

Conservation Plan for Heritage Resources

**John Fleming House,
9151 Huntington Road,
Vaughan, Ontario.**



Prepared for:

Anatolia Block 59 Developments Limited

Prepared By:

Vincent J. Santamaura, Architect Inc.

20 June 2024

Project No. 2023-21



Conservation Plan for Heritage Resources

John Fleming House, 9151 Huntington Road, Vaughan, Ontario

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1.0 Executive Summary

Anatolia Block 59 Developments Limited is in the building phase for a new industrial development on the property at 9151 Huntington Road in Vaughan, Ontario. The remaining original farm house on the property – the John Fleming House (c.1850) – has been assessed to contain Cultural Heritage Value and Interest to the City by a Cultural Heritage Impact Assessment performed by Golder and Associates Ltd (March 2020). As a condition of Plan of Subdivision approval, Anatolia Block 59 registered a Heritage Easement on the property with an undertaking to conserve the John Fleming House by moving it to a suitable location elsewhere on the property, and to rehabilitate it for re-use. Upon re-location and rehabilitation, the John Fleming House will be designated under Part IV of the Ontario Heritage Act.

The John Fleming House is a 2 storey solid brick building with a 1 ½ era addition to the rear (east), a one storey enclosed storm porch on the front (west) and a one storey enclosed side mudroom addition to the south. The home has environmental challenges with asbestos present. The building has been “Mothballed” for interim conservation following procedures directed by ERA Architects.

Anatolia Block 59 Developments Limited has retained Vincent J. Santamaura, Architect Inc., CAHP (VJSAI), to prepare a Conservation Plan for Heritage Resources (CPHR) for the John Fleming House. The purpose of a CPHR is to describe in detail the work proposed to the heritage resource in order to ensure its longevity. VJSAI has prepared a CPHR following the City of Vaughan’s Guidelines for Preparing a CPHR (June 2019) which will itemize the steps required to secure the John Fleming House for its re-location and rehabilitation (shell only).

Following the preparation of the CPHR, Vincent J. Santamaura, Architect Inc makes the following recommendations:

With respect to the proposed Conservation Plan for Heritage Resources (CPHR) for the John Fleming House located at 9151 Huntington Road, Vaughan, it is recommended that:

- i) the John Fleming House be re-located to a new site at the intersection of the proposed Anatolian Drive and John Lawrie Road;**
- ii) the exterior elevations and building envelope of the John Fleming House be restored and renovated per the designs and specifications of the CHPR to maintain its Heritage attributes;**

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- iii) following the re-location and restoration, the John Fleming House be Designated under Part IV of the Ontario Heritage Act;
- iv) upon leasing of the John Fleming House, internal tenant fit out alterations be permitted to be undertaken under separate permits;
- v) with re-location and exterior renovations completed, the requirements of the Heritage Easement be considered fulfilled, and
- vi) this report be received and recommended for approval.

2.0 Introduction

2.1 Guiding Principles

Anatolia Block 59 Developments Limited is in the building phase for a new industrial development on the property at 9151 Huntington Road in Vaughan, Ontario. The remaining original farm house on the property – the John Fleming House (c.1850) – has been assessed to contain Cultural Heirtage Value and Interest to the City by a Heritage Impact Assessment performed by Golder and Associates Ltd (March 2020).

The John Fleming House is a 2 storey solid brick building with a 1 ½ era addition to the rear (east), a one storey enclosed storm porch on the front (west) and a one storey enclosed side mudroom addition to the south. It is built on a rubble stone foundation under the principal building and on a crawl space under the addition. The floors and roof are of wood frame construction.

As a condition of Plan of Subdivision Approval, Anatolia Block 59 Developments Limited registered a Heritage Easement on the property with an undertaking to preserve the John Fleming House by moving it to a suitable location elsewhere, and to rehabilitate it for re-use. Upon re-location and rehabilitation, the John Fleming House will be designated under Part IV of the Ontario Heritage Act.

Anatolia Block 59 Developments Limited has retained Vincent J. Santamaura, Architect Inc. (VJSAI), CAHP to prepare a Conservation Plan for Heritage Resources (CPHR) for the John Fleming House. The purpose of a CPHR is to describe in detail the work proposed to the heritage resource in order to ensure its longevity. VJSAI has prepared a CPHR following the City of Vaughan’s Guidelines for Preparing a CPHR (June 2019) which will itemize the steps required to secure

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the John Fleming House for its re-location, followed by its exterior rehabilitation for occupancy.

2.2 Associated Documents

This Conservation Plan for Heritage Resources (CPHR) has been prepared following good heritage conservation practices and with regard to the following governing documents:

- Provincial Policy Statement,
- *The Ontario Heritage Act, R.S.O. c.18,*
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2nd Edition, 2010,
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit - Heritage Property Evaluation section, 2006,
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007,
- York Region Official Plan, 2021,
- Vaughan Official Plan, 2010,
- Guidelines for Preparing a Conservation Plan for Heritage Resources (CPHR), City of Vaughan (March 2019),
- City of Vaughan Zoning By-Law 001-2021, as amended,
- The Ontario Building Code 2012.

3.0 Present Owner Contact Information:

Anatolia Block 59 Developments Limited
Attn: Mr. Josh Berry
8300 Huntington Road
Vaughan, ON
L2R 4N1

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4.0 Site Documentation

4.1 Site Inventory

4.1.1 Site Location – 9151 Huntington Road

The property is located on the east side of Huntington Road at the southeast intersection with Rutherford Road. Its westerly frontage along Huntington Road is approximately 425m (1395') and has an easterly depth along the south property line of approximately 522.98m (1715'). Its frontage along Rutherford Road is approximately 471m (1545'). It has an area of 22.5 hectares. The north, south, and west property lines abut existing and proposed industrial/prestige employment/hydro corridor uses. The site is split in half by the Rainbow Creek, an upstream tributary of the West watershed of the Humber River.

