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HARBORD VILLAGE HERITAGE CONSERVATION DISTRICT

DIRECTORY

for

CONSERVATORS

and

RESTORERS

of

HERITAGE PROPERTIES

Recipient: 32nd Heritage Toronto,
Community Heritage Award and Members' Choice Award, 2006

Twentieth Edition, April 8th, 2016
http://www.harbordvillage.com/heritagedirectory

Harbord Village Heritage Conservation District
Directory for Conservators and Restorers of Heritage Properties

Harbord Village HCD Phase 1 (110 homes on Brunswick Avenue, College to Ulster, on Willcocks Street west of Spadina, on Robert Street and on Spadina Avenue (at the entrances of Willcocks St) came into being on April 18th, 2005.

Phase 2 (239 properties: on Robert Street, College to Bloor, Russell Street and Sussex Avenue between Spadina and Robert and Spadina Circle) joined Phase 1 in 2009.

Phase 3 (All other parts of Harbord Village) has been submitted to Heritage Preservation Services. While it is under review the owners of *all* heritage properties in Harbord Village are urged to observe its Heritage Guidelines, if only to maintain and increase their property values. (See pp6 and 7.)

The architecture and heritage landscapes of HVHCD1and 2 are defined in their **Heritage Conservation District Plans**. Attached to these plans are **Heritage Guidelines** regarding conservation and restoration, which protect the HCDs against demolition (including demolition by neglect) and inappropriate alteration of street-visible building facades, sides and rooflines.

The **Harbord Village Heritage Conservation District Directory for Conservators and Restorers of Heritage Properties** is designed to facilitate observation of Heritage Guidelines where contractors and suppliers cannot, as a supplement to the HVHCD Plan for those who need to discover:

- What it means, to live in a Heritage Conservation District and how HCDs are formed.
- How HCDs are monitored: Heritage Preservation Services and Heritage Permits.
- What the 'elements' (doors, window, pillars, railings etc) that have been significantly altered or completely removed from the facades of our properties originally looked like.
- Conservation and restoration consultants, contractors and craftspeople who are qualified to help us conserve and restore the heritage character of our properties.
- Suppliers of the materials and reproduced elements needed to make restoration possible – such items as roofing slate, heritage paint colours, brick, masonry and woodwork (including mouldings, doors, windows, porch columns and balusters.)

With this information, HVHCD property owners are equipped to embark on the conservation and restoration of their heritage homes.

Richard Longley,
Editor, Harbord Village Heritage Conservation District Directory
April 23rd, 2015

Donations to Harbord Village Heritage Conservation District

Property owners, residents and business owners who look forward to all of Harbord Village becoming an HCD are invited to make donations, which will help that happen.
Cheques, made out to 'HVRA' endorsed 'HVHCD', should be sent to:

HVRA Box 68522, 360A Bloor Street West. Toronto ON M5S 1X1
http://www.harbordvillage.com/

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A Message from Cathy Nasmith, Heritage Architect

Past President, Architectural Conservancy of Ontario
Compiler and Author, Harbord Village Heritage Conservation District Plans 1 & 2

"Think of your house as an antique or an heirloom. Conserving that heirloom presents considerable challenges: Our buildings were built with technologies that were often different from those used today; mixing old and new building technologies can be damaging. Most builders and building suppliers cater to the needs of modern construction, they are not always able to provide the best advice to would be conservators and restorers of older properties. We hope to encourage local building suppliers to stock the materials and supplies we need. We look forward to organizing conservation and restoration workshops. Meanwhile, whom do we call when we need help?

Before you start a project, get the best advice you can and make sure that you have all the permits you need. (Remember, Heritage Permits are needed in HCDs as well as Building Permits.) The city is a great source of good advice, as are our HVHCD representatives.

As HCD property owners we are explorers of territory that is both old and new. We live in archetypal late 19th century Toronto houses, examples of 'the bay and gable style', born in the 1870s, built in HVHCD and many other parts of Toronto between the early-1880s and the late 1890s. Compiling this document we have been amazed how little is written down about the specifics of looking after such houses and how little is known of their original appearance, where that appearance has been lost or altered. We have been given much valuable advice by members of the Cabbagetown Preservation Association but they too are constantly in search of accurate information, appropriate materials, and the right people to undertake the work of conservation and restoration.

Since we started working on this directory, we have discovered many experts who are able to help us, their names are included here. Over the next few years, as we gain conservation and restoration experience, we will be expanding this directory to include more expert names and more technical and historical information. We know that the names we include now are not the only people who possess the skills or manufacture the products we need. With your help we will continue to look for more. We will welcome any contacts you can share with us – along with accounts of your own conservation and restoration adventures.

This interim Conservators' and Restorers' Directory is an outgrowth of the ***Harbord Village Heritage Conservation District Plan*** *which provides a detailed description of Harbord Village Heritage Conservation District and its conservation guidelines. In time the Directory will be published as a website, as the Plan is published already*, where it will evolve into a comprehensive Conservation and Restoration Manual that reflects the research and experience of individual HCD conservators and restorers who strive to make Harbord Village Heritage Conservation District a reality.*

***Google: Toronto Heritage Conservation Districts, scroll down to Existing Heritage Conservation Districts**

Heritage Real Estate Values

Three Myths About Heritage Properties

It serves the owners of heritage homes well to know them

Compiled by realtor Robert Hulley, President
Architectural Conservancy of Ontario, Credit & Humber Watershed Branch
(originally published in the Ontario Real Estate Association newsletter ***Realtor EDGE***)

Myth 1: Heritage designation reduces a home's value and makes it harder to sell.
Prof. Robert Shipley, School of Planning University of Waterloo investigated the sales of 2,707 properties designated under the Ontario Heritage Act over the past 20 years in 24 communities in Ontario. He found that:

- 74% of individually designated properties equaled or bettered the average property value trend in the community.
- The rate of sales among individually designated properties was equal to, or greater than, the general rate of sales of properties within their communities.
- Designated properties tend to resist downturns in the ambient market.
- Owners of designated buildings can benefit from expert advice from municipal heritage committees and preservation staff, and they may also be eligible for financial incentives such as grants, special loans and tax relief.

Myth 2: It is cheaper to demolish and rebuild than to restore a heritage building.
Dr. George Gorgolewsky, School of Architectural Science, Ryerson University:

- "Demolition and rebuild are not cheaper from an environmental point of view, given that 35% of the contents our landfill sites is building material waste."

Charles K. Hoyt, in the *Architectural Record*:

- "Heritage conservation and restoration have several advantages over new construction. Many older buildings have unique and desirable features, such as ornate windows and finishes, high ceilings, etc. that are prohibitively expensive to create in new buildings. Structural costs on an old building typically make up 5-12% of total project costs - half the average expenditure for new construction."

Myth 3: Old building technology is not as efficient as modern replacements.
Paul Howley, a Stratford builder, who works on heritage buildings:

- "Old houses were designed and built to last. Retrofit with modern materials is only a short-term improvement where modern materials don't last as long as old materials that are properly maintained and kept in good repair.

Trade in heritage properties can only increase as cities resolve to preserve their legacy. So, before the sun sets on another day let's resolve not to deal in myths about them.

See also: *Embracing the growing heritage market*

https://www.orea.com/Members/EDGE-Newsletters/2015/February/Embracing-the-growing-heritage-market

Effect of Heritage Conservation District Designation Residential House Prices in Toronto

Murray X. White
School of Urban and Regional Planning Ryerson University, April 2010

(Confirmation of the findings of Bob Hulley in *Three Myths About Heritage Properties*)

- Housing values in three HCDs studied (East Annex, Cabbagetown-Metcalfe and Weston) are 2.5%-10.5% higher than housing values in adjacent districts.
- In addition, HCD houses increased in value by a larger percentage than adjacent houses between 2005 and 2010.
- As HCDs continue to grow and evolve, they will increase both the economic and aesthetic value of these neighbourhoods across the city.
- Many people object to HCD designation because they feel that HCDs will stagnate and lose value due to restrictive guidelines that limit development opportunities. However, because houses are worth more in HCDs, it is likely that conforming to HCD guidelines will actually attract new development, people, businesses and visitors to the district and that they are more appealing to live in.
- The results of this study demonstrate good reasons and incentives for government and communities to support heritage districts, through grants, tax rebates and incentives for developers. The importance of designation to protect these areas will contribute to future generations and ensure that people can enjoy them in the future.

You Bought a Heritage Property Without Knowing You Were Doing So?

Who To Blame?

1. The HCD status of an HCD property should be entered on title. If it was in the case of your purchase but you were not made aware of that and you now regret your purchase, blame yourself or your lawyer.

2. The HCD status of your property was not on title, you were not advised of its status before purchase and you wish you had been? Blame the seller's agent, your lawyer or yourself, for not knowing what Heritage Conservation District means and for not checking beforehand.

What To Do?

Look around your new neighbourhood, compare its appearance and its resale values with those of similar neighbourhoods nearby that are not HCDs, read the two pages above, be happy and be assured. By buying into a Heritage Conservation District that is protected by HCD Guidelines you have made a purchase you are not likely to regret and one that will reward you and your family into the generations to come.

Heritage Home Buying Demystified:
A Guide to Owning a Piece of Toronto's History
(for the well-heeled heritage lover and investor)
http://partnershiptoronto.com/2014/05/heritage-homes

Heritage Is Green!

Like many of Ontario's older communities, Harbord Village was built before there was or central heating or air conditioning, or cars or efficient public transport. This is reflected in features that are well suited to a climate that is marked by cold, snowy winters and hot, humid summers, in a neighbourhood where most journeys can be made on foot:

- Steeply pitched, snow-shedding roofs.
- High ceilings and double-hung windows, which allow hot air to flow out above and cool air to flow in below during summer.
- Fireplaces in most rooms (in lieu of central heating, which was easily accommodated, once it arrived, thanks to every house having a basement.)

Older homes can be more energy efficient than modern homes so long as:

- They are properly maintained and protected against damp and water damage by sound tuck-pointing and by properly connected eavestroughs and downspouts that are cleared of leaves after every fall.
- Roofs (especially) and walls are well insulated, with sealed vapour barriers.
- Doors and windows are well-fitting and adequately weather-stripped (where a caulking gun can be the most effective weapon against energy-loss.)
- Furnaces, heating boilers, appliances and air-conditioners (if we must have them) are all high efficiency.
- Residents have access to safe walking and bicycle routes, to public transit, rail and bus stations and vehicle rental outlets, so car ownership is not a necessity.

Heritage Communities

Harbord Village's early residents had to walk, bicycle or take public transport to their places of work, shopping, entertainment and worship. In an era when there was a variety store on practically every corner, those services were closer to home than they are today. But, even now, older communities are not only easier to live in than modern communities (where even the simplest errand cannot be completed without recourse to the car) with so many "eyes on the street" they are *safer* than modern communities.

More than a century after most of Ontario's heritage communities were built, their ease of low-energy accessibility remains one of their chief assets, so it's not surprising to learn that planners everywhere are striving to build it into the communities of the future.

The Greenest Brick is the One that's Already in the Wall (and the greenest building is the one already standing, where it may take more than 50yrs to repay the energy debt incurred by demolition and rebuilding.)
http://www.treehugger.com/files/2008/12/the-greenest-brick.php

Can Heritage Buildings be Called Green?
http://www.treehugger.com/files/2009/11/are-heritage-buildings-green.php

The Original Green by Steve Mouzon (a must-read about sustainable design)
http://www.treehugger.com/files/2010/05/the-original-green.php

Let's Return to the Original Green: Moving from a Consuming Economy to a Conserving Economy
http://www.treehugger.com/files/2010/05/return-to-original-green-consuming-to-conserving-economy.php

Old is the New Green (according to National Trust For Historic Preservation.)
http://www.treehugger.com/files/2010/05/old-is-the-new-green.php

HERO (Home Energy Retrofit Opportunity)
Heritage Retrofit for Energy Efficiency in Heritage Buildings

This programme is now terminated but for information about its aims contact:
David Booz, Project Manager, 416-806-2669
email: hero@harbordvillage.com
Harbord Village Residents' Association Home Energy Retrofit Opportunity (HERO) sought to improve the energy efficiency of older homes as they are conserved and restored. HERO's home energy audits found that the best energy–saving opportunities involve draught-sealing and the installation of high-efficiency furnaces or boilers. HERO was supported by a LiveGreen Toronto grant which applies to home energy audits and bulk purchasing of energy efficiency retrofits for homes and businesses.

Windfall Ecology Centre
Jen Atkinson, Director of Operations, Sheppard's Bush Conservation Area
93A Industrial Parkway South, Aurora, ON L4G 3V5
t: 905-727-0491 f: 905-727-0491 Toll Free: 1-866-280-4431
email: jatkinson@windfallcentre.ca
www.windfallcentre.ca

Conserve Preserve Guidebook
http://www.windfallcentre.ca/_content/publicFiles/site1/Heritage_Retrofits/pdf/ConservePreserve_Guide-May_1_2009.pdf

Non-Destructive Air Conditioning

High velocity systems with 2in ducts for radiator-heated houses without forced air ducts.

Air Treatment Heating and Cooling
49 Densley Avenue, Toronto ON M6M 2P5 416-785-9171 fax 416-235-2763
Contact: Andy Krol – a reputable Canadian installer of Unico Systems

Atlas Air, Climate Care
1713 Mattawa Ave., Mississauga, ON L4X 1K5, 905-279-3440, fax: (905) 279-4696
email: atlasair@climatecare.com
Contact: Rudy Hogeveen

SpacePak
5211 Creekbank Road,
Mississauga, ON L4W 1R3, 905-625-2911, fax: 905-625-6610

Unico Inc.
7401 Alabama Ave., St. Louis MO 63111
www.unicosystems.com
Endorsed by the US National Trust for Historic Preservation.

Foundations, Waterproofing

RCC Waterproofing (Romanelli Construction Company)
Foundation waterproofing – often necessary in heritage homes!
60 Norelco Drive, Toronto, ON M9L 2X6
416-747-1920 or 1-888-766-2071, fax: 416-747-7130
<http://www.rcc-group.com/>

Damp – Your Home's Worst Enemy

Beware:

- Blocked, leaking or damaged eavestroughs and downspouts. (Crucial)
- Improperly installed insulation and vapour barriers. (Very important)
- Inadequate caulking of doors, windows etc. (Very important)
- Careless use of aerosol foam insulation (A potential moisture trap.)
- Garden soil that abuts foundation walls.
- Vines growing on walls.
- Inadequately parged and tarred exterior foundation walls. (Very common.)
- Inadequate, blocked or broken foundation drainage.

Brick, Masonry, Terracotta

(See HVHCD Plan 10.4.1 p43)

Harbord Village and other 19C Toronto neighbourhoods were mostly built of locally manufactured brick of a deep salmon pink or creamy-yellow colour. Since they were baked at lower temperatures, these bricks are softer than modern bricks, which means that great care must be exercised with regard to cleaning, re-pointing or replacing them.

Repairs are best done with **recycled brick**. Reproduction antique brick – not an exact match but preferable to modern brick - should be carefully selected to ensure that it will not stress original brick or masonry. (If replacement bricks cannot be found, weathered bricks may be removed and replaced, weathered side in, 'good' side out.)

Re-point with traditional **soft lime mortar** (2.5 – 3 parts sand, 1 part hydrated lime) colour-matched to the brick, along with recycled brick for repairs. Do not use Portland cement for re-pointing, avoid it as you would avoid modern brick since neither expand and contact as traditional mortars and brick do. (Consequence: heritage bricks re-pointed with cement-based mortar or mixed with modern bricks may crack.)

Cleaning of brick with sand-blasting (especially) chemicals or power-washing should be avoided since it can remove the hard but thin, protective outer layer of the brick to reveal the softer brick underneath. (This is a serious problem in many of our homes.)

Painted Brick: Brick and masonry (including stone windowsills and lintels) should be left unpainted for historic and practical reasons. (Paint traps moisture causing spalling and cracking of brick – especially – and masonry.) However, if your brickwork is already painted it might be better to re-paint it (after careful brushing and re-pointing, with potassium silicate paint or breathable latex, rather than non-breathable oil)- than to strip it or clean it. Consult with a brick and masonry expert *before* cleaning or re-painting!

Vines damage bricks and mortar. To remove them with minimal damage cut main stems at least one year in advance to kill the vine and cause it to loosen its grip. When the vine is completely dead and dried up, gently tug at it to bring it down then brush and re-point your brickwork.

FIRE!

Heritage Homes can be vulnerable but they need not be.

In recent years there have been too many devastating house fires in Harbord Village.

2005: 61 – 67 Major Street, 2007: 56 – 64 Robert Street, 2009: 19 – 27 Major Street

2011: 22 – 24 Brunswick Avenue, 2016: 141-145 Lippincott Street

All of these fires involved **attached houses with shared open attics** (and, in at least two cases, adjacent rooftop decks.)
Fires can affect the **insurance premiums** of entire neighbourhoods.
Their spread can be prevented or delayed by the installation between open attics of

Fire Walls:
2 x 4 metal studs @ 16in centres with Roxul 'Safe & Sound' batt insulation
2 layers ½in drywall, or 1 layer 5/8in drywall, or 1 layer of 'fire code' drywall on *both* sides

Fire Safety is a Serious Matter in spring 2009, HVRA distributed a pamphlet, to all Harbord Village homes. Here, with some additions, is what it told us:

Cooking is the leading source of house fires in North America (40% of fires, 36% of injuries.) In Toronto, 1 in 5 house fires starts as a **kitchen or barbecue** fire.

Fire extinguishers should be placed in kitchens and near barbecues and they should be checked and refilled annually. Otherwise . . .

Baking soda - a large can of it, shaken regularly to keep it powdery - should be kept ready to dump on any cooking fire, before it gets out of control.

Stoves and barbecues should never be left untended.

Lights and appliances (heaters and dryers especially) should be switched off when the house is vacated.

Careless Smoking is the second leading cause of fire deaths in North America. The risk is greatest where smokers are liable to fall asleep while smoking and when cigarette butts are not extinguished carefully and completely:
http://www.hsvcity.com/fire/documents/careless%20smoking.pdf

Electrical: many houses in Harbord Village have knob and tube wiring. Joining this wiring to new wiring can result in dangerously overheated wires. A licensed electrician can test for knob and tube wiring, replace it and make repairs that can save your life.
See: **KNT Electric Knob and Tube Specialists** p15.

Fuses should be replaced with circuit breakers.

Overloaded circuits: Make sure your house is safely and adequately wired for the number of its occupants and their electrical consumption – especially in properties that are rented to numbers of tenants. There should be sufficient lights and sockets in each room, to eliminate use of extension cords, and dedicated sockets for air conditioners.

Ceiling pot lights: enclose in fire-resistant boxes, before the ceiling is closed.

Low-voltage halogen lights are neat, elegant *AND* intense sources of heat. Beware!

Sockets and lights should not be installed inside closets. (If you must, use low-voltage, low temperature compact fluorescents, inside protective cages.)

All electrical work should be inspected by Toronto Hydro when complete.

Candles should never be left untended, or in places where they are a fire risk.

Fireplaces should never be left untended when alight.
Burning firelogs (which deposit wax in chimneys) and real logs (which produce sparks) in the same fireplace is potentially dangerous and should be avoided.

Electrical and kerosine heaters: their use indicates poor insulation and inadequate central heating. They are also potentially dangerous, especially if left unattended or in a bedroom: Electric heaters because they can overload wiring, kerosine heaters because they can produce lethal carbon monoxide and both because they are sources of heat.

