

Location of Subject Property



Red: 58 Fanning Mills Circle (George Munshaw)

Orange: 39 Keatley Drive (Bassingthwaite)

Yellow: 10090 Bathurst Street (Proposed Location)

THE CITY OF VAUGHAN

BY-LAW

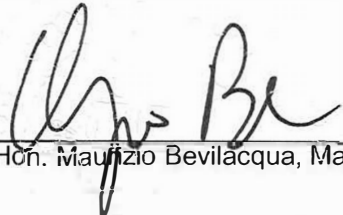
BY-LAW NUMBER 146-2016

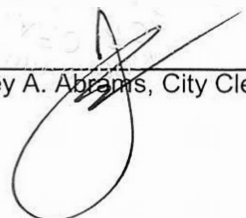
A By-law to amend By-law 403-87 as amended by By-law 167-2014, a by-law to designate the George Munshaw House, Lot 104, Plan 65M-4491, in the City of Vaughan, Regional Municipality of York, as being of architectural and historical value under Section 29 of the *Ontario Heritage Act*, R.S.O.1990.

The Council of the Corporation of the City of Vaughan enacts as follows:

1. That By-law 403-87 as amended by By-law 167-2014, a by-law designating the George Munshaw House, under Part IV of the Ontario Heritage Act, be amended by deleting Schedule "A", Description of Lands, and replacing it with the attached Schedule "A".
2. That the Clerk is hereby authorized to cause a copy of this amending By-law to be served on the Owner and the Ontario Heritage Trust.
3. That the City Solicitor is hereby authorized to cause a copy of the amending by-law to be registered against the property description in Schedule "A" in the proper Land Registry Office.
4. By-law 167-2014 is repealed.

Enacted by City of Vaughan Council this 20th day of September, 2016.


Hon. Maurizio Bevilacqua, Mayor


Jeffrey A. Abrams, City Clerk

Authorized by Item 25 of Report No. 26
Committee of the Whole
Adopted by Vaughan City Council on
June 23, 2015;

and

Authorized by Item 38.1 of Report No. 26
Committee of the Whole
Adopted by Vaughan City Council on
June 23, 2015.

