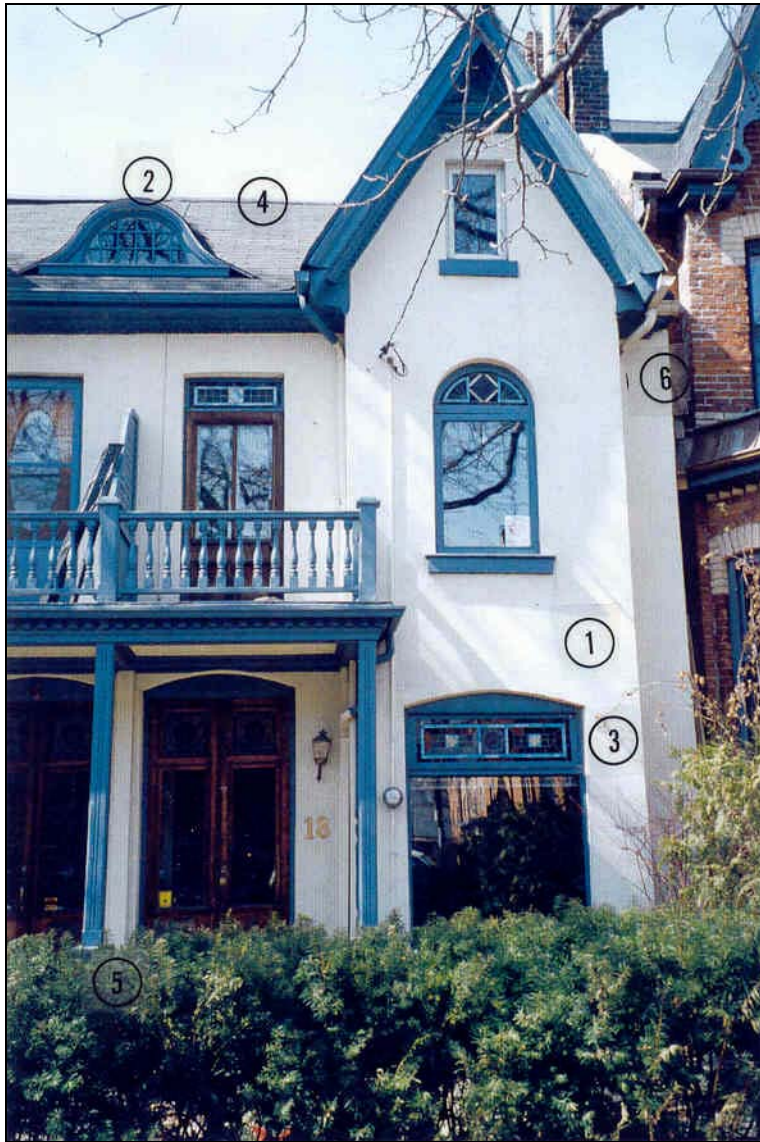


Photograph: Cabbagetown Preservation Association

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 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