The lot, known as Part of the west half of Lot 15, Concession 9, City of Vaughan, Regional Municipality of York, Ontario has undergone a plan of Subdivision whereby new development blocks have been created including a natural corridor block and a new public right of way (road) along its easterly property line. The plan has been registered under M-Plan 65R-13626.

While the John Fleming house sits within Block 3 of the M-Plan, and on a special temporary parcel, a portion of the building is located within the 10.0m setback from the top of bank. An undertaking as part of the heritage easement provides for moving the house out of the TRCA control zone.

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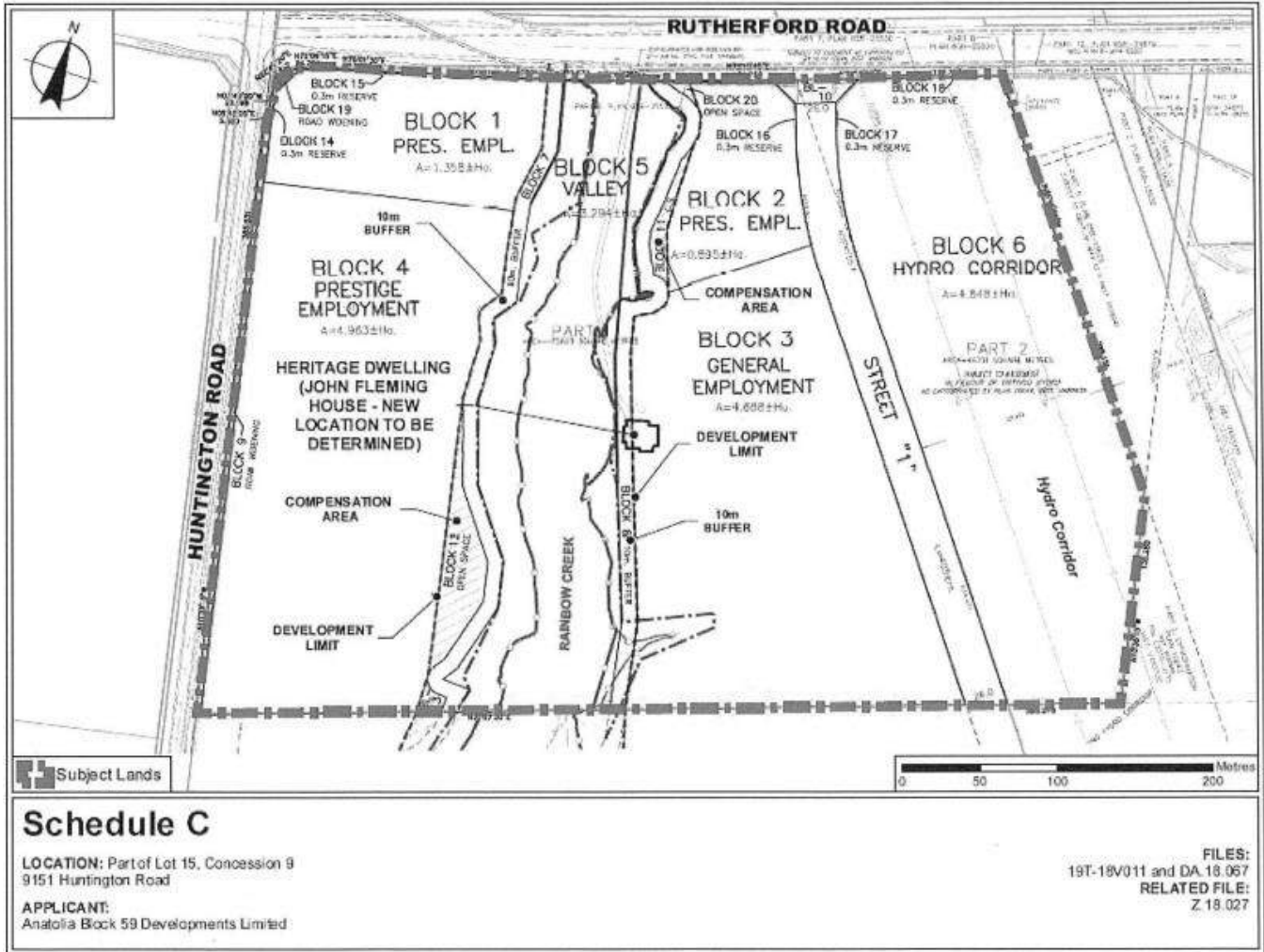
4.1.1.A - Aerial Photograph – Site Context