SCHEDULE "A" TO BY-LAW 403-87

Description of Lands

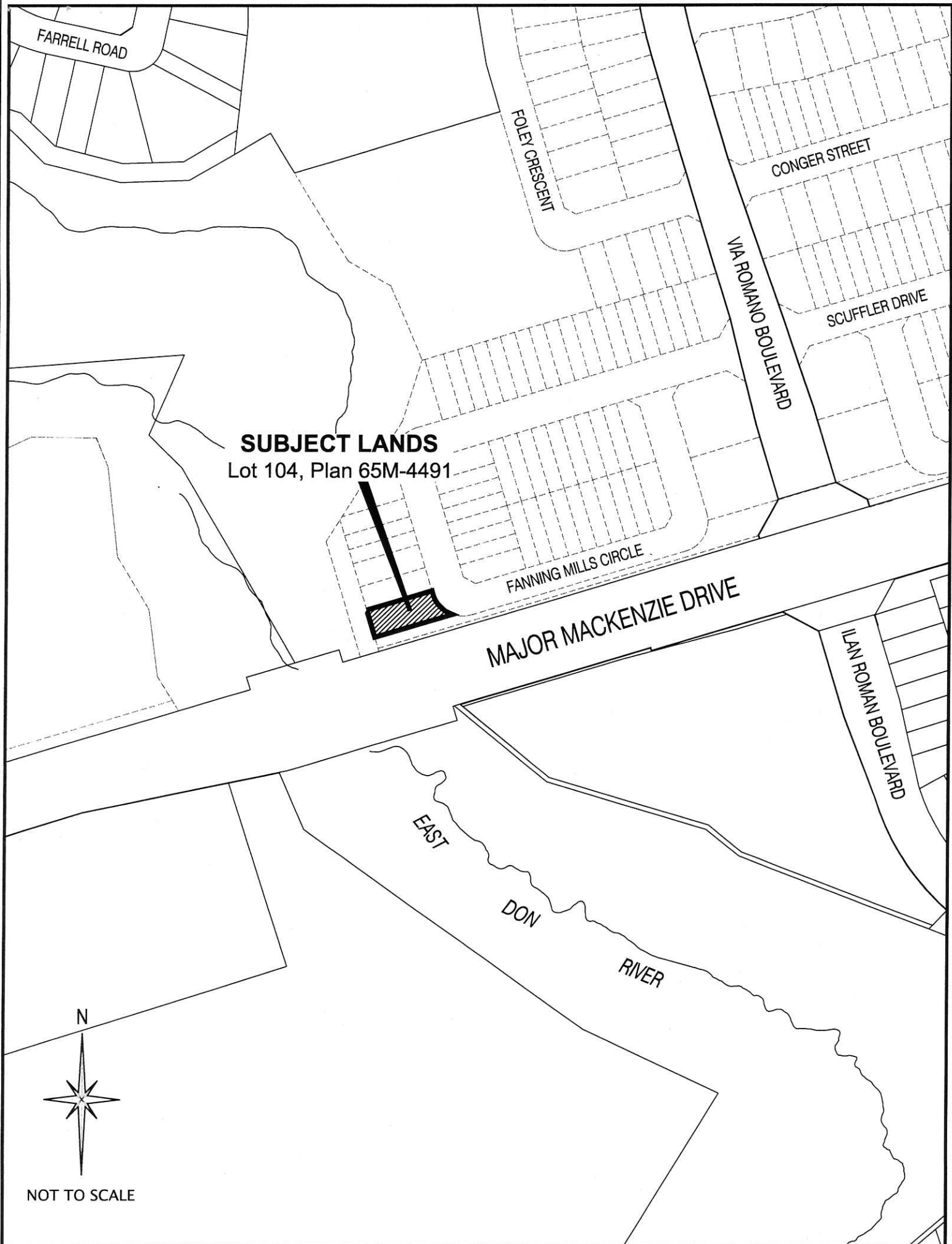
Lot 104, Plan 65M-4491, City of Vaughan, Regional Municipality of York, being all of PIN 03341-7280

SUMMARY TO BY-LAW 146-2016

This by-law is an administrative revision to the locational description contained within Heritage Designation By-law 403-87 as amended by By-law 167-2014 under Part IV, Section 29 of the Ontario Heritage Act. This is to reflect the relocation of the George Munshaw House as approved by Council on June 23, 2015.


This by-law amendment is pursuant to Section 30.1 of the Ontario Heritage Act.

By-law 167-2014 previously revised the legal description, therefore this bylaw will replace and repeal By-law 167-2014.



LOCATION MAP
TO BY-LAW 146 - 2016

FILE No. N/A
LOCATION: Part of Lots 21 & 22, Concession 2
APPLICANT: GEORGE MUNSHAW HOUSE
CITY OF VAUGHAN


SUBJECT LANDS

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 403-87

A By-law to designate the George Munshaw House located on the property known municipally as 980 Major Mackenzie Drive, Patterson, in the Town of Vaughan, Regional Municipality of York as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and/or historic value or interest; and,

WHEREAS the Council of the Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the George Munshaw House, 980 Major Mackenzie Drive, Patterson, being Part of Lot 21, Concession 2, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto; and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and,


WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

NOW THEREFORE the Council of the Corporation of the Town of Vaughan ENACTS AS FOLLOWS:


1. There is designated as being of architectural value or interest the building known as the George Munshaw House, situated at 980 Major Mackenzie Drive, Patterson, being Part of Lot 21, Concession 2, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.
2. The reasons for designation are set out in Schedule "B" attached hereto.

3. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A", attached hereto, in the proper land registry office.
4. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the Owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper in which notice of intention to so designate was published once of each of three consecutive weeks.

READ a FIRST and SECOND time this 16th day of November, 1987.

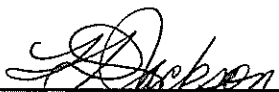


L. D. Jackson, Mayor

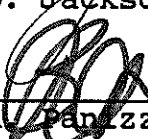


R. A. Panizza, Town Clerk

READ a THIRD time and finally passed this 16th day of November, 1987.



