

HARBORD VILLAGE
RESIDENTS' ASSOCIATION

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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

Twenty Second Edition, May 17th, 2018

harbordvillage.com/wp-content/uploads/2018/07/HCD-Directory-17May2018.pdf

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 HVHCD1 and 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
May 17th 2018

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

Or use the secure online method: <https://harbordvillage.com/membership/make-a-donation/>

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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. For HCD Guidelines see:

For detailed descriptions of the Harbord Village HCDs and their conservation guidelines:

Harbord Village Heritage Conservation District Phase 1 Plan:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/hcd_harbord_village_district_plan.pdf

Harbord Village Heritage Conservation District Phase 2 Plan:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/harbordvillage_hcd_plan_ph2_final.pdf

***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-Metcalf 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/Conserve_Preserve_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 contract 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 four devastating multi-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 one case, 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.

Go to: <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.

Insure 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 (best: hard-wired with battery backup) 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 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:

- in good condition – as verified by recent inspection
- not incompetently connected to modern wiring
- not located near appliances
- able to safely carry the power load of the property's appliances

Too many "provided" 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 that might endanger not only themselves but their neighbours.)



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
- Niagara Heritage Alliance
- North Waterloo Region
- Port Hope
- Provincial Office
- Qutie 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 been 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, President

PRESIDENT'S CIRCLE

ROBERT ALLSOPP • DINO CRESA • DIANA CROSSIE • CAROLINE DI COCCO • ROBERT EISENBERG • SYLVEON GODFREY C.M. • JAMES GORDON • PARRICK GOSAGE • GERALD KILLAN • EYE LEWIS • STEVEN ONO • JANE PEPINO C.M. • DOUGLAS S. RICHARDSON • GEORGE RUST-D'EYE • ALBERT SCHULZ • JOHN SEWELL C.M. • ROBERT SHIPLEY • JANE UNGERMAN O.C. • MICHAEL B. YANGMAN • DAN WARRENER • JULIA WEST • MARGARET ZEMLER O.M.

To join **Architectural Conservancy Ontario**, to be in touch with its 26 branches throughout the province, receive its twice-yearly magazine **Acorn** and its newsletter **Acorn in a Nutshell**, go to: <http://www.arconserv.ca/>
Join online at: <http://www.arconserv.ca/branches/join.cfm?id=1>
Cost: \$35/yr of \$12/yr (students – who will be welcome to join ACO NextGen.

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, Architectural Conservancy 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 **Architectural Conservancy 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 representative of your HCD committee, who will do all he or she can to ensure that the 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 and window 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, storm windows or exterior lighting. Nor are they required for repairs *using the same materials* of such existing features as roofs, windows, 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 presents 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
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=104752cc66061410VqnVCM10000071d60f89RCRD>

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

General Enquiries: **Yasmina Shamji** yasmina.shamji@toronto.ca 416-392-1975

Mary MacDonald, Senior Manager, Heritage Preservation Services, City Planning
City Hall, 2d flr., 100 Queen Street West, Toronto ON M5H 2N2
t: 416-338-1079, f: 416-392-1973
email: Mary.MacDonald@toronto.ca
www.toronto.ca/heritage-preservation

Heritage Permits

Guy Zimmerman, Heritage Planner
t: 416-338-1094
email: gzimmer@toronto.ca

Georgia Kuich, Heritage Planner
t: 416-338-1094 f: 416-338-1074
email: gkuich@toronto.ca

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

Harbord Village Heritage Advisory Committee (HAC)

Gus Sinclair, Chair
133 Major Street
416-543-2785
rory.sinclair@rogers.com

Sue Dexter
97 Willcocks Street
416-964-9527
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 conservation. For application forms and information:

Gary Miedema : <gmiedem@toronto.ca>Heritage Planner t: 416-338-3278
<http://www.toronto.ca/heritage-preservation/grants>

To Check the Heritage Status of Your Property

http://www.toronto.ca/heritage-preservation/heritage_properties_inventory.htm

Toronto Legacy Plaques Program

Nominations to: **Camille Begin** <cbegin@toronto.ca> t: 416-338-0679

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

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

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 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”. Either 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.builtheritageneews.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/>