4.1.1.B - Aerial Photograph – Site Context – Enlargement

Conservation Plan for Heritage Resources

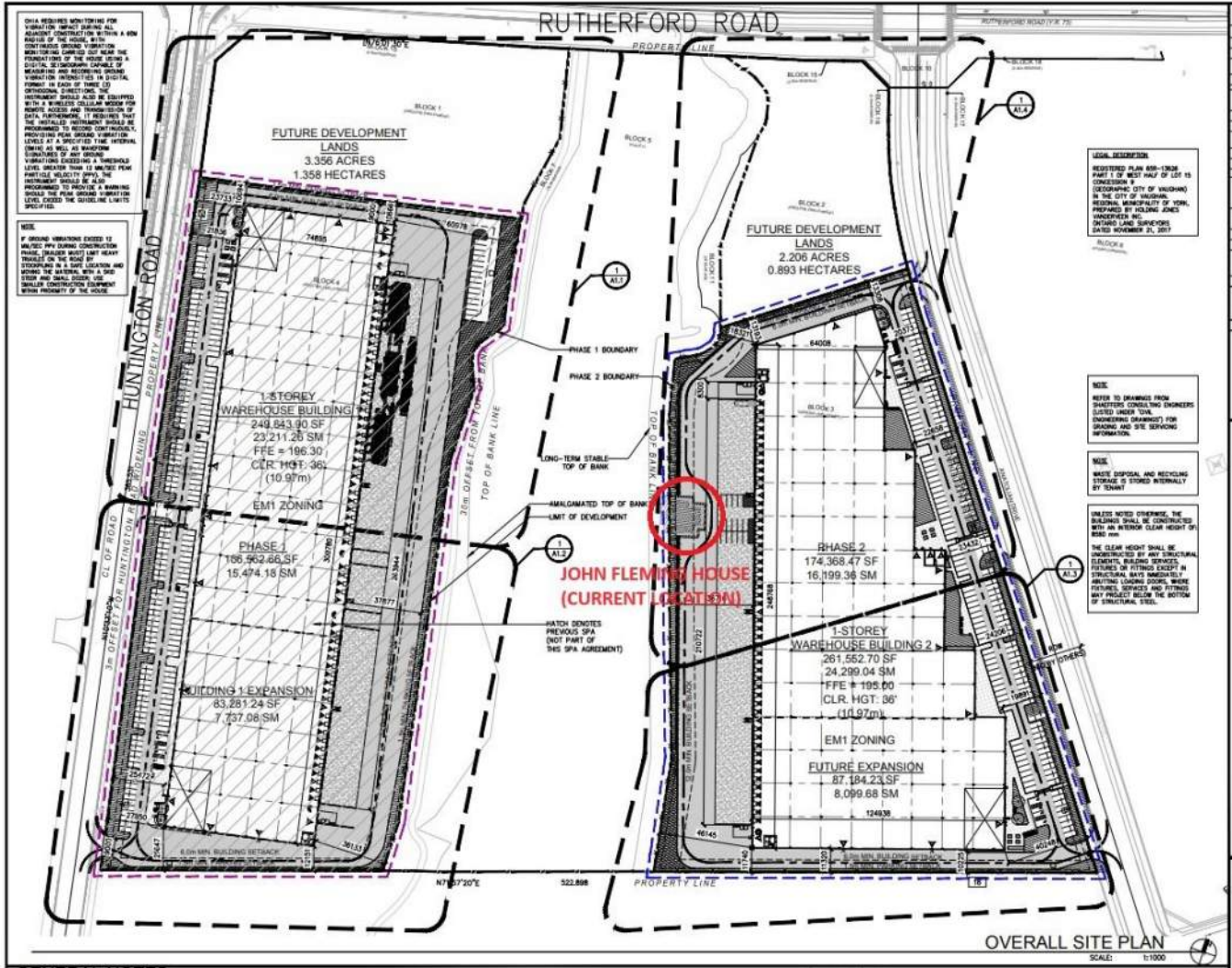
John Fleming House, 9151 Huntington Road, Vaughan, Ontario



4.1.1.C - Development Block Plan

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4.1.1.D - Master Site Plan

4.1.2 Site Identification:

The parcel of land is defined as:

- Part of Plan 65R25530 in
- Part of Block 3
- Plan 65R-13626
- West Part of Lot 15
- Concession 9
- (Township of Vaughan),
- City of Vaughan,
- Regional Municipality of York.

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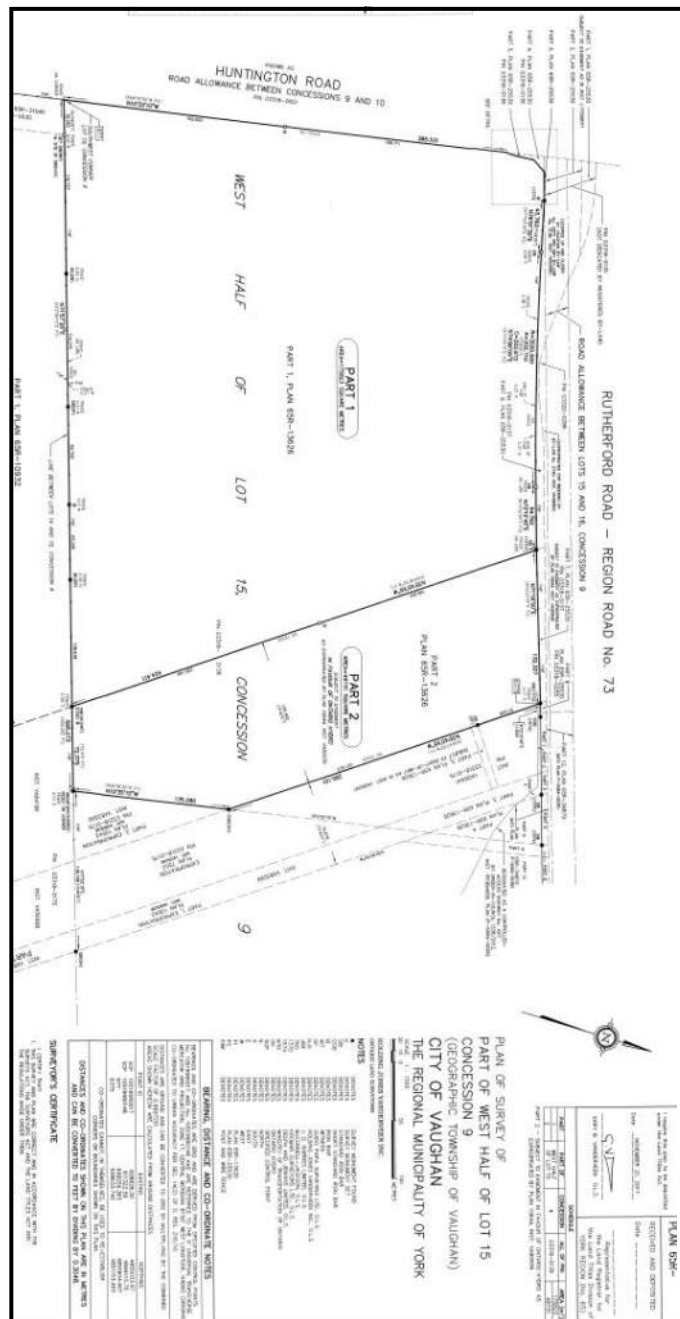
John Fleming House, 9151 Huntington Road, Vaughan, Ontario