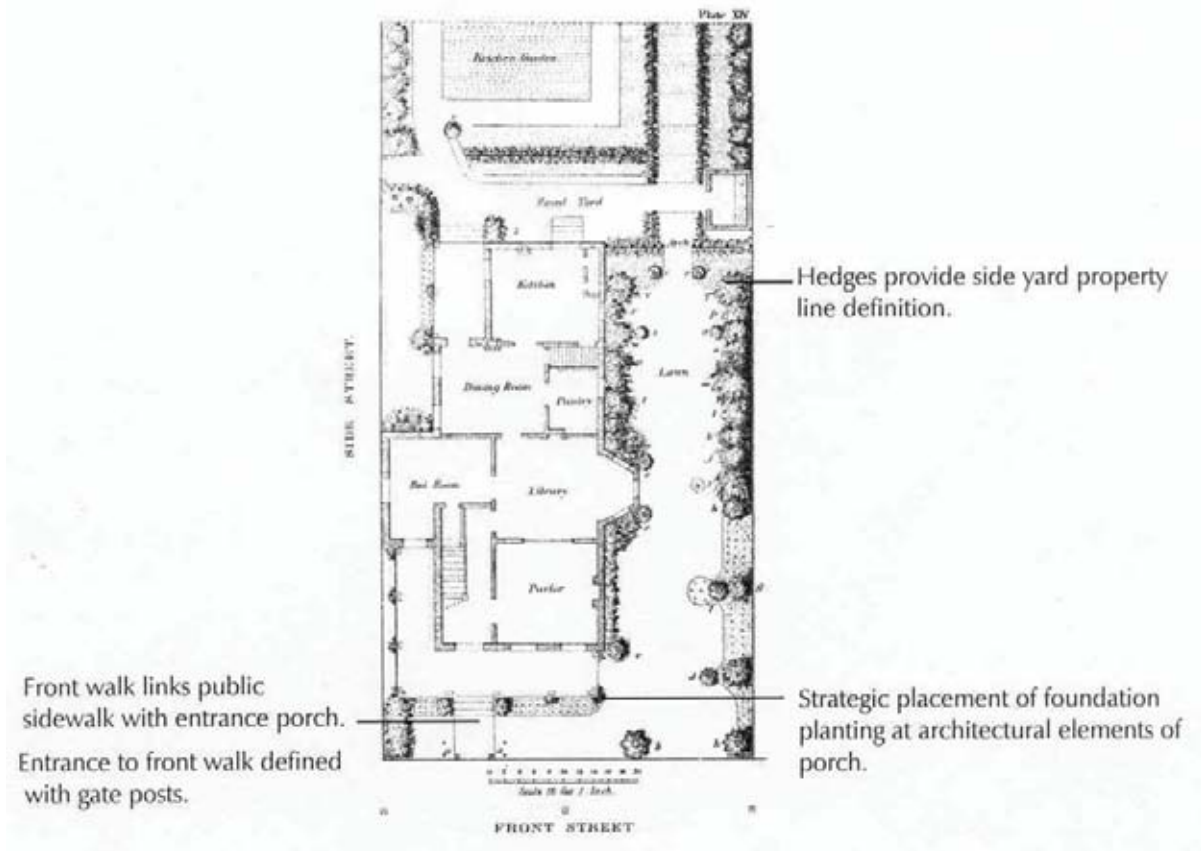


Plate XIV Planting a Corner Lot. P. 189



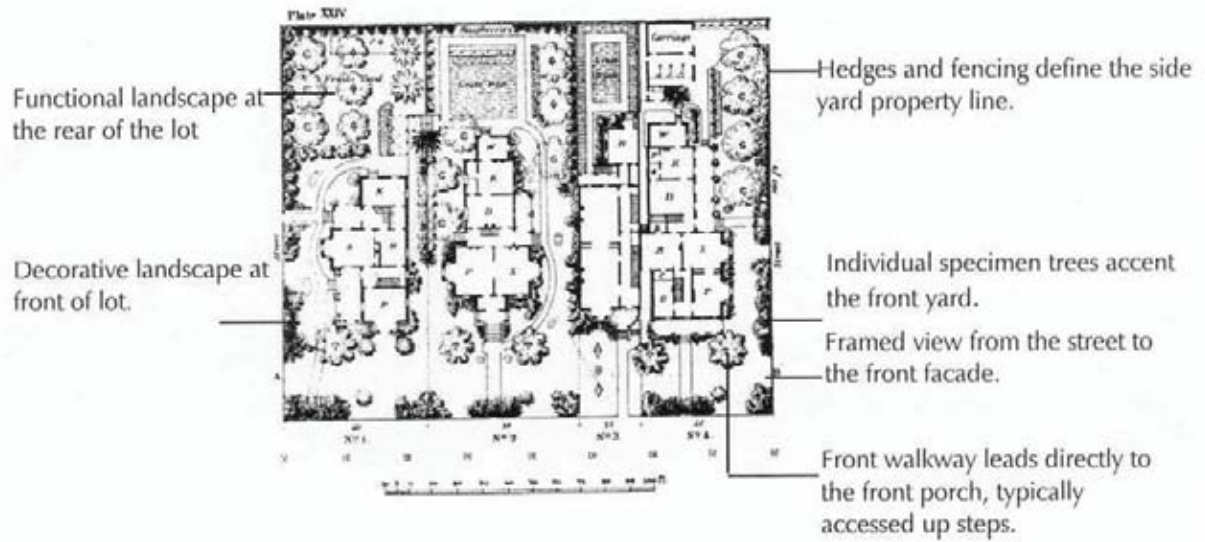


Plate XXIV Four Residences. P. 218



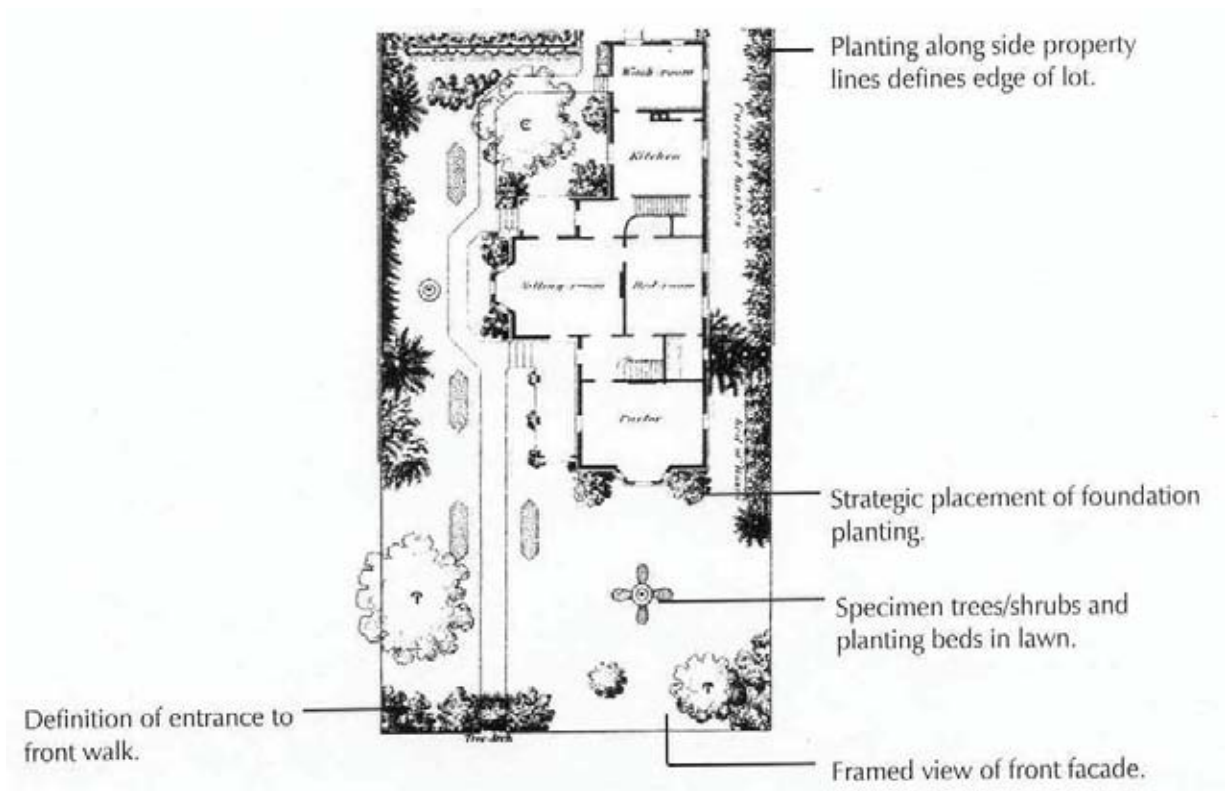


Plate XXIV Design for Village Lots. P. 152

## 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  
List of Properties Designated and Listed under  
Part IV of the *Ontario Heritage Act*

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**List of Designated & Listed Properties within the  
Cabbagetown-Metcalf Area Heritage Conservation District**

***List of Designated Properties***

**50 (52) Metcalfe Street** (By-law No. 74-77). Semi-detached house, c. 1899. Adopted by City Council on December 10, 1975. Designation by-law passed by City Council on February 28, 1977.

**37 Metcalfe Street** – Formerly 75-79 Winchester Street (By-law No. 331-81). House for John Douglas 1875. Remodeled 1892 – J. Wilson Gray for J.L. Morrison. Adopted by City Council on December 10, 1975. Designation by-law passed by City Council on May 21, 1981. Heritage Easement Agreement Registered CT511473, December 11, 1981.

**85 Winchester Street** (By-law No. 330-81-designation), (By-law No. 113-92) To partially repeal By-law 330-81 respecting the designation of the property at No. 85 Winchester Street in so far as it relates to No. 87 Winchester Street). House, 1857. Adopted by City Council on January 22, 1979. Designation by-law passed by City Council on May 21, 1979. Heritage Easement Agreement Registered CT511474, December 11, 1981.