Smoke Detectors (and carbon monoxide detectors) are crucial for preventing fires and fire-related deaths. They should be installed on all floors and tested annually. Ideally they will be wired in. Otherwise their batteries should be replaced when they are tested - *annually*. Smoke detectors equipped with an **override button** that allows them to be switched off for 8 minutes, when cooking is excessively smoky but otherwise under control - are less likely to be disconnected or to have their batteries removed – as is often done, *permanently!*, when they go off unnecessarily. **The latest smoke detectors** are wired-in but with battery backup, in case of damage to electrical supply. They also have carbon monoxide detectors built in. Highly recommended!
Inflammable waste: keep your house, yard, porch, deck (underneath as well as on top) clear of inflammable garbage, leaves and garden waste, especially in times of drought.
Fire Plan As well as making sure that your home is built to modern electrical and fire codes and it is properly equipped with smoke-detectors and fire extinguishers, make sure that everyone who lives in it knows what to do if fire breaks out or fire is merely suspected. **Escape routes** should be mapped out and rehearsed. Flashlights and cellphones should be kept in bedrooms. Smoking, if it is allowed at all, should be strictly controlled.

IMPORTANT: If you smell smoke, NEVER assume that there is a 'rational' explanation for it, that it is none of your business or that someone else will take care of it. There are times when getting out fast and dialing 911 makes sense!
If you have any doubts about the fire safety of your home or you are contemplating renovations, and especially if your home is not built or renovated to modern fire and electrical codes, consult with a licensed electrician, your insurance company and:
Fire Prevention Canada: http://fiprecan.ca/ t: 613-749-3844
or
Toronto Fire Services South Command, Station 344
240 Howland Avenue, Toronto ON M5R 3B6 t: 416-338-9381

IF YOUR HOUSE IS DAMAGED BY FIRE:

Consult with Harbord Village Heritage Advisory Committee before any decision is imposed upon you regarding its future, especially if damage is so severe what's left of your house may seem doomed to demolition. Please remember:

Your home's value will be maintained or enhanced, even if badly damaged by fire, *if* it is restored in accordance with HCD guidelines.

Insuring Your Heritage Home

We usually think of “heritage properties” as those that are listed as heritage by the municipality or designated by the province or are members of a Heritage Conservation District but, outside these categories, *any* home that has insurable value in its historic structure and details is a “heritage home”, if the owner and the insurer agree that it is. In all of these cases, insurance may be more difficult to obtain and it can be more costly than insurance for newer homes. **HOWEVER** those difficulties can be overcome and effective insurance can be obtained for an affordable premium, provided:

1 The heritage property is fully up to date in accordance with the latest codes and well maintained with regard to such essentials and services as:

electrical (which must be adequate to cope with the demands made of it)

heating (and air conditioning, if installed)

plumbing

roofing

eavestroughs, downspouts and drainage

exterior painting.

smoke detectors and burglar alarms

2 Records are kept regarding the above, to prove insurability.
(Bills and photographs especially, including photographs taken during renovations.)

3 Your property may be inspected for insurance appraisal and you are prepared to comply with any requests that might be made for essential repairs and alterations.

4 The advice of a competent, heritage-friendly broker who is well-connected to a number of equally heritage-friendly insurers is essential, to help heritage home owners navigate the complexities of the insurance market and to help them obtain the best insurance they can afford. **HOWEVER . . .** Not all brokers and insurers understand the realities of heritage as well as they should and not all brokers are well-connected to heritage-friendly insurers. This lack of understanding and connection can result in a needless reluctance to insure, high premiums and poor coverage of heritage properties. It can also needlessly affect members of Heritage Conservation Districts, where replacement requirements are slight, as well as owners of older properties that have few costly-to-replace, guideline-protected heritage features.

5 Owners, brokers and insurers are agreed upon exactly what is expected, in terms of repair and replacement, when heritage properties are lost or damaged. This may affect premiums considerably, where replacement with contemporary, off the shelf components and materials is bound to cost less – maybe far less - than replacement of exact heritage appearance. Regarding HCDs, it's important that owners, brokers and insurers understand the following:

Heritage Conservation Districts – Insurance Realities
from: Toronto Heritage Preservation Services

1. There is *nothing* in either the HCD plan or the Ontario Heritage Act that requires an owner of an HCD property to include heritage attributes in an insurance policy (or to even have an insurance policy!) The only time this is required is when a property is subject to a Heritage Easement Agreement (HEA), registered on title, where insurance must be maintained in an amount equal to 100% of the full replacement cost of the building including cost to restore, based on designation. But this requirement is only for HEAs, *not* for members of HCDs.

2. Beware of insurance companies that base their decisions on inaccurate information. The excuse often advanced is that, in the event of the loss of a heritage building or some of its heritage features, the owner will be required to rebuild using historic materials which would drive up the cost of rebuilding. This is not the case.

3. If an entire building is lost to fire, for example, the owner is not required to replicate the historic building using original historic materials. Rather, he or she is required to construct a replacement building in accordance with HCD guidelines for new construction. Only if heritage attributes are lost or damaged, such as original wood windows, do we expect replacement in kind, where the new *form* should replicate the original while it may reflect modern standards (with regard to such features as insulation.) This is in line with what is usual for non-heritage buildings in terms of insurance coverage.

4. Insurance companies may refuse insurance, based on the claim that heritage property owners are required to maintain their original electrical wiring etc. This is nonsense. Designation in no way impedes an owner's ability to upgrade the mechanical or electrical services of a heritage building. In fact, upgrading services, reduces risk and should result in a decrease in insurance premiums. For more on Heritage Preservation Services and Heritage Conservation Districts and what is expected when HCD properties need to be replaced or repaired, go to:

Frequently asked questions about heritage properties
http://www.toronto.ca/heritage-preservation/heritage_questions.htm

Heritage Districts in Toronto: Procedures, Policies and Terms of Reference
hcd_policies.pdf

HCD POLICY 12: Any alterations to the HCD and its resources shall respect and reinforce the history, character and cultural heritage values and attributes of the district. Changes to the district shall not diminish or detract from the character, history, cultural heritage values and integrity of the district.

HCD POLICY 13: The reconstruction or restoration of historic structures within the district will be permitted only with thorough supporting research. Historical styles and stylistic elements should not be applied where they did not previously exist. New additions and construction will be distinguishable as new, however minor changes in keeping with the district character may be permitted.

Where to find heritage-friendly brokers and insurers?

Insurance Bureau of Canada
www.ibc.ca/en/
publishers of: ***Heritage Properties: Insuring the Past***
http://www.ibc.ca/en/home_insurance/documents/brochures/heritageproperties_brochure_en.pdf

777 Bay Street, Suite 2400 P.O. Box 121, Toronto, ON M5G 2C8
t: 416-362-2031
f: 416-644-4961
email **"Ask the Expert"** at: http://www.ibc.ca/en/Consumer_Protection/contactform.asp
to request contacts of heritage-friendly brokers and insurers

Heritage Canada Foundation - Insurance
http://www.heritagecanada.org/en/issues-campaigns/legal-protection/insurance

Jones DesLauriers Insurance Management Inc. (Brokers)
2150 Islington Ave # 400, Toronto, ON M9P 3V4
http://www.jdimi.com/Specialty_Programs/heritage_insurance.php
"A heritage insurance program to specifically address the unique needs of the Canadian Preservation Community. Insurance protection for historic homes, hotels, bed and breakfasts, resorts, schools, collections and office buildings.

Commercial/Industrial and Office Heritage Buildings:
Danny Sgro <dannys@jdimi.com>
416.234.6380

Heritage Homes:
Tina Toste <tinat@jdimi.com>
416.248.7149

Sandi Pires <sandip@jdimi.com>
416.248.7118
Toll-free: 1-877-232-9996

Insurers
Harbord Village heritage homeowners report good results with:

State Farm: http://www.statefarm.ca

TD Melosch Monnex: http://www.melochemonnex.com
(offers a discount to University of Toronto alumni)

from: Danny Sgro, Jones DesLauriers Insurance Management

The main issues that I see from insurance companies are:

1. The premium required by the insurance company is very high due to the fact that there is an assumption that an older building poses a higher exposure to loss. But my experience shows that heritage building owners are generally very diligent in the maintenance of their properties. If the property is well maintained and properly upgraded, the rate should often be better than is offered. *Clients need a broker who understands this difference*.

2. Some insurance companies require appraisal of the property prior to insuring. Often these appraisals produce a very high replacement value for heritage homes. This drives up the premium. In the case of HCD properties especially, such appraisals are problematic, where insurers are unaware of the little that may be required in terms of repair or replacement of heritage features after damage or loss.

Share what you learn about heritage insurance with your neighbours, your Residents' Association, your Heritage Conservation District Advisory Committee, and the Architectural Conservancy of Ontario

In this way the heritage community is strengthened, its ability to obtain effective heritage price for a reasonable premium is improved and the insurance industry becomes better educated with regard to heritage insurance needs.

Find out if you are entitled to a special discount:

As well as doing your best to upgrade and maintain your heritage home, ask your broker if there is more you can do to reduce your premium by virtue of, for example, your age, your being a non-smoker, your being the alumnus or alumna of a university.

Other Insurance Issues
(which affect new as well as heritage properties):

Insurers are NOT required to provide property insurance and they are legally allowed to refuse it. (Unlike auto insurance which they cannot refuse.)

Insurance for fully rented properties is harder to obtain than insurance for non-rented or part-rented (with owner resident) properties. The possibility of rejection will be reduced if the property conforms fully with the fire code as well as with regard to quality of construction, alarms, escapes, utility upgrades, overall care and maintenance.

Multiple occupancy rented properties are a challenge for insurers, where privacy rights restrict the ability of the owner and the insurer to assess the safety of the property, unit by unit. In such cases the property owner's exercising of his or her legal right to at least an annual inspection will help.

Insurance of properties with non-resident owners: may be difficult if the distance of the owner's residence from the property to be insured exceeds the "100 mile (160km) rule". Risk of rejection might be reduced if the property is seen to be properly managed and if the insurer is asked to insure both, residential and non-residential properties.

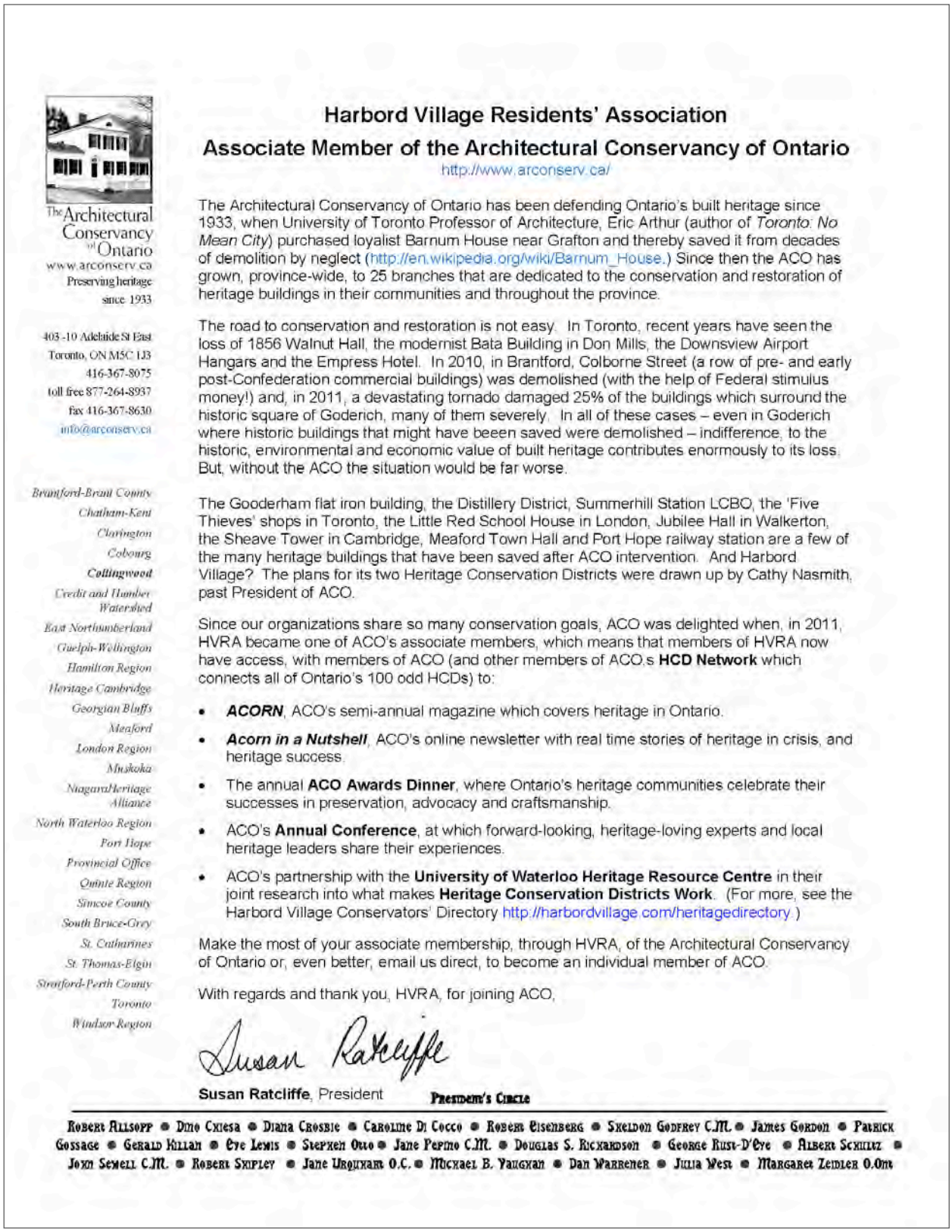
Knob and tube wiring. Is not inherently less safe than modern wiring, provided it is:

- Not loaded beyond capacity
- in good condition – as verified by recent inspection
- not incompetently connected to modern wiring
- not located near appliances

Too many "provideds" so, few insurers are willing to insure knob and tube wiring.

KNT Electric Knob and Tube Specialists for removal and replacement
Bill Tang kntelectric@gmail.com (647) 880-0881
http://www.kntelectric.com/

Your property or your neighbour's might be a potential fire hazard?
Contact your local Fire Station immediately (where the Fire Department is the *only* authority empowered to investigate suspected fire risks and the only one empowered to enter homes if it suspects there might be a risk of fire.)



The Architectural Conservancy of Ontario
www.arconserv.ca
Preserving heritage since 1933

403 -10 Adelaide St East
Toronto, ON M5C 1J3
416-367-8075
toll free 877-264-8937
fax 416-367-8630
info@arconserv.ca

Brantford-Brant County
Chatham-Kent
Clarington
Cobourg
Collingwood
Credit and Humber Watershed
East Northumberland
Guelph-Wellington
Hamilton Region
Heritage Cambridge
Georgian Bluffs
Meaford
London Region
Muskoka
NiagaraHeritage Alliance
North Waterloo Region
Port Hope
Provincial Office
Quinte Region
Simcoe County
South Bruce-Grey
St. Catharines
St. Thomas-Elgin
Stratford-Perth County
Toronto
Windsor Region

Harbord Village Residents' Association

Associate Member of the Architectural Conservancy of Ontario

http://www.arconserv.ca/

The Architectural Conservancy of Ontario has been defending Ontario's built heritage since 1933, when University of Toronto Professor of Architecture, Eric Arthur (author of *Toronto: No Mean City*) purchased loyalist Barnum House near Grafton and thereby saved it from decades of demolition by neglect (http://en.wikipedia.org/wiki/Barnum_House.) Since then the ACO has grown, province-wide, to 25 branches that are dedicated to the conservation and restoration of heritage buildings in their communities and throughout the province.

The road to conservation and restoration is not easy. In Toronto, recent years have seen the loss of 1856 Walnut Hall, the modernist Bata Building in Don Mills, the Downsview Airport Hangars and the Empress Hotel. In 2010, in Brantford, Colborne Street (a row of pre- and early post-Confederation commercial buildings) was demolished (with the help of Federal stimulus money!) and, in 2011, a devastating tornado damaged 25% of the buildings which surround the historic square of Goderich, many of them severely. In all of these cases – even in Goderich where historic buildings that might have beeen saved were demolished – indifference, to the historic, environmental and economic value of built heritage contributes enormously to its loss. But, without the ACO the situation would be far worse.

The Gooderham flat iron building, the Distillery District, Summerhill Station LCBO, the 'Five Thieves' shops in Toronto, the Little Red School House in London, Jubilee Hall in Walkerton, the Sheave Tower in Cambridge, Meaford Town Hall and Port Hope railway station are a few of the many heritage buildings that have been saved after ACO intervention. And Harbord Village? The plans for its two Heritage Conservation Districts were drawn up by Cathy Nasmith, past President of ACO.

Since our organizations share so many conservation goals, ACO was delighted when, in 2011, HVRA became one of ACO's associate members, which means that members of HVRA now have access, with members of ACO (and other members of ACO.s **HCD Network** which connects all of Ontario's 100 odd HCDs) to:

- ***ACORN***, ACO's semi-annual magazine which covers heritage in Ontario.
- ***Acorn in a Nutshell***, ACO's online newsletter with real time stories of heritage in crisis, and heritage success.
- The annual **ACO Awards Dinner**, where Ontario's heritage communities celebrate their successes in preservation, advocacy and craftsmanship.
- ACO's **Annual Conference**, at which forward-looking, heritage-loving experts and local heritage leaders share their experiences.
- ACO's partnership with the **University of Waterloo Heritage Resource Centre** in their joint research into what makes **Heritage Conservation Districts Work**. (For more, see the Harbord Village Conservators' Directory http://harbordvillage.com/heritagedirectory.)

Make the most of your associate membership, through HVRA, of the Architectural Conservancy of Ontario or, even better, email us direct, to become an individual member of ACO.

With regards and thank you, HVRA, for joining ACO,

Susan Ratcliffe

Susan Ratcliffe, President

President's Circle

Robert Allsopp • Dino Chiesa • Diana Crosbie • Caroline Di Cocco • Robert Eisenberg • Sheldon Godfrey C.M. • James Gordon • Patrick Gossage • Gerald Killan • Eve Lewis • Stephen Otto • Jane Pepino C.M. • Douglas S. Richardson • George Rust-D'Eye • Albert Schultz • John Sewell C.M. • Robert Shipley • Jane Urquhart O.C. • Michael B. Vaughan • Dan Warrener • Julia West • Margaret Zeidler O.Ont

To receive ACO's e-newsletter, ***Acorn in a Nutshell,*** and notices of ACO activities such as its annual conference, calls for nominations for its conservation and restoration awards and ACO's annual Awards Dinner, email the manager of ACO: Rollo Myers <manager@arconserv.ca>. Let him know that you are a member of HVRA which is an associate member of ACO and that you would like to be added to ACO's mailing list (from which you will be able to un-subscribe at any time.)

Heritage Conservation Districts Work
Ontario Heritage Conservation District Network

Heritage Conservation Districts Work, a study of 32 HCDs established before 1992, was published in 2009 by the **University of Waterloo Heritage Resource Centre** (Director, Prof Robert Shipley, Heritage Planner, Kayla Jonas Galvin) and **ACO,** the **Architectural Conservancy of Ontario** (Pres, Susan Ratcliffe, Manager Rollo Myers)

Phase 2, a study of 32 HCDs established before 2002, was published in January, 2013.

Heritage Conservation Districts Work reveals, in both studies, the popularity of HCDs among the people who live in them and own property in them and the increased real estate value gained by properties when their neighbourhoods become HCDs.

Phase 3 of the HCD Study will complete the survey and commence when it is funded.

ACO and HRC are also pursuing the formation of the **Ontario Heritage Conservation District Network** which will connect and coordinate all of Ontario's more than 100 HCDs with a view to:

- Sharing individual HCD concerns and initiatives with other Ontario HCDs and the larger conservation community.
- Coordinating HCD involvement with such entities as Committees of Adjustment, the Ontario Municipal Board, Heritage Preservation Services (or their equivalents) and government officials and politicians who may or may not be promoters of HCDs.
- Publicizing the merits of heritage conservation among heritage home-owners, heritage restoration experts, politicians and government officials - from the municipal to the provincial level - all media, the real estate, development and tourism industries and all who need to understand and honour the history of Ontario through the preservation of its built heritage.

For more about the **Architectural Conservancy of Ontario**: http://www.arconserv.ca/

For more about the **University of Waterloo Heritage Resources Centre**:
http://www.env.uwaterloo.ca/research/hrc/projects/index.html
Scroll down to 'Projects'. Find links to: ***Heritage Conservation Districts Work***, to learn more about the **HRC-ACO HCD Study** and the **Ontario Heritage Conservation District Network**.

