

CITY OF VAUGHAN

CULTURAL HERITAGE IMPACT ASSESSMENT REPORT (DRAFT)

DEVLIN HOUSE

11151 KEELE ST, VAUGHAN, ON

APRIL 10, 2023



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0.0 introduction & summary**0.1 general**

The City of Vaughan, owner of the property, proposes repair/replacement of deteriorated exterior elements of the built heritage resource that may be described as an 'L'-shaped 2-story stone Georgian-style house with a 1-storey stone (east) tail with later board & batten clad 1-storey shed-roofed infill and 2nd-storey addition. The adjacent landscape, pavement, and 3-car board & batten garage are not part of the scope of work.

Our firm was engaged as heritage consultant by Baron Nelson Architects Inc. to prepare a *Cultural Heritage Impact Assessment* (CHIA) report and provide certain other services related to proposed work defined in the City's Request for Proposal. The scope of work, as refined by the recommendations in this report, is intended to include no significant negative impact on the *heritage resources*. The recommended primary conservation treatment is *rehabilitation*, as defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and is assumed to be consistent with intentions of previous work carried out to support the current/ongoing use of the building and property, while conserving historic fabric and visible *character-defining elements*.

0.2 purpose of report - amended scope

The purpose of this Cultural Heritage Impact Assessment (CHIA) report is to (1) identify & (2) evaluate heritage resources & cultural landscapes on the subject property & (3) assess the impacts on these cultural heritage attributes that may result from the proposed alterations to the subject property. As the recommended alterations are limited to repairs to the heritage house & related exterior access, no impact on landscape or archaeological potential is anticipated by design & little during construction under review by the professional team & authorities having jurisdiction (AHJ).

Given the proposed focus on repair work, the related CHIA, as defined in the City's *Guidelines For Preparing A Cultural Heritage Impact Assessment*, may be 'scoped' or limited to the detail design, execution, quality assurance, & quality control, related to conserving the *heritage resources* during and after the proposed work. As they are the subject of any *conservation treatment*, these *heritage resources* and *character-defining elements* are intended to be identified through evaluation and preparation of a draft *statement of heritage value or interest* (see part 8).

Part 8 confirms the property's cultural heritage value and interest under multiple criteria.

0.3 proposed work provides an opportunity

This review & analysis is intended to identify root causes and remedies for observed physical deficiencies, primarily those defined in the City's RFP. Thus, it includes appropriate *conservation treatments* and other tools to address deficiencies of design and maintenance likely to contribute to premature deterioration or loss of visible character-defining elements, original masonry & wood fabric, and interior as altered. Related *minimum intervention* strategy is proposed to minimize impact on both the *heritage resource* and on-going operation of the facility. Key recommendations include:

- obtain missing owner information, especially details of interior envelope design, related dew-point calculation, water damage event, permit drawings for c.2005-2006 renovations, pre-renovation photos, age & composition of 'grape-vine' pointing;
- investigate certain observed conditions/materials/interventions, especially those without documentation;
- remove hard mortar, ferrous metal anchors, other inappropriate materials; patch appropriately;
- revise the paint regime for exterior architectural woodwork from hard to soft coat materials;
- rework drips, flashing, rainwater gutter & leader details, perimeter grade slope;
- address adjacent landscaping, especially planting and watering near the building;
- specify submission by GC of a maintenance and inspection data base (this Owner data base, required by OBC Part 5, can provide essential elements of a Heritage Conservation Plan);
- repair & supplement deficient fire-separation, verandah, front & rear balconies, and other exterior wood.

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1.0 statement of qualifications, professional opinion, report limitations

- 1.1 The author of this report is the principal of the firm allan killin architect inc., (holder of a Certificate of Practice since 2010), and a member in good standing of Ontario Association of Architects (OAA) since 1995, ICOMOS–Canada (board member 2011-2015), INTBAU-Canada (coordinator 2011-2016), Association for Preservation Technology International (APTi), Ontario Building Envelope Council (OBEC), and Canadian Association of Heritage Professionals (CAHP heritage building specialist, certificate #109, since 2011), among other professional and community organizations. Relevant experience includes urban design, master planning, heritage conservation plans and studies, adaptive reuse, renovation, building science, and experience as project architect for award-winning projects on diverse heritage properties. Sites include Heritage Conservation Districts (HCDs) and other historic ensembles and neighbourhoods including Fort York, Black Creek Pioneer Village, Brampton Historic Theatre Block, and various Toronto neighbourhood main streets. Recent experience includes heritage-conservation-based urban- revitalization (eg: Guelph’s Petrie Building), expert witness testimony, and relevant volunteer work preparing application review submissions to Committees of Adjustment on behalf of various Toronto residents associations, and participation in local advisory committees on studies for HCDs, and Official Plan and Zoning changes in Bloor West Village, Roncesvalles Village, and High Park Apartment Neighbourhood; and current work on Niagara-on-the-Lake Committees of Adjustment and Urban Design.
- 1.2 This report represents the observations and professional opinion of the author, allan killin architect inc, based on the information and site access available to the author at the time of preparation, and within the limitations of the scope of our engagement.
- 1.3 This report is prepared exclusively for the use of Client/Owner for the stated purpose and considered in its entirety. The author denies any liability to other parties for any injury, loss, or damages suffered by such parties arising from their use of, or reliance upon, the contents of this report without the express written consent of the author and the Client/Owner.

2.0 Applicant and Owner contact information

- 2.1 The Corporation of the City of Vaughan, contact:
 John-Paul Zentena john-paul.zentena@vaughan.ca
 Alex Sorbara alex.sorbara@vaughan.ca

3.0 description of the subject property

- 3.1 Legal Description of property at 11151 Keele St, Vaughan, L6A1S1 :
 PT W1/2 LT 28 CON 3 VAUGHAN AS IN VA74598 ; VAUGHAN
 (AMENDED 2000/09/2 5, 12:45 BY A. GRAHAM, ADLR)
- 3.2 Approximate area, perimeter, measurements (source - Geo Warehouse, low accuracy):
 Area: 430,276.14 ft. (9.878 ac); Perimeter: 3,106.96 ft; Measurements: 650.23 x 533.87 x 377.11 x 289.23 x 264.00 x 272.04 x 70.11 x 135.17 x 100.16 x 417.45 ft.