**80 Winchester Street** – Formerly 74 Winchester Street (By-law No. 116-78). St. Enoch's Presbyterian Church, 1891. Adopted by City Council on December 10, 1975. Designation by-law passed by City Council on February 17, 1979 (Designation plaque – 1979). Heritage Easement Agreement. Registered as Instrument No. CA 485123 on July, 18, 1997.

**77 Winchester Street** (By-law No. 1996-0419), (By-law No. 69-86- designation) To provide for the entering into of an easement for the conservation of the buildings on lands known as 77 Winchester Street. Hampton Mansion Apartments: 1910-1911, Simpson and Young for Alexander Park. Adopted by City Council on September 4 and 7<sup>th</sup>, 1984. Designation by-law passed by City Council on January 17, 1986.

***Properties Listed on the Inventory***

**Salisbury Avenue**

- |                          |   |
|--------------------------|---|
| (12) 14 Salisbury Avenue | Semi-detached house, 1893, adopted by City Council on December 10, 1975.    |
| 16-18 Salisbury Avenue   | Semi-detached house, c. 1889, adopted by City Council on December 10, 1975. |
| 20-22 Salisbury Avenue   | Semi-detached house, c. 1890, adopted by City Council on December 10, 1975. |

**Winchester Street**

92, 94, 96, 98 Winchester St. House, 1898 attributed to Smith and Gemmell. Adopted by City Council on January 22, 1979.