Stante

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. Epplert, 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/

CAHP Directory of Professionals: <https://cahp-acecp.ca/directory-of-professionals/>

(US & Canadian) Custom Building & Restoration Trade Directory:

<http://www.restorationtradesdirectory.com/>

PreservationWorks! – Architectural Conservancy of Ontario

Affordable advice on heritage conservation projects.

http://www.arconserv.ca/preservation_works/

Cathy Nasmith, Heritage Architect (author of 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

<http://www.era.on.ca/> email: info@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/>

Stantec Consulting Ltd., 401 Wellington Street West, Toronto, ON, M5V 1E7, t: 416-596-6686

Heritage Impact Statements, Cultural Heritage Evaluation Reports, Landscape Architecture, Archaeological Assessments

web: <http://stantec.com> email: peter.popkin@stantec.com email: heidyschopf@stantec.com

MSAi Architect Inc., Michael Spaziani <http://www.msai.ca/>

6 Helene St. N., Port Credit, ON L5G 3B2, t: 905-891-0691 email: info@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 Lawson – 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.jdstrahan.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.](#)

D. J. McRae,Contractors

Jason Bebee <jbabee@djmcrac.ca>

90 Crockford Blvd, Scarborough, ON

t: 416-532-3078 x221 f: 416-532-3497

website: www.djmcrac.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.northcountyslate.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.royalgroupstech.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

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 Starz, fourth generation worker in stone and brick, restores historic churches.

Marcuz Masonry Marc Wallis 416-737-5051

Ken McEwan, Stone Mason 705-722-8653

Otto's Masonry 416-467-1717

<http://www.ottos-masonry.ca/>

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

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.

Andrew Welch <andrewalan.welch@gmail.com>

Dr Gerard Lynch The "Red Mason Historic Brickwork Consultant

master bricklayer, educator and author, invaluable information, instruction and courses

<http://www.brickmaster.co.uk/> email: info@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 at all possible since the replacement of original turning and mouldings is usually difficult, expensive and rarely achievable 'off the shelf'. Seriously and extensively decayed woodwork can be preserved and restored with epoxy resins which set rapidly, even when used in bulk (unlike conventional wood fillers which rapidly skin over then refuse to harden.) See:

Epoxies For Wood Repairs in Historic Buildings

Morgan W. Phillips, Judith E. Selwyn, U.S. National Park Service, 1978.

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. Visit the BCS website for its '**Six Steps to Restoration**'.

<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 preserving, restoring and replacing 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 both of 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 **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 1J5,

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: Historic Building Conservation, Architectural Woodwork

Alan and Kathy Stacey t: 905-628-3052 f: 905-627-8521

email: info@heritagemill.ca

website: heritagemill.ca

Thermally efficient traditional doors and windows, turnings, carving, verandahs, porticos,

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 Bannan <dougb@ridley-windows.com>1-800-538-4370 www.ridley-windows.com

Repro or original frames, heritage colours 15yr warranty 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 Lawson – 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 favored 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.

Kinch McConnell 416 887-9734 restored porch at 72 Brunswick

Heritage Mill Historical Architectural Woodwork

RR #3 Governor's Road, Dundas, ON L9H 5E3, 905 628 3052

Alan Stacey <info@heritagemill.ca> Kathy Stacey <info@heritagemill.ca>

<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 Lawson - 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>](mailto:dintoby@sympatico.ca) (restoration carpentry, based in Cabbagetown)

Eavestroughs, Downspouts

First choice: copper, second galvanized steel, third aluminum. Galvanized 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.

Step toe & 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.centalfairbank.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 1J5,

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 647-462-8221

email: llevrero@yahoo.com

(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.)