The property is addressed as:

9151 Huntington Road

Tax Roll No.:

1928.000.331.63200.0000



4.1.2.A - Survey – Boundary

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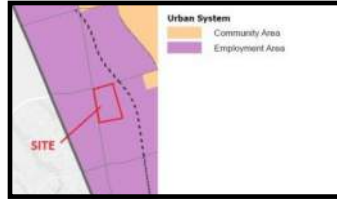
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4.1.3 Current Applicable Designations:

The Legislation and Authorities having jurisdiction below may override Heritage concerns and recommendations included in this CPHR. The lot is currently designated as follows:

4.1.3.1 York Region Official Plan 2021:

Urban Area – Employment Zone



4.1.3.2 City of Vaughan Official Plan 2010:

Natural Areas and Countryside
Employment Areas



4.1.3.3 City of Vaughan Zoning By-Law 001-2021

EM1 – Prestige Employment 1
EM2 – Prestige Employment-2
EP – Environmental Protection Zone



4.1.3.4 City of Vaughan Heritage Register:

- 9151 Huntington Road – Listed with Heritage Easement

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4.1.4 Existing Buildings

4.1.4.1 The John Fleming House

The remaining original farm house on the property – the John Fleming House - is a 2 storey solid brick building with a 1 ½ era addition to the rear (east), a one storey enclosed storm porch on the front (west) and a one storey enclosed side mudroom addition to the south. It is built on a rubble stone foundation under the principal building and on a crawl space under the addition. The floors and roof are of wood frame construction.

It was accessed from the north off of Rutherford Road and was situated some 600m south of Rutherford. The principal façade was purposely sited facing west, overlooking the valley and Rainbow Creek.

The 2 storey main building footprint dimensions are 11.13m wide x 7.35m (36'-6" x 24'-1") deep with the 1 1/2 storey rear addition being 6.17m wide x 6.2m deep (20'-3" x 20'-3"). The south mudroom has measurements of 4.05m wide x 3.68m deep (13'-3" x 12'-1"). The porch is 3.96m wide by 1.93m deep (13'0" x 6'0"). The overall building footprint has an area of 142.21 m² (1530 sf) and a gross floor area of 262.27m² (2823 sf).

The John Fleming House (c.1850) – has been assessed to contain Cultural Heirtage Value and Interest to the City by a Heritage Impact Assessment performed by Golder and Associates Ltd (March 2020). Kindly refer to the CHIA report attached in Appendix 3 for the documentation and description of the resource.

In the above report and formalized in the Heritage Easement, Architectural Heritage attributes have been identified as:

- Three-bay, two storey main Block with:
 - o Flemish bond on principal façade and Common Bond on the rest of the structure;
 - o Low hip roof and symmetrical facade characteristic of the Georgian style;
 - o Fieldstone foundation with full height basement;
 - o Stone basement fireplace with a wood lintel.

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- Key attributes that reflect the property's contextual value are its:
 - o Clear physical, visual and contextual association with Rainbow Creek and wider agricultural landscape of the area;
 - o Its role in defining, maintaining and supporting the rural agricultural nature of the area;
 - and,
 - o Its physically, visually, and historically association with the founding of the early community of Elder Mills and is a rare surviving example of one of the many farms that developed as a direct result of the founding of the community of Elder's Mills in the 1850's.



4.1.5.A Existing Front (west) Elevation

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4.1.5.1.B - Existing view from southwest



4.1.5.1.C - Existing South (Left) Elevation

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4.1.5.1.D – Existing View from Southeast



4.1.5.1.E – Existing East (Rear) Elevation

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4.1.5.1.F - Existing View from Northeast



4.1.5.1.G - Existing North (Left) Elevation

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4.1.5.1.G - Existing view from Northwest



4.1.5.H – Exterior Details

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4.1.5 I – Exterior details from Interior



4.1.5.J -Foundation

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The structure of the home consists of:

- A rubble foundation wall, partially parged (original, late 19th century)
- Double wythe tied masonry wall (original late 19th century),
- Floors assembly of 50mm x 200mm (2" x 8") floor joists and 25mm x 150 mm (1" x 6") T & G wood sheathing (late 19th century & early 21st century)
- Lathe and Plaster interior wall finish



4.1.5.K –Floor Structure

The roof structure consists of:

- Asphalt shingles (non-original, early 21st century)
- 2 x 6 rafters (original, late 19th century & non-original, early 21st century)
- 2 x 4 ceiling joists (original, late 19th century & non-original, early 21st century)
- Lathe and Plaster (original, late 19th century)/Painted Gypsum Board ceiling (non-original, late-20th century)



4.1.5.L – Roof Structure

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The Mechanical systems of the House are:

- The heating system is forced air oil,
- The water supply is via well (disconnected),
- The waste system is via septic Field (disconnected).



4.1.5.m. – Building Systems

4.1.5.2 Physical Building Assessment:

The physical condition of the building is as follows:

Exterior:

- | | |
|--|-------|
| - Roof – Asphalt shingles – over 20 years old, curling, | fair |
| - Eaves – aluminum fascia and soffit (non-original) | fair, |
| - Windows – wood frame (non-original early 20 th century) | fair |
| - Door – paint peeling, cracking | fair |
| - Masonry – cracking with repair pointing | fair |
| - Foundation- cracking, | fair |

Interior:

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- Ceilings –	fair
- Walls –	fair
- Floors - Worn and scuffed, decaying	poor
- Trim – paint peeling	fair
- Basement/cellar - humid	poor
- Kitchen – cupboards with cracked doors	poor
- Mechanical	poor

The structure of the home was built as per the original carpenter's experience - long before any Building Codes or design standards. The cellar is of rubble stone. As such, certain portions do not comply with the current Building Code in structure, minimum design dimensions and thermal values.