89 Winchester Street House, 1884, adopted by City Council on January 22, 1979.

**Metcalf Street**

1-3 Metcalfe Street Semi-detached house, 1888 at Carlton Street (NE), adopted by City Council on Dec. 10, 1975.

5-7 Metcalfe Street Semi-detached house, 1888, adopted by City Council on Dec. 10, 1975.

9-11 Metcalfe Street As above.

13-15 Metcalfe Street As above.

17 Metcalfe Street Part of row housing at 17-25 Metcalfe Street, c. 1885. Adopted by City Council on December 10, 1975.

19 Metcalfe Street As above.

21 Metcalfe Street As above.

23 Metcalfe Street As above.

25 Metcalfe Street As above.

20 Metcalfe Street Part of row housing at 20-32 Metcalfe Street, c. 1885. Adopted by City Council on December 10, 1975.

22 Metcalfe Street As above.

24 Metcalfe Street As above.

26 Metcalfe Street As above.

28 Metcalfe Street As above.

30 Metcalfe Street As above.

32 Metcalfe Street As above.



### **Carlton Street**

258 Carlton Street	Row of three houses at 258-262 Carlton Street, 1883. Adopted by City Council on December 10, 1975.
260 Carlton Street	As above
262 Carlton Street	As above
264-266 Carlton Street	Semi-detached house, 1883. Adopted by City Council on December 10, 1975.
268-270 Carlton Street	Semi-detached house, 1883 at Metcalfe Street (NW). Adopted by City Council on December 10, 1975.
280-282 Carlton Street	Semi-detached house, 1886. Adopted by City Council on December 10, 1975.
286 Carlton Street	House, 1883. Adopted by City Council on December 10, 1975.
288 Carlton Street	House, 1881 for Wm. Lumbers. Adopted by City Council on December 10, 1975.
294-296 Carlton Street	Semi-detached houses, Peter McGregor House and Marshall McGregor House 1889, J.T. Shepter, bldr. Adopted by City Council on February 9, 1989.
295 Carlton Street	House, 1878. Adopted by City Council on August 18, 1976.
297 Carlton Street	House, 1892. Adopted by City Council on August 18, 1976.
298 to 300 Carlton Street	Semi-detached houses: Aubrey O. Hurst House and Joseph Y. Brown House, 1889. J.T. Shepter bldr. Adopted by City Council on February 9, 1989.

### **Amelia Street**

36, 38, 40 Amelia Street	Rowhousing, 1873. Adopted by City Council on December 10, 1975. (Heritage Easement Agreement) Reg. CA 82446, March 27, 1990.
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### **Sackville Street**

384 – 386 Sackville Street	Semi-detached house, c. 1891. Adopted by City Council on December 10, 1975.
406 – 408 Sackville Street	Semi-detached house, c. 1890. Adopted by City Council on December 10, 1975.
407 – 409 Sackville Street	Pair of cottages, 1889. Adopted by City Council on December 10, 1975.
410 – 412 Sackville Street	Semi-detached house at Salisbury Avenue (SW). Adopted by City Council on December 10, 1975.
419 – 421 Sackville Street	Semi-detached house, c. 1889. Adopted by City Council on December 10, 1975.
423 Sackville Street	House, c. 1889-90. Adopted by City Council on December 10, 1975.
435 Sackville Street	Rear only. John Eastwood House, c. 1856. Adopted by City Council on May 6 & 7, 1982.
437 Sackville Street	House. Adopted by City Council on December 10, 1975.
439 – 441 Sackville Street	Semi-detached house, 1888. Adopted by City Council on December 10, 1975.
459-461 Sackville Street	Pair of shops, 1888. By-law 596-85 adopted by City Council on December 10, 1975. Designation by-law passed by City Council on August 12, 1985.

### **Millington Street**

No properties listed/designated.

Appendix E  
Toronto Heritage Conservation Districts:  
Permit Application Process

## **CABBAGETOWN-METCALFE AREA HERITAGE CONSERVATION DISTRICT: PERMIT APPLICATION PROCESS**

### **E 1.0 INTRODUCTION**

Section 42 of the *Ontario Heritage Act* states that “no person, shall in the area defined by the by-law {which designates the Heritage Conservation District} erect, demolish or remove any building or structure, or alter the external portions therefor, without a permit.” 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-Metcalf 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.

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

In Heritage Conservation Districts, City Council has authorized the Commissioner of Economic Development, Culture and Tourism 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-Metcalf Area Heritage Conservation District are contained in Part C, Section 6 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:

- 1<sup>st</sup> the District Advisory Committee, and
- 2<sup>nd</sup> staff of the Heritage Preservation Services in the Department of Economic Development, Culture and Tourism.

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-Metcalf 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 44 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.



## 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.
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.
munтин	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.

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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.