Essential guides to the Ontario Heritage Act, Planning Act, Historic Places Initiative, Heritage Conservation District formation and what it means to own HCD property.

HCDs in Toronto: Procedures, Policies, Terms of Reference
hcd_policies.pdf
Toronto's "rule book" regarding the creation and management of HCDs in Toronto.

Ontario Heritage Trust: Ontario Heritage Conservation Districts:
A Guide to District Formation under the Ontario Heritage Act
http://www.heritagetrust.on.ca/Conservation/Ontario-Heritage-Conservation-Districts.aspx

Ontario Heritage Toolkit
http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

Heritage Permits

(see: HVHCD Plan 11.0-11.6, pp58-62)

Heritage Permits (issued by **Heritage Preservation Services**) are required by HCD Property owners who plan to alter the appearance of the street-visible facades, sides or roofs of their properties. Where Building Permits are required, Heritage Permit applications are incorporated into Building Permit applications but **Heritage Permits *must* be applied for separately, where Building Permits are not required.**

The Heritage Permit application process is usually quite simple and swiftly concluded – where HCD guidelines are observed. In most cases all that is required is discussion of the project's plans with Heritage Preservation Services staff. This should be done *before* work begins or materials - such as doors or windows - are purchased and after discussion with the local representatives of your neighbourhood HCD committee, who will do all they can to ensure that your project goes smoothly.)

Some Heritage Permit pointers:

- Heritage Permits are required for all street visible alterations that affect a property's heritage character, *whether they require a Building Permit or not*. For example, door, window and porch and original slate roof replacements may not require Building Permits but they *do* require Heritage Permits.
- Heritage Permits are not required for alterations to such items as colour schemes, eavestroughs or exterior lighting. Nor are they required for *heritage-compatible repairs using the same materials* of such existing features as roofs, windows, doors, porches, brick and masonry (tuckpointing), steps and entrances.
- Certain regulations in the Zoning By-law and Building Code that apply to new construction may be waived for heritage properties, for example, the restoration of balustrades which do not meet current height or design standards. Interpreting these possible **Compliance Alternatives** is complicated, even for the city's inspectors; prior consultation with a heritage architect is strongly recommended.

Heritage Permit Application (for contacts, see p10, below)

- If work to be done on the roof, façade or street-visible side of a house requires a Building Permit, that application will be forwarded by Buildings and Inspections to Heritage Preservation Services, for review and sign off when appropriate. In these cases the Building Permit doubles as a Heritage Permit.
- Where a Building Permit is not required, the owner should present his or her plans to Heritage Preservation Services for review by staff who either indicate their approval or request any changes that might be needed to ensure those plans conform with HCD Guidelines. (This is important, since the replacement of many heritage-crucial features does not require a Building Permit while, inside an HCD, they do require a Heritage Permit.) A Heritage Permit is issued as soon as a mutually satisfactory conservation or restoration plan is agreed upon. If there is a disagreement, the project is sent to the Toronto Preservation Board and Community Council for review.

Heritage Policy and Permit Consultation

Heritage Preservation Services, City Hall, 2d fl, 100 Queen Street West, Toronto ON M5H 2N2
www.toronto.ca/heritage-preservation
Heritage Preservation Services is the unit within City Planning that advises City Council on matters relating to the Ontario Heritage Act. The staff of Heritage Preservation Services work with the community and property owners to protect and conserve Toronto's heritage resources. They are also responsible for the creation and monitoring of Heritage Conservation Districts.

To Check the Heritage Status of Your Property
http://www.toronto.ca/heritage-preservation/heritage_properties_inventory.htm

Heritage permits and the specific requirements of HCDs:
John O'Reilly, Assistant Planner
t. 416-338-2957 f. 416-392-1973
email: joreill@toronto.ca

Heritage Conservation Districts
http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=998752cc66061410VgnVCM10000071d60f89RCRD

Heritage Conservation Districts in Toronto: Procedures, Policies, Terms of Reference
https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/hcd_policies.pdf

Before applying for either a Building Permit or a Heritage Permit contact:

Harbord Village Heritage Advisory Committee (HAC)

Gus Sinclair, Chair
133 Major Street
416-964-9527
rory.sinclair@rogers.com

Sue Dexter
97 Willcocks Street
416-966-1523
asusan.dexter@gmail.com

Toronto Heritage Grant Programme

Encourages the conservation of heritage resources in Toronto with grants of up to 50% of the cost of eligible heritage repairs. For application forms and information: www.toronto.ca/heritagegrants or contact:

Gary Miedema, Heritage Planner
t. 416 338 3278 f. 416-392-1973

Toronto Legacy Plaques Program

http://heritagetoronto.org/toronto-legacy-plaques-program/
http://heritagetoronto.org/programs/plaques-and-markers/

Information, nominations:

Michelle Ridout mridout@toronto.ca t: 416-338-0679

For bronze or blue and white enamel plaques, if somebody famous lived in your home:

Philip Yielding <pyielding@rogers.com>
plaques in thick, durable plastic laminate

Scope of the HVHCD Conservators' and Restorers' Directory

The goal of this Directory is to provide a supplement of practical information to the HVHCD Heritage Plan produced by Heritage Architect Cathy Nasmith. In many areas the Directory goes beyond HCD Guidelines, eg into interiors and gardens and such matters as original colour schemes, to help those who intend the complete restoration of their homes and need the information and the expertise that will help them to do so.

Conservation or Restoration?

The aim of this Directory is to aid *conservation* of the original appearance of our homes and *restoration* by accurate replacement of elements that are lost or irrevocably damaged. Both are risky, where we are uncertain about the techniques used to build our homes and the details of their original appearance and both may require research. The learning curve is steep but rewarding; we hope this Directory will help smooth it.

Accuracy of Restoration Information

In the absence of photographic or other direct evidence, it is not possible for us to guarantee the accuracy of all of the information provided in this directory, particularly where it addresses HVHCD specifically rather than late 19C Toronto houses in general. Restoration can only be guaranteed to be accurate when it involves the repair or exact duplication of elements that are known for certain to be original. Discovering how a house probably looked when it was built may require much research. Most useful can be the examination of neighbouring houses (ideally those built by the same builder (see p13, below) where lost elements on our own houses may be found intact, by seeking the advice of consultants who are familiar with late 19C Toronto houses and building styles and by reading books on the subject – some of which are listed on pp 46-51.

Late 19C builders in Ontario were more locally based then than now, many fashioned their own wood mouldings and turnings to their own unique designs. Paints were produced by local suppliers and mixed in ways that were less precise than those used today. For all of these reasons, it is possible to renovate a house to give it a 'heritage look' that may not reflect its appearance when built. Such a 'look' may be 'about right; it can also be quite wrong, especially if replacement elements are not appropriate to their time or place or if a restoration is too 'cute' or too flamboyant to suit a house where formality, dignity and restraint marked the builder's style. (As in HVHCD.)

Restoration Specialists and Suppliers – Buyers Beware!

Treat this Directory like a 'Yellow Pages' in which specialists and suppliers are identified but not explicitly recommended. Seek the references from the people you hire, match their skills with those of others who will be working for you. Oversee the work of the teams you create – carefully. Make sure work is done according to contract and do not complete payment until you are satisfied. (Meanwhile, be prepared for unpleasant surprises – restoration is a much more risky than building from scratch.) Do not expect the specialists and suppliers listed to know the precise restoration needs of your house, although they may understand late 19C Toronto buildings in general. Be prepared to discover the information you need through your own research, by visiting the archives, by reading the HVHCD Plan, by reading this Directory, by looking at houses like yours that were produced by the same architect-builder - and by contacting members of the HVHCD Committee.

Discover the Architectural History of Your Home

Where visual or documentary evidence of what your home looked like when it was built is lacking, look for surviving examples on identical properties that were built by the same architect/builder. (Remember that late 19C builders often produced doors, windows, mouldings and turnings in their own unique, local styles.)

Where elements on all members of an architect/builder "clone" have been lost, or your property is unique, aim for a "heritage look" that is appropriate for its time and place (where styles of the same age vary, even within the same neighbourhood) or – the preference of HPS – a look that is “distinctively new”.)ccEither way, “restoration by educated imagination” should not be attempted without consultation with Heritage Preservation Services and the Heritage Advisory Committee.

Research Sources

Historical Maps of Toronto
These maps reveal Toronto’s essential tension - between the quest for growth, and the influence of the past - by **Nathan Ng**: http://oldtorontomaps.blogspot.ca/

The Toronto Park Lot Project:
An exploration of the earliest days of the Town of York, founded 1793 by John Graves Simcoe, first Lieutenant-Governor of Upper Canada - by **Wendy Smith** of Harbord Village:
http://wendysmithtoronto.com/parklotproject/

City of Toronto Archives
255 Spadina Road, Toronto, Ontario M5R 2V3 (south of Casa Loma) 416-397-0778
http://www.city.toronto.on.ca/heritage-preservation/heritage_research.htm
Goad’s Fire Insurance Atlases, Might’s City Directories (streets, individuals, businesses), Assessment Rolls, Building Permits. Mon-Fri, 9:00am-4:30pm, Sat,10:00am-4:30pm.

Toronto Reference Library, Baldwin Room, 4th Floor (Yonge St, N of Bloor)
similar information to the Archives but not as extensive.

***Toronto Architecture: A Description of Styles* 2004** (free publication)
Heritage Toronto, St. Lawrence Hall, 157 King St E, 3rd Floor, Toronto, ON M5C 1G9
416-338-0684 http://www.heritagetoronto.org/
email: email@heritagetoronto.org

List of oldest buildings and structures in Toronto
http://en.wikipedia.org/wiki/List_of_oldest_buildings_and_structures_in_Toronto

Harbord Village Heritage Conservation District Guidelines online:
http://www.toronto.ca/heritage-preservation/heritage_districts.htm
scroll down: to **Existing Heritage Conservation Districts, 10: Harbord Village**

Architectural Conservancy of Ontario, ACO, Manager: Rollo Myers
10 Adelaide St. E. # 204, Toronto, ON M5C 1J3 416-367-8075 http://www.arconserv.ca/
email: aco@on.aibn.com
Founded 1933 to advocate the conservation of Ontario's architectural and landscape heritage. With its magazine ***Acorn,*** an invaluable source of heritage information.

Built Heritage News: http://www.builtheritagenews.ca/
416-598-4144 email: cnasmith@sympatico.ca
Heritage Canada Foundation, 190 Bronson Avenue, Ottawa, ON K1N 6H4
tel: 1-866-964-1066 email: heritagecanada@heritagecanada.org
www.heritagecanada.org
Ontario Heritage Connection
Toronto's First Post Office, 260 Adelaide St E, Box 51, Toronto, ON M5A 1N1
http://ontarioheritageconnection.org/

Identify the Architect-Builder of Your House Through the HVHCD Plan

HVHCD Phase 1

Brunswick Ave, College to Ulster
(See HVHCD Plan 7.2.1 pp27-28)
West side

10-16	George Phillips or C.R.S. Dinnick
18-62, 72-88	C.R.S. Dinnick
66-70	William S. Thompson

(originally 64-70; #64 demolished, 2003)

Brunswick Ave, College to Ulster
East side

53-59	C. R. S Dinnick?, 1895
61	unknown, 1895
63-65	Beaumont Jarvis, 1895
67-81	C. R. S. Dinnick, 1899
83-85	unknown, 1899
87-95	George Phillips, 1899
97-101	unknown, 1899

Willcocks Street, Robert to Spadina
(See HVHCD Plan 7.3.1 pp31-32)
South side

81-85	Frederick Clements
87-101	William McBean, 1885-1888

North side

74	David Whyte
86	Miles Volkes
88	Ananias Turner
90-100	Charles McCurdy

Robert Street
West side
(See HVHCD Plan 7.3.3 p34)

110-112	William McBean (probably
114-120	William McBean
122-128	William St Croix

HVHCD Phase 2

Robert St, West side

2 – 4	unknown, 1890
8	Hungarian Reformed Church unknown, 1915
10	unknown, 1886
12-16	George Barton, 1884
18	George Barton, 1908
20-28	George Barton, 1883-1887
30-32	unknown, 1884
34-36	unknown, 1891
38-40	unknown, 1887
42	unknown, 1906
44-54	Frederick W. Clements, 1890-1891
56-62	Frederick W. Clements, 1888
64-66	Frederick W. Clements, 1886-1887
68-72	George Phillips, 1890
74	unknown, 1907
78-82	George Barton, 1890
84-94	1883-1884
98-102	unknown, 1960s
104-108	unknown, 1880-1881
110-112	unknown, 1884
114-120	William McBean, 1884
122-142	William St Croix, 1884-1886
144	unknown, 1886
146	William J. Epplett, 1886
148-150	unknown, 1886
152-158	William St Croix, 1886
160-162	William Dilworth, 1886
166-168	John Legros, 1886
170-180	unknown, 1886
196-198	unknown, 1913
200-250	unknown, 1886-1888
252-266	George Barton, 1885
268-272	unknown, 1907-1908
274	unknown, 1902
276-278	unknown, 1885
280-282	unknown, 1892
284-286	George Barton, 1885
288	George Barton, 1891
290	unknown, 1891
292-2921/2	unknown, 1902
294-300	unknown, 1889-1890
302-308	Samuel McCabe, 1887-1888
310-320	unknown

Robert St, East side

33	Ld Lansdowne School 1888 rebuilt Robt Pennington 1961
53-61	Frederick W. Clements, 1886
63-71	unknown, 1886
73-81	unknown, 1885
95-97	James McBean, 1885
99-105	unknown, 1885-1886
107-109	Charles Williams, 1886
111-123	unknown, 1886-1888
125-127	Ananias Turner, 1885-1887
143	Samuel Volkes, 1887
145-153	F. W. Clements, 1887-1889
155-165	unknown, 1887-1890
167-171	Charles Dinnick, 1889-1902

Sussex Avenue, Robert to Spadina

57-73	Charles Dinnick, 1900-1901

Spadina Crescent

540-542	Alfred Hutching, 1909
544-550	Robert Brown, 1889
552-554	R and H Dancy, 1892
556	unknown, 1889
558	unknown, 1900
560	unknown, 1888
562-566	James Barry, 1909
568-570	unknown, 1898
572-574	unknown, 1903
578	McGowan Brothers, 2007
580	Ananias Turner, 1887
582-584	Robert Crabb, 1887
586	unknown, 1887
588	William Millo, 1887
590	Charles S. Williams, 1887
592	unknown, 1887

Russell Street, Robert to Spadina

38	unknown, 1888
40-50	unknown, 1886

Heritage Architects and Consultants

CAHP – Canadian Association of Heritage Professionals
George Brown House, 50 Baldwin Street #211, Toronto, ON M5T 1L4
t: 416.515.7450 f: 416.515.0961
email: admin@caphc.ca website: http://www.caphc.ca/

ACO North Waterloo Branch, Directory of Heritage Practitioners
www.aconwr.ca/directory-of-heritage-practitioners/

***PreservationWorks!* – Architectural Conservancy of Ontario**
Affordable advice on heritage conservation projects.
http://www.arconserv.ca/preservation_works/

Cathy Nasmith, Heritage Architect (author of the HVHCD 1 & 2 Plans)
415-21 Nassau Street, Toronto, ON M5T 3K6, t: 416-598-4144
email: cnasmith@sympatico.ca

E.R.A. Architects Inc. Michael McClelland, Principal
10 St. Mary Street, Suite 801, Toronto, ON M4Y 1P9, t. 416-963-4497 f. 416-963-8761
email: info@era.on.ca
http://www.era.on.ca/

Goldsmith, Borgal & Co. Ltd., Architects
410 Adelaide Street West, Suite 500, Toronto, ON M5V 1S8, t: 416 929 6556 f: 416 929 4745
email: office@gbca.ca http://www.gbca.ca/

Historic Restoration Inc, Paul Goldsmith <paul@historicrestoration.ca>
14 Churchill Avenue, Whitby, ON L1P 1K6, t: 888-402-1865, 416-846 1327c
Masonry at the Distillery, St. James Cathedral, Don Jail. Consults to ERA Architects.

MSAi Architect Inc., Michael Spaziani
6 Helene St. N., Port Credit, ON L5G 3B2, t: 905-891-0691 email: info@msai.ca
http://www.msai.ca/

Restoration Contractors

Google: 'Restoration Contractors Toronto' or go to:
http://www.google.ca/local?hl=en&lr=&ie=UTF8&q=restoration+contractors&near=Toronto,+ON&output=html

Alberto Merelles - A Custom Spaces Carpentry and Contracting 647-898-3205
email: acustomspaces@hotmail.com
Major restorations at 61 and 133 Brunswick Avenue

Euan Lowson – Renossance 416-568-4307
email: euanis@rogers.com
Home base near Harbord Village, great experience in HVHCD

Larry Maher - Maher Construction Inc., 65 Dufflaw Road,, Toronto, ON M6A 2W4, t: 416.782.6086 f: 416.785.7496
email: info@maherconstructioninc.com website: http://maherconstructioninc.com/index.html
Recommended by Christina Zeidler, Development Manager, Gladstone Hotel restoration

Steve and John Michelis
37 Dorval Road, Toronto ON M6T 2V5, 647-887-1274
email: john_michelis@hotmail.com
Recommended by Cabbagetown Preservation Association

Fine Restoration and Painting, 416-566-5529
Stephen Pearson spearson@rogers.com website: www.finerestorationandpainting.com
Exterior and interior restoration and painting at Little Trinity Anglican Church, Enoch Turner School House, Draper Street, Leadlay House (26 Augusta Ave.) Heliconian Hall, 94 Willcocks. Winner, 2009 William Greer Architectural Conservation and Craftsmanship Award.

J.D. Strachan Construction Ltd
2220 King Road, Unit 5, King City, ON L7B 1L3, 905-833-0681 fax: 905-833-1902
email: info@jdstrahan.com website: www.jdstrachan.com
Winner, Heritage Toronto Conservation Award. Zion Primitive Church, George Brown House, Farr House, Queens Park, Fort York, Toronto, Hamilton Museum of Steam and Technology.

Everest Restoration
100 Cherry Street, Toronto, ON M5A 3L1, 416-465-3989 f:416-465-9589
email: toronto@everest-restoration.com website: http://www.everest-restoration.com
Historic restoration with emphasis on masonry, brick and stone restoration.
Recent projects: Upper Canada College and the 1898 McFarlane Hotel in Toronto.

Historic Restoration Inc
Paul Goldsmith t:1-888-402-1865, 416 846 1327, 416 846 1327c
14 Churchill Avenue, Whitby, ON L1P 1K6
Masonry at the distillery, St. James Cathedral, Don Jail. Consults to ERA Architects.

D. J. McRae,Contractors Jason Bebee <jbebee@djmcrae.ca>
90 Crockford Blvd, Scarborough, ON
t: 416-532-3078 x221 f: 416-532-3497 website: www.djmcrae.ca
Since 1972 have worked at Queen's Park, UofT, ROM, more than 100 churches in Ontario.

Paul & Sons Building Renovations Ltd 13536 Bramalea Road, Caledon East, ON, L0N 1E0, 905-458-6664 Historic masonry restoration and general contracting. Relocated and reconstructed Robinson Milk House at Bovaird House Museum, Brampton.

Power of Paint, Tony Vellone , 416-987-7491 restoration at 41 Robert St

Normand Le Blancq Design Group, 615-659-3463, 1-800-255-7621**,** since 1946
email: artisan@1000island.net website: www.leblancq.com

Important, Be Wary!

1 Of heritage specialists who present themselves as 'heritage contractors' who may be tempted to go beyond their areas of expertise. However . . .

2 Heritage restoration may not need to be done entirely by heritage experts. You may save money by hiring standard but competent craftspeople who are given the necessary heritage supplies and information.

These are judgement calls that can only be made with confidence by vigilant property owners who hire experienced contractors.