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>](mailto:SteveMead@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* (formerly *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

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

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

Index of Plant Genera Tested

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

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

<i>Molinia</i>	Purple Moor Grass
<i>Monarda</i>	Beebalm, Oswego Tea, Bergamot, Horsemint
<i>Myosotis</i>	Forget-Me-Not
<i>Narcissus</i>	(Narcissus, Daffodil)
<i>Nepeta</i>	Catmint, Gill Over the Ground, Ground Ivy
<i>Nierembergia</i>	Cup Flower
<i>Oenothera</i>	Evening Primrose
<i>Omphalodes</i>	Starry Eyes
<i>Ornithogalum</i>	Star of Bethlehem
<i>Osmorrhiza</i>	Sweet-Cicely
<i>Pachysandra</i>	Japanese Spurge
<i>Paeonia</i>	Peony
<i>Papaver</i>	Poppy
<i>Penstemon</i>	Beard's Tongue
<i>Phalaris</i>	Canary Grass
<i>Phlomis</i>	Jerusalem Sage
<i>Phlox</i>	
<i>Physalis</i>	Cape Gooseberry, Winter Cherry
<i>Physostegia</i>	Obedient plant; False Dragon-Head
<i>Phytolacca</i>	Pokeweed
<i>Pimpinella</i>	Anise
<i>Platycodon</i>	Balloon Flower
<i>Podophyllum</i>	Mayapple
<i>Polemonium</i>	Jacob's Ladder
<i>Polygonatum</i>	Solomon's Seal
<i>Polygonum</i>	Knotweed, Smartweed, European Bistort, Fleeceflower, Silver Lace
<i>Potentilla</i>	Cinquefoil, Tormentil, Barren Strawberry
<i>Primula</i>	Primula, Primrose
<i>Prunella</i>	Self-Heal, Heal All, Hook-Heal, Slough-Heal, Brunella, Heart of the Earth, Blue Curles, Carpenter-weed, Lance Selfheal, Sicklewort, Woundwort
<i>Pulmonaria</i>	Lungwort
<i>Ranunculus</i>	Buttercups, incl spearwort, Water Crowfoot, Lesser Celandine
<i>Reseda</i>	Mignonette
<i>Rheum</i>	Rhubarb
<i>Rodgersia</i>	Roger's Flower
<i>Rudbeckia</i>	Black-Eyed Susan, Coneflower
<i>Ruellia</i>	Acanthus
<i>Ruta</i>	Rue
<i>Salvia</i>	Diviner's Sage, María Pastora
<i>Sambucus</i>	Elderberry
<i>Sanguisorba</i>	Burnet
<i>Saponaria</i>	Soapwort
<i>Saxifrage</i>	Prairie Star, Sugar Scoop, Jack o' the Rocks, Piggy-Back Plant
<i>Scabiosa</i>	Scabious
<i>Scilla</i>	Squill
<i>Scirpus</i>	Bulrush, Club-Rush, Deergrass, Grassweed
<i>Scrophularia</i>	Figwort
<i>Scutellaria</i>	Skullcap
<i>Sedum</i>	Stonecrop
<i>Sempervivum</i>	Houseleek, Hens and Chicks
<i>Senecio</i>	Ragwort, Groundsel
<i>Sidalcea</i>	Checker Mallow
<i>Silene</i>	Campion, Catchfly
<i>Silphium</i>	Giant Fennel Rosinweed, Cup Plant, Indian Cup, Ragged Cup, Carpenter Weed, Rosinweed
<i>Sisyrinchium</i>	Blue-Eyed Grass
<i>Smilacina (Maianthemum)</i>	False Solomon's Seal, Fat Solomon, Snakeberry, Wild Lilly of the Valley, May Flower
<i>Solidago</i>	Goldenrod
<i>Spigelia</i>	Indian Pink
<i>Spiraea (Aruncus, Filipendula)</i>	Hardhack, Steeplebush
<i>Aruncus</i>	Goatsbeard
<i>Filipendula</i>	Meadowsweet, Dropwort, Queen-of-the-Forest, Queen-of-the-Prairie
<i>Stachys</i>	Lamb's Ears, Woundwort, Betony, Hedge Nettle
<i>Statice</i>	Sea Lavender, Marsh-rosemary
<i>Stellaria</i>	Stitchwort, Chickweed

Stokesia
Symphytum
Tanacetum
Teucrium
Thalictrum
Thermopsis
Thymus
Tiarella
Trachelium
Tradescantia

Tricyrtis
Trillium
Tritonia
Trollius
Tulipa
Uvularia
Valeriana
Veratrum
Verbascum
Verbena
Veronica
Vicia
Vinca
Viola
Yucca