- 3.3 Ownership & Heritage Status The property at 11151 Keele St, Vaughan, Ontario, known as Delvin House, owned by The Corporation of the City of Vaughan, purchased 31 January 2003, includes the heritage stone house, related private well & septic bed, 3-car garage, paved parking, & practice field. Since 2006, the property has been leased by Vaughan Soccer Club Inc. as administration offices. The property meets the criteria for heritage designation (see Part 8), but is not designated, nor included on The City of Vaughan *Listing of Significant Heritage Structures (LSHS) 2005, 2016* as available at: www.vaughan.ca/services/business/heritage_preservation/built_heritage_inventory/Pages/Built_Heritage_Inventory.aspx

3.4 Location, Context, and Current Use

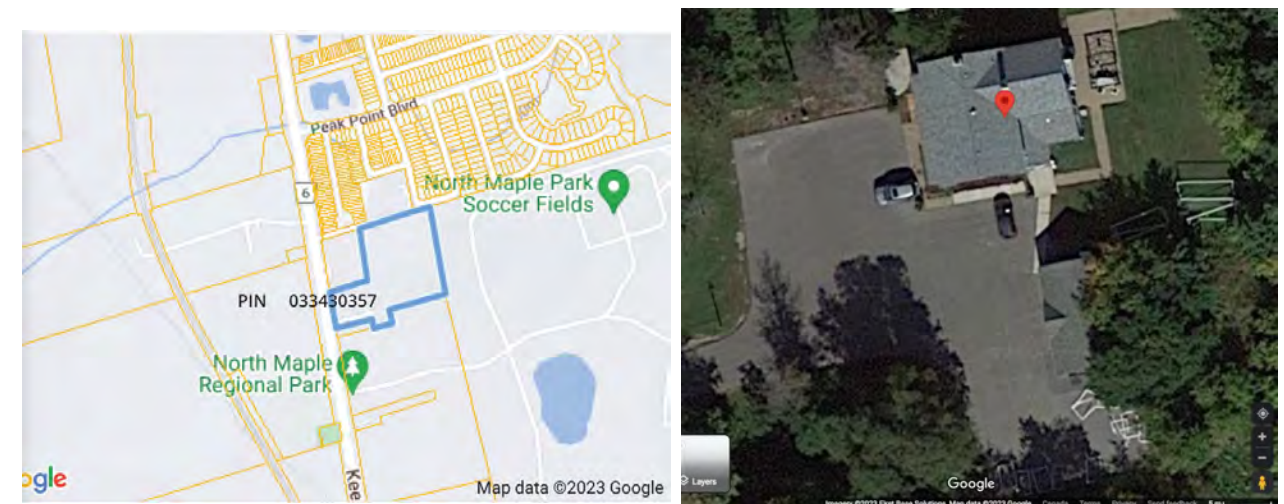


Figure 1: Context Map showing property location.

Figure 2: Google Sat view showing the house & parking

Group	Location	Agreement Type	Initial Start Date	Renewal Term	Terms of Agreement *
Vaughan Soccer Club Inc Not-for-profit organization Used as administrative offices	Devlin House 11151 Keele St Maple, Ontario L6A 1S8	License	1-Nov-06	Month to Month	Tenant: - \$2.00 per annum - payment for all utility, maintenance & cleaning costs - \$1,393.80 plus HST per month City: - interior & exterior maintenance & repairs - repairs & defects in the structure - annual reconciliation for utility, maintenance & cleaning costs - interior & exterior monthly maintenance inspections - interior & exterior capital improvements

Figure 3: excerpt from City rental property list 2019



Figure 4:: view of front/west (street) face.



Figure 5:: view of side/north face.



Figure 6:: view of rear/east face



Figure 7: view of side/south face with squared stone, raised pointing, wood nailer for removed wrap-around porch.

4.0 selective colonial settlement & development history of subject property



Figure 8: detail of 1878 map of York County –marked with approximate location of subject property.

- 4.1 1787 disputed ‘Toronto Purchase’ by British government, of lands said to include the ‘carrying place’, from the Mississauga of the Credit First Nation, without payment, and later 1805 Crown ‘purchase’ of 250,830 acres of land for 10 shillings & respect of fishing rights;
- 4.2 1791 ‘British North America’ divided into Upper & Lower Canada,;
- 4.3 1792 Lt. Gov. John Graves Simcoe’s divides land into 19 counties to encourage settlement;
- 4.4 1795-1851 survey of the township, sidelines in 1861;
- 4.5 1833: Henry Burton, a Scottish stonemason, bought and settled on the west half of Lot 13, Concession 9; he is said to have constructed fifty stone houses in the area;
- 4.6 1850-60 construction; the house is said to be constructed c.1852;
- 4.7 1856: Crown sale grant of 100 acres was issued to William Devlin (?-1886), west half of Lot 28, Concession 3; he was a Justice of the Peace for Vaughan Township in 1867; he married Eleanor Devlin(?-1890) and had at least one child, a daughter named Sarah Ann Devlin(August 25, 1852-Nov. 6, 1925), who is currently buried In Maple United Cemetery [source Vaughan Archival Records Analyst, Carrie Manary, from “A History of Vaughan Township” by George Elmore Reaman, & online ancestry sites];

- 4.8 Jan 31, 2003: The Corporation of the City of Vaughan purchased the property from Guglielmi, Santino;
- 4.9 2003-2006: assumed alterations & renovation by City for rental purposes (further research required);



Figure 9: Likely c 2006 view at time of Soccer Club move-in (source: City of Vaughan).

5.0 architectural evaluation of built cultural heritage resources...

- 5.1 Built Heritage resources include the ‘L’-shaped 2-story stone Georgian style house with a 1-storey stone (east) tail with likely later board & batten clad 1-storey shed-roofed infill and 2nd-storey addition.
- 5.2 The stonework is random course polychromatic granite, with squared stones on the principal front (west) and driveway side (south) , and generally smaller ‘erratic’ stones at the rubble foundation, north side elevation, and rear (east) face, except for the trapezoidal voussoirs forming flat arches over the windows.
- 5.3 Other Built Heritage resources include:
 - possibly the ‘grapevine’ raised pointing at squared stone front and side (but likely a later intervention after removal of traditional plumb & level ribbon pointing);
 - 6 over 6 double-hung replacement windows (exterior deteriorated with open grain, interior in good condition);
 - with exterior louvered wood shutters (fixed open with no stays);
 - painted wood cornice with modillions (brackets on the soffit) & gable pediment returns;
 - front porch (likely a later replacement) with bell-cast roof and elaborate/delicate wood lattice work (location of plain railings and steps curiously limit access to the porch to the front central ‘arch’, perhaps to present a classical 3-step socle or plinth to the building);

- exposed wood nailers at front and side suggest original porches were removed or intended, but not built; extant rear/south wood enclosed porch (see figures 7 & 9) may be a remnant of a wraparound porch that continues to terminate in the crotch of the 'L'-shape plan;
- front and rear balconies with wood balustrades (these may also be later replacements);
- painted wood window sills and some cast in place concrete replacement sills;
- interior elements including wood stair (c/w rail, pickets, newels), wood flooring (c/w witness of altered doorways), certain examples of wood casing and trim, exposed stone work, instances of original plaster and other finishes;
- other features...