L. D. Jackson, Mayor



R. A. Panizza, Town Clerk

DESCRIPTION OF LANDS

All and singular that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan, in the Regional Municipality of York in the province of Ontario and being composed of Part Lots 21 and 22, Concession 2, being Part 2 on Reference Plan 65R-5977, said Plan being deposited in the Registry Office for the Registry Division of York Region (No. 65).

GEORGE MUNSHAW HOUSE



980 Major Mackenzie Drive
Part Lots 21 and 22, Concession 2
Maple

Angela Pacchiarotti
August 1987

THE GEORGE MUNSHAW HOUSE

Property: The George Munshaw House

Address: 980 Major Mackenzie Drive
Part of Lots 21 and 22,
Concession 2,
Maple, Town of Vaughan

Previous Location: Lot 44, Concession 1
N.W. 1/2

Original Owner: George Munshaw

Construction Date: c.1825-1850

Reason for
Designation:

Designation is recommended for the George Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr. constructed the house situated on his property, Lot 44, Concession 1. The building was relocated to its present site in 1985. George Munshaw Sr.'s father, Balsor Munshaw was one of the first founding settlers of what is today Markham.

HISTORICAL SIGNIFICANCE

The Munshaw (Munschauer) family was one of the first families to settle in what is today Richmond Hill. Balsor Munshaw responded to Governor Simcoe's advertisement in the Pennsylvania papers in February 1792 to settle in Upper Canada. Leaving Chester County, Pennsylvania in 1792, Balsor Munshaw arrived in Toronto around 1793.

Balsor was one of the first settlers to make his way up Yonge Street and find an adequate place to settle his family and establish himself as a farmer. It is said that so rough was the track along Yonge Street, that he found it necessary to take his canvas top wagon apart and drag the wagon wheels and other equipment up the steep hills by means of strong ropes.

Most of the land along Yonge Street was referred to as the "Black Ash Swamp", as it was impossible for farming. Balsor Munshaw continued his journey up Yonge Street until he reached the Elgin Mills area where he settled on Lot 51, Concession 1. Balsor built on the property a log cabin and cleared the area around his home. In the summer of 1794, Balsor's fifth child was born. A daughter named Susan, she is believed to be the first white child born in the Township of Vaughan.

Balsor moved to the southeast corner of Yonge Street and Langstaff Road, Lot 35, Concession 1, Markham Township, in 1795. He built a log house on his property (which later became a school house in 1811) and farmed his newly acquired land.

The Munshaw family continued to grow in size with the birth of four more children. There was a total of 9 children: John (b.1779), George (b.1785), Jacob (b.1788), Elizabeth (b.1790), Susan (b.1792), Nancy (b.1795), Aaron (b.1796), William (b.1797), and Sarah (b.1798).

Balsor's second son, George, married Hannah Marie Harvey in 1822. Hannah Marie was born in Ireland in 1801. Both Hannah and George were Methodist in religion.

In 1815, George Munshaw bought the north half of Lot 44, Concession 1, from Orrin Nale for £125.

The 1861 census shows that the Munshaw's lived in a one storey plank house on Lot 44, Concession 1. The agricultural census of 1851 indicates George was a farmer like his father, having 62 acres of his 104 acre property under cultivation.

George and Hannah had seven children: Jacob (b.1822), Benjamin, Susan, Thomas (b.1830), George (b.1832), William (b.1836) and Catherine.

George Munshaw Jr. inherited from his father, the west 40 acres of the north half of Lot 44, Concession 1, the original location of the Munshaw House.

George Munshaw Jr. was a bachelor and lived, according to the 1871 Census, on Lot 44, Concession 1, with his other brother Thomas, also a bachelor, and his mother Hannah. Hannah Munshaw died c. 1896. Thomas Munshaw died on May 19, 1916 at the age of 86. George Munshaw died of "old age" a year later on July 31, 1917, at the age of 85.

ARCHITECTURAL ASSESSMENT

The Munshaw House is a one and a half storey vertical plank structure with a medium pitch gable roof. There is a one storey addition also of vertical plank construction, located to the south.