Catalogue Suppliers of Reproduction Antique Building Supplies

ARCAT: Find Building Product Information Fast
http://www.arcat.com/index.cfm

Imperial Architecture
t: 416-264-6096 f: 416-264-6098
www.imperialproduction.com/
email: sales@imperialproduction.com

Lee Valley
590 King St W, Toronto 416-366-5959 (for other locations: 1-800-683-8170)
Repro antique hardware and all the tools needed for the conservator and restorer
http://www.leevalley.com

Outwater Architectural Products
1285 Morningside Avenue East, #9-14 Toronto ON, M1B 3W2, 1-888-333-0408
http://www2.archpro.com
Exterior and interior wood and plaster mouldings, columns balusters, capitals, carvings, cornices, doors, railings, tin ceilings, fences etc.

Clem Labine, Traditional Building
'The professional's resource for public architecture.'
(For commercial, civic, institutional, and religious building projects.)
www.Traditional-Building.com

Ontario Design Trade Sourcebook
www.ontariodesigntrade.com/
Largest Ontario-based decorating resource, mostly interior – some exterior – normally obtainable by the trade only – then free of charge.

NB: These suppliers sell much that is US- or European-inspired which does not belong on Canadian houses of any age. Beware of shopping 'out of time' or 'out of place'.

Roofs

(See HVHCD Plan 10.4.3 p45)

Harbord Village houses were built with slate roofs, some with yellow polygon inserts. Replacement cost: about five times more than shingles - good value if slate's 100+ yr lifetime is taken into account. Otherwise, consider synthetic alternatives but, if you must use shingles, use long-life quality, in graphite, to most resemble slate.
Important: Pairs of houses look best and sell best if roofed identically. Consult:

Slate Roof Repairs, (Can be cheaper and longer lasting than stripping and shingling.) Lee Gove, Middlebury Slate Co, VT – handbook free from Avenue Road Roofing.

North Country Slate – supply slate, recommend qualified installers 416-724-4666
http://www.northcountryslate.com/
email: info@ncslate.com

AERO Roofing Inc
Manuel Eiras 416-787-9942

Avalon Roofing
Sam, 647-887-6909

Roof Tile Management Inc – installers recommended by North Country Slate.
2535 Drew Road, Mississauga, ON L4T 1G, 905-672-9992, f 905-672-9902
email: Nick Mather nick@rooftilemanagement.com or
www.rooftilemanagement.com/index.html

Avenue Road Roofing – install and repair slate and all kinds of roofing - 416-785-5129
email: webmaster@avenueroadroofing.com
www.avenueroadroofing.com

Dura Slate by Royal Group Technologies
1 Royal Gate Blvd, Woodbridge, ON L4L 8Z7, 905-264-0701 or 1-866-852-2791
http://www.royalgrouptech.com/Products/roofing.html
'Replicates the classic look of natural slate'. 50-year limited warranty.
Installed cost – about 40% more than shingles. Eg at 160 Robert Street -

PolyRoof Systems
Composite roofing slates and shingles 1-888-318-9050
email: info@PolyRoofSystems.com
http://www.polyroofsystems.com/

Metal Roofing – so long as it mimics slate – long-lived and appropriate for HCD homes.

Interlock Roofing, 1-888-766-3661
http://www.ontariosbestroof.com/

Met-roc (Metal Roofing of Canada) t: 1-877-220-2264 f: 705-436-9803
http://www.metroc.com/

PRS (Permanent Roofing Systems) 1-800-367-9477 f: 514-685-1689
email: info@permanentroofing.com
http://www.permanentroofing.com/

About.com: Metals (for other metal roofing suppliers:
http://metals.about.com/od/manufacturedmetalsgoods/l/aametalroofing4.htm

James Harding Shingle Siding = natural cedar shingles but doesn't rot, crack or split.
http://www.jameshardie.com/developer/products_siding_hardieshingleSiding.py

Brick, Masonry, Terracotta Restoration and Cleaning

Maresco Ltd, 45 Villarboit Crescent, Concord, ON L4K 4R2, 905-669-5700
email: hkruger@marescolimited.com
website: www.marescolimited.com/pages/services.htm
Ebenezer Methodist Chapel, Brampton, St Michael's Cathedral Toronto.

3H Group, 2311 Ontario St. #302, Oakville, ON L6L 1A5 905-510-4905
Henry Stawarz, fourth generation worker in stone and brick, restores historic churches.

Marcuz Masonry Marc Wallis 416-737-5051

Ken McEwan, Stone Mason 705-722-8653

Pawel Marek - masonry, stone, ceramic, stained glass, mosaic, 416-844-1621

Old World Stone Ltd - limestone and sandstone carving and restoration.
1151 Heritage Road, Burlington, ON L7L 4Y1 416-231-5693 or 905-332-5547
email: info@oldworldstone.com website: http://www.oldworldstone.com/

Canadian Masonry Corporation, 451 Catherine Ouest #301, Montreal QC H3B 1B1
514-842-7411 www.lms-cmc.com

Hunt Heritage Masonry – (excellent work in Harbord Village, and at the Distillery.)
Barkley Hunt CAHP 416-219-1616
email: info@huntheritage.ca website: http://www.huntheritage.ca/

Stone Angels Brick & Masonry Repair & Restoration, 416-830-9753
Leigh Bamford <leigh@stoneangels.ca> (excellent work at 208-210 Robert St.)

Upper Canada Stonemasonry Services 647-381-7408
Andrew Welch andrewalan.welch@gmail.com

Dr Gerard Lynch info@brickmaster.co.uk
The “Red Mason Historic Brickwork Consultant
master bricklayer, educator and author, invaluable information, instruction and courses
http://www.brickmaster.co.uk/

Architectural Terracotta Manufacturers

Boston Valley Terra Cotta Company, 6600 South Abbott Rd, Orchard Park, NY14127
1-888-214-3655, f: 716-649-7688 http://www.terraclad.com/

Gladding McBean, 601 7th Street, Lincoln, CA 95648-1828 1-800-776-1133
http://gladdingmcbean.paccoast.com/default.jsp
email: jamie.farnham@paccoast.com or mike.moraes@paccoast.com

Non-Abrasive Brick and Masonry Cleaning, Repair, Tuck Pointing

Invisible Tuck-Pointing, **Mario Cantin**, 416-429-7007
Member: Canadian Assn of Heritage Consultants, has written the book on the subject.
email: pointingwork@aol.com
website: http://brickworkpreservation.com/

André McGough, 416-912-3334 647-761-0191 c (excellent work in Harbord Village)

Pressure Kleen 416-235-1626
email: info@pressurekleen.com
website: http://www.pressurekleen.com/

John Antoine 416-837-8997, 416-837-8997c (much brick cleaning in HVHCD)

Otto's Masonry 416-467-1717 (tuckpointing at 40 and 22 Brunswick Ave)

The Lime Plaster Company, 289-839-0282
Benjamin Scott <info@naturallimeplaster.ca>
website: www.naturallimeplaster.ca
Work on Canadian National Historic sites, including Dundurn Castle

Chimneys

Cure Your Chimney Problems (good info re smoking fireplaces etc)
http://www.stove-glass.com/Chimney%20Problems.htm

Townsend Chimney & Fireplace Service 416-231-0791

Walter Townshend & Son Inc – since 1925, 416-247-3337
http://www.townshendchimneys.com/

Dave McAllister, Chimneys and Fireplaces 416-237-0495

Fireplace Concepts Inc., 365 Davenport Road, Toronto, ON M5R 1K5, 416-966-3473
email: sales@fireplaceconcepts.com
website: http://www.fireplaceconcepts.com/

Cemetery and Gravestone Restoration

Perdan Limited, Per Neumeyer 905-547-9118
66 Balmoral Ave. N, Hamilton, ON, L8L 7R4
f: 905-547-6994
Under contract with the City of Brampton to do grave stone restorations.
He follows Ontario Ministry of Culture conservation standards and practices.

Conserving and Restoring Damaged and Decayed Woodwork

Original woodwork should be preserved if possible, since the replacement of original turning and mouldings can be difficult and expensive. Seriously and extensively decayed woodwork can be preserved and restored with epoxy resins. See:
Epoxies For Wood Repairs in Historic Buildings
Morgan W. Phillips, Judith E. Selwyn, U.S. National Park Service, 1978.

Rhino Wood Ultimate Wood Repair – Canadian product, available at Home Hardware.
STELLCHEM Inc., 244 Woolwich Street South, Breslau ON N0B 1M0
tf: 1-888-648-1219 t: 519-648-1219 f: 519-648-3286
Bio-treat pre-treatment, liquids for penetration, putties for restoration
email: info@stellchem.com
http://rhinowoodrepair.com/

BCS Inc. Wood Restoration Products
5100 Channel Avenue, Richmond CA 94804, 1-800-234-0330
Epoxy fillers, paints and sealers that enable the preservation and restoration of seriously decayed wood. See '**Six Steps to Restoration'** at: http://www.smithandcompany.org/
Distributed in Canada by Chuck Brown, 24 Anne Street, Millbrook, ON L0A 1G0
t: 1-800-516-6663 or (705) 932-6060 f: (705) 932-4010
email: woodrestoration@nexicom.net
http://www.woodrestoration.net/

Abatron Restoration and Maintenance Products
LiquidWood, WoodEpox and other materials for restoring wood, stone and metal
1-800-445-1754 email: info@abatron.com
http://www.abatron.com/ Distributed in Canada by: Lee Valley:
http://www.leevalley.com/

Bondo Home Solutions
For wood, stone or metal: cheaper than the above. Available at Canadian Tire.
http://www.bondo-online.com/catalogue_brand.asp?hdrBrand=2

Porches, Pillars and Balustrades

(See HVHCD Plan 10.4.6, pp48-49

Harbord Village porches (most of which were added in the 1900s and 1910s) originally featured wooden pillars and balustrades that may be lost and, in too many cases, replaced with wrought iron or steel. Conserving or restoring these characteristic wooden elements is crucial to maintaining our houses' heritage character and value but determining how to do so may not be easy. Most Harbord Village porches are 'one-offs' which means that houses built by the same builder often possess differently designed porches. However, neighbourhood porches are our best guides to restoration.

Porch pillars (columns) are most often rotted in their bases. New bases can be easily made from square lumber. Minor cracks and blemishes may be restorable with wood fillers while more serious damage and decay may require treatment with epoxy resins, such as those supplied by **Rhino, BCS**, **Abatron** or **Bondo** (see above.)

If turned pediments are rotted beyond repair do not despair; there are wood-turners who can re-turn them!

Wood Turning

Accurate copies of damaged sections of columns or entire replacement pillars may be turned in a woodturning shop. Ensuring the column style matches the original or at least the character of the porch is important. Where both are unknown similar houses should be sought as models and the temptation to 'gild the lily' should be avoided, where the original decoration was restrained, simple and handsome rather than 'pretty'.

Balusters came in a variety of shapes: **turnings**, often of a unique form which may be replicated on a lathe, flat '**gooseneck**', and other 'gingerbread' pickets, which may be band-sawed from 2x4 or 2x6 and **pickets** which may be emulated with 2x1 or 2x2.

Replacing columns and balusters is not easy but it is possible. Most columns sold off-the-shelf, especially those of 'Colonial' or 'Tuscan' design, are inappropriate for Ontario houses of any era. Columns and balusters of appropriate design can be reproduced by a number of Toronto area wood turning shops, provided they are supplied with samples or fully dimensioned drawings of the originals. Property owners who wish to restore their lost porches but have no guidelines to follow among the undamaged porches that surround them will note the preponderance of **Doric** columns – the simplest and easiest to reproduce of the three Greek architectural 'orders' - in Harbord Village.

Porch and Balustrade Restoration
This kind of work is best done by experts (especially where integration with brick or masonry - which may also require some repairs - will likely be necessary.)

Replacement Wood Pillars

Décor Pillars
7575 Kimbel St #1, Mississauga ON L5S 1C8
t: 905-612-1400 f: 905-612-1465
www.decorpillars.com
email: info@decorpillars.com
Interior or exterior Doric, Ionic and Corinthian columns in wood.

Glen Allan Pillars Inc., 6439 Side Rd 17, Wallenstein, ON N0B 2S0 519-698-2566
email: sales@gapillars.com website: http://www.gapillars.com/

Wood Turners

Custom wood turning and – in some cases - custom moulding or carving. Pillars, balusters and mouldings are duplicated from originals or dimensioned drawings. Important: Do not waste your money on columns and balusters of inappropriate design!

A & D Woodturning (Peter Blenich)
70 Fulton Way, Unit 203, Richmond Hill, ON L4B 1J5
t: 905-889-0836 f : 905-889-8593
http://www.adwoodturning.com/
email: sales@adwoodturning.com
Restoration at Dundurn Castle, Pioneer Village, Old Markham, 61 Brunswick Avenue

Ashley Wood Turning & Custom Furniture
3595 St.Clair Ave. E. Unit #23, Toronto, ON M1K 1L8
Kass Mulla, c 416-254-5462 email: kass-aww@rogers.com
Neville Italia, shop: 416-266-9335, fax: 416-266-8746 email: neville-aww@rogers.com

Royal Woodworking/Royal Woodshop
190/220 Wellington St, Aurora ON L4G IJ5,
905-727-2755, toll Free: 1-800-478-5489, f: 905-727-5530
Custom turnings and antique mouldings as well as standard, off the shelf mouldings,
http://www.royalwoodworking.com/

The Woodturner Shop
North Gower ON K0A 2T0, 613-489-2227, fax: 613-489-0223
Turned the replacement columns at 122/124 Robert Street:

Colonial Pillars Inc.
347 Arvin Avenue, Stoney Creek ON L8E 2M6, 905-664-6373, fax: 905-664-6371
email: colonialpillars@on.aibn.com <http://www.colonialpillars,com/>
Colonial's popular 'Tuscan' and 'Colonial' columns are wrong for Ontario heritage homes but Colonial will turn Doric and other columns to order.

Martin Woodturnings Inc., 7111 Line 86 RR4, Elmira, ON N3B 2Z3, t: 519 669-1507
email: sam@martinwoodturnings.com http://www.martinwoodturnings.com

Paul Mates <paul@thehandycarpenter.com> 416-655-0847 (see 75 Brunswick Ave.)

Heritage Windows and Doors
(See HVHCD Plan 10.4.4 pp45-47)

Nothing is more likely to ruin the appearance of an HCD home than "renovating" it with inappropriate windows (especially replacement windows with single panes and false muntin bars where the originals were double-hung, without muntin bars) or inappropriate doors (where most of those available off the shelf are quite wrong for 19C homes.) Do all you can to conserve original doors and windows and, if you must replace them, please do so in wood and be sure to get their geometry right!

Repairs: Damaged or decayed window frames may be repaired with BCS, Abatron or Bondo resin. Otherwise, there is an increasing number of specialists who can duplicate heritage windows (and doors) exactly.
For an excellent do-it-yourself guide on the Canadian Home Workshop website at:
http://www.canadianhomeworkshop.com/quickfix/sash2.shtml

Storms: aluminum storms should be replaced with **wood storms**. Heat loss can be reduced by removing original glass, routing window frames and re-fitting them with weatherstrip and low-e thermopane. (Modern float glass lacks the rippled surface of 19C plate glass - which is available from restoration companies that salvage it.)

Muntin bars (which connect small sub-panes into large panes) were not incorporated into original HVHCD windows except in a few built in the 1890s, in which they contribute to the 'Arts and Crafts' look that became fashionable at that time. False muntin bars and false leaded glass are recent innovations which do not belong in windows of any age.

Double Hung vs Single Pane or Casement windows: Harbord Village houses were built with horizontally divided, double-hung sash windows, with both panes sliding. (Single-hung windows with the lower pane only sliding look practically identical to double- hung.) **Important:** if you must replace, resist the 'beauty with her teeth knocked out' look of single pane or casement windows; it is quite wrong for our late 19C houses.

Windows, Doors, Mouldings: Conservation, Restoration, Replacement

Heritage Mill Historical Architectural Woodwork
Alan and Kathy Stacey t: 905-628-3052 f: 905-627-8521
email: info@heritagemill.ca website: www.heritagemill.ca
Windows, doors, turnings, gingerbread, restoration of old finishes.

Hoffmeyer's Mill (aka Ogilvie's Planing Mill)
PO Box 70, 189 Huron Road , Kings Highway #8, Sebringville ON, N0K-1X0
t: 519-393-5101 f: 519-393-5109
http://www.hoffmeyersmill.on.ca/web/hoffmeyers.htm
email: sales@hoffmeyersmill.on.ca
Custom millwork, sash windows and storms, interior and exterior doors and mouldings.

StewartBuilt Renovations Restoration Custom Carpentry, Christopher Stewart
416-953-8157 email: stewartbuilt@bell.net

Schell Lumber Sash and Door Shop (1876), 33 Edward Street, Stouffville ON
905-640-3440
Fourth generation Schells use 1922-vintage belt-driven machines to reproduce doors, sashes and other contracted items for restorers or historical buildings.

Paul Kuster Historic Window Works
7 Sarah Street, Orangeville, ON, L9W 2L9, 519-942-0715
Restores or replicates heritage windows, doors, storms and millwork details.

Loewen Windows
6310 Vipond Drive, Mississauga, ON, L5T 1G2, 416-675-5749, f: 905-670-0887
www.loewen.com/home.nsf/windows
Double hung sash, casement windows and storms in wood with 'true divided lights'.

Pollard Windows
1217 King Road, P.O. Box 507, Burlington ON L7R 3Y3 905-634-2365, f: 905-333-3521
www.pollardwindows.com/content.html
Recent projects include: window replacements to historic Paletta Mansion in Burlington.

Tradewood Windows and Doors Inc. excellent quality exact reproductions in wood
7 Wright St., St. Catharines, ON, L2P 3J2, 1-800-410-0268
email: info@tradewoodwindowsanddoors.com

Window Craft - replaced windows at the Gladstone Hotel
24 Ronson Drive #4, Toronto ON M9W 1B4 Jamie Smallwood 416-535-4499
email: smallwoodj@windowcraft.com

Dundas Wood Windows – single- or double-hung to fit repro or original frames.
2113 Dundas St W, Toronto ON M6R 1X1 416-534-4593
Nelson Pereira nelsonp14@rogers.com

Ridley Wood Windows 60 Clayson Road, Toronto ON M9M 2G7 Doug Bannon
1-800-538-4370 www.ridley-windows.com Single- or double-hung to fit repro or original frames, in any heritage colour with 15yr warranted PPG '**Flexacron**' wood coating.

Authentic Windows and Doors, 20 Estae Drive**,** Scarborough ON M1H 2Z1
email: 416 292 5400 website: www.authenticwindows.com

PSC Heritage Restoration 48 #5 Woodslee Ave., Paris ON N3L 3N6, 519-755-7907
email: paradigmshift@execulink.com website: http://www.paradigmshiftcustoms.com/
Main focus wood window restoration – and beyond.

Stained and Cut Glass

Over-the-door transoms the upper panels of windows in Harbord Village were originally of stained glass with simple, geometric patterns. Some transoms feature numbers in stained glass that may not be the same as those used today because they were changed in the past. These numbers should be preserved. Resist the temptation to replace stained glass that might be refurbished with re-soldering and replacement of cracked panes. Resist sandwiching stained glass in thermopane since that makes it practically invisible from the outside in daytime – its texture is entirely lost - better to mount stained glass outside thermopane back panels. Avoid replacement with inappropriate 'heritage' (eg flowers and birds) or modern designs.

Art Zone, Jane and Kathryn Irwin, 592 Markham Street, Toronto, ON M6G 2L8
416-534-1892
www.artzone.ca
email: artzone@bellnet.ca
Sisters working in stained glass restoration for more than 20 years (St Michael's Cathedral, Royal St George's and Bishop Strachan Chapels, Grace Church on the Hill.)

Robert McCausland Ltd.
30 Chauncey Avenue, Toronto M8Z 2Z4 416-233-9530
http://www.eternalglass.com/
email: mccausland@sprynet.com
Pioneer makers and restorers of stained glass windows since 1856. Supplied most of Toronto's older churches, chapels, libraries and mausoleums.