6.0 condition assessment [and evaluation] of the heritage resources

- 6.1 Existing condition of the building and adjacent grade was observed to be generally good, except for interior basement fire separations, parts of front porch trellis work & roof-top balustrade, 2nd floor rear cantilevered balcony & balustrade, deteriorated exterior surface of double-hung wood windows, fallen pre-cast chimney cap, openings in wood and masonry elements, continuity of rain gutters/leaders/extensions, other ...
- 6.1.1 Built Heritage resources, listed in part 5, especially those with character-defining attributes, such as wood porch, soffit, and fascia require investigation and repair rather than proposed replacement, as some elements may be original.
- 6.1.2 Interior original wood stair and balustrade, is varnished, and in good condition.
- 6.1.3 Although beyond current project scope, due to past basement moisture issues portions of gypsum board have been removed compromising required rated fire separation assemblies at columns and under side of first floor; fire separations should be restored immediately.
- 6.1.4 Painted timber sills appear to be original, and are caulked rather than filled/repared; Provide fully sealed/flushed end dams at window sills adjacent to masonry.
- 6.1.5 Exterior face of wood windows is deteriorated with open grain, in part due to failure of paint finish and lack of maintenance; as interior of windows appears sound, a traditional soft coat linseed oil paint and filler may be appropriate to repair the exterior.
- 6.1.6 Rainwater leaders need to be offset from masonry, directed away from foundation & window wells; Rainwater leaders need to be offset from masonry, directed away from foundation & window wells; typical for all rainwater leaders (RWL): rework rainwater leader & straps so that off-set 1.5 " away from brick quoins; also insert inspection hole (or leaf interceptor) at top & bottom of vertical pipes.
- 6.2 Arrest water infiltration from gutter overflow & end cap leaking: off-set gutter returns 1.5" from wall & seal end caps; provide metal leaf guards on gutters near trees.
- 6.3 Reinstate chimney cap (figure 12) visible at north gable roof; anchor, seal around flues, flash.
- 6.4 Rear painted wood balcony requires temporary shoring, investigation for and original or sound components, re-securing to building structure in appropriate, understated manner, repair or replacement of wood elements, treatment with appropriate paint finish.
- 6.5 Front porch as deterioration & damage from de-icing salt, damage from shoveling, likely premature wood failure due to hard coat paint; repair and selective replacement of failed wood deck, lattice, and trellis elements & refinishing with soft coat paint.

- 6.6 Remove all 'gummy-top' flashing (also noted at chimney) and replace with raw glav or lead-coated copper flashing extending into masonry reglets.
- 6.7 At observed damage to soffit, fascia, other architectural wood work; determine root cause; patch and repair using filler, wood dutchman, selective board replacement, and re-finish with soft-coat paint.
- 6.8 At north façade, gable/tail roof valley, corner of eaves soffit and ramped fascia, patch and repair woodwork at temporary animal infiltration screen (figure 11).
- 6.9 [refer to RFP scope (part 9) as refined by discussion and recommendations]

7.0 documentation of cultural heritage resources on the subject property

7.1 Refer to appended drawings and photographs (Part 12).

8.0 preliminary evaluations & statement of cultural heritage value (based on ON Reg.9/06)

8.1 As the property is not listed, content for a draft statement of cultural heritage value and significance is outlined below. The property has design, historical, associative, contextual value as outlined in the chart below in relation to the Criteria under the amended regulation of Ontario Heritage Act.

8.2 This chart provides an assessment of value or interest based on "Criteria, s. 27 (3) (b) of the Act 1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1. (2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after the day subsection 3 (2) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:..."

"...(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the More Homes Built Faster Act, 2022 comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1."

Criteria based on ON Reg.9/06	If & how the property meets the criteria
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes; this stone settler house is a unique example of an Ontario/Georgian style, 2-storey 'L'-shape plan with polychromatic squared stone & wood cornice/leaves-returns on primary facades, wood additions to 1-storey tail.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes, while raised masonry pointing is likely not original, the stonework & architectural woodwork displays significant merit in craftsmanship.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	Yes, the stonework & durable original mortar alone present a technical achievement beyond contemporary practice.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes, the property is associated with William Devlin, Justice of the Peace for Vaughan Township in 1867.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes, it has the potential to yield information about persons, society & construction of the period.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	<i>[potentially, if association with a known stone mason (such as Henry Burton) is confirmed by study of the construction]</i>
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	<i>Yes, it is important in defining & maintaining public memory of historic character and local traditional building of the area.</i>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	<i>Yes, despite functional zoned industrial & residential encroachments, the property remains visually linked via adjacent 'green open space' to historic farmland.</i>
9. The property has contextual value because it is a landmark.	<i>[with so many stone farmhouses lost to highway 407, it may become a landmark: rare example of local traditional craft]</i>

8.3 Draft/preliminary statement of cultural heritage value

- 8.3.1 building : Devlin House
- 8.3.2 date built: 1850-60
- 8.3.3 address: 11151 Keele Street, Vaughan, ON L6A 1S1
- 8.3.4 location: on the east side of Keele street, south of a residential subdivision, north of North Maple Park and in front of North Maple Park Soccer Fields, ...
- 8.3.5 condition: the house is in generally good condition and in the process of repair.
- 8.3.6 reason for designation under part IV of the OHA:
the house with adjacent practice field, driveway, and replacement drive shed, is a rare surviving representation of the lands and uses of colonial settlers and fine home of an early Justice of the Peace for Vaughan Township in 1867, William Devlin (?-1886),
[more, refer to parts 5 & 8]
- 8.3.7 historical significance:
[refer to part 8]
- 8.3.8 architectural description:
the house may be described as an 'L'-shaped 2-storey stone Georgian-style house with a 1-storey stone (east) tail with later board & batten clad 1-storey shed-roofed infill and 2nd-storey addition. The hierarchy of facades with fine stonework, architectural woodwork, and porches define a stately and generous home of the period. The stonework is random course polychromatic granite, with squared stones on the prominent front (west) and driveway side (south), and generally smaller 'erratic' stones at the north side elevation and rear (east) face, except for the trapezoidal voussoirs forming flat arches over the openings for windows and doors, and rubble foundation where visible.
[more, refer to part 5]

9.0 **summary of proposed alterations**

9.1 proposed scope of work from RFP

- review and inspect exterior of the building of any deficiencies, including the roof;
- replace all existing windows and trims;
- replace all exterior doors and trim;
- replace all exterior wooden porches and guard rails;
- replace all second story wooden porches and guard rails (porch on the west side is built into the roof);
- review/Replace wooden structural post supporting roof structure;
- tuck pointing of exterior walls where required;
- review/replace exterior wooden sill between 1st and 2nd floor;
- replace blue board and batten siding.
- elevate Air Conditioning unit of the ground;
- replace/repair all soffits, fascias, and down spouts.

9.2 scope refinements from Client meeting & informed by regulation & good practice

- review exterior of the building for any deficiencies, including roof; define necessary inspection & testing;
- repair existing windows and [exterior] trims;
- repair or replace exterior doors and trim;
- repair exterior front painted wood porch & related guards;
- provide temporarily shoring, and repair second story painted wood front and rear balconies, related painted wood guards;
- review/repair wood structural post supporting roof structure[confirm location];
- patch or replace masonry pointing where required [based on good practice];
- integrate appropriate designs, as required.
- work within the budget – approximately \$300K for the Devlin House;
- utilize low maintenance and durable materials;
- choose materials and finishes with short lead-times;
- provide 48 hours notice before accessing the sites.