The building is generally in fair repair.

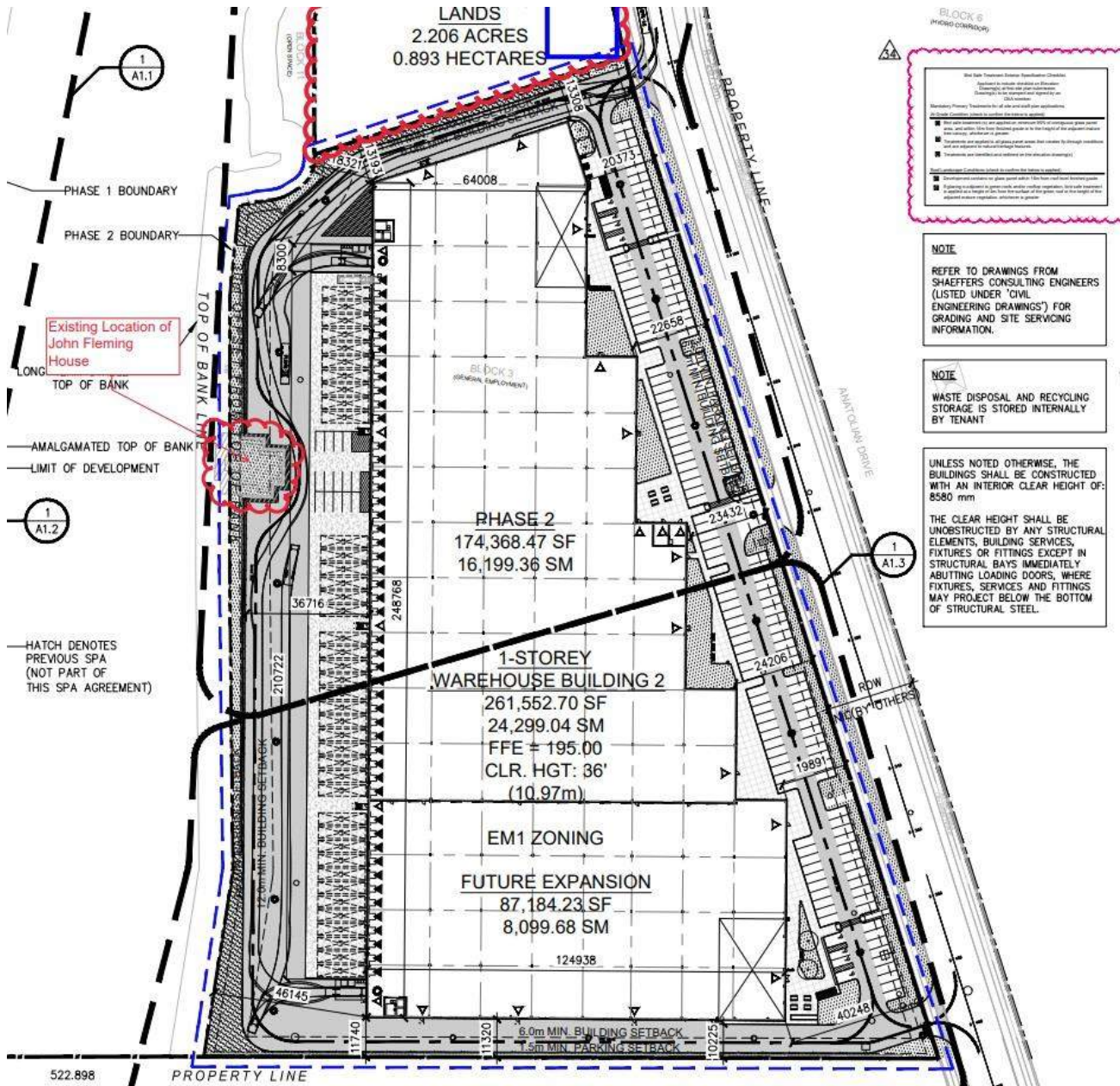
Refer to the condition assessment by Tacoma Engineers, dated February 21st 2023, on file with the Municipality.

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4.1.4.2 Industrial Warehouse - New

Anatolia Block 59 Developments Limited. is in the building phase for a new industrial development on the property at 9151 Huntington Road in Vaughan, Ontario. Block 3 has a one storey, 24099.04m² (261,552.70 sf) industrial warehouse building with 49 truck loading bays on the rear nearing completion. The building is enclosed and site paving is nearly complete.



4.1.4.2 A Block 3 Site Plan

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4.1.4.2 – Block 3 Site Aerial Photograph

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5.0 Conservation Principals

5.1 Introduction:

When component of a community's built environment has been determined to have Heritage value to the community, its preservation becomes the key goal to ensure it continues to contribute its history to the community. While this resource can take various forms, it generally is embodied in an older, built structure set in a particular location.

Bringing this resource into the 21st century require a balance between interventions which permit the resource to meet current safety standards and programmatic requirements while maintaining its Heritage value through its defined Heritage attributes.

A successful conservation program strives to find the balance of retaining the Heritage value while permitting the resource to be adapted for modern use.

5.2 Conservation Guidelines

Achieving the Conservation and Design goals involves implementing industry accepted techniques from a variety of sources. In Canada, the currently most recognized and respected approach to conservation of Historic places and best practice guidance is found in "Standards and Guidelines for the Conservation of Historic Places In Canada", Second Addition, Historic Places Canada, Government of Canada, 2010.