Stokes' Aster
Comfrey
Tansy, Feverfew, Bachelor's Buttons, Bitter Buttons, Ginger plant
Germander
Meadow Rue
False Lupine, Mountain Golden Banner
Thyme
Foam Flower
Throatwort, Bellflower
Spiderwort, Wandering Jew, Spider Lily, Cradle Lily, Oyster Plant,
Flowering Inch
Toad Lily
Wakerobin, Birthroot
Flame Freesia
Globeflower
Tulip
Bellwort, Merrybell
Valerian
False Hellebore
Mullein
Vervain
Speedwell
Vetch
Periwinkle
Violet, Pansy, Heart's Ease, Johnny-Jump-Up
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

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

HARDY CLIMBING SHRUBS

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

Shrubs for Toronto – from Custead’s Catalogue, 1827

<i>Syringo reticulata</i>	Syrango, Mock Orange, European (Japanese?) Tree Lilac
<i>Mespilus germanica</i>	Showy Medlar
<i>Tilia</i>	English Linden, Lime (= N American Basswood)
<i>Larix</i>	Larch (= NA Tamarack)
<i>Corylus avellana</i>	English Filbert, Hazelnut, Cole Nut
<i>Viburnum</i>	Cranberry Tree
<i>Myrica pensylvanica</i>	Candleberry Myrtle
<i>Prunus</i>	Red Double, Red Single, White Single Flowering Almond
<i>Hydrangea macrophylla</i>	Snow Ball, Guilder Rose
<i>Syringa</i>	Purple, White Lilac
<i>Melia azedarach</i>	Purple Persian Lilac
<i>Calycanthus</i>	Carolina allspice
<i>Colutea arborescens</i>	Bladder Senna
<i>Daphne mezereum</i>	Mezereon
<i>Solanum</i>	Nightshade, Bittersweet
<i>Alnus rhombifolia</i>	White Alder
<i>Clethra</i>	Mountain, Sweet Pepperbush, Lily of the Valley Tree
<i>Berberis</i>	Barberry
<i>Arbutus unedo</i>	Strawberry Tree
<i>Laburnum</i>	
<i>Euonymus</i>	Red Berried Spindle Tree, Burning Bush
<i>Pyracantha</i>	Fire-Thorn
<i>Cotinus coggygia</i>	Venetian Sumac, Wig Tree
<i>Crataegus monogyna</i>	European, Single-Seeded Hawthorn
<i>Hypericum</i>	St. John’s Wort
<i>Hypericum frutex</i>	no longer listed
<i>Tamarix gallica</i>	French Tamarisk
<i>Artemesia abrotanum</i>	Southern Wood
<i>Vinca</i>	Periwinkle
<i>Robinia hispida</i>	Rose Acacia, Bristly Locust
<i>Ceanothus herbaceus</i>	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 Harbord Village (late 19C.)

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House Portraits

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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.

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Pleasance Crawford, 2004

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

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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

***Toronto Architecture: A Description of Styles 2004* (free publication)**

Heritage Toronto, Historic St. Lawrence Hall,

157 King Street East 3rd Floor. Toronto, ON M5C 1G9, 416-338-0684, f: 416-392-1772

<http://www.heritagetoronto.org/>

email@heritagetoronto.org

Inside Toronto: Urban Interiors 1880s to 1920s

Sally Gibson, Cormorant Books, 2006

(by the author of *More Than an Island: A History of Toronto Island*)

List of oldest buildings and structures in Toronto

http://en.wikipedia.org/wiki/List_of_oldest_buildings_and_structures_in_Toronto

Old Toronto Houses

Tom Cruikshank, photographs by John de Visser, Firefly Books, 2003

Canadian Home Workshop

<http://www.canadianhomeworkshop.com/home.shtml>

On-line or off the magazine rack; an excellent source of conservation, restoration and renovation tips useful to all homeowners. (See 'windows' above.)

Well-Preserved: Ontario Heritage Foundation Manual of Principles and Practice for Architectural Conservation.

Mark Fram, Erin, Ont. Boston Mills Press, 1987

Tips on Home Maintenance in Canada

Heritage Canada Foundation

Building with Wood and Other Aspects of 19th Century Building in Central Canada.