Mariposa Glassworks, 340 Gerrard Street E, Toronto, M5A 2G7 416-969-9000

Restoration Stained Glass Studio
417 Jane Street, Toronto ON M6S 3Y7 416-766-6045

John Wilcox, Vitreous Glasswork
500 Keele St #201, Toronto ON M6N 3C9
416-737-4527
email: john@vitreous.ca
www.vitreous.ca
Reproduced and replaced stained glass at the Gladstone Hotel, Royal Ontario Museum

Stained Glass Services
1953 Gerrard Street East, Toronto, ON M4E 2A9, 416-693-8040
Recommended by Cabbagetown Preservation Association

Stained Glass by Chris Hall. 1068A St Clair Ave W, Toronto 416-652-7790
www.stainedglassbychris.com
On site replacement of cracked or broken panes, re-soldering of broken joints.

Euan Lowson – Renossance (also heritage contractor, p12 and wood restorer, p20.)
416-568-4307
email: euanis@rogers.com

K. Adam Frazee, 6 Church Street, Ridgetown, ON N0P 2C0 519-674-1069
email: afrazee@mnsi.net

Etched and Other Decorative Glass Restoration

Adanac Glass & Mirror 2700 Dufferin Street # 61- 62 Toronto, ON M6B 4J3
t: 416.785.6309
f: 416.785.6053
email: info@adanacglass.com

Creative Art Glass, **Maureen Delpippo**
12 Hafis Road, Toronto ON M6M 2V7, 416-249-8922
Both can replace lost heritage cut and stained glass

Replacement Doors

(See HVCD Plan 10.4.5 pp47-46)

The half-glazed, double doors, with a stained glass transom window above that were originally fitted to most Harbord Village houses have often been replaced with single doors with narrow side lights. Where double doors survive they can be fitted with weatherstripping and thermopane glazing. Double door reproductions of even approximately appropriate design are hard to find off the shelf but appropriate originals do sometimes turn up in antique dealers and, occasionally, on the sidewalk. Otherwise where original doors remain on houses identical to your own, they provide patterns that are perfect for reproduction by qualified carpenters.

The Door Store – antique doors (windows, mouldings, turnings, fireplaces etc)
1260 Castlefield Avenue , Toronto, ON M6B 1G3, 416-863-1590
www.thedoorstore.ca
email: info@thedoorstore.ca

Wood Window Restorations
416-534-4844
http://woodwindowrestorations.ca
Dan Sasso <dan@woodwindowrestorations.ca>

Holloway Woodworking, Ron Holloway, 987 Division Street, Cobourg, ON K9A 5J5
t 905-372-5574 , f 905-372-5756
Built restoration doors for Regency Cottage in Cobourg, owned by Greg Hancock, past President of the Architectural Conservancy of Ontario

Authentic Windows, 20 Estate Drive, Toronto, ON M1H 2Z1 (and doors)
Tel. 416-292-5400
Shelley@authenticwindows.com

Window and Door Hardware

Architectural Resource Center
557 Old Turnpike Road, Northwood, NH 03261, 1-800-370-8808, fax: 603-942-7465
email: rpm@aresource.com
http://www.aresource.com
US source of fine quality window and door hardware; supplied custom hardware for many historic buildings throughout the US. (Beware of US-pattern reproductions with a 'heritage look', which may not be right for Canada.) In Canada try first such outlets as **The Door Store, Restoration Hardware** and others listed on pp28 and pp53-54.

Ornamental Woodwork

(See HVCD Plan 10.4.8, p50)

Ornamental woodwork was more restrained, more substantial in late 19C Toronto than in earlier times, which favorred more of the florid 'gingerbread' scrollwork, which is regaining popularity in too many nostalgia-driven 'heritage' developments.

Triangular sunrise designs, flanked by decorative gussets with turned spindles are prominent in many HVHCD gables, where they have not been lost or covered with the aluminum that hides many a salvable 'lost treasure'. Where missing these decorations can be remade, but care must be taken to get the details right – check identical or similar neighbouring houses produced by the same builder for guidance.

Wood Restoration Specialists

Important: Problems do arise when restoration is combined with modern energy conservation (thermopanes, weather stripping, insulation, vapour barriers etc) especially when trying to preserve such features as sash cords and weights. Be aware of the building environment you are conserving or restoring – and be prepared for unpleasant surprises when work begins. Skills should be assessed thoroughly, contracts drawn up carefully and payments scheduled with these contingencies in mind.

Heritage Mill Conservation Services
RR #3 Governor's Road, Dundas, ON L9H 5E3, 905 628 3052
Alan Stacey <info@heritagemill.ca> Kathy Stacey http://www.heritagemill.ca/

Stephen Pearson Fine Restoration and Painting, 416-566-5529
spearson@rogers.com
www.finerestorationandpainting.com
Exterior and interior restoration and painting at Little Trinity Anglican Church, Enoch Turner School House, Draper Street, Leadlay House (26 Augusta Ave.) Winner, 2009 Heritage Toronto Wm Greer Architectural Conservation & Craftsmanship Award.

Dupont Woodworking Co-operative (a variety of woodworking skills.)
374 Dupont St, Toronto ON, M5R 1V9, 416-967-7337

Glen McClure Carpentry (restored decorative peaks of 56-66 Robert St.)
905-876-1423, email: g.mcclure@sympatico.ca

Euan Lowson - Renossance 416-568-4307 email: euanis@rogers.com
Locally-based restoration contractor specializing in historically accurate, energy-conscious exterior and interior millwork, restoration of sash and single-pane storm windows with original hardware, stained glass, and sills, brick repair and restoration.

Douglas Roberts Fine Carpentry
416-368-9058, 416-420-8628c email: kirstenmouse@sympatico.ca
Interior and exterior restoration woodworking (as at the Gladstone Hotel.)

Toby Schertzer
email: <dintoby@sympatico.ca> (restoration carpentry, based in Cabbagetown)

Eavestroughs, Downspouts

First choice: copper, second galvanized steel, third aluminum. Galvanised and aluminum may be repainted - with latex, not oil - in an appropriate heritage colour.

Eavestrough Specialties (Copper Works Canada) half-round galvanized or copper gutters
695 Liverpool Rd, Pickering, ON L1W 1R6 **(905) 831-6434**

Silver Springs Eaves Galvanized half-round gutters made locally by
Gerald Weber (Linwood ON) 519-698-2508, Brian Martin (Moorefield ON) 519-638-2656

Charles Murray Metal Cornices and Eavestroughing
416-985-0779

Recycled Antique Lumber: Doors, Windows, Columns Balusters etc

Check back lanes, curbs, disposal bins for discarded treasures. Otherwise, most demolition companies sell re-usable lumber and flooring, chimneys, wood mouldings and turnings, carved stonework and ironwork – consult the Yellow Pages. (Beware of items which might be 'heritage' but otherwise not right for your home.)

Artefacts
46 Isabella Sreet, St Jacobs, ON N0B 2N0, 519-664-3760 fax: 519-664-1303
www.artefacts.ca
email: chris@artefacts.ca
Antique interior and exterior building fragments from Ontario, Quebec, the Maritimes.

Balleycanoe & Co, 150 Rockfield Rd, Mallorytown, ON K0E 1R0
John Sorensen 613-659-3874
email: balleycanoeco@1000island.net
http://www.balleycanoeco.com/
Doors, hardware, tin, porch posts, gingerbread, windows, stair parts, fire place mantles, trim, and many unusual decorative items. The rural character of this material distinguishes Balleycanoe from typical architectural salvage operations.

The Door Store – antique doors (also windows, mouldings, turnings, fireplaces etc)
1260 Castlefield Avenue , Toronto, ON M6B 1G3, 416-863-1590
www.thedoorstore.ca
email: info@thedoorstore.ca

Historic Lumber
Allan Bonsfield, RR# 1, Acton, ON L7J 2L7, 519-853-0008
email: allan@historiclumber.ca
www.historiclumber.ca
Hand-hewn beams and rafters, original pine flooring and planks, barn board, brick, stone, windows, trim and doors with vintage hardware.

Home Again Recycling Depot
89 Research Road, Toronto, ON M4G 2G8, 416-467-4663

J D Kostick Demolition, PO Box 2028. RR 2 Collingwood, ON L9Y 3Z1 705-428-0493
Vintage architectural salvage, and garden items.
email: homewreaker@sympatico.ca
www.centuryoldesalvage.ca

Legacy Vintage Building Materials & Antiques
540 Division Street, Cobourg, ON, 905-873-0796
http://www.legacyvintage.com/
email: info@legacyvintage.com
Huge range of reclaimed architectural artifacts and building materials that would otherwise end up in landfills at huge historical and environmental expense.

Timeless Material Co, Antique Lumber and House Parts
305 Northfield Dr. E, Waterloo ON N2L 5J3, 1-800-609-9633
http://www.timelessmaterials.com/
email: info@timeless.com
Timeless Material Co's 1870`s showroom contains a vast array of reclaimed old house parts, antique lumber, and log timber structures.

Steptoe & Wife Antiques, Ornamental Ironwork
90 Tycos Drive, Toronto, ON, M6B1V9, 416-780-1707
http://www.traditional-building.com/brochure/members/0ornamentalironwork.shtml

Custom and Off the Shelf Wood Mouldings

Do not expect to find 'off-the-shelf' mouldings (or turnings) which match your needs exactly. Beware of mouldings and turnings that are less substantial than your originals and do not match those that were originally part of your house. Do look for shops that can duplicate your original mouldings so long as you provide them with a sample.

Balmoral Lumber and Millwork
439 Jevlan Drive, Woodbridge ON L4L 8A9
t: 416-747-9445 f: 905-851-6686
www.balmorallumber.ca
email: sales@balmorallumber.ca
Manufacture custom wood mouldings, curved wood arches and architectural wood carvings, doors, hardware and custom cabinetry. Hundreds of profiles in its catalogue; will cut minimum 1,000ft orders of custom profiles.

Brenlo Custom Wood Mouldings
41 Racine Road, Toronto ON M9W 2Z4
t (416) 749-6857 f (416) 749-8969
http://www.brenlo.ca/
email: sales@brenlo.ca
More than 9000 blades for custom profiles in stock, will produce custom blades for a fee which is affordable for long runs. New blades are added to Brenlo's moulding 'armoury'.

Canadian Custom Wood Moulding
81 Ringwood Dr #36, Stouffville ON L3A 7X4, Chris 905-640-2424
http://woodmouldings.ca/contact.html
email: info@woodmouldings.ca
Excellent source of traditional exterior and interior mouldings (will also do turning).

Central Fairbank Lumber
1900 Steeles Ave W, Concord, ON L4K 1A1, 416-736-6263
2296 Gerrard Street East, Toronto, ON M4E 2E1, 416-699-8440
http://www.centralfairbank.com/
A leading source of off the shelf mouldings and turnings.

Kurtz Millworks, 493 Broadway Avenue, Orangeville, ON L9W 2Y9
t: 519.941.7875 f:519.941.3734
http://www.kurtzmillworks.com
Victorian millwork designs taken from authentic historic moulding samples and original millwork catalogues from the late 1800's. Specialize in custom matching original wood moulding samples or scale drawings.

Old World Millwork
460 York Road, Guelph, ON N1H 3H8, t: 519-827-9334 f: 519-827-9336
email: uli@oldworldwoodworking.com
http://www.oldworldwoodworking.com
Standard and custom trim, interior/exterior doors, storm windows, handrails, mantles, wall units, kitchens as well as any kind of decorative wood work. 'Our interest is in heritage architecture and we are familiar with the finely detailed differences of many traditional styles.'

Royal Woodworking/Royal Woodshop
190/220 Wellington St, Aurora ON L4G IJ5,
905-727-2755
Toll Free: 1-800-478-5489
f: 905-727-5530
Custom turnings and antique mouldings as well as standard, off the shelf mouldings,
http://www.royalwoodworking.com/

Primeval Restoration – Reconstructing the past, to exist for the future
Dentil • Egg & Dart • Corbels • Kneestones • Medallions • Statues • Cornice • Reliefs • Pediments • Keystones • Tombstones • Ornate architectural items
Brantford, ON
226-208-1068
email primevalrestoration@gmail.com
www.primevalrestoration.com

Exterior Paints and Paint Colours

(See HVHCD Plan 10.4.9 p53)

House colours are not regulated by HCD Guidelines but for property owners who are determined to use appropriate 'heritage' colours, help and supplies are available.

Original paint colours may be identified by scraping or sanding a piece of original woodwork down to the bare wood. The layer of paint immediately above the bare wood will be the original – possibly faded or altered prior to re-painting. Restorers who obtain samples of original paint colours are invited to share them with HVHCD, to help us prepare a palette for distribution that will be appropriate for our houses.

Canadian Conservation Institute
1030 Innes Road, Ottawa ON K1A 0M5**,** 613-998-3721 x7, f: 613-998-4721
email: cci-icc_services@pch.gc.ca
May be able to derive an original colour from one that is faded or altered by time.

Victorian Exterior Decoration: How to paint your Nineteenth-Century American House Historically, by Roger W. Moss and Gail Caskey Winkler,
Henry Holt & Co, New York, 1987
A useful reference; however, it does not reflect Toronto colour traditions.

Late 19C Toronto Paint Colours

a rough guide from Dorothy Duncan, consultant to Heritage Toronto:

- **Colour choices** were more limited, more sombre, less vivid than those of today.
- **Light colours** were more muted.
- **Dark colours** were less vivid, richer, more sombre.
- **White was used sparingly**. (Due, it has been suggested, to a relict Loyalist aversion to white as a component of the classical architecture favoured in New England vs the gothic, colour-painted architecture favoured in Ontario - where wooden churches were the only buildings to be routinely painted white all over.)
- **Inside window frames** (putty and inner trim) were commonly painted white but we do not know if this practice was followed in Harbord Village.
- **Late 19C lead whites** were more 'creamy' than the whites of today. This effect (which deepened with time and weather) is simulated in modern 'antique' whites.
- **Black**– very elegant against brick - on some Harbord Village houses to this day.
- **One colour only** was standard for late 19C Toronto houses. (Multicolour painting was not common in Toronto until the 1910s. Dignity, restraint and richness dominated late 19C single-colour schemes, which mirrored the culture of the times in which our homes were built. However . . .
- **Doors** were sometimes painted some dark contrasting colour (eg blood red.)

Exterior Painting Tips and Supplies

Brick and Masonry should not be painted. Consult with a brick or masonry specialist before contemplating stripping or cleaning of any kind. Great care is essential since *all* forms of cleaning: sand-blasting (especially) chemicals and power-washing damage brick and stone (which must be re-pointed when cleaning is complete.) Painting should be avoided since it is 'wrong' historically and because it subjects brick and stone to *spalling* (flaking due to trapping of moisture.) If painted brick is so deteriorated it should be re-painted to stabilize it, use breathable latex - after careful scraping and re-pointing.

Paint Stripping is never easy, especially where many layers of paint are involved.

Swede Paint Enterprises, **'Silent Paint Remover'**
'The more paint you have to remove the better it works.'
91 Hallam Street, Toronto, ON. M6H 1W7, t: 416-535-7824 or 1-866-516-7787
email: swedepaint@sympatico.ca
http://www.swedepaint.ca/
More effective than burning, chemical stripping or conventional electric hot-air strippers.

Shaped Paint Scrapers: from Swede Paint Enterprises or Lee Valley (or grind your own from off-the-shelf scrapers to match your mouldings.)

Important: Pairs of Houses look best when painted with the same colour scheme.

Oil or latex? Modern latex paints are as durable as oils, less hostile to the environment and easier to clean up. **Semi-gloss** is preferable to gloss because it breathes better and preferable to a flat finish because it does not hold dirt as firmly.

'Heritage' Colours

Most paint manufacturers produce charts of 'heritage' or 'historic' colours. While these may 'look right' – especially those that claim to be 'Canadian - we cannot be sure that any of them match the exterior colours originally used in Harbord Village, exactly.

Homestead House Paint Co. Inc.
95 Niagara Street, Toronto, Ontario, M5V 1C3, 416-504-9984
Latex, traditional oil and milk paints. Locally made, endorsed by *Edifice* magazine.
www.homesteadhouse.ca
email: homestead@homesteadhouse.ca

Para *Canadian Heritage Collection* of exterior and interior colours, researched by Marion MacRae at Dundurn Castle, Black Creek Pioneer Village, Upper Canada Village.

Benjamin Moore Historical Colour Palette
174 colours found on 18th and 19th Century architecture
http://www.benjaminmoore.ca/colours/historical.aspx
Benjamin Moore Community Restoration Program
Successful projects receive BM paint, colour expertise, and cash up to $5,000.
http://www.cfc-fcc.ca/programs/benjamin-moore.html

Pratt & Lambert and **Pittsburgh** produce heritage colours based on US originals

Farrow and Ball historic British colours. (May not match colours used in Canada.)

PPG Industrial Coatings 1-888-774-2001
email: ic-na@ppg.com
toners, primers, stains, fillers, sealers, glazes and topcoats.
(Latter include 15-yr warranted **Flexacron**, available in any heritage colour.)
http://www.ppg.com/coatings/industrial/markets/woodcoatings/Pages/default.aspx

Heritage Painters

Any competent painter *should* be able to paint a heritage house, provided he or she has an understanding of the tastes in colour and decoration that prevailed when our homes were built. (In Harbord Village, the last quarter of the 19th Century.) Problems are most likely to arise during the *preparation* that is crucial to any paint job. Where a house is more than 100 years old with decorative woodwork, preparation is bound to be complex, tedious and prolonged. It might require replacement of mouldings, turnings or entire doors or windows. It is bound to require careful wood-filling and sealing against damp that seals dampness *out* rather than in. For all of these reasons, the hiring of painters who are well experienced in the preparation, restoration and painting of heritage buildings who can provide references is highly recommended.

Fine Restoration and Painting, Stephen Pearson spearson@rogers.com
416-566-5529
www.finerestorationandpainting.com
"*Dedicated to the principle that preparation is everything, with a sound understanding of interior and exterior heritage colours"*
As well as exterior and interior painting and staining, restoration of wood and steel doors and windows, plaster walls and mouldings. See restoration of Little Trinity Anglican Church, Enoch Turner School House, Leadley House and 94 Willcocks St.

Luis Levrero, Celeste Painting and Decorating 416-688-2227
(recommended by Exclusive Paints, has done much work in HVHCD.)

Encore Painting Ltd <encorepaintingltd@gmail.com>
Jon Sarafinchin 416-670-6589
http://www.encorepaintingltd.com/

Heritage Home Painting Michael Glasgow heritagehomepainting@gmail.com
647-718-3778

Paint Suppliers and Colour Matching Experts near Harbord Village

Homestead House Paint Co. Inc.
95 Niagara Street, Toronto, Ontario, M5V 1C3, 416-504-9984
www.homesteadhouse.ca email: homestead@homesteadhouse.ca

Merit Decorating
700 College St (at Montrose) 416-534-6337

Reingewirtz Paint Stores Ltd
107 Baldwin St (at Huron) 416-977-3502 (closed Saturdays, open Sundays.)

Paint Colours Unlimited
502 Adelaide Street W (at Portland) 416-703-5500

Exclusive Paints
3715 Chesswood Drive, Toronto, ON M3J 2P6 416-921-5751

Potassium Silicate Paints (for already painted brick or masonry)

Permatint, Concord ON, 905-764-7503
email: info@permatint.com website: http://www.permatint.com/home.html
Edison Coatings Inc http://www.edisoncoatings.com
EverKote 300: http://www.edisoncoatings.com/300data2006.pdf
AQRYL-X200 http://www.edisoncoatings.com/aqrylx_200.pdf

Fences and Railings

(See HVHCD Plan 10.5.1 p52)

Harbord Village houses were mostly built without fences; many remain fenceless at the front to this day. Back yard fences were usually of boards. Early forms of chain-link or woven-wire fences (more attractive than modern chain link) were installed from the early 20C on as friendlier, light-transmitting alternatives to solid fences. Front yard fences, were mostly of wood pickets, cast or wrought iron. Cast iron fences were often quite elaborate while those of wrought iron were simple, riveted (not welded) wickets rather than the swirling curlicues of today. Few, if any, Harbord Village houses had fences as flamboyant as those attached to grander 19C Toronto homes.

