



ATTACHMENT 2 4660 KIRBY

**Arkiform Construction Inc.
2900 Langstaff Rd Unit 7
Concord, Ontario
L4K 4R9**

February 13, 2024

HERITAGE REPORT

Inspection done on January 29, 2024 @2:00 pm

INTRODUCTION

The property on 4660 Kirby Road, Kleinburg, Ontario is Listed to the Municipal Heritage Inventory in 2005
Construction date circa 1875.

DESCRIPTION OF PROPERTY

The farmhouse at 4660 Kirby Road. (Kirby Road and Pinevalley Drive) in the community of Kleinburg in Vaughan., is a one and a half storey masonry house with a fieldstone foundation and asphalt cable roof. The structure is located away from the road having mature trees on the front and west side of the property. The frontage of the house is along Kirby Road. The East and South is occupied by natural regeneration growth.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The cultural Heritage value of 4660 Kirby Road is related to its design of physical value as a one and a half storey masonry farmhouse. This is an example of rural Architectural with Gothic Revival influences. The property exhibits several defining elements that were normative for homes build in that era including a centre cable dormer a decorative bargeboard, dichromatic brickwork heightened the decorative effect. The front veranda featuring decorative bargeboard at the corner of the wood chamfered post on the wood raised deck.

(Please note the Family history of the property has not been researched at this time)



DESCRIPTION OF HERITAGE ATTRIBUTES

Unless otherwise indicated, the reason for designation applies generally to all exterior elevations, facades, foundation, roof, and roof trim all doors, windows, other structural openings, and associated trims. All architectural detailing, construction materials of wood, stone, brick, plaster parching, metal and glazing and related building techniques. To ensure that the cultural heritage value of this property is conserved certain heritage attributes that contribute to its value have been specifically identified and this includes:

- Centre Cable dormer with arched window bargeboard and finial
- Dichromatic brick work including Quoins band.
- Wood windowsill
- Mature trees

ALTERATION HISTORY AND HERITAGE INTEGRITY

The following are known Alterations to the subject Property.

- All the windows have been changed.
- All the aluminum cladding and roof
- The stainless-steel chimney
- The Antenna pole.

RECOMMENDED RESTORATION MEASURES

The following recommendations for future restoration and conservation are included for information purposes only. They are provided for the benefit of the present and future property owners. These recommendations are not binding, and property owners are under no obligation to restore any lost or missing attributes or features. The recommendations that are made are for Goldpark Group Inc.

- In the Fieldstone Foundation walls noted major crevices also seen in the brick façade



- The interior of the house has suffered major water damage from the second floor and throughout the house. Due to a Chimney falling into the house, creating broken rafters and a hole measuring 10'x10' and a similar hole is seen at the back slope. Repair/Replacement of the roof should be addressed immediately.
- Most of the windows and doors that are missing will also require restoration and replacement.

(Please see consulting engineer report)

- **This report must be reviewed in conjunction with a structural engineering report. The property is dilapidated and at this stage in time uninhabitable due to its dangerous conditions and safety. Photos are attached indicating that the fieldstone foundation walls are evident of large crevices and a photo of the fallen chimney in the home.**

The Building Condition Assessment Heritage Report has been prepared for the intended and exclusive use of the Goldpark Group Inc. Arkiform Construction Inc. (Giuseppe Sportelli) does not assume any liability for the use of this report by other parties.

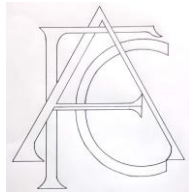
REFERENCES CITED

City of Vaughan
February 02, 2024 - Cultural Heritage Specialist

Mark, Fram.
2003 - Well-preserved The Ontario Heritage foundation's manual of principles and practice for Architectural Conservation

Martin E. Weaver.
1997 - Conserving Buildings A manual of Techniques and Materials

Marianne Cusato & Ben Pentreath with Richard Sammons & Leon Krier
2007 - Get Your House Right Architectural Elements to Use & Avoid



Photos taken on January 29, 2024 @2:00 pm during my Inspection of the property at 4660 Kirby Road, Kleinburg, Ontario.

Elevations of the 4 Exteriors of the property and 3 photos of the dilapidated conditions.

- 1 Front North
- 2 East Side
- 3 South Side
- 4 West Side
- 5 Fallen Chimney
- 6 Rear Foundation wall crevices
- 7 West Fieldstone Foundation crevices

Arkiform Construction Inc.
Giuseppe (Pino) Sportelli, Arch, CAHP

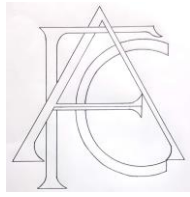


1 FRONT NORTH ELEVATION

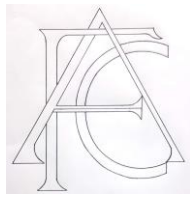




2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