In Ontario, conservation guidance can be found in the "Ontario Heritage Toolkit", Ministry of Tourism, Culture and Sport, Ontario, and "Eight Guiding Principles in the Conservation of Built Heritage Properties", Ministry of Tourism, Culture and Sport, Ontario, which incorporate the above guidance.

The above documents also reference international guidelines including the Venice Charter, 1964, The Appleton Charter, 1983, The Burra Charter, 1999, the ICOMOS Charter, 2003 and the UNESCO Recommendation on Historic Urban Landscape, 2011, but tailored to Canada's unique environment.

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The “Standards and Guidelines for the Conservation of Historic Places In Canada” guidance will be followed for this project. Section 4.3 – Guidelines for Buildings offers the following guidance:

- 1 Understanding the exterior form and how it contributes to the heritage value of the historic building.
- 2 Understanding the design principles used by the original designer or builder, and any changes made to the exterior form over time.
- 3 Documenting the building’s exterior form before undertaking an intervention, including the form and massing, and viewscales, sunlight and natural ventilation patterns
- 4 Assessing the condition of the building’s exterior form early in the planning process so that the scope of work is based on current conditions.
- 5 Protecting and maintaining elements of the building’s exterior form through cyclical or seasonal maintenance work.
- 6 Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.
- 7 Stabilizing deteriorated elements of the exterior form by using structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.
- 8 Protecting adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work.
- 9 Documenting all interventions that affect the exterior form, and ensuring that the documentation is available to those responsible for future interventions.
- 10 Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.

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- 11 Accommodating new functions and services in non-character defining interior spaces as an alternative to constructing a new addition.
- 12 Selecting a new use that suits the existing building form.
- 13 Selecting the location for a new addition that ensures that the heritage value of the place is maintained.
- 14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- 15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.
- 16 Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.
- 17 Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- 18 Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.
- 19 Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.

The other governing document is the Ontario Building Code, 2012 which governs life and safety, and construction of buildings in Ontario. The building is of a size that Part 9 of the OBC applies. Compliance Alternatives to the standards in Part 9 can be applied through Part 11. Negotiations for compliance alternatives to retain existing Heritage attributes will be undertaken with the Chief Building Official.

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6.0 Conservation Management Plan:

6.1 Conservation Goals:

Anatolia Block 59 Developments Inc has committed to conserve the John Fleming House by:

- i) Not demolishing the building;
- ii) moving it to satisfy requirements of other Authorities having jurisdiction;
- iii) moving the building to a location on site which permits its preservation;
- iv) restoring as best as possible its Heritage Attributes as listed in the Heritage Easement registered on title;
- v) permitting its re-use.

6.2 Work Plan

The following Work Plan lists the goals and steps proposed to execute the Work to meet the Conservation Goals:

6.2.1 Design Goals:

Design Goals include:

- i) renovating the building so its meets current life safety and building envelope standards;
- ii) making the building barrier-free accessible;
- iii) making the building more energy efficient;
- iv) preserve Architectural Heritage attributes identified as:
 - Three-bay, two storey main Block with:
 - i. Flemish bond on principal façade and Common Bond on the rest of the structure;
 - ii. Low hip roof and symmetrical facade characteristic of the Georgian style;
 - iii. Fieldstone foundation with full height basement;
- v) preserve attributes that reflect the property's contextual value:

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- i. Clear physical, visual and contextual association with Rainbow Creek and wider agricultural landscape of the area;
 - ii. Its roll in defining, maintaining and supporting the rural agricultural nature of the area;
and,
 - iii. Its physically, visually, and historically association with the founding of the early community of Elder Mills and is a rare surviving example of one of the many farms that developed as a direct result of the founding of the community of Elder's Mills in the 1850's.
- vi) restoring the appearance of the home as it was in 1909:



6.2.1 A – The John Fleming House in 1909 (image from the City of Vaughan Archives)

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Building Program:

The programming goal is to prepare the building for a new tenanted use. The building program is proposed as follows:

Phase 1: Re-location & Temporary Storage

- remove south enclosed mudroom;
- remove west enclosed storm porch;
- reinforcing structure, as required, for moving;
- the re-location of the building to the new site which maintains its connection to the former agricultural lands;
- increases its exposure to the public;
- temporarily stores the building in one area on the property until the site is prepared to receive the building in its final location;
- mothballing building while site is prepared.

Phase 2: Final Re-location and Renovation & Restoration

- a base building shell renovation including:
 - Move building to final location on the property upon development of site plan;
 - reinforcing the roof structure;
 - installing a new asphalt roof shingles;
 - installing R60 insulation;
 - installing new energy efficient vinyl windows and doors to match existing styling (6 over 6 single hung);
 - retain existing interior window trim;
 - install shutters sized to cover windows;
 - replace wood windows sills;
 - repoint existing exterior masonry walls with lime cement;
 - construct a new foundation wall of cast-in-place concrete, but allowing for cladding the exposed above grade foundation wall with field stone;
 - remove parging on chimneys and re-point;
 - provide barrier free access;
 - remove interior lathe and plaster finish;
 - construct new 2 x 4 wood frame wall only to permit future spray foam insulation, drywall finish, base building

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services electrical and computer wiring, mechanical distribution systems;

- rough in for washrooms and kitchenette;
- provide Municipal water and sewer connections;
- provide site grading and parking for future tenant use; (walls will be left uncovered for future tenant fit out.)
- (Mechanical systems will be very basic allowing for improvements during tenant fit out).



6.2.1.B – John Fleming House – New Location

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6.2.1.C – John Fleming House – Phase 1:
Temporary Storage location on new property
(Phase 2: Final Building location to be determined
upon development of Site Plan.)