Downtown De-Fence - free removal of chain link fences, 416-654-8772
www.publicspace.ca
email: defence@publicspace.ca

Antique Fences, Railings and Reproduction Ironwork

Steptoe & Wife Antiques, Ornamental Ironwork
90 Tycos Drive, Toronto, ON, M6B1V9, 416-780-1707

Frederic Jones Ironworks
t: 905-522-9758
http://www.fredrickjonesironworks.com/index.html
email: Steve Mead <meads@cogeco.ca>

Deity Metallurgy - Mark Prendergast
388 Carlaw Ave #123 Toronto ON M4M 2T4 t: 416-778-0204
email: deity@sympatico.ca

A-Metal Works - George
Spiral staircases and reproduction ironwork
49 Research Rd, Toronto, ON M4G 2G8 t: 1-800-707-0805, 416-424-1808
http://www.spiralstairpeople.com/
email: info@spiralstairpeople.com

Legacy Vintage Building Materials & Antiques - see main Directory pp21, 25
Huge range of reclaimed architectural artifacts and building materials, including railings.
540 Division Street, Cobourg, ON K9A 3S4, t: 905-373-0796, f: 905-373-4596
http://www.legacyvintage.com/
email: info@legacyvintage.com

Boulevards and Trees

(See: HVHCD Plan 10.5.3 and 10.5.4 p53)

Boulevards – especially those beneath thirsty, shallow-rooted Norway maples – have always been a problem; they still are, especially where trees are shady and over-mature. As an alternative to grass, try periwinkle, lily of the valley, violets or some other 'grow in the dark' ground cover – while trying to find locations for new front yard and boulevard trees. The labour of boulevard restoration is worth the effort and the result preferable to the alternative - a sheet of dirt fit for the support of nothing but weeds.

Lamp posts and Hydro-poles: Flowers, shrubs and climbers (eg *Euonymus*) planted around unsightly pylons serve to conceal them, until they can be removed or replaced with something more appropriate; they also provide a deterrent to bill-posters.

Front Gardens
(See: HVHCD Plan 10.5.2 p53)

Late 19C Toronto gardens followed the English tradition: lawns with 'island' and 'carpet' beds and mixed herbaceous borders. Hollyhocks were popular against walls and fences. Ornamental trees were planted, sometimes in lawns - isolated or in island beds - where space allowed. Weeping trees were especially popular. Today's taste for dense, all-floral and shrub plantings without lawns was not pursued until the 1970s.

Paths (of flagstone, brick – preferably frost-resistant furnace brick – or concrete slabs) tended to wind in large gardens, to be straight in smaller gardens.

NB to reduce damp: garden soil should not touch house walls.
Chris Cooper, editor of *Old Home* (fomerly *Edifice*) magazine, recommends that, regardless of heritage tradition, gardens should end at least ten feet from our houses. If they do not, make sure that your foundations are properly drained and waterproofed.

Statuary, decorative furniture and urns were manufactured in cast iron by the **Canadian Foundry** and the **Olmsted Foundry** of Hamilton, Ontario.

Decorative ceramic pots were manufactured by **HBL (Hart Brothers and Lazier)** of Picton, Ontario. These products are worth looking for as originals or reproductions.

Wendy Woodworth, Horticulturalist, Toronto Museums (Spadina House, Colborne Lodge, McKenzie House) tells us that late 19C and early 20C plant choices and planting schemes in Toronto were similar in the city's early years to those of late 19C England. Toronto gardeners had access to most of the flowering plants of today. (More in fact, at a time when gardeners had to learn that not all European garden plants are suited to the Toronto climate.) Plantings were concentrated around the perimeter if it was fenced. Specimen plants often flanked front entrance steps. En-masse planting near the foundation of the house was generally avoided. Climbing vines were often planted around porches, or up walls. Virginia creeper (less popular today because of the damage it can cause to bricks and mortar) and hops (sometimes used in home-brewing) were popular in late 19C Toronto.

Recommendations for plants best suited for Toronto Gardens were published as early as 1827 - four decades before Confederation - when Toronto was little more than a village. Early gardeners who planted everything that was planted in Europe, regardless of the Ontario climate, were often disappointed. Their efforts culminated in an early 20C campaign, mounted at the Experimental Farm in Ottawa, which provided a more restricted but still abundant list of choices that are suitable for the Toronto climate.

One Hundred Best Hardy Herbaceous Perennials
Tested in the Arboretum and Botanic Garden, Central Experimental Farm, Ottawa, Canada. Bulletin No.5, 1908

Achillea ptarmica	Sneezewort, 'The Pearl'
Aconitum fischeri (autumnale)	Monkshood
Aconitum napellus bicolur	Monkshood 'Newry Blue'
Adonis vernalis	Sweet Vernal, Pheasant's Eye
Æthionema grandiflorum	Stonecress
Althea rosea	Hollyhock
Anemone japonica (varieties)	Japanese Anemone
Anemone patens nuttalliana	Western Pasque Flower
Anemone sylvestris	Wood or Snowdrop Anemone, Windflower
Aquilegia cærulea	Rocky Mountain Columbine & hybrids
Aquilegia chrysantha	Columbine Yellow Queen
Aquilegia glandulosa	Siberian Columbine
Aquilegia oxysepala	Crowfoot
Aquilegia stuartii	(no longer listed)
Aquilegia flabellate nana alba	Columbine 'White Dwarf'
Aster alpinus superbus	Aster 'Dark Beauty'
Aster amellus/amelloides/bessarabicus	Italian Aster 'Violet Queen')
Aster novae-angliae	New England Aster – many cultivars
Campanula carpatica	Bellflower and modern vars: Deep Blue Clips)
Campanula lactiflora	Bellflower 'Loddon Anna'
Campanula latifolia macrantha	Great Bellflower)
Campanula persicifolia	Blue or Peach-Leaved Bellflower
Campanula pyramidalis	Chimney Bellflower. Steeple Bells
Chrysanthemum maximum	Shasta Daisy varieties
Cimicifuga americana	American Bugbane, Crowfoot
Clematis recta	Clematis (upright form, non vining)
Convallaria majalis	Lily of the Valley
Coreopsis grandiflora	Tickseed
Delphinium belladonna	
Delphinium cashmerianum	
Delphinium grandiflorum	Larkspur
Delphinium hybridum & varieties	
Dianthus plumarius	Cottage Pink, Grass Pink (many varieties)
Dicentra spectabilis	Bleeding Heart
Dictamnus albus	Gas Plant
Doronicum plantagineum excelsum	Leopard's Bane
Echinacea purpurea	Purple Coneflower
Epimedium rubrum	Bishop's Cap, Barrenwort
Erigeron speciosus superbus	Fleabane
Funkia subcordata	Hosta, Plantain Lily
Gaillardia aristate	Blanketflower
Gypsophila paniculata	Baby's Breath
Helenium autumnale pumilum	Sneezeweed, Helen's Flower
Helenium autumnale striatum	
Helenium hoopesii	Orange Sneezeweed
Helianthus multiflorus	Perennial Sunflower, Soleil d'Or 'Meteor'
Helianthus multiflorus	Sunflower 'Mrs. Moon
Helianthus rigidus	Primrose Sunflower 'Miss Mellish'
Hemerocallis aurantiaca major	Day Lily
Hemerocallis flava	Yellow or Lemon Day Lily
Hemerocallis thunbergii	Thunberg's Day Lily
Heuchera brizoides gracillima	Coral Bells

Heuchera sanguinea splendens	Splendons Coral Bells
Hibiscus moscheutos & varieties	Rose Mallow
Iberis sempervirens garrexiana	Evergreen Candytuft
Iberis sempervirens superba	Candytuft ‘Snowflake’
Incarvillea delavayi	Hardy Gloxinia, Chinese Trumpet Flower
Iris aurea	Dalmation or Sweet Iris
Iris germanica (in great variety)	Bearded or German Iris
Iris lævigata	Kaemferi) (Water Iris, in great var.
Lilium auratum	Mountain Lily
Lilium davuricum	Siberian Lily
Lilium longiflorum	Easter Lily
Lilium speciosum & var.	Rubrum Lily
Lilium superbum	Turk's-cap Lily
Lilium testaceum	Nankeen Lily
Lilium tenuifolium	Narrow-Leaved Lily
Lilium tigrinum	Tiger Lily
Lupinus polyphyllus	Lupine
Mertensia virginica	Virginia Bluebell
Monarda didyma	Bergamot, Bee Balm, Oswego Tea
Myosotis alpestris	Forget-Me-Not
Œnothera fruticosa Youngii	Evening Primrose
Pæonia albiflora & officinalis	Peonies - white, red, pink
Pæonia tenuifolia flore pleno	Fern Leaf Peony
Papaver nudicaule	Iceland Poppy
Papaver orientale & var.	Oriental Poppy
Phlox amœna	Hairy Phlox
Phlox divaricata	Wild Blue Phlox, Wild Sweet William
Phlox glaberrima	Smooth Phlox
Phlox suffruticosa	Thick-leaf Phlox
Phlox paniculata (in great var.)	Perennial, Garden, Summer Phlox
Platycodon grandiflorum	Balloon Flower
Platycodon grandiflorum album	White Balloon Flower
Polemonium humile	Jacob's Ladder
Primula elatior	Oxlip
Rudbeckia laciniata	Tall Coneflower var ‘Golden Glow’
Rudbeckia maxima	Great Coneflower
Rudbeckia speciosa	Showy Coneflower
Salvia azurea grandiflora	Wild Blue Sage, Pitcher Sage, ‘Perennial’ Salvias
Spirea aruncus (Aruncus sylvester)	Goat’s Beard, Bride’s Feathers
Spirea filipendula/Filipendula hexapetala	Dropwort
Spirea/ Filipendula palmate	Siberian Meadowsweet
Statice latifolia	German Statice, Seafoam
Trillium grandiflorum	Large Flowered, Snow or Snowy Trillium
Trollius asiaticus plenus	Asiatic Globeflower
Trollius europæus ‘Orange Globe’	Globeflower
Veronica subsessilis	Speedwell
Yucca filimentosa	Spanish Bayonet

Index of Plant Genera Tested

Achillea	Yarrow
Aconitum	Monkshood
Acorus	Sweet Flag
Actæa	Cohosh, Baneberry, Bugbane, Herb Christopher
Adenophora	Ladybells
Adonis	Sweet Vernal, Spring Pheasant’s Eye
Ægopodium	Bishops' Weed
Æthionema	Stonecress
Agrimonia	Agrimony
Ajuga	Bugle
Alchemilla	Lady's Mantle
Aletris	Stargrass, Blazing Star, Starwort, Unicorn Root
Allium	Onion, Garlic
Althæa	Rose of Sharon (also *Hibiscus syriacus*
Alyssum	Sweet Alyssum
Amsonia	Bluestar
Anchusa	Bugloss
Anemone	Anemone, Pasque Flower
Angelica	
Anthemis	Camomile, Mayweed, Dog-Fennel
Anthericum	St. Bernard's Lily
Aquilegia	Columbine
Arabis	Rock Cress)
Aralia	Spikenard, Elk-Clover, Hercules' Club, Devil's Walking-stick, Chinese or Japanese Angelica tree
Arenaria	Sandwort
Armeria	Thrift, Sea pink
Arnica	Leopard's Bane
Artemisia	Wormwood, Sagebrush, Tarragon, Mugwort
Arum	Jack in the Pulpit
Asarum	Birthwort
Asclepias	Milkweed
Asparagus	
Asperula	Woodruff
Asphodeline	Jacob’s Rod
Aster	
Astilbe	False Spirea
Astrantia	Masterwort
Baptisia	Indigo
Belamcanda	Blackberry Lily, Leopard Flower
Bellis	Annual Daisy, Southern Daisy
Blephilia	Wood Mint
Bocconia (now Macleaya)	Tree Poppy
Boltonia	False Aster
Borago	Borage
Buphthalmum	Oxeye Daisy
Calamintha	Calamint, Beautiful Mint
Callirhoe	Poppy Mallow
Caltha	Marsh Marigold, Kingcup
Camassia	Wild Hyacinth
Campanula	Bellflower
Carduus	Thistle
Carex	Sedge
Catananche	Cupid's Dart
Centaurea	Cornflower, Star Thistle, Knapweed, Bluet
Cephalaria	Scabious
Cerastium	Snow in Summer
Chelidonium	Greater Celandine, Swallow Wort
Chelone	Shell Flower, Snakehead, Turtlehead
Chrysanthemum	
Cicuta	Cowbane, Hemlock, Water Hemlock
Cimicifuga	Bugbane

Claytonia	Spring Beauty
Clematis	Old Man’s Beard, Virgin’s Bower
Colchicum	Autumn Crocus, Meadow Saffron, Naked Lady
Convallaria	Lily-of-the-Valley
Coreopsis	Tickweed, Tickseed
Corydalis	Fumeroot, Fumewort
Crambe	Sea Kale
Crocus	
Delphinium	Larkspur
Dianthus	Pink
Dicentra	Bleeding Heart, Dutchman's Breeches, Squirrel Corn
Dictamnus	Burning Bush, False or White Dittany, Gas Plant
Digitalis	Foxglove
Doronicum	Leopard's Bane
Dracocephalum	Dragon's Head
Echinacea	Coneflower
Echinops	Globe Thistle
Epilobium	Fireweed, Willowherb, Wickup
Epimedium	Barrenwort, Bishop's Hat
Funkia	Hosta, Plantain Lily
Gaillardia	Blanket Flower, Fire Wheel, Indian Blanket
Galanthus	Snowdrop
Galega	Goat’s Rue
Galtonia	Cape Hyacinth
Gentiana	Gentian
Geranium	Crane’s Bill
Geum	Avens, Herb Bennet, Chocolate Root, Clover Root
Gillenia	Bowman's Root
Gypsophila	Baby's Breath
Helenium	Sneezeweed, Owl's Claws
Helianthus	Sunflower
Heliopsis	Oxeye Daisy
Hemerocallis	Daylily
Heracleum	Bear's Breech, Cow Parsnip, Hogweed
Hesperis	Damask or Dame's Violet, Dame's or Sweet Rocket
Heuchera	Coralbells, Alum Root
Hibiscus	Rose Mallow
Hieracium	Hawkweed, King Devil, Rattlesnake Weed
Humulus	Hops
Hydrophyllum	Waterleaf, Indian or Shawnee Salad, John's Cabbage
Hypericum	St John's Wort, St Andrews's Cross, Klammath Weed
Iberis	Candytuft
Incarvillea	Hardy Gloxinia, Chinese Trumpet Flower
Inula	Elecampane
Iris	Iris, Flag
Kniphofia	Flame Flower, Red-Hot Poker
Lactuca	Lettuce
Lathyrus	Black, Everlasting, Indian, Grass, Caley Pea, Chichling, Grass Vetch, Vetchling
Lavatera	Tree Mallow, Velvet Leaf
Leontopodium	Edelweiss
Leucojum	Spring Snowflake and Summer Snowflake
Liatris	Blazing Star, Gayfeather
Ligustrum	Privet
Lilium	Lily
Linaria	Toadflax
Linum	Flax
Liriope	Lilyturf
Lithospermum	Gromwell, Puccoon
Lobelia	includes Indian Tobacco, Cardinal Flower, Indian Pink, Blue Lobelia
Lupinus	Lupine, Bluebonnet
Lychnis	Maltese Cross, Rose Campion, Ragged Robin, Flower-of-Jove
Lysimachia	Creeping Jenny, Moneywort, Yellow or Whorled, Gooseneck, Fringed Loosestrife, Swamp Candles

Lythrum	Winged or Wand Lythrum, California or Florida, Hyssop Spatula Leaf, Loosestrife, Pukamole
Malva	Mallow
Matricaria	Mayweed
Mentha	Mint
Mertensia	Bluebell
Miscanthus	Maiden Grass
Molinia	Purple Moor Grass
Monarda	Beebalm, Oswego Tea, Bergamot, Horsemint
Myosotis	Forget-Me-Not
Narcissus	(Narcissus, Daffodil
Nepeta	Catmint, Gill Over the Ground, Ground Ivy
Nierembergia	Cup Flower
Œnothera	Evening Primrose
Omphaloides	Starry Eyes
Ornithogalum	Star of Bethlehem
Osmorrhiza	Sweet-Cicely
Pachysandra	Japanese Spurge
Pæonia	Peony
Papaver	Poppy
Penstemon	Beard's Tongue
Phalaris	Canary Grass
Phlomis	Jerusalem Sage
Phlox	
Physalis	Cape Gooseberry, Winter Cherry
Physostegia	Obedient plant; False Dragon-Head
Phytolacca	Pokeweed
Pimpinella	Anise
Platycodon	Balloon Flower
Podophyllum	Mayapple
Polemonium	Jacob's Ladder
Polygonatum	Solomon's Seal
Polygonum	Knotweed, Smartweed, European Bistort, Fleeceflower, Silver Lace
Potentilla	Cinquefoil, Tormentil, Barren Strawberry
Primula	Primula, Primrose
Prunella	Self-Heal, Heal All, Hook-Heal, Slough-Heal, Brunella, Heart of the Earth, Blue Curls, Carpenter-weed, Lance Selfheal, Sicklewort, Woundwort
Pulmonaria	Lungwort
Ranunculus	Buttercups, incl spearwort, Water Crowfoot, Lesser Celandine
Reseda	Mignonette
Rheum	Rhubarb
Rodgersia	Roger's Flower
Rudbeckia	Black-Eyed Susan, Coneflower
Ruellia	Acanthus
Ruta	Rue
Salvia	Diviner's Sage, María Pastora
Sambucus	Elderberry
Sanguisorba	Burnet
Saponaria	Soapwort
Saxifrage	Prairie Star, Sugar Scoop, Jack o' the Rocks, Piggy-Back Plant
Scabiosa	Scabious
Scilla	Squill
Scirpus	Bulrush, Club-Rush, Deergrass, Grassweed
Scrophularia	Figwort
Scutellaria	Skullcap
Sedum	Stonecrop
Sempervivum	Houseleek, Hens and Chicks
Senecio	Ragwort, Groundsel
Sidalcea	Checker Mallow
Silene	Campion, Catchfly
Silphium	Giant Fennel Rosinweed, Cup Plant, Indian Cup, Ragged Cup, Carpenter Weed, Rosinweed
Sisyrinchium	Blue-Eyed Grass

Smilacina (Maianthemum)	False Solomon's Seal, Fat Solomon, Snakeberry, Wild Lilly of the Valley, May Flower
Solidago	Goldenrod
Spigelia	Indian Pink
Spirea (Aruncus, Filipendula)	Hardhack, Steeplebush
Aruncus	Goatsbeard
Filipendula	Meadowsweet, Dropwort, Queen-of-the-Forest, Queen-of-the-Prairie
Stachys	Lamb’s Ears, Woundwort, Betony, Hedge Nettle
Statice	Sea Lavender, Marsh-rosemary
Stellaria	Stitchwort, Chickweed
Stokesia	Stokes' Aster
Symphytum	Comfrey
Tanacetum	Tansy, Feverfew, Bachelor's Buttons, Bitter Buttons, Ginger plant
Teucrium	Germander
Thalictrum	Meadow Rue
Thermopsis	False Lupine, Mountain Golden Banner
Thymus	Thyme
Tiarella	Foam Flower
Trachelium	Throatwort, Bellflower
Tradescantia	Spiderwort, Wandering Jew, Spider Lily, Cradle Lily, Oyster Plant, Flowering Inch
Tricyrtis	Toad Lily
Trillium	Wakerobin, Birthroot
Tritonia	Flame Freesia
Trollius	Globeflower
Tulipa	Tulip
Uvularia	Bellwort, Merrybell
Valeriana	Valerian
Veratrum	False Hellebore
Verbascum	Mullein
Verbena	Vervain
Veronica	Speedwell
Vicia	*V*etch
Vinca	Periwinkle
Viola	Violet, Pansy, Heart’s Ease, Johnny-Jump-Up
Yucca	Spanish Bayonet