10.0 (draft) **recommendations** (assessment of alternative options, mitigation measures, and conservation methods)

10.1 general scope items include:

- investigate certain observed conditions/materials (especially where documentation of an observed intervention or water damage event is missing, such as design/permit drawings for the c.2005-2006 renovations, pre-renovation photo documentation, age & composition of 'grape-vine' pointing work);
- remove hard patching mortar, ferrous metal anchors and inclusions;
- rework flashing, rainwater gutter & leader details, perimeter grade slope;
- revise the paint regime for exterior architectural woodwork from hard to soft coat;
- address adjacent landscaping, planting, and related watering practice;

- specific items relate to interior fire separations, front and rear balconies, masonry pointing, front porch repair, other.
- 10.2 Prioritize conservation work that will maintain safe access, minimize water/animal/insect infiltration, and improve the durability of existing components.
- 10.3 The primary conservation treatment is *rehabilitation* as defined in the S&G.
- 10.4 Repair rather than replace original building fabric.
- 10.5 Design repairs and alterations to comprise the *minimum intervention* necessary.
- 10.6 Take steps to designate the entire property containing the Devlin house.
- 10.7 Specify, obtain, & review the Closeout submission by General Contractor (GC) including a maintenance and inspection data base sufficient to satisfy the requirements of OBC Div B subsection 5.1.4.2. Resistance to Deterioration, especially sub paragraph (3) that states that “Design and construction of assemblies separating dissimilar environments and assemblies exposed to the exterior shall be in accordance with good practice, such as described in CSA S478, “Guideline on Durability in Buildings”;
- 10.7.1 acknowledge the ‘Design Service Life’ category is ‘Permanent’ for heritage buildings, and specify and maintain the work in accordance with CSA S478-95, 10.3.2:
- 10.7.2 “Though not currently included in the general scope of work in client-architect agreements, a maintenance and inspection database should be obtained by the owner and should include
- (a) as-built drawings;
 - (b) shop drawings;
 - (c) Comprehensive Design Life and Maintenance Summary Table (Appendix A, CSA S478);
 - (d) work methods and operating manuals;
 - (e) training information;
 - (f) recommended schedules of inspections, preventative and corrective maintenance identifying tasks, and required resources (time, personnel, tools, materials, etc); and
 - (g) appropriate forms for recording histories of maintenance and inspections conducted.”
- 10.7.3 Augment this submission, beyond OBC requirement, to include other identified heritage attributes and character-defining elements such as:
- the interior wood stair from first to second floor including balusters, handrail, newels;
 - interior original wood casing where present at doors and windows;
 - other items to be identified in discussion.



11.0 Bibliography

11.1 reference documents & links

- 11.1.1 *Standards and Guidelines for the Conservation of Historic Places in Canada*, available at: <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>
- 11.1.2 Canadian Register of Historic Places: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14143>
- 11.1.3 *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, available at: http://www.mtc.gov.on.ca/en/heritage/heritage_act.shtml
- 11.1.4 *Ontario Heritage Tool Kit*, available at: http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml
- 11.1.5 *Ontario Standards and Guidelines for Conservation of Provincial Heritage Properties*, avail. at: http://www.mtc.gov.on.ca/en/heritage/heritage_s_g.shtml
[does not apply as City of Vaughan is not a public body prescribed under Ont.Reg.157/10]
- 11.1.6 G. Elmore Reaman, *The History of Vaughan Township*, Toronto: University of Toronto Press, 1971
- 11.1.7 Chapman, L.J. and Putnam, D.J., Ontario Research Foundation, *The Physiography of Southern Ontario*, University of Toronto Press: 1951

11.2 contacts

- 11.2.1 City of Vaughan, Development Planning, 2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
- | | |
|--|---------------------------|
| Katrina Guy, Cultural Heritage Coordinator | Katrina.Guy@vaughan.ca |
| Carrie Manary, Archival Records Analyst, | Carrie.Manary@Vaughan.ca |
| Nick Borcescu, | Nick.Borcescu@vaughan.ca, |

11.2.2 [others]

12.0 Appendix

12.1 A – selected condition review photographs (pages 15-18) prepared by allan killin architect inc.

12.2 B – Selected existing condition and proposed scope documents (page 19) prepared by Baron Nelson Architects Inc.



Figure 10: damaged aluminum RWL, too close to masonry. Figure 11: temporary animal infiltration screen

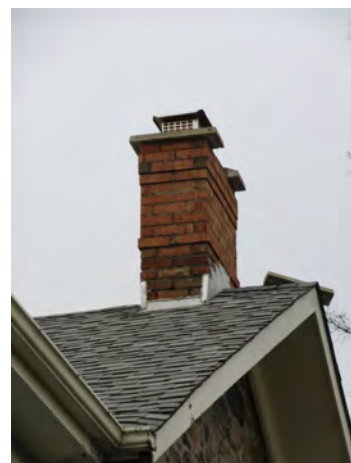


Figure 12



Figure 13



Figure 14



Figure 15:

Figure 16:

Figure 17:



Figure 18



Figure 19



Figure 20



Figure 21



Figure 22



Figure 23



Figure 24



Figure 25



Figure 26



Figure 27



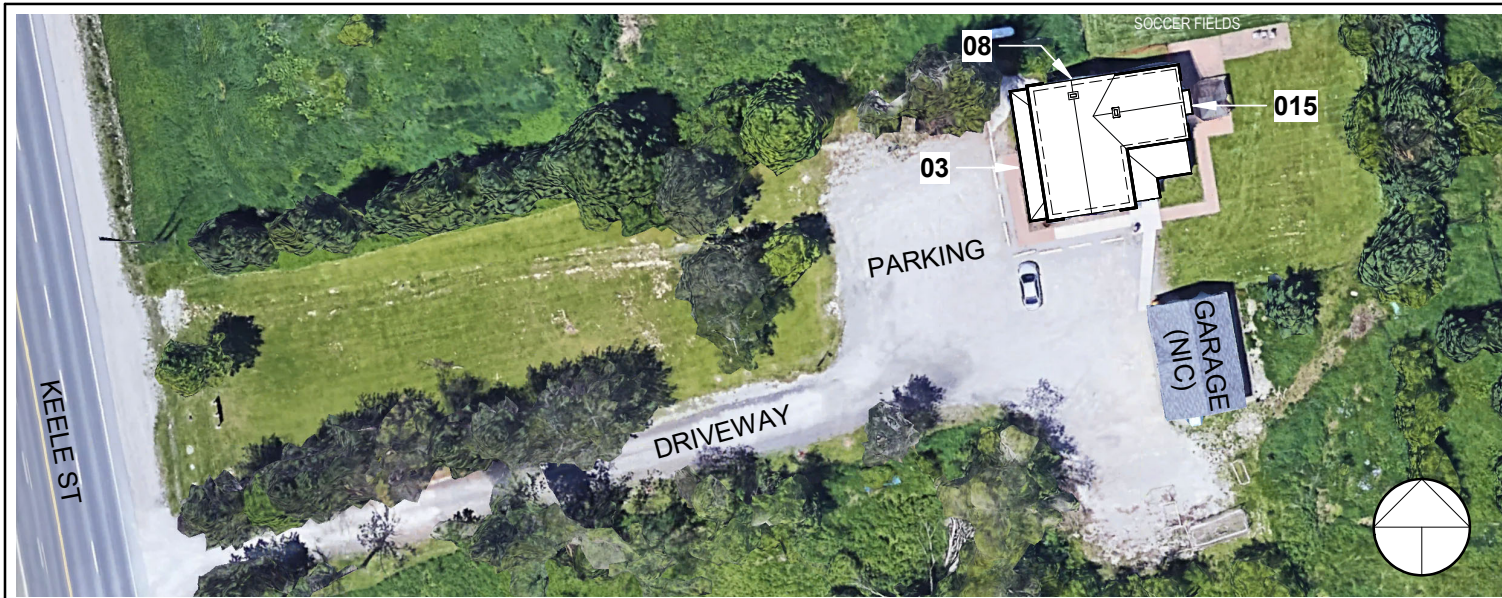
Figure 28



Figure 29

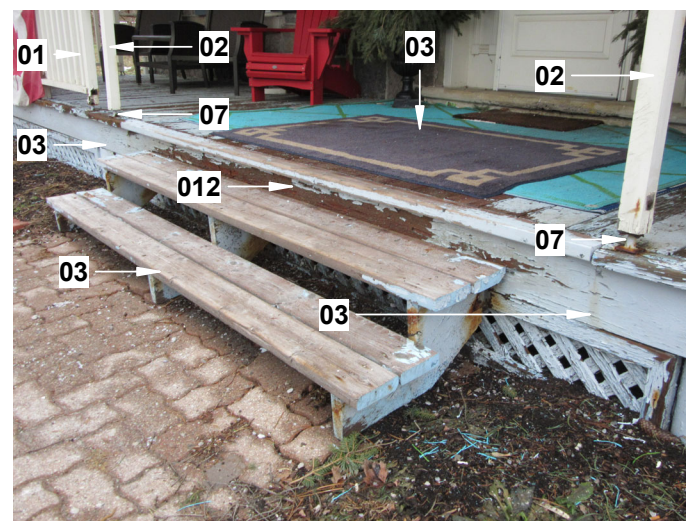
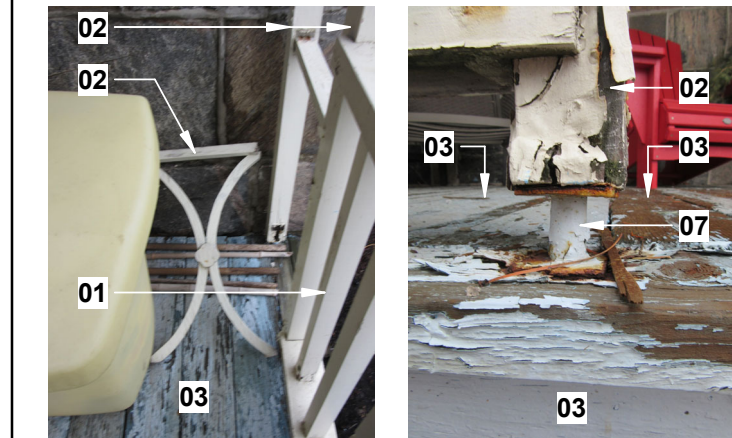
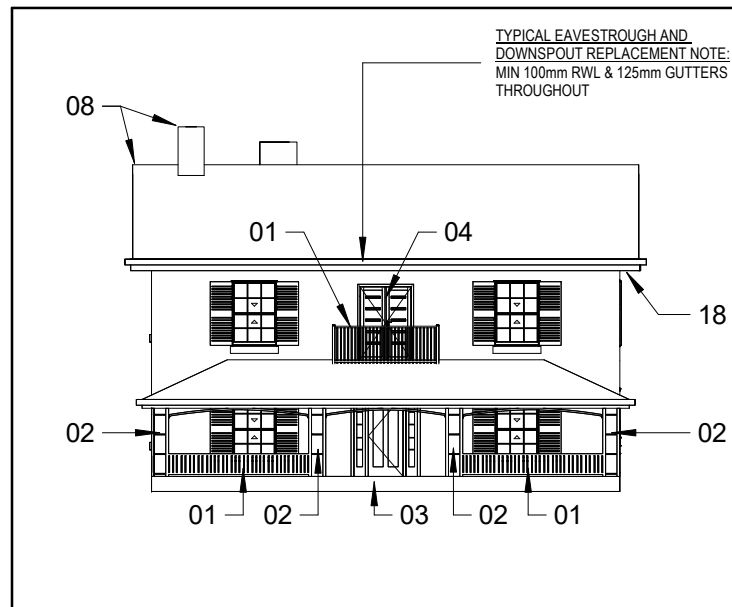


Figure 30



ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT	ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT
00	<u>Typical Remediation Work:</u> a) Remove existing ferrous metal anchors from stone and brick. b) Remove existing hard coat paint on all wood surfaces (frames, sills, trims, shutters, soffits, friezes, fascias, cornices and siding). Strip, sand, prep, and repaint all surfaces with soft coat paint (lime or linseed oil, eg: Allback). c) Re-point cracked or large joints in stone with hot lime mortar. d) Replace all eaves troughs and downspouts with raw galv steel or LCC. Provide a 38mm offset between the existing facade & downspouts and gutters. Fully flash and seal end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors at bottom of downpipes, and leaf guards at gutters near trees. e) Plumb misaligned shutters.	●		07	Replace rusted column base standoffs with galv assemblies similar to existing.	●	
01	<u>Handrails, guards, pickets and posts:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.	●		08	Reinstall chimney coping sitting dangerously at the edge of the roof.	●	
02	<u>Decorative columns and lattice work:</u> Collect broken lattice segments and reinstall. Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.	●		09	Make good, and repaint metal flashing with soft coat paint.	●	
03	<u>Front porch assembly:</u> Remove and replace lattice enclosure at grade. Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.	●		010	Arrest animal infiltration by patching opening in wood fascia - make good.	●	
04	<u>Door & window sash remediation (exterior surfaces):</u> Investigate and replace assemblies if not viable. If viable, provide exterior repair: protect glass; clean & fill open grain; sand & paint; replace old perimeter sealant.	●		011	Relocate planting beds away from foundation and/or consider a watering system that will not wet existing walls.		●
05	<u>Severely weathered sills and trims:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.	●		012	Install galv metal kick plate at top riser (width of stair - to protect wood fascia). Paint to match with soft coat paint.	●	
06	<u>Wood Siding:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.	●		013	Sand, prep, stain, and seal perimeter of existing wood nailer in stone facade using lime putty & linseed oil paint.	●	
				014	Construct a platform or install pre-manufactured isolation mounts that will lift A/C unit off grade - 600mm min.	●	
				015	Investigate potential structural issues at cantilevered balcony. Replace damaged or rotten wood members and make good. Provide temporary PT wood supports from grade.	●	
				016	Investigate cause of deteriorated wood sill. If applicable, cut and fit wood dutchman and make good or replace with a new wood sill to match existing - c/w continuous drip at underside.	●	
				017	Clean debris from basement window well. Remove existing spray foam and wire mesh at window jambs. Fill joints with mineral wool, backer rod, and exterior sealant.	●	
				018	Patch, repair and make good damaged segments of wood cornice, fascia, and soffit. Fill gaps between exterior wall and wood cornice with mineral wool and stainless steel mesh to deter animal infiltration.	●	
				019	Due to basement leaks, water damaged gypsum board has been removed throughout. Unfortunately, fire separation has been compromised with the removal of this gypsum board - it should be replaced ASAP.		●