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6.2.2 Documentation:

Given the building is being re-located to a lot which needs municipal servicing, grading and servicing design will be required with their associated review and approvals by the municipality

The following documentation will be prepared to define and itemize the Phase 2 Work to be performed:

- Construction Drawings by a certified Architect:
 - a. Site plan drawing (min. 1:200 or larger),
 - b. As-Built Drawings of the Building,
 - c. Floor Plans (Basement, Ground Second, & Roof min. 1:50 scale).
 - d. Building Elevations (min. 1:50 scale)
 - e. Building Sections (1:50 scale or larger).
 - f. Construction Details (min. at 1:20 scale or as appropriate)
 - g. Construction notes
 - h. Window Schedule and Corresponding Details

- Engineering drawings as required prepared by a certified Professional Engineer including:
 - a. Structural
 - b. Mechanical
 - c. Electrical

- Building Re-location Plan prepared by a certified professional engineer.

- Civil drawings prepared by a certified engineer for water, sewer and storm water services and management.

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6.2.3 Municipal Approvals:

Once the Construction drawings are complete, appropriate required Municipal Approvals will be obtained to ensure compliance with local Municipal regulations including:

- Site Plan Application (which will also determine any addition permits required),
- Zoning By-Law Amendment (if required),
- Committee of Adjustment Application (if required),
- TRCA Site Permit (if required),
- Engineering Permits (as required),
- Building Permit,
- Heritage Permit.

6.2.4 Construction Management

Anatolia is an experience builder active in the Vaughan area for many years. They will manage the Work schedule and execute the work with their own forces. Anatolia will retain appropriate skilled trades for special heritage works.

6.2.5 Subtrades

The success of the execution of the Work is reliant, in part, on the skills of the trades retained to perform the many construction tasks associated with the project.

Subtrades which are hired must:

- Have education and certification for the tasks they perform;
- Have a least 5 years construction experience in their field;
- Provide examples of similar work they have performed;
- Provide reference from previous clients for whom they have performed similar work.

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6.2.6 Moving Plan

A Building Re-location plan prepared by certified professional engineer will delineate the process by which the building will be re-located including but not limited to:

- Work Plan & schedule;
- Providing knowledgeable and skilled staff;
- Pre-moving structural re-enforcing & bracing;
- Jacking up of the building;
- Designing building cradle for transportation;
- Location cranes for building lifting;
- Provide transport to move building;
- Identifying and preparing route for building transportation to new location;
- Temporary storage of building on site
- Co-ordination with Construction Manager for preparation of new foundation;
- Moving building from temporary storage location to final location on site
- Installing building on new foundation;
- Stabilizing building on new foundation;

Refer to Building Re-location memorandum by Tacoma Engineers in Appendix 3.

6.2.7 General Review

Though not required under the Ontario Building Code for a Part 9 building, General Review for compliance to the Ontario Building Code and the Conservation Management Plan will be performed by a certified Heritage professional – in this case Vincent J. Santamaura, Architect Inc., CAHP. Mr Santamaura has been involved in many building relocation, restoration and rehabilitation projects in Vaughan, including The Heirtage Lofts on Kipling which won a Vaughan Urban Design award and projects around the Keele and Major MacKenzie intersection in Maple.

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6.2.8 Work Schedule

There are many moving parts to establishing a work schedule. As such, given the current approval and construction industry climate, establishing a timeline is not possible. A rough timeline is proposed as a guide:

Site and building Design –	6 months
Municipal Approvals –	8 to 12 months (depending on required applications)
Site preparation –	2 months
New foundation –	1 month
Building relocation –	3 months
Building renovations –	6 months

6.2.9 Cost Estimate

Given the current construction industry climate and being a renovation, establishing a construction cost is challenging

- New foundation -	\$ 30,000
- Building re-location –	\$ 300,000
- Building Renovation	
- New roof	\$ 7,500
- New windows	\$ 40,000
- Masonry repointing	\$ 30,000
- Interior alterations	\$ 250,000
Estimated total	\$ 657,500
Contingency @15%	\$ 98,625
Total	\$ 756,125

Anatolia has provided a letter of credit in the amount of \$980,595.00.

The construction cost is subject to change.

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6.2.10 Implementation:

List of Information to be provided at building/heritage permit stage:

- a. Site plan drawing (min. 1:200 or larger),
- b. As-Built Drawings of the Building,
- c. Floor Plans (Basement, Ground Second, & Roof min. 1:50 scale).
- d. Building Elevations (min. 1:50 scale)
- e. Building Sections (1:50 scale or larger).
- f. Construction Details (min. at 1:20 scale or as appropriate)
- g. Construction notes
- h. Window Schedule and Corresponding Details
- i. Structural
- j. Mechanical
- k. Electrical
- l. Building Re-location Plan

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7.0 Heritage Assessment

7.1 Relationship of Conservation Plan with related CHIA:

The Heritage Easement registered on title lists the following Attributes:

Architectural Heritage attributes identified as:

Three-bay, two storey main Block with:

- i. Flemish bond on principal façade and Common Bond on the rest of the structure;
- ii. Low hip roof and symmetrical facade characteristic of the Georgian style;
- iii. Fieldstone foundation with full height basement;
- iv. Stone basement fireplace with a wood lintel;

Attributes that reflect the property's contextual value:

- i. Clear physical, visual and contextual association with Rainbow Creek and wider agricultural landscape of the area;
- ii. Its roll in defining, maintaining and supporting the rural agricultural nature of the area;
and,
- iii. Its physically, visually, and historically association with the founding of the early community of Elder Mills and is a rare surviving example of one of the many farms that developed as a direct result of the founding of the community of Elder's Mills in the 1850's.

Given the external pressures from Other Authorities having jurisdiction, the conservation plan preserves the building and minimizes any loss of the building's contact to its context with its relocation on site.

The re-location of will reduce its relationship to the valley lands.

Its greater exposure to the street via relocation will improve its roll in defining, maintaining and supporting the rural agricultural nature of the area.

The re-location of the building preserves the low hip and symmetrical façade characteristics of the Georgian style.