The house originally had a stone mortar foundation. This was replaced when the house was relocated to its present site in 1984. The exterior of the house is covered with horizontal clapboard.

The main entrance is located on the gable wall of the north elevation. The structural opening is flat in shape with a panel of lights on both sides. Two plain trim, sashed windows with a 6/6 pane arrangement are located on the first storey of the facade. Two similar windows are located on the facade's upper storey.

Two plain trim, sashed windows with a 6/6 pane arrangement are located on the first storey of the west elevation. Two similar windows with 6/6 pane arrangement are situated on the first storey of the east elevation. A shed dormer is centrally located on the structure's east elevation. A sashed window with a 3/6 pane arrangement is located in the dormer.

The south elevation of the main structure has a plain trim sashed window with a 6/6 pane arrangement. A similar window lies just above on the second storey opposite a casement window with a 9 pane arrangement.

The rear addition has two entrances located on opposite ends of the west elevation. A plain trim sashed window with a 6/6 pane arrangement is situated between the two doorways.

The east elevation of the addition has a sashed window with a 3/6 pane arrangement. The addition's south elevation has a sashed window with a 6/6 pane arrangement.

The roof is covered with cedar shingles. A chimney is centrally located along the roofline of the main structure. There is a second chimney at the rear of the addition. The roof has extended eaves with a plain fascia and soffit.

The frame of the house is unique in that it has vertical plank sheathing as the frame support. The structure resembles post and beam construction except that the posts are replaced by vertical planks. This type of construction was used between 1825 - 1850 during the transition from early post and beam construction to balloon framing.¹ The method of construction used to build the Munshaw House resembles balloon framing, in that the vertical supports press beside the horizontal supports and not underneath them. The horizontal beams are held up by spikes driven through the planks. This method of construction was more economical than post and beam, as it eliminated the posts and the complicated joinery.

Designation is recommended for the Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr. constructed the house situated on his then property, Lot 44, Concesion 1. George Munshaw Sr.'s father, Balsor Munshaw was one of the first founding settlers of what is today Richmond Hill.

¹ Note: A similar frame construction to the Munshaw House is a house at Moulinette, Ontario, near the Quebec border dated 1825. The Moulinette house was demolished to make way for the St. Lawrence Seaway. For details see John I. Rempel, Building with Wood, (Toronto: University of Toronto Press, 1967) p. 124.

