

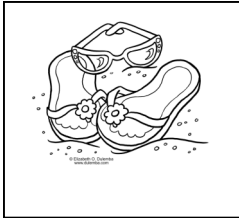
Riverdale Heritage Conservation District

Volume 1

The Newsletter

Issue 2

Summer Issue



June 26, 2011

Name the Newsletter!!!

We're going to give this another try and hopefully by the next issue we will have, if not hundreds of names to choose from, at least more than we have so far... which is none. That's right there were no submissions for a really 'cool' name for our newsletter. So, if you were sitting back thinking that someone else would come up with the most perfect name this is your second chance to become the envy of the entire neighbourhood with your amazing imaginative powers!! Send me your entry!

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Hello RHCD Neighbours!

Hurray! Summer has arrived...finally! And so has Issue 2 of the "The Newsletter" (Still looking for a better name folks).

Some articles in our second attempt are repeats from Issue 1 as I am really not sure how many copies were actually read and how many got lumped together with flyers and thrown in the recycling container. Anyhow - we'll just keep trying and soon you'll be waiting with such anticipation for the next issue and the next and the next that...I know..."*don't give up your day job!*" Anyhow, here it is Issue 2 of the Riverdale Heritage Conservation District Newsletter. Enjoy!!

Summer Safety Thoughts

I'm sure we're all aware that theft and break-ins hit every neighbourhood – especially during the summer months when home security is often dismissed in favour of fresh air and open windows. Foot traffic in the neighbourhood increases as do the number of unfamiliar faces. While not everyone you don't recognize is sizing up your home for a possible break-in...why take chances.

Here are a few safety thoughts for you to consider. Thieves' favourite entry points are statistically your side windows or a rear entrance sliding patio door.

Tip: Cut down a broom handle or hockey stick and place it in the bottom track -

this will ensure the window or sliding door cannot be popped out of its track. It only takes a few seconds for a thief to sneak in and out - so don't make it easy! Don't leave your purse, wallet or keys right by the door, even if you're only going upstairs or downstairs or out the front or back for a moment.

If you're going away for more than a day, try to get a neighbour, friend or family member to check up on your home two or three times a day. Have them turn on and off different lights on a daily basis and turn your TV on at night. Make your home appear lived in. You can also purchase timers for your lights.

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Before you call the Contractor!



Summer Safety
Thoughts (cont. from
page 1)

Other things that are dead-give-ways to thieves: an uncut front lawn; mail, flyers, newspapers; and the absence of garbage bins on Wednesdays. Keep an eye on your home and your neighbours'. If you see something that feels strange call 911. If you're wrong...you can apologize - if you're right then another bad guy may be off the streets thanks to you.

Have a safe and happy summer!

Your Riverdale Heritage Conservation District Advisory Committee felt it timely to remind you about the protocols involved before you get your tools or pick up the phone to hire a contractor.

Please be reminded of the following:

1. Even if the exterior renovations or repairs you may be considering (replacing windows, doors, lighting, walkways, mailboxes, etc.) do not require a City of Toronto Building Permit, any work contemplated that will visually alter the front façade of your house (or any part of the building that can be seen from the street) does require a City Heritage Permit. The Heritage Permit does not cost anything; however, the importance of applying and allowing the City's Heritage Preservation Services staff to make sure the work is within the Heritage Guidelines for the District is extremely important, and is also the law. Please remember to go through this process as early as you can!
2. Where a Building Permit *is* required and granted, a Heritage Permit will be granted at the same time

and at no extra cost.

For more information, contact City of Toronto Heritage Preservation Services at:
416-338-1077
heritagepreservation@toronto.ca

While this process may seem tedious and yet another bureaucratic step to overcome, our neighbourhood was designated as an HCD for reasons other than the amazing fact that our streetscape happens to retain much of its original Victorian flavour. More than this it is very much an insurance against owners or developers wanting to renovate or even tear down homes and erect something totally out of character with the streetscape. We have all seen the 'Lego' type houses that have been parachuted into neighbourhoods all over the city. Fortunately, with the Heritage Conservation Designation that will not be happening in our neighbourhood.