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The repointing of the masonry will preserve the existing Flemish and common Bond masonry patterns.

The cladding of the exposed foundation wall with field stone preserves the appearance of the field stone foundation.

Given the integral aspect of the construction of the basement fire place into the foundation wall, the re-location of the basement fire place is not possible.

However, the majority of the Heritage Attributes have been preserved. As well, the removal of the storm porch and mudroom restore the appearance of the building to its earlier appearance and therefore improves its Historical integrity.

The renovation and rehabilitation of the building will ensure its continued usefulness.

7.2 Implementing Good Conservation Practices:

The Conservation practices proposed in the “Standards and Guidelines for the Conservation of Historic Places In Canada” referred to section 5.0 have been largely implemented:

Practice	CMP
1 Understanding the exterior form and how it contributes to the heritage value of the historic building.	Yes. Analyzed by CHIA
2 Understanding the design principles used by the original designer or builder, and any changes made to the exterior form over time.	Yes. Analyzed by CHIA
3 Documenting the building’s exterior form before undertaking an intervention, including the form and massing, and viewsapes, sunlight and natural ventilation patterns	Implemented

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| 4 | Assessing the condition of the building's exterior form early in the planning process so that the scope of work is based on current conditions. | Implemented |
| 5 | Protecting and maintaining elements of the building's exterior form through cyclical or seasonal maintenance work. | Implemented |
| 6 | Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings. | Implemented |
| 7 | Stabilizing deteriorated elements of the exterior form by using structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken. | Implemented |
| 8 | Protecting adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work. | N/A |
| 9 | Documenting all interventions that affect the exterior form, and ensuring that the documentation is available to those responsible for future interventions. | Yes CHIA |
| 10 | Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing. | Yes |
| 11 | Accommodating new functions and services in non-character defining interior spaces as an alternative to constructing a new addition. | Yes |
| 12 | Selecting a new use that suits the existing building form. | Yes |
| 13 | Selecting the location for a new addition that ensures that the heritage value of the place is maintained. | N/A |
| 14 | Designing a new addition in a manner that draws a clear distinction between what is historic and what is new. | N/A |

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| 15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting. | N/A |
| 16 Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value. | Yes |
| 17 Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building. | Yes |
| 18 Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building. | Yes |
| 19 Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building. | Yes |

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8.0 Summary Statements and Conservation Recommendations

Summary Statements and Conservation Recommendations Regarding the John Fleming House at 9151 Huntington Road, Vaughan are as follows:

8.1 Conservation Management Plan:

The Conservation Management plan proposes to relocate the John Fleming House onsite so as to preserve the Architectural and Contextual attributes as defined in the Heritage Easement.

The Building program mitigates the loss of some Heritage value by restoring the exterior of the building to its condition in an earlier period.

The shell renovation permits greatest flexibility for altering the interior space to suit the needs of a future tenant

Good Conservation practices as prescribed in the “Standards and Guidelines for the Conservation of Historic Places In Canada” have been followed.

There is a minor loss of Heritage contextual value.

8.2 Conservation Recommendations:

- i) the John Fleming House be re-located to a new site at the intersection of the proposed Anatolian Drive and John Lawrie Road;
- ii) the exterior elevations and building envelope of the John Fleming House be restored and renovated per the designs and specifications of the CHPR to maintain its Heritage attributes;
- iii) following the re-location and restoration, the John Fleming House be designated under Part IV of the Ontario Heritage Act;
- iv) upon leasing of the John Fleming House, internal tenant fit out alterations be permitted to be undertaken under separate permits;
- v) with re-location and exterior renovations completed, the requirements of the Heritage Easement be considered fulfilled, and
- vi) this report be received and recommended for approval.

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9.0 Mandatory Recommendations:

9.1 Mandatory Recommendations regarding the John Fleming House at 9151 Huntington Road, Vaughan:

With respect to the Conservation Management plan for the John Fleming House at 9151 Huntington Road, Vaughan it is recommended that:

- i) the John Fleming House be re-located to a new site at the intersection of the proposed Anatolian Drive and John Lawrie Road;
- ii) the exterior elevations and building envelope of the John Fleming House be restored and renovated per the designs and specifications of the CHPR to maintain its Heritage attributes;
- iii) following the re-location and restoration, the John Fleming House be Designated under Part IV of the Ontario Heritage Act;
- iv) upon leasing of the John Fleming House, internal tenant fit out alterations be permitted to be undertaken under separate permits;
- v) with re-location and exterior renovations completed, the requirements of the Heritage Easement be considered fulfilled, and
- vi) this report be received and recommended for approval.

10.0 Authorship

Report Prepared By:

VINCENT J. SANTAMAURA, ARCHITECT INC.

Date:



20 June 2024

Vincent J. Santamaura, B. Arch, OAA, MRAIC, CAHP
Principal Architect

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Appendix 1: Bibliography

- 1.1 Historic Places Canada, "Standards and Guidelines for the Conservation of Historic Places In Canada", Second Addition, , Government of Canada, 2010.
- 1.2 Ontario Ministry of Tourism, Culture and Sport, "Ontario Heritage Toolkit", Queen's Printer for Ontario, 2006.
- 1.3 Ontario Ministry of Tourism, Culture and Sport, "Eight Guiding Principles in the Conservation of Built Heritage Properties" , Ministry of Tourism, Culture and Sport, Queen's Printer for Ontario, 2007
- 1.4 Golder and Associates Ltd, "Cultural Heritage Impact Assessment – John Fleming House, 9151 Huntington Road, Lot 9, Concession 15, City of Vaughan, Regional Municipality of York, Ontario" , March 2020.
- 1.5 Tacoma Engineers, "John Fleming House Condition Assessment, 9151 Huntington Road Vaughan, Ontario". February 2023.
- 1.6 Site Visit – September 23rd, 2023.
- 1.7 <http://google.com/maps>