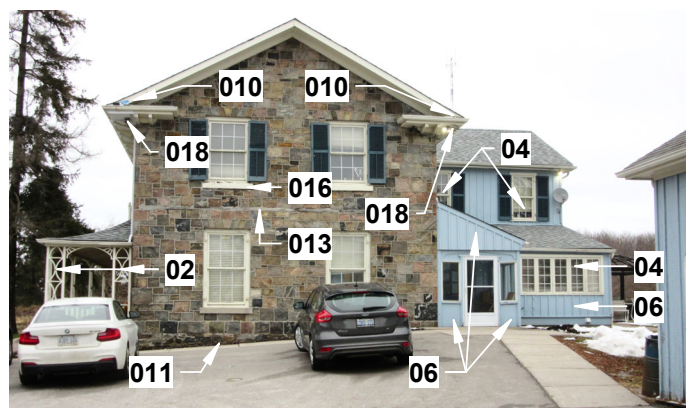
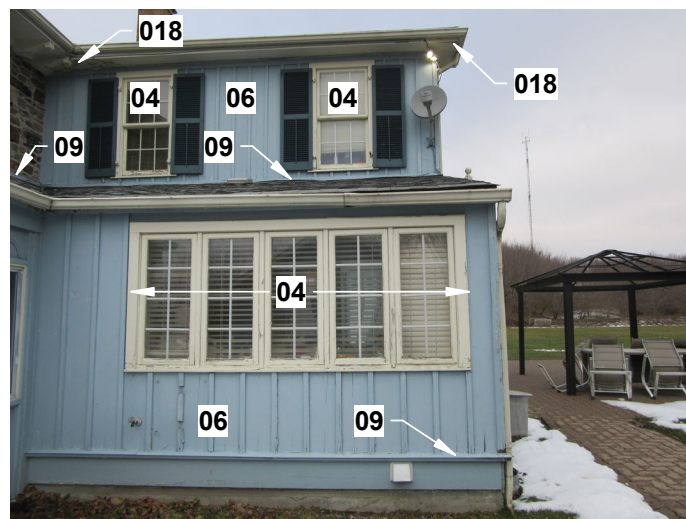
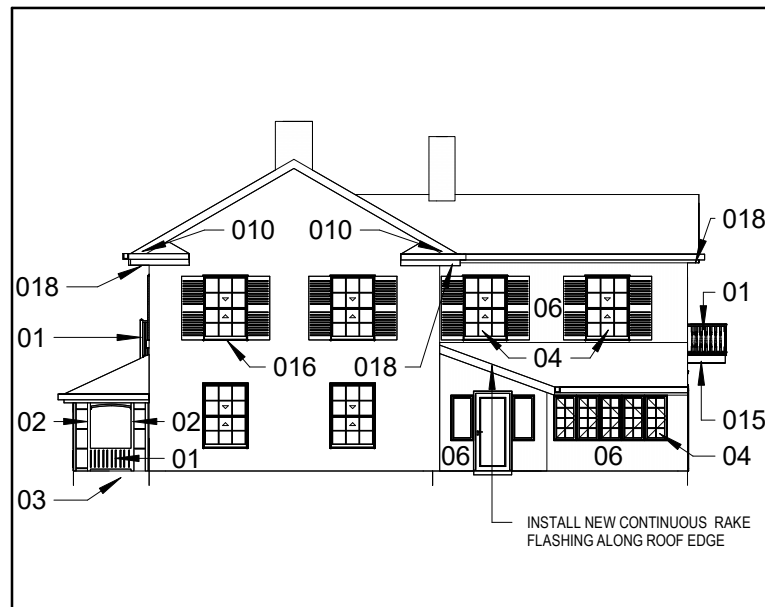
SITE PLAN & BASEMENT



ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT
00	<u>Typical Remediation Work:</u> a) Remove existing ferrous metal anchors from stone and brick. b) Remove existing hard coat paint on all wood surfaces (frames, sills, trims, shutters, soffits, friezes, fascias, cornices and siding). Strip, sand, prep, and repaint all surfaces with soft coat paint (lime or linseed oil, eg: Allbäck). c) Re-point cracked or large joints in stone with hot lime mortar. d) Replace all eaves troughs and downspouts with raw galv steel or LCC. Provide a 38mm offset between the existing facade & downspouts and gutters. Fully flash and seal end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors at bottom of downpipes, and leaf guards at gutters near trees. e) Plumb misaligned shutters.	●	
01	<u>Handrails, guards, pickets and posts:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.	●	
02	<u>Decorative columns and lattice work:</u> Collect broken lattice segments and reinstall. Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.	●	
03	<u>Front porch assembly:</u> Remove and replace lattice enclosure at grade. Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.	●	
04	<u>Door & window sash remediation (exterior surfaces):</u> Investigate and replace assemblies if not viable. If viable, provide exterior repair: protect glass; clean & fill open grain; sand & paint; replace old perimeter sealant.	●	
05	<u>Severely weathered sills and trims:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.	●	
06	<u>Wood Siding:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.	●	

ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT
07	Replace rusted column base standoffs with galv assemblies similar to existing.	●	
08	Reinstall chimney coping sitting dangerously at the edge of the roof.	●	
09	Make good, and repaint metal flashing with soft coat paint.	●	
010	Arrest animal infiltration by patching opening in wood fascia - make good.	●	
011	Relocate planting beds away from foundation and/or consider a watering system that will not wet existing walls.		●
012	Install galv metal kick plate at top riser (width of stair - to protect wood fascia). Paint to match with soft coat paint.	●	
013	Sand, prep, stain, and seal perimeter of existing wood nailer in stone facade using lime putty & linseed oil paint.	●	
014	Construct a platform or install pre-manufactured isolation mounts that will lift A/C unit off grade - 600mm min.	●	
015	Investigate potential structural issues at cantilevered balcony. Replace damaged or rotten wood members and make good. Provide temporary PT wood supports from grade.	●	
016	Investigate cause of deteriorated wood sill. If applicable, cut and fit wood dutchman and make good or replace with a new wood sill to match existing - c/w continuous drip at underside.	●	
017	Clean debris from basement window well. Remove existing spray foam and wire mesh at window jambs. Fill joints with mineral wool, backer rod, and exterior sealant.	●	
018	Patch, repair and make good damaged segments of wood cornice, fascia, and soffit. Fill gaps between exterior wall and wood cornice with mineral wool and stainless steel mesh to deter animal infiltration.	●	
019	Due to basement leaks, water damaged gypsum board has been removed throughout. Unfortunately, fire separation has been compromised with the removal of this gypsum board - it should be replaced ASAP.		●