John Rempel, University of Toronto Press, 1980.

Ontario Architecture. A Guide to Styles and Building Terms 1784 to the Present

John J.G. Blumenson, Fitzhenry and Whiteside, 1990

Toronto, No Mean City

Eric Arthur, University of Toronto Press, 1986

Toronto's architectural and social past, illustrated with 395 photographs and drawings.

Eric Ross Arthur: Conservation in Context

Alex Keefer Ed.

Toronto Regional Architectural Conservancy, Toronto 2001

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.

Terra Cotta: Artful Deceivers

Architectural Conservancy of Ontario, Toronto, 1990.

Repairing Architectural Terra Cotta: The Decorative Clay

Susan D. Turner

Heritage (Heritage Canada Foundation), Summer, 2005, pp. 44-49

Ornamental Maintenance: An Architectural Primer on Terra Cotta

Steven Secon, RA

The Cooperator. Co-op and Condo Monthly.

<http://cooperator.com/articles/521/1/Ornamental-Maintenance/Page1.html>

The Preservation of Historic Glazed Terra Cotta

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>

Bibliography: US Heritage Architecture and Conservation

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

Association for Preservation 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 Preservation

Leadership, education, advocacy, and resources to save America's historic places.

www.nationaltrust.org

Historic Building Facades: The Manual for Maintenance and Rehabilitation

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.

Recording Historic Structures. John A. Burns, Washington D.C, American Institute of Architects 1989

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

Traditional Building

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.mediabrain.com/client/RestoreML/LM1/lm/default.asp?searchby=product>

The Old House Journal New Compendium,

Patricia Poore, Clem Labine Eds, N.Y.: Doubleday, 1983.

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.

Caring for Your Historic House, Charles, E, Fisher Hugh C. Miller eds
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.

Diagnosing and Repairing House Structure Problems

Edgar O. Seaquist, N.Y. McGraw-Hill, 1980.

Damage and deterioration in residential buildings and how to repair it.

Respectful Rehabilitation: Answers to Your Questions About Old Buildings,

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.

Standards for Rehabilitation and Guidelines Rehabilitating Historic Buildings,

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 Colorado 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, Tin Ceilings

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

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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

www.iconoplast.com/ email: jf@iconoplast.com

High end custom plaster design and fabrication, plaster preservation, coloured plaster

Arthur P. Butler Cornice & Detail Painting, Colour Consulting 905-574-3925

email: apbpainting@mountaincable.net

<http://www.apbpainting.net/>

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

Brian Greer's Tin Ceilings 1572 Mannheim Rd, RR2 Petersburg ON N0B 2H0

www.tinceiling.ca email: bg@tinceiling.com

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

Christopher 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.

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t: 416-789-1213, 1-800-809-3330 f: 416-789-7948

contact@cwladh.com

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<http://www.cwladh.com/index.html>

House of Antique Hardware

US supplier of light 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/>

Jan Kamermans <jan.kamermans@sympatico.ca> Antique Hardware

309 Caroline Street South, Hamilton ON L8P 3M2

t: 905 5251440

Door hardware, especially. Specializes in equipping entire homes.

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
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<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

Step toe & Wife Antiques, Ornamental Ironwork - see main directory, p24
90 Tycos Drive, Toronto, ON, M6B1V9, 416-780-1707
<http://www.traditional-building.com/brochure/members/0ornamentalconwork.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.)
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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.

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Imperial Architecture

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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 97210, 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

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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:

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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 Residents' Association (HVRA) Membership & Renewal Form

PLEASE COMPLETE ONE FORM PER PERSON

Name.....

Address.....Postal Code

Telephone Email.....

Areas of interest or concern (optional).....

Add me to the HVRA e-mailing list: Yes, please..... No, thanks.....

PAYMENT OPTIONS (for the 2018 membership year)

- * Regular member \$10
- * Enthusiastic member \$20
- * Fanatical member \$50

Add a donation (optional) _____ TOTAL _____

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

(or you can join or renew by credit card or by PayPal at HVRA's website:
<https://harbordvillage.com>)