Hardy Flowering Shrubs, and Hardy Climbing Shrubs, 1872

from *Canadian Fruit, Flower, and Kitchen Gardener*, D.W. Beadle

Toronto, James Campbell, 1872, pp. 272-285 and pp. 285-289

HARDY FLOWERING SHRUBS

Berberry	*Berberis*
Carolina Allspice	*Calycanthus*)
Canadian Judas Tree	*Cercis Canadensis*
Dogwood	*Cornus florida*
Double-Flowering Almond	*Amygdalus*
Dwarf Double-Flowering Almond	
Deutzia	Double Crenate-Leaved; Rough-Leaved; Slender-Branched
Double-Flowering Brambles	*Rubus*)
Filbert, Purple-Leaved	*Corylus*)
Hawthorns	*Crataegus*: Double-White; Double Rose-Coloured; Single Scarlet;
	New Double Scarlet
Honeysuckles	*Lonicera*: Pink-Flowering; Red Tartarian; White Tartarian
Lilacs	*Syringa*: Persian Purple; Chionanthus Leaved; Virginalis
Prunus triloba	Double-flowering Plum, Flowering Almond
Venetian Sumach	*Rhus cotinus*
Purple Smoke Tree	*Cotinus coggygri*
Rose-Acacia	*Robinia hispida*
Rose of Sharon, or Althea	*Hibiscus syriacus*
Japan Quince	*Chaenomeles japonica or Cydonia japonica*: Scarlet; Double-Flowering; Blush; Umbelicata
Spiraeas	*Spiraea*: Double-Flowering Plum-Leaved; Lance-Leaved or *Revesii; Exemia; Billardi;*
White Beam-Tree Leaved;	*Sorbus callosa*
Siberian Pea-Tree	*Caragana*)
Silver Bell	*Halesia*
Syringa or Mock Orange	*Philadelphus*: (Garland; Hoary-Leaved; Large-Flowered)
Snowball , Guelder Rose	*Viburnum opulus* ‘Roseum; *V*. *plicatum*)
Tamarisk, Salt Cedar	*Tamarix*
Weigelas	*Wegelia*: Rose-Coloured; Amabilis; Hortensis; Nivea)
Virginia White-Fringe Tree	*Chionanthus virginica*)
Laburnum	*Laburnum* (Japan Globe Flower)
Easter Rose	*Kerria*
Flowering Currants	*Ribes*
Forsythia	*Forsythia*

HARDY CLIMBING SHRUBS

Virginia Creeper	*Parthenocissus quinquefolia*
Trumpet-Flower	*Bignonia radicans*)
Dutchman’s Pipe	*Aristolochia*
Clematis, Virgin’s Bower	*Clematis:* American White; Sweet-Scented European; viticella; *lanuginosa*
Honeysuckles	*Lonicera*: Scarlet Trumpet; Yellow Trumpet; Monthly Fragrant; Halleana; Japan Gold-Veined
Wistaria	*Wistaria:* Chinese; Chinese, White; Magnifica; American or Frutescens)
Ivy	*Hedera*)

Shrubs for Toronto – from Custead's Catalogue, 1827

Syringo reticulata	Syrango, Mock Orange,European (Japanese?) Tree Lilac
Mespilus germanica	Showy Medlar
Tilia	English Linden, Lime (= N American Basswood)
Larix	Larch (= NA Tamarack)
Corylus avellana	English Filbert, Hazelnut, Cole Nut
Viburnum	Cranberry Tree
Myrica pensylvanica	Candleberry Myrtle
Prunus	Red Double, Red Single, White Single Flowering Almond
Hydrangea macrophylla	Snow Ball, Guilder Rose
Syringa	Purple, White Lilac
Melia azedarach	Purple Persian Lilac
Calycanthus	Carolina allspice
Colutea arborescens	Bladder Senna
Daphne mezereum	Mezereon
Solanum	Nightshade, Bittersweet
Alnus rhombifolia	White Alder
Clethra	Mountain, Sweet Pepperbush, Lily of the Valley Tree
Berberis	Barberry
Arbutus unedo	Strawberry Tree
Laburnum	
Euonymus	Red Berried Spindle Tree, Burning Bush
Pyracantha	Fire-Thorn
Cotinus coggygria	Venetian Sumac, Wig Tree
Crataegus monogyna	European, Single-Seeded Hawthorn
Hypericum	St. John's Wort
Hypericum frutex	no longer listed
Tamarix gallica	French Tamarisk
Artemesia abrotanum	Southern Wood
Vinca	Periwinkle
Robinia hispida	Rose Acacia, Bristly Locust
Ceanothus herbaceus	New Jersey Tea, Red Root, Jersey Tea, Wild Snowball

NB

Published 60 years before the building of Harbord Village with a confusing nomenclature that may be interpreted with the help of ***Early Canadian Gardening*** by Eileen Woodhead.

- not all of these names are in current use
- some names (Latin and popular) have been re-assigned to different plants since this list (and the others) were drawn up)
- wild and cultivated plants often come in a great range of varieties which do not always resemble one another.

For a more detailed understanding of late 19C gardening fashions, visit the gardens of **Spadina House, Colborne Lodge, McKenzie House**, consult the works listed in our garden bibliography and beware of emulating examples taken from houses that are grander than ours or of an historic era that is different era from that of Hrbord Village (late 19C.)

Suppliers of Heritage Seeds and Bulbs

Heritage Bulbs and Seeds
Vanhof and Blokker
7745 Pacific Circle, Mississauga ON L5T 1S6
905-670-2852, 800-387-2852
email: info@vanhofandblokker.com

Supply Spadina House

Heritage Roses
Pickering Nurseries Inc.
Joseph and Joel Schraven
3043 County Rd 2 RR1
Port Hope, ON L1A 3V5
http://www.pickeringnurseries.com
email: roses@pickeringnurseries.com

Heritage Seeds
Agrestal Organic Heritage Seed Co
P.O. Box 646, Gormley, ON L0H 1G0
t: 905 888-1881
f: 905 888-0094
http://www.agrestalseeds.com
email: farmerbob@agrestalseeds.com

Certified organic heirloom vegetable, herb, and flower seeds. Catalogue free.

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http://www.circledanceseeds.com
email: circledanceseeds@scsinternet.com

Heirloom, open-pollinated vegetable, herb, and flower seeds organically grown.
Printed catalogue with plant histories, Latin names, $2.

Cottage Gardener Heirloom Seed
4199 Gilmore Rd.,
RR#1, Newtonville, Ontario L0A 1J0
phone: 905-786-2388
http://www.cottagegardener.com
email: heirlooms@cottagegardener.com

Specializes in growing plants bulbs and seeds from the past using organic methods.

Eternal Seed
657 Pritchard Road,
Farrellton, Quebec J0X 1T0
819-827-8881
email: edecas@travel-net.com

Ellen de Casemaker offers seeds of heirloom herbs, flowers and vegetables of more than fifty years ago. Many organic offerings. Catalogue free. Both official languages served. Catalogue free.

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P.O. Box 3,
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phone: 705-295-6440
fax: 705-295-4035
http://www.florabundaseeds.com
email: contact@florabundaseeds.com

Dirk Berghout offers untreated seeds for heirloom and unusual flowers, medicinal herbs, black, white, and fragrant flower collections. Catalogue free and online. Service in both Official languages.

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email: info@forgetmenotseeds.com

Forget Me Not Seeds provides open-pollinated, organically grown, heirloom varieties of vegetable, herb and flower seeds. Catalogue free.

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Foxboro, Ontario K0K 2B0
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fax: 613-968-6369
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email: karyn@magma.ca

Organically grown vegetable and flower seeds including uncommon rare and heirloom varieties many with unique qualities such as superior flavour higher nutritive value low space requirements or bee plant. Catalogue online or free by mail on request.

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email: info@BeaverValleyStone.com
http://www.beavervalleystone.com/
Great selection of natural stone including “Pennsylvania Chicken Stone” - a close match to Toronto Humber River Stone for dry laid stone walls on 19C and early 20C properties.

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Masonry, paving and ornamental garden stone.
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3392 Mavis Rd., Mississauga, ON L5C 1T8 905-896-4187
email: sales@betzcutstone.com
http://www.betzcutstone.com/

Stone Layers

Alex de Berner, 416-602-3117
Block and flagstone paths, patios; ponds, rock gardens etc. (Also carpentry: decks etc.)
email: hal9420@hotmail.com

Restoration Gardeners

Ecoman Landscape Ecology and Food Systems
Jonas Spring <jonas@ecoman.ca>
416-556-5516

Liisa Younger Garden Design 416-923-5823
email: liisaineden@rogers.com

Front, Backyard and Boulevard Trees (at a discount, free planting)

Treeing the Village
Tim Grant (416) 960-1244 Fax (416) 925-3474
email: tim@greenteacher.com

LEAF (a not for profit organization dedicated to improving Toronto’s forests)
t: 416-413-9244
www.leaftoronto.org

Harbord Village Arborist (Tree Surgery, Stump Removal)

Bruce Tree
Ian Bruce t: 416-252-8769, f: 416-252-4574
email: contact@brucetree.com
www.bruce tree.com

House Portraits

Mary Harpur, House Portraits and Architectural Renderings
39 Sussex Avenue, Toronto M5S 1J6 416-979-2516

Bibliography: Historic Canadian Gardening

Garden History Links
Excellent world-wide resource
http://www.magma.ca/~evb/garden.html

A History of Canadian Gardening,
Carol Martin, McArthur & Co, 2002
The evolution of Canadian gardening from native times to the present with much social history and description of the role of the Experimental Farm in Ottawa, creating winter-hardy varieties of alien garden plants as well as agricultural crops.
http://www.collectionscanada.ca/garden/h11-2012-e.html

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excellent articles, photographs, plans of ordinary Ontario gardens.
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George Bechtel, Regional Municipality of Waterloo, Historical Resources Dept., 1991,
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http://www.oakvillegalleries.com/sitescope/homelandscapes/home_biblio.htm

Pleasance Crawford Fonds, City of Toronto Archives
Research files on various aspects of Canadian landscape and garden history with a primary focus on Toronto

Royal Botanical Gardens Library, Centre for Canadian Historical Horticultural Studies
680 Plains Road West, Hamilton ON L7T 4H4 905-527-1158
http://www.rbg.ca/
email: info@rbg.ca
Extensive reference collection of Canadian, American, and European nursery and seed catalogues.

Bibliography: Canadian Heritage Architecture and Conservation

Old Home (fomerly ***Edifice***): **dedicated to owners of old homes in Canada**
245 King George Road, Suite 153, Brantford, ON, N3R 7N7, 519-757-1299
Edited by Chris Cooper, *the* indispensable guide to restoration in Canada
email: edificemagazine@rogers.com
http://www.edificeoldhome.com/

Acorn, journal of the **Architectural Conservancy of Ontario,** 10 Adelaide St. E. Suite 204, Toronto, ON M5C 1J3 Manager Rollo Myers, 416-367-8075
email: aco@on.aibn.com
http://www.hips.com/ACO/
Founded in 1933, ACO, the Architectural Conservancy of Ontario is this province's principal non-government volunteer organization dedicated to the conservation of built heritage.

Built Heritage News: electronic newsletter edited by Cathy Nasmith
http://list.web.net/lists/listinfo/cnarchitect-heritage
email: cnasmith@sympatico.ca

www.OntarioArchitecture.com
the Ontario Architecture Website
webmistress: Shannon Styles shannon@ontarioarchitecture.com
A website to help people of all ages appreciate the architecture in their own town or city.
Mohawk College Architecture Library
http://mohawkcollege.ca.libguides.com/content.php?pid=124444&sid=1354693

Toronto Heritage Network – electronic forum moderated by Vito Vaccarelli
http://groups.yahoo.com/group/TorontoHeritageNetwork/
email: vito.vaccarelli@sympatico.ca
A portal through which Toronto heritage stake-holders exchange information about heritage events, restoration advice, how to sell, find and buy a heritage home and development issues which threaten our city's rich heritage. .

City of Toronto Inventory of Heritage Properties
http://www.city.toronto.on.ca/culture/heritage_properties_inventory.htm

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Heritage Toronto, Historic St. Lawrence Hall,
157 King Street East 3rd Floor. Toronto, ON M5C 1G9, 416-338-0684, f: 416-392-1772
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email@heritagetoronto.org

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Alex Keefer Ed.
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Essays by and about the founder of the Architectural Conservancy of Ontario

York County Mouldings from Historic Interiors
George W. J. Duncan***,*** Architectural Conservancy of Ontario
Fully dimensioned profiles of interior wood mouldings and decorations 1820s-1920s.

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Susan D. Turner
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Steven Secon, RA
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Preservation Brief 7, Technical Preservation Services, National Park Service, U.S. Dept. of the Interior http://www.nps.gov/history/hps/tps/briefs/brief07.htm

Canadian Interior Design Network Source Book
Guides to suppliers of all kinds; not all are heritage but those that are (tiles, fireplaces, furniture, carpets etc) are very useful.
http://www.canadianinteriordesign.com/Source/index.htm

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(NB: styles may not all be suitable for Canada but restoration techniques should be)

Association for Presrvation Technology International
A cross-disciplinary, membership organization dedicated to promoting the best technology for conserving historic structures and their settings.
www.apti.org

Heritage Preservation Services, National Park Service, US Department of the Interior
Helps US citizens and communities identify, evaluate, protect and preserve historic properties for future generations of Americans.
www.cr.nps.gov/hps

National Trust for Historic Preservarion
Leadership, education, advocacy, and resources to save America's historic places.
www.nationaltrust.org

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William G. Foulks, Ed, New York Landmarks Conservancy, Wiley 1997
Identifies sources of deterioration, and offers solutions to even the most difficult maintenance and rehabilitation problems.

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A great source on how to record historic structures for documentation and preservation purposes.

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www.traditional-building.com/
Excellent online US source of product literature, suppliers and restoration services. (Remember, US and Canadian tastes and building styles have been different 'from the beginning' - although there are overlaps. Use with extreme caution.)

Old House Journal
For nearly 30 years, people have relied on *Old-House Journal* for "how-to" advice on every type of restoration project. Not Canadian but excellent for restoration techniques.
http://www.oldhousejournal.com/index.shtml

Old-House Journal Product Literature
A resource for products and services offered by advertisers featured in *OHJ* which provides a quick and easy way to request product information online.
(US service – products advertised may not be appropriate for old Canadian houses.)
http://www.mediabrains.com/client/RestoreML/LM1/lm/default.asp?searchby=product

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A collection of articles from the *Old House Journal* which provides a complete guide to historic house restoration and repair with emphasis on the practical and the specific.

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Heritage Preservation and National Parks Service, NY: Harry N. Abrams Inc. 1998.
Fantastic compilation of much of the knowledge in the ***Preservation Tech-Notes and Briefs*** (see below.) Published by the US National Parks Service.

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Washington, D.C.: The Preservation Press, 1982.
Compilation of the Question and Answer column in the magazine *Historic Preservation*. While many owners, architects, and contractors are familiar with modern construction technologies and products, relatively few have had extensive experience with historic buildings. Many of the materials suitable for new construction are not appropriate for rehabilitating historic buildings. There is specific information here for owners on the building site and environment, masonry, and mechanical systems.

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Washington, D.C.: National Park Service, 1983.
"Recommended" and "Not-Recommended" columns for those interested in 'doing their rehab right' cover materials and techniques that should and should not be used on roofs, windows, entrances and porches, building interiors and exteriors. Health and safety code requirements are also included.
www.cr.nps.gov/hps/tps/standards_guidelines.htm

Rehab Right: How to Realize the Full Value of Your Old House
Helaine Kaplan Prentice and Blair Prentice, City of Oakland Planning Department, 1978.
Old House Journal calls this "the best regional preservation guidebook around." The authors present the case for sensitive rehabilitation using plain language and clear graphics. They don't proselytize, don't try to legislate taste; just explain how to repair things and give lots of examples in a well-illustrated, step-by-step approach.

Renovating Old Houses, George Nash, Newton CT: The Taunton Press 1998
Another great resource: detailed restoration advice for the do-it-yourselfer

Interiors Handbook for Historic Buildings
Charles Fisher, et al, Washington, D.C. Historic Preservation Education Foundn, 1988.
A large loose-leaf binder with sections on planning, architectural features, finishes, systems, fire protection, adaptive reuse, manufacturers, sources and literature, and a bibliography. Each section has detailed information and tips, with black and white photos, diagrams, and illustrations. Tucked in the front pocket of the binder is a re-issue of *Old House Journal*'s excellent pamphlet on interior restoration.

US National Park Service Preservation Briefs
A series of monographs on 38 subjects ranging from "Dangers of Abrasive Cleaning to Historic Buildings" to "The Use of Substitute Materials on Historic Building Exteriors." Each monograph is prepared by a different author or authors with expertise in the particular subject. Virtually all have pictures/diagrams and recommendations for further reading. Packed with useful information from experts.
http://www.nps.gov/history/hps/tps/briefs/presbhom.htm

Preservation Tech Notes: Case Studies for Historic Preservation
This series, initiated in 1984, provides practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. With over 45 Tech Notes published by Technical Preservation Services, this publication series provides a wealth of information for practitioners in the preservation field, including architects, contractors, and maintenance personnel, as well as for owners and developers of historic properties. More than 1/2 million copies of the Tech Notes are in print and, starting recently, all new issues can also be found below, along with some of the popular past ones. One important example:
Window Handbook: Successful Strategies for Rehabilitating Windows in Historic Buildings

Tech Notes are organized by categories. Current categories include windows, doors, finishes, masonry, mechanical systems, metals, museum collections, site, temporary protection and historic glass. Obtainable online:

Historic Preservation Services Catalogue.
http://www.nps.gov/hps/tps/tpscat_menu.htm

***Philadelphia Rowhouse Manual*: A Practical Guide for Homeowners**
National Trust for Historic Preservation, Philadelphia City Planning Commission
A superb guide to restoration and renovation of 19C housing comparable to that of Ontario.
http://www.philaplanning.org/pubinfo/rowhousemanual.pdf

Fixing Up: A Bilingual Handbook for Older Homes
Dennis P. Albert, et al, Warren, R.I.: Massasoit Historical Association, 1979.
In English and Portuguese, one of the clearest presentations of basic preservation and restoration information. Its "Restoration Clinic" provides practical advice about masonry, entrances, windows, roofs, and colour. Very good illustrations, with an excellent glossary.

Cyclical Maintenance for Historic Buildings
Henry J. Chambers, Washington, D.C.: U.S. Dept of Interior, Nat Park Service, 1976.
Solid information for those charged with removing dirt, making routine repairs, or in other ways retarding a building's deterioration. Gives guidance on several categories of work, including preservation, restoration, repairs, maintenance, and housekeeping.

Walls and Mouldings
Natalie Shivers, Washington D.C.: Preservation Press, 1990.
Advice and information on old buildings, especially those more than 40 years old. Specific and detailed remedies are provided.

Old House Woodwork Restoration: How to Restore Doors, Windows, Walls, Stairs, and Decorative Trim To Their Original Beauty
Ed Johnson, N.Y.: Prentice Hall, 1983.
Step-by-step procedures for removing multiple layers of paint and dealing with water and other damage for houses of all periods.

Epoxies For Wood Repairs in Historic Buildings
Morgan W. Phillips, Judith E. Selwyn, Washington, D.C.: U.S. National Park Service, 1978.
Epoxies discussed are low-viscosity consolidants that can be soaked into rotted wood in order to restore its solidity, and pastes for filling holes and cracks in historic woodwork. (See **BCS**, **Abatron** and **Bondo**, p23)

Moisture Problems in Historic Masonry Walls
Baird M. Smith, Washington D.C.: U.S. Dept of the Interior, National Park Service, 1986.
For the care and maintenance of historic buildings, including how to recognize moisture damage.

Old House Dictionary: **architectural, construction and preservation terms in American architecture 1600 - 1940.**
Steven J. Phillips: American Source Books, 1989.