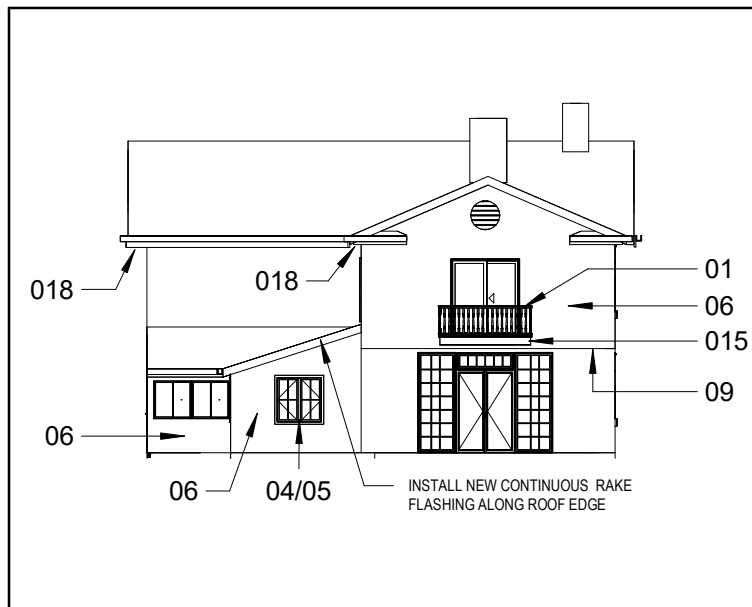
WEST ELEVATION



ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT
00	<u>Typical Remediation Work:</u> a) Remove existing ferrous metal anchors from stone and brick. b) Remove existing hard coat paint on all wood surfaces (frames, sills, trims, shutters, soffits, friezes, fascias, cornices and siding). Strip, sand, prep, and repaint all surfaces with soft coat paint (lime or linseed oil, eg: Allback). c) Re-point cracked or large joints in stone with hot lime mortar. d) Replace all eaves troughs and downspouts with raw galv steel or LCC. Provide a 38mm offset between the existing facade & downspouts and gutters. Fully flash and seal end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors at bottom of downpipes, and leaf guards at gutters near trees. e) Plumb misaligned shutters.	●	
01	<u>Handrails, guards, pickets and posts:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.	●	
02	<u>Decorative columns and lattice work:</u> Collect broken lattice segments and reinstall. Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.	●	
03	<u>Front porch assembly:</u> Remove and replace lattice enclosure at grade. Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.	●	
04	<u>Door & window sash remediation (exterior surfaces):</u> Investigate and replace assemblies if not viable. If viable, provide exterior repair: protect glass; clean & fill open grain; sand & paint; replace old perimeter sealant.	●	
05	<u>Severely weathered sills and trims:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.	●	
06	<u>Wood Siding:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.	●	

ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT
07	Replace rusted column base standoffs with galv assemblies similar to existing.	●	
08	Reinstall chimney coping sitting dangerously at the edge of the roof.	●	
09	Make good, and repaint metal flashing with soft coat paint.	●	
010	Arrest animal infiltration by patching opening in wood fascia - make good.	●	
011	Relocate planting beds away from foundation and/or consider a watering system that will not wet existing walls.		●
012	Install galv metal kick plate at top riser (width of stair - to protect wood fascia). Paint to match with soft coat paint.	●	
013	Sand, prep, stain, and seal perimeter of existing wood nailer in stone facade using lime putty & linseed oil paint.	●	
014	Construct a platform or install pre-manufactured isolation mounts that will lift A/C unit off grade - 600mm min.	●	
015	Investigate potential structural issues at cantilevered balcony. Replace damaged or rotten wood members and make good. Provide temporary PT wood supports from grade.	●	
016	Investigate cause of deteriorated wood sill. If applicable, cut and fit wood dutchman and make good or replace with a new wood sill to match existing - c/w continuous drip at underside.	●	
017	Clean debris from basement window well. Remove existing spray foam and wire mesh at window jambs. Fill joints with mineral wool, backer rod, and exterior sealant.	●	
018	Patch, repair and make good damaged segments of wood cornice, fascia, and soffit. Fill gaps between exterior wall and wood cornice with mineral wool and stainless steel mesh to deter animal infiltration.	●	
019	Due to basement leaks, water damaged gypsum board has been removed throughout. Unfortunately, fire separation has been compromised with the removal of this gypsum board - it should be replaced ASAP.		●

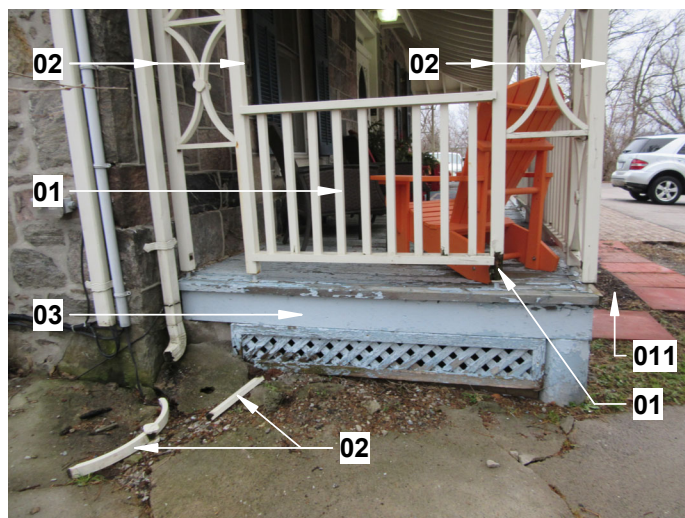
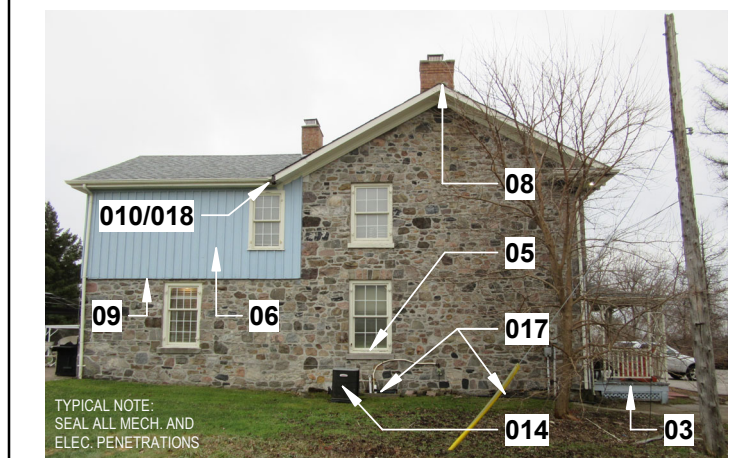
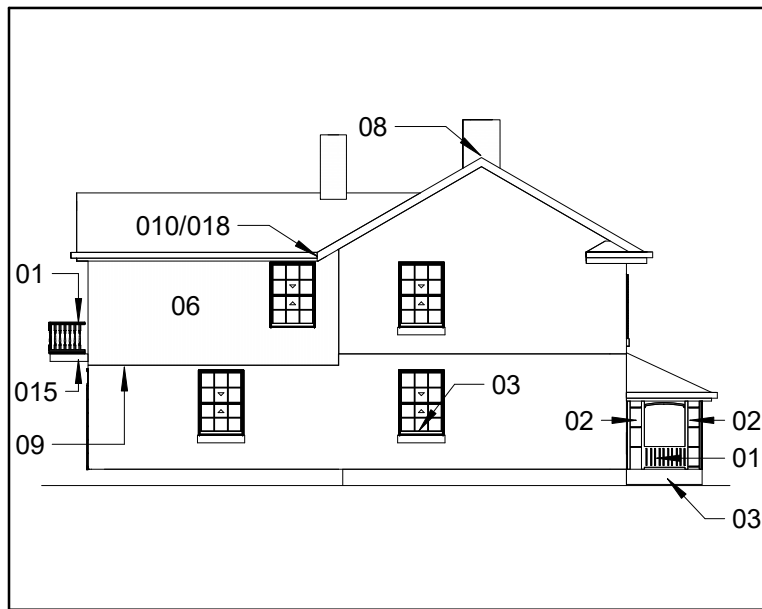
SOUTH ELEVATION



ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT
00	<p><u>Typical Remediation Work:</u></p> <p>a) Remove existing ferrous metal anchors from stone and brick.</p> <p>b) Remove existing hard coat paint on all wood surfaces (frames, sills, trims, shutters, soffits, friezes, fascias, cornices and siding). Strip, sand, prep, and repaint all surfaces with soft coat paint (lime or linseed oil, eg: Allback).</p> <p>c) Re-point cracked or large joints in stone with hot lime mortar.</p> <p>d) Replace all eaves troughs and downspouts with raw galv steel or LCC. Provide a 38mm offset between the existing facade & downspouts and gutters. Fully flash and seal end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors at bottom of downpipes, and leaf guards at gutters near trees.</p> <p>e) Plumb misaligned shutters.</p>	●	
01	<p><u>Handrails, guards, pickets and posts:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	
02	<p><u>Decorative columns and lattice work:</u> Collect broken lattice segments and reinstall. Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	
03	<p><u>Front porch assembly:</u> Remove and replace lattice enclosure at grade. Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	
04	<p><u>Door & window sash remediation (exterior surfaces):</u> Investigate and replace assemblies if not viable. If viable, provide exterior repair: protect glass; clean & fill open grain; sand & paint; replace old perimeter sealant.</p>	●	
05	<p><u>Severely weathered sills and trims:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	
06	<p><u>Wood Siding:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	

ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT
07	Replace rusted column base standoffs with galv assemblies similar to existing.	●	
08	Reinstall chimney coping sitting dangerously at the edge of the roof.	●	
09	Make good, and repaint metal flashing with soft coat paint.	●	
010	Arrest animal infiltration by patching opening in wood fascia - make good.	●	
011	Relocate planting beds away from foundation and/or consider a watering system that will not wet existing walls.		●
012	Install galv metal kick plate at top riser (width of stair - to protect wood fascia). Paint to match with soft coat paint.	●	
013	Sand, prep, stain, and seal perimeter of existing wood nailer in stone facade using lime putty & linseed oil paint.	●	
014	Construct a platform or install pre-manufactured isolation mounts that will lift A/C unit off grade - 600mm min.	●	
015	Investigate potential structural issues at cantilevered balcony. Replace damaged or rotten wood members and make good. Provide temporary PT wood supports from grade.	●	
016	Investigate cause of deteriorated wood sill. If applicable, cut and fit wood dutchman and make good or replace with a new wood sill to match existing - c/w continuous drip at underside.	●	
017	Clean debris from basement window well. Remove existing spray foam and wire mesh at window jambs. Fill joints with mineral wool, backer rod, and exterior sealant.	●	
018	Patch, repair and make good damaged segments of wood cornice, fascia, and soffit. Fill gaps between exterior wall and wood cornice with mineral wool and stainless steel mesh to deter animal infiltration.	●	
019	Due to basement leaks, water damaged gypsum board has been removed throughout. Unfortunately, fire separation has been compromised with the removal of this gypsum board - it should be replaced ASAP.		●

EAST ELEVATION



ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT
00	<p><u>Typical Remediation Work:</u></p> <p>a) Remove existing ferrous metal anchors from stone and brick.</p> <p>b) Remove existing hard coat paint on all wood surfaces (frames, sills, trims, shutters, soffits, friezes, fascias, cornices and siding). Strip, sand, prep, and repaint all surfaces with soft coat paint (lime or linseed oil, eg: Allback).</p> <p>c) Re-point cracked or large joints in stone with hot lime mortar.</p> <p>d) Replace all eaves troughs and downspouts with raw galv steel or LCC. Provide a 38mm offset between the existing facade & downspouts and gutters. Fully flash and seal end dams. Provide inspection holes top & bottom in all vertical pipes, leaf interceptors at bottom of downpipes, and leaf guards at gutters near trees.</p> <p>e) Plumb misaligned shutters.</p>	●	
01	<p><u>Handrails, guards, pickets and posts:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	
02	<p><u>Decorative columns and lattice work:</u> Collect broken lattice segments and reinstall. Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	
03	<p><u>Front porch assembly:</u> Remove and replace lattice enclosure at grade. Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	
04	<p><u>Door & window sash remediation (exterior surfaces):</u> Investigate and replace assemblies if not viable. If viable, provide exterior repair: protect glass; clean & fill open grain; sand & paint; replace old perimeter sealant.</p>	●	
05	<p><u>Severely weathered sills and trims:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	
06	<p><u>Wood Siding:</u> Patch, repair, or replace damaged or rotten segments of wood and make good. Scrape, strip, sand, prep, and repaint all surfaces with soft coat paint.</p>	●	

ITEM	SCOPE RECOMMENDATIONS	UNDER CURRENT CONTRACT	ADDITIONAL SERVICE OR FUTURE CONTRACT
07	Replace rusted column base standoffs with galv assemblies similar to existing.	●	
08	Reinstall chimney coping sitting dangerously at the edge of the roof.	●	
09	Make good, and repaint metal flashing with soft coat paint.	●	
010	Arrest animal infiltration by patching opening in wood fascia - make good.	●	
011	Relocate planting beds away from foundation and/or consider a watering system that will not wet existing walls.		●
012	Install galv metal kick plate at top riser (width of stair - to protect wood fascia). Paint to match with soft coat paint.	●	
013	Sand, prep, stain, and seal perimeter of existing wood nailer in stone facade using lime putty & linseed oil paint.	●	
014	Construct a platform or install pre-manufactured isolation mounts that will lift A/C unit off grade - 600mm min.	●	
015	Investigate potential structural issues at cantilevered balcony. Replace damaged or rotten wood members and make good. Provide temporary PT wood supports from grade.	●	
016	Investigate cause of deteriorated wood sill. If applicable, cut and fit wood dutchman and make good or replace with a new wood sill to match existing - c/w continuous drip at underside.	●	
017	Clean debris from basement window well. Remove existing spray foam and wire mesh at window jambs. Fill joints with mineral wool, backer rod, and exterior sealant.	●	
018	Patch, repair and make good damaged segments of wood cornice, fascia, and soffit. Fill gaps between exterior wall and wood cornice with mineral wool and stainless steel mesh to deter animal infiltration.	●	
019	Due to basement leaks, water damaged gypsum board has been removed throughout. Unfortunately, fire separation has been compromised with the removal of this gypsum board - it should be replaced ASAP.		●

NORTH ELEVATION