BIBLIOGRAPHY

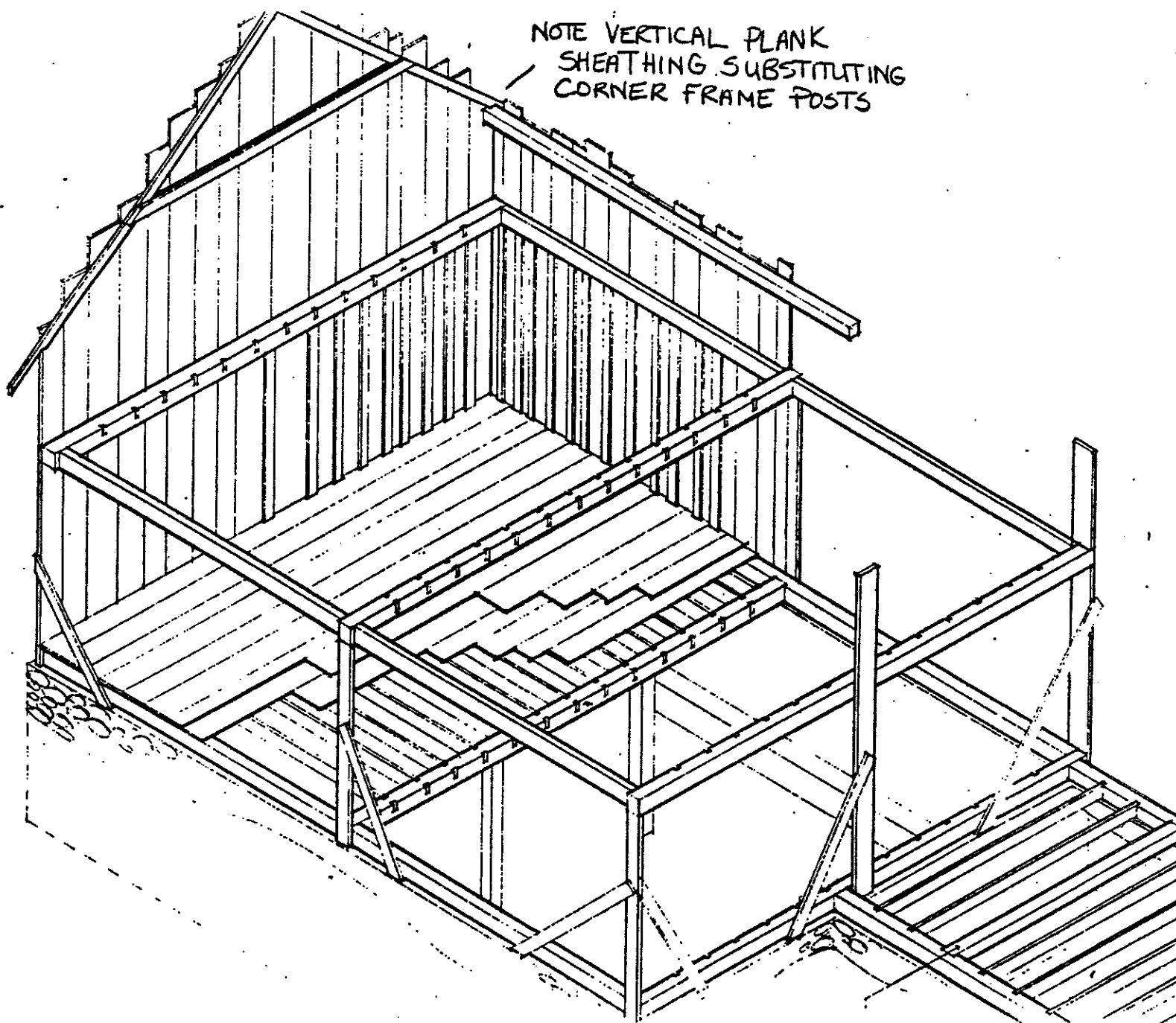
1851, 1861, 1871, 1881, Censuses

Land Registry Records for Lot 44, Concession 1

Taylor, William R. "Some Notes on Balsor Munshaw and His Family, and the County of York in its Infancy", unpublished.

Redelmier, Mrs. Notes and Interviews, July 1987.

Rempel, John I. Building with Wood.
Toronto: University of Toronto Press, 1967

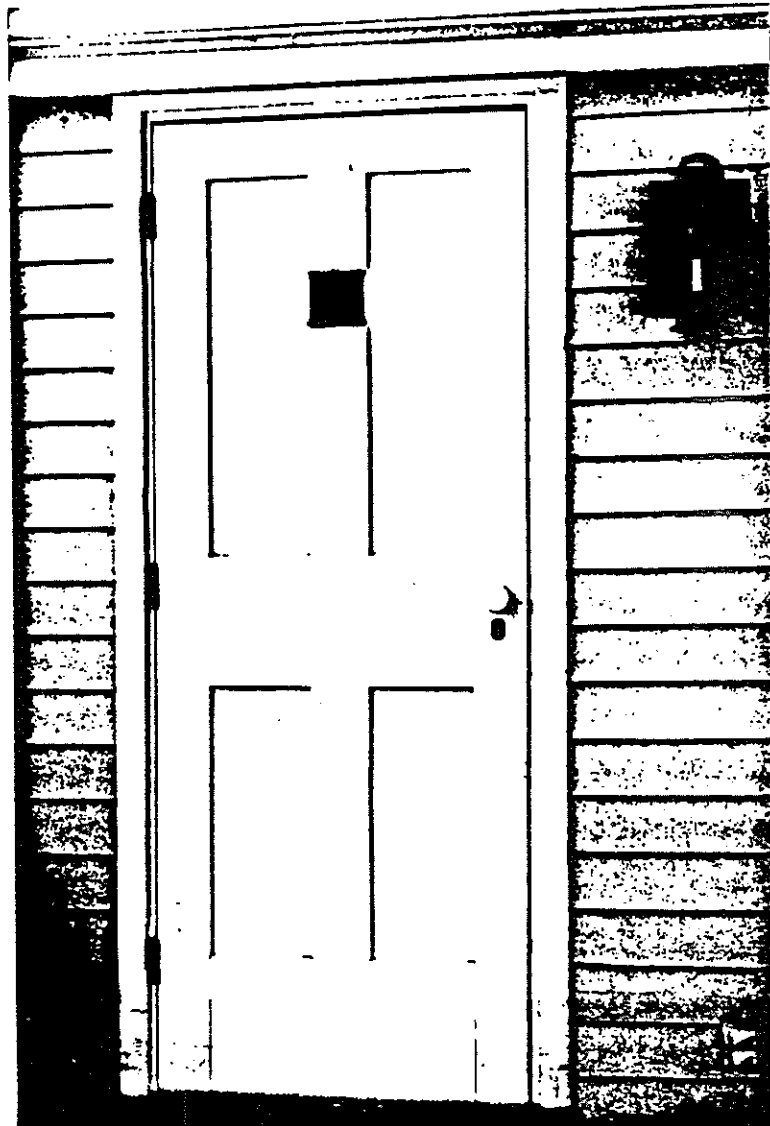
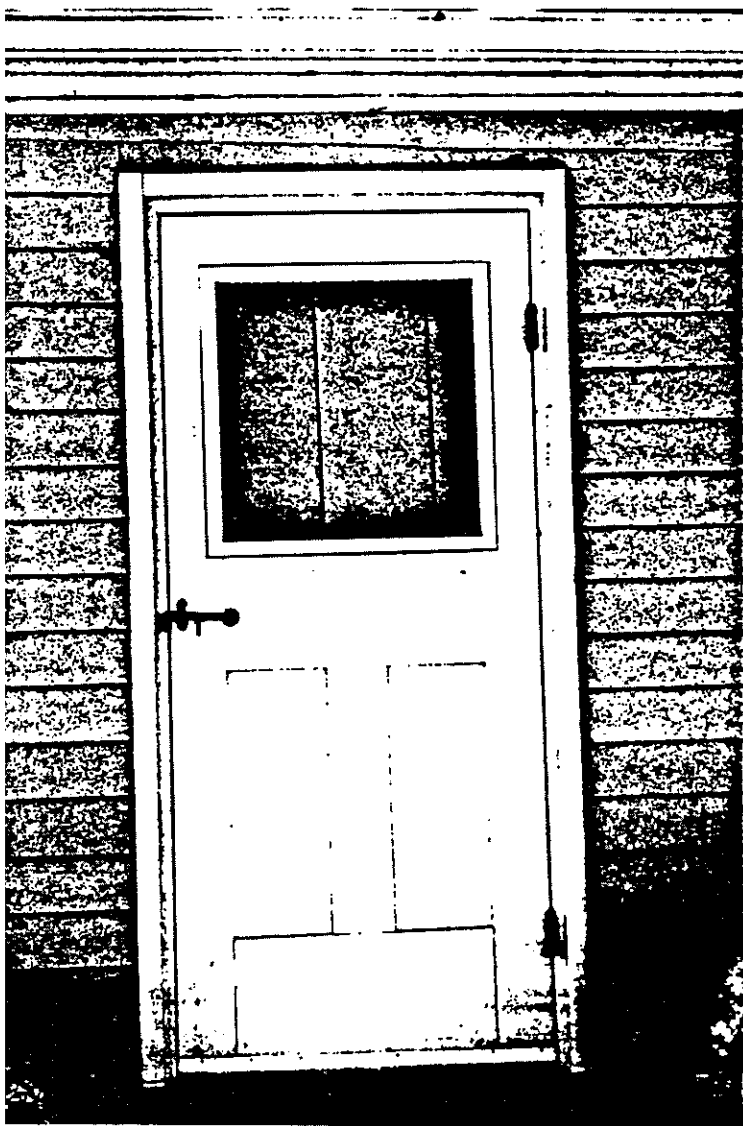


FRAME CONSTRUCTION OF