Victorian Exterior Decoration: How to paint your Nineteenth-Century American House Historically
Roger W. Moss and Gail Caskey Winkler, Henry Holt & Co, New York, 1987
A useful reference, however, it does not reflect Toronto colour traditions.

New England Slate Company Library
http://www.neslate.com/Library.html

The Slate Roof Bible by Joseph Jenkins
Two-part, indexed and referenced book by a Pennsylvania Roofer. 287 pages, 195 photos, 175 drawings.

Roofing With Slate by Terry Smiley
By a Colourado Slater, from the July 1995 issue of ***Fine Homebuilding*** Magazine

The Slate Book by Brian Stearns, Alan Stearns and John Meyer
Definitive technical reference on how to design, specify, install and repair a slate roof.

Slate Roof Repairs, by Lee Gove, Middlebury Slate Co, Middlebury VT
Journal of Light Construction *June 1990,* distributed free by Avenue Road Roofing - 416-785-5129
www.avenueroadroofing.com
email: webmaster@avenueroadroofing.com

The Repair Replacement and Maintenance of Historic Slate Roofs, Jeffrey Levine
National Park Service Preservation Brief Number 29.

Architectural Conservation: Principles and Practice, by Aylin Orbasli

Structural Aspects of Building Conservation, by Poul Beckmann

Conserving Buildings: A Manual of Techniques and Materials, by Martin E. Weaver

Conservation of Historic Buildings, by Bernard Feilden

Interior Conservation and Restoration Specialists and Supplies

Beware 'Restoration' products which are merely 'antique' in appearance and may not be right your house. Check local demolition and renovation debris; visit local antique hardware stores that sell the real thing.

Plaster, Cornices and Mouldings

Res-Com Contractors Ltd, Wet Plaster, 416-535-3548

Rod Stewart, Historic Plaster Conservation Services Limited
26 Barrett Street, Port Hope, ON, 905-885-8764, f: 905-885-8330
Rod Stewart <info@HistoricPlaster.com>
www.HistoricPlaster.com

Balmer Architectural Mouldings
271 Yorkland Blvd., Toronto, ON, M2J 1S5 , 416 491 6425
http://www.balmer.com/
Moulding architectural art since 1835: cornice, crown and panel mouldings, ceiling medallions and domes, fireplace mantels, ceiling tiles, ornament, architectural columns, pediments and capitals

Canada Mouldings
10 Canvarco Road, Toronto, ON M4G 1L3, 416-696-5463

Primeval Restoration – Reconstructing the past, to exist for the future
Dentil • _Egg & Dart • _Corbels • _Kneestones • _Medallions •Statues • _Cornice •Reliefs • _Pediments • _Keystones • _Tombstones • _Ornate architectural items
Brantford, ON
226-208-1068
email primevalrestoration@gmail.com
www.primevalrestoration.com

F. B. Mouldings, Cast Plaster and Moulding Work
Fausto, 415 Oakdale Road #409, Toronto ON M3N 1W7, 416-505-3532
Excellent at work at 68 Brunswick Avenue

Iconoplast Design
500 Keele St. #107 Toronto, ON M6N 3C9 t: 416.534.1844, f: 416.534.3882
Jean-François Furieri <jf@iconoplast.com>
www.iconoplast.com/
High end custom plaster design and fabrication, plaster preservation, coloured plaster

Imperial Architecture - see main directory, p17
Wood and plaster mouldings, turned columns and balusters, carvings, cornices, doors, railings, tin ceilings, metalwork.

Outwater Architectural Products - see main directory, p17
Wood and plaster mouldings, turned columns and balusters, carvings, cornices, doors, railings, tin ceilings, metalwork

Arthur P. Butler Cornice & Detail Painting, Colour Consulting 905-574-3925
apbpainting@mountaincable.net
http://www.apbpainting.net/

Fireplaces, Restorations & Repairs

Fireplace Concepts Inc.
365 Davenport Road, Toronto, ON M5R 1K5 (with World Mosaic tile and stone)
tel: 416-966-3473, fax: 416-966-9102
email: sales@fireplaceconcepts.com
http://www.fireplaceconcepts.com/

Peter Devine Masonry, 6548 Eastridge Rd, Mississauga, ON L5N 4L2
905-821-7513
email: pdevine0110@rogers.com
http://www.rumfordfireplaces.ca/contact/contact.htm

Reproduction Kitchens

Hickory Lane Kitchens, Jeff Mathers, 280 Perry St. unit 9
Peterborough , ON K9J 2J4 t: 705-742-7782 f: 705-742-1101
email: hickorylanekitchens@on.aibn.com
http://www.hickorylanekitchens.com

Elmira Stove Works, 285 Union Street, Elmira, ON N3B 3P1
Brian Hendrick t: 519-669-1281 or 1-800-295-8498, f: 519-669-1774
Gas and electric stoves built to designs from the 1800s. Handcrafted to match the purchaser's individual taste and cooking style.
www.elmirastoveworks.com

Wood and Furniture Re-Finishing and Repair

Mister Wood - interior wood refinishing – paneling, staircases, railings, newel posts
Darlene, 416-751-9996
Strip furniture, hardware doors, windows, balustrades etc.

G-Star Furniture Refinishing, Gino
40 Eugene St Toronto, 416-787-5751

Ray Tokarek Conservation Services
119 Toynbee Trail, Scarborough M1E 1G5. 416-261-2292
Highly recommended for his restoration work inside the Ontario Legislature

StewartBuilt Renovations Restoration Custom Carpentry
Chiristopher Stewart
416-953-8157
email: stewartbuilt@rogers.com

Raymond Karu Restoration Finishers Inc
978 Eastern Ave, Toronto, ON M4L 1E6, 416-276-9323 <rayku@rogers.com>
Excellent work at the Gladstone Hotel

Bill's Flooring: restoration**,** reproduction, refinishing, hardwood flooring 416-293-0416

Allwood Canadian and European Flooring, Marion Bogusz 416-505-1797

Herwynen Saw Mill, Ltd.
RR #1 Rockwood, ON, N0B 2K0 t: 519-856-1180 f: 519-856-9422
Custom matching of tongue and groove hardwood flooring for replacement or restoration

Antique Furniture Conservation and Restoration

Greg Kelley <gkelley@gregkelley.com>
303-507 King Street East, Toronto, ON M5A 1M3
416-947-1498

Steve's Custom Upholstery & Refinishing
Esteban Muñoz 235 Carlaw Avenue, Toronto, ON, M4M 2S1 416-462-0218

Bathurst Custom Upholstery
Jack Moscovitz, 3452 Bathurst St, Toronto ON, M6A 2C4 416-781-1995

Antique Hardware, Decoration and Lighting

Antique Door & Hardware / Citywide Locksmiths Ltd.
1750 Avenue Road, Toronto, Ontario, Canada M5M 3Y9
t: 416-789-1213, 1-800-809-3330 f: 416-789-7948
contact@cwladh.com
Supplying architectural products from leading manufacturers in the hardware industry for over 40 years.
http://www.cwladh.com/index.html

House of Antique Hardware
US supplier of ight fixtures, glass light shades, decorative hardware, toggle and push button light switches. (With mother of pearl buttons. Dimmers: one button off/on, the other a dimmer. About $10 for plain on/off, about $40 for 300w dimmer.)
802 N.E. Davis Street, Portland, OR97232 888-223-2545
http://houseofantiquehardware.com/

Victorian Revival - lighting, plumbing and other antiques
1150 Castlefield Avenue, Toronto, ON M6B1E9, 416-789-1704
http://www.tias.com/stores/aa2244/

Eclectic Revival - lighting, plumbing and other antiques
3075 Dundas Street West, Toronto, ON M6P 1Z5, 416-766-5500
eclecticrevival1@rogers.com

Turn of the Century Lighting
112 Sherbourne Street, Toronto, ON M5A 2R2, 416-362-6203

Prince of Serendip Antiques
1402 Queen Street E. Toronto, M4L 1C9 416-925-3670
Antiques, especially light fixtures, including chandeliers and replacement globes; also repair, rewire and clean fixtures.

Cool & Unusual Antiques
21 Railside Road, North York, ON M3A 1B2, 416-441-9191

From Times Past, Johanne Yakula, 391- 11215 Jasper Avenue,
Edmonton, AB T5K 0L5 780-722-7494
email: johanne@fromtimespast.com
http://www.fromtimespast.com/
Provide heritage homeowners, with information and consulting services for decoration and restoration. Projects in Edmonton include Glenora Bed and Breakfast (a 1912 restored rooming house) the Union Bank Inn, J.J. MacKenzie House

Artefacts
Interior and exterior building fragments culled from Ontario, Quebec, the Maritimes.
46 Isabella St, St Jacobs, ON N0B 2N0, 519-664-3760 fax: 519-664-1303
www.artefacts.ca
email: chris@artefacts.ca

Home Again Recycling Depot - houseware, hardware, architectural components
89 Research Road, East York, ON M4G 2G8, 416-467-4663

The Salvage Shop, 1492 Kingston Road, Toronto, ON M1N 1R6, hardware, doors etc
416 469 2557 email: salvageshop@bellnet.ca
http://www.salvage-shop.com/

Upper Canada Specialty Hardware Ltd
Door and cabinet hardware
10 Brentcliffe Road, Toronto, ON M4G 3Y2 t: 416-696-8358
email: showroom@ucsh.com
www.ucsh.com

Legacy Vintage Building Materials & Antiques Huge range of reclaimed architectural artifacts, building material, railings. (See pp21, 25.)
540 Division Street, Cobourg, ON K9A 3S4, t: 905-373-0796, f: 905-373-4596
http://www.legacyvintage.com/
email: info@legacyvintage.com

Restoration Hardware
2434 Yonge Street, Toronto, ON M4P 2H4, 416-322-9422
2901 Bayview Avenue, Toronto, ON M2K 1E6, 416-223-2055
http://www.restorationhardware.com

Iron and Other Metal Work

A-Metal Works Spiral Staircases and Reproduction Ironwork - see main Directory p30
49 Research Drive, Toronto, ON M4G 2G8 t: 416-424-2508, f: 416-424-2588
http://www.spiralstairpeople.com/
email: info@spiralstairpeople.com

Addison Plumbing Inc – antique plumbing, claw-foot tubs, pedestal sinks, cast iron radiators, from 1890s to 1930s.
41 Wabash Avenue, Toronto, ON M6R 1N1, 416-539-0612

Anvil Artistry Blacksmith Shop - Adi or Joanne Bulsara
9281 Danforth Rd E, Cobourg), ON K9A 4J8, t: 905-372-1506, f: 905-372-0425

Brian Greer's Tin Ceilings & Unique Metal Work
1572 Mannheim Road, RR2 St Petersburg, ON N0B 2H0, 519-743-9710
http://www.tinceiling.com/home.htm bg@tinceiling.com

Deity Metallurgy - Mark Prendergast - see main directory, p33
388 Carlaw Ave #123 Toronto ON M4M 2T4 t: 416-778-0204
email: deity@sympatico.ca

Mayfair Plating – refurbish, replate or plate-strip antique plumbing
96 Carlaw Ave Toronto, 416-461-4435

Steptoe & Wife Antiques, Ornamental Ironwork - see main directory, p24
90 Tycos Drive, Toronto, ON, M6B1V9, 416-780-1707
http://www.traditional-building.com/brochure/members/0ornamentalironwork.shtml

Glass

(See also stained glass section, p18)

Adanac Glass & Mirror 2700 Dufferin Street # 61, 62 Toronto, ON M6B 4J3 t: 416.785.6309, f: 416.785.6053
email: info@adanacglass.com

Maureen Delpippo, Creative Art Glass
(Replace or repair heritage cut and stained glass.)
12 Hafis Road, Toronto ON M6M 2V7, 416-249--8922

Interior Heritage Paint Colours, Wallpaper

(For exteriors, see main directory, p33.)

Homestead House Paint Co. Inc. 19C exterior and interior colours
95 Niagara Street, Toronto, Ontario, M5V 1C3, 416-504 9984
www.homesteadhouse.ca

Benjamin Moore Toronto Heritage Palette (19C interior colours) researched by Dorothy Duncan for Toronto Heritage Board.)

Para *Canadian Heritage Collection* 19C exterior and interior colours (res by Marion MacRae of Dundurn Castle)

Farrow & Ball – turn of the century English paints and wallpapers (latter like that imported to Canada from England at that time.)
1054 Yonge Street, Toronto, ON M4W 2L1, 416-920-1223
www.farrow-ball.com

Charles Rupert Designs, Wallpapers
2005 Oak Bay Avenue, Victoria, BC V8R 1E5, 250-592-4916
http://www.charlesrupert.com/

Tile and Paving Stone

World Mosaic (with **Fireplace Concepts**)
354 Davenport Rd., Toronto, ON M5R 1K5 tel: 416 929 1555
email: bill@worldmosaic.ca
http://www.worldmosaic.ca/contact/index.htm

Original Style Victorian Floor Tiles,
Falcon Road, Sowton Industrial Estate,, Exeter, England,, EX2 7LF.
t: +44 1392 473000 f: +44 1392 473003
e-mail: info@originalstyle.com
http://www.originalstyle.com/tile_victorian.htm

Catalogue and Warehouse Shopping

(Beware – from all sources - of a 'heritage look', which may not be right for your house)

ARCAT: Find Building Product Information Fast – a superb product resource
http://www.arcat.com/index.cfm

Ontario Design Trade Sourcebook - see main directory, p17
www.ontariodesigntrade.com/
The largest decorating resource directory for reproduction interior design, architectural and building products in Ontario.

Antique Hardware & Home
PO Box 278Woonsocket, SD 57385, 1-800-237-8833 (catalogue) 1-877-823-7567 (orders)
email: antique.hardware@cabelas.com

Imperial Architecture
t: 416-264-6096 f: 416-264-6098
www.imperialproduction.com/
email: sales@imperialproduction.com

Outwater Architectural Products
1285 Morningside Avenue East, #9-14, Toronto ON, M1B 3W2, 416-282-4444 or 1-888-333-0408, fax: 1-888-333-1650
http://www2.archpro.com

The Architectural Resource Center, US source of fine quality window and door hardware, may not be suitable for Canada.
557 Old Turnpike Road, Northwood, NH 03261 tel: 1-800-370-8808, fax: 603-942-7465
http://www.aresource.com
email: rpm@aresource.com

Clem Labine's Traditional-Building.com: Resources for commercial, civic, institutional, and religious building projects
www.Traditional-Building.com

Rejuvenation Period-Authentic Lighting and Hardware
2550 NW Nicolai St Portland, OR, 97210 USA 92710, 1-888-401-1900
http://www.rejuvenation.com

Victorian Source: Hardware, Fixtures, Restoration, Decorating, References
http://www.lacetoleather.com/victorian.html

Canadian Interior Design Network Source Book
Guides to suppliers of all kinds; not all are heritage but those that are (tiles, fireplaces, furniture, carpets etc) are very useful.
http://www.canadianinteriordesign.com/Source/index.htm

Friends of Dufferin Grove Park House Maintenance Page
(recommends local crafts and trades people of all skills.)
http://dufferinpark.ca/neighbourhood/wiki/wiki.php?n=LocalServiceProviders.HouseMaintenance

Conservation and Restoration Skills Education

Algonquin College Heritage Institute
7 Craig St., Perth ON K7H 1X7, (613) 267 – 2859
Andrew Edmondson, Marketing Officer, 613-267-2859 x5601
email: edmonda@algonquincollege.com
www.algonquincollege.com/perth
Heritage Programmes in:
Masonry – Heritage and Traditional
http://www3.algonquincollege.com/perth/program/masonry-heritage-and-traditional/
Carpentry and Millwork
http://www.algonquincollege.com/perth/home/carpentry_millwork/index.htm
Construction Carpentry
http://www.algonquincollege.com/perth/home/construction_carpentry/index.htm
Carpentry and Joinery
http://www3.algonquincollege.com/perth/program/carpentry-and-joinery-heritage/
Learning Resources Centre
http://www.algonquincollege.com/lrc/

Willowbank School of Restoration Arts
14487 Niagara Parkway, Box 212,
Queenston ON, L0S 1L0
tel: 905-262-1239 x23
email: school@willowbank.ca
www.willowbank.ca
Revitalization of historic places beyond building exteriors and interiors to embrace historic landscapes, archaeological sites, heritage districts, and the intangible rituals and traditions that bring historic places to life. We teach traditional skills and craftsmanship, and we also show how these skills can be applied to contemporary design and construction in historic settings.

Ryerson University, Programme in Architectural Preservation and Conservation
350 Victoria Street
Toronto ON M5B 2K3
tel: 416-979-5035
www.ce-online.ryerson.ca/

George Brown College, Centre for Advanced Building Technologies
PO Box 1015, Station B
Toronto ON M5T 2T9
tel: 416-415-5000 x4398 or 1-800-265-2002
www.georgebrown.ca/buildingtechnologies/

University of Waterloo, Heritage Resource Centre
200 University Avenue W
Waterloo ON N2L 3G1
tel: 519-888-4567 x36921
www.fes.uwaterloo.ca/research.hrc/

Otherwise, contact your local adult education centres or community colleges and Lee Valley and Home Depot for basic skills training and heritage workshops.

Conclusion

This Directory has been compiled by Harbord Village Heritage Conservation District to help owners of late 19th century Ontario homes who wish to conserve and restore the original appearance of their properties. We hope it will prove useful to the majority of homeowners who prefer to acquire properties in heritage neighbourhoods because of their elegant and coherent historic character. We will be delighted if this information facilitates the restoration of that character within Harbord Village and wherever else it has been lost or inappropriately altered or replaced. If that happens we know that the result will be an immense improvement in the historical integrity, appearance, buyer-appeal and real estate value of Ontario's built heritage.

This Directory is far from complete, we need more information and, please be reminded, we are not in a position to endorse any but a tiny minority of the people and companies we name. We look forward to learning the names of more restoration experts, craftspeople and suppliers of all kinds – especially of those who work in southern Ontario. These names should be accompanied by precise information as to exactly what these people know and can do and – most important – references as to the quality of their work and products.

Comments and information regarding this Directory will be welcomed by:

Richard Longley
Harbord Village Heritage Conservation District
68 Brunswick Avenue, Toronto, ON, Canada, M5S 2L7
t: 416-961-2766
email: longley_fovea@sympatico.ca

Acknowledgements:

Chris Cooper, Editor, *Old Home* (formerly *Edifice*) magazine

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Dorothy Duncan, Heritage Toronto

Peggy Kurtin, Chair, Cabbagetown Heritage Conservation District Advisory Committee

Barbara McMullen, Material and Architectural Historian, Architectural Conservancy of Ontario

Catherine Nasmith, Heritage Architect, HVHCD, Past-President, Architectural Historian, Architectural Conservancy of Ontario

Catherine Raven, Friends of Colborne Lodge Gardens, High Park, Toronto

Wendy Woodworth, Horticulturalist, Toronto Museums

Vito Vaccarelli, Toronto Heritage Network

Important:
While this HVHCD Conservators' and Restorers' Directory could not have been assembled without the assistance of these experts – and many others - none of them is responsible for any errors, omissions or inadvertent misdirections it might contain. If any such are found, please inform us that we might correct them.
RL/HVHCD

Harbord Village Resident's Association (HVRA)
Membership & Renewal Form
PLEASE COMPLETE ONE FORM PER PERSON

Name……

Address……

Telephone ……Email……

Areas of interest or concern (optional)……

Please check one:
Voting Member: $10
Supporting Member: $20
Fanatical Member: $50

Membership fee is for one calendar year. Payment after September 1 covers the following year.

You can join or renew by completing and mailing this form with a cheque to:

HVRA, PO Box 68522, 360A Bloor Street West, Toronto M5S 1X1

or you can join or renew by credit card or by PayPal at HVRA's website:
www.harbordvillage.com

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Harbord Village Resident's Association (HVRA)
Membership & Renewal Form
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Supporting Member: $20
Fanatical Member: $50

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or you can join or renew by credit card or by PayPal at HVRA's website:
www.harbordvillage.com