For a reminder of the Riverdale Heritage Guidelines agreed to through public consultations held at three public meetings in 2006 and 2007, please click on "Riverdale Phase 1" at: www.toronto.ca/heritage-preservation/heritage_districts.htm

Dispelling the Myths

Myth #2

Old technology is not as efficient as modern replacements.

“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.” *Paul Howley, a Stratford builder who works on heritage buildings.*

From personal experience I can tell you that my wife and I recently had to take a serious look at our second floor windows. They were sticking when we tried to

E-mail List

If you would like to be on our e-mail list please let me know.

I promise your e-mail address will not be sold, borrowed, misplaced, misspelled or otherwise misused and will be used for the sole purpose of informing you about what’s going on in the RHCD and surrounding neighbourhood. That might include emergency meetings, street parties, RHCD updates, reminders or other concerns or events in the neighbourhood.

If you’d like to be kept informed just let us know. It will be a real bonus to the RHCD if everyone is on the list!

See ‘Contact Us’ on page 4.

open and close them, they rattled when the traffic went by and they whistled in the wind. Rather than replace them we looked into restoring them. With the assistance of a Heritage Grant (available for restoration but not replacement) new sash cords were added, the pulleys were repaired and cleaned, new latches were purchased and after a few other ‘tweaks’ the result was three 120 year old double hung sash windows that open and close smoothly, don’t rattle, don’t whistle, didn’t cost as much as new windows and didn’t add to the landfill. On the other hand the metal casement window located on the side of our house lasted less than 15 years before the crank broke. The obsolete crank (at 15 years?!) was impossible to repair so the entire window had to be replaced. So the question is...what’s the better use of

What's Up?

The first stage of the Heritage grants have been announced and some of our Riverdale HCD neighbours have been successful in making it past the first hurdle.

Out of 26 heritage properties recommended out of all the applications submitted throughout the

your home maintenance dollars?

Special Events

This area is set aside for any resident in the RHCD who has a special event or announcement they think the neighbourhood would be interested in.

It could be the famous and well-attended Tiverton Film Fest or an Easter Egg Hunt or something at the church or something you’re doing somewhere else.

If you want to make use of this space just let us know. (See ‘Contact Us’ on the last page.)

GTA, the Toronto Preservation Board has recommended that City Council approve awards for the 2011 Program to three of our Riverdale neighbours: 191 First Ave, 51 and 53 West.

Congratulations and good luck with the work on your homes!

Historical Tid-bits

Toronto Star October 22, 1913

Local Improvement Notice

TAKE NOTICE that the Council of the Municipal Corporation of the City of Toronto intends to construct the undermentioned works on the following streets, between the points mentioned and intends to assess a part of the cost upon the land fronting or directly on the said works....

Asphaltic Concrete Surfaces

(Cost payable in 10 annual instalments.)

First Ave. from Broadview to Logan Ave a 21-ft asphaltic concrete surface with concrete gutters to be laid on existing macadam^[1] roadway. The estimated cost of the work is \$7,722 of which \$1,781 is to be paid by the Corporation [City of Toronto], and the estimated annual special rate per foot frontage is 24 9 – 10 cents

1. *Macadam is a type of road construction developed around 1820. The technique simplified what had been considered state-of-the-art at that point. Single sized aggregate layers of stone with a coating of binder as a cementing agent are mixed in an open-structured macadam.*

Contact us

If you have any questions you'd like to see answered in the next issue or something you think would interest the neighbourhood then let us know. Send me an e-mail or just drop it in my mailbox!

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**E-Mail:
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*Name the Newsletter
(continued from page one)*

Yes entry which means this is a contest that you're all invited to play.

Send us a name you think best suits the Neighbourhood or the Victorian flavour of the streetscape or ...well, you'll think of something I'm sure.

Once again, send your entries by e-mail or drop it in my mailbox. See 'Contact Us' on the last page... oh right... there it is – just a bit to the left.

Thanks!!

Watch for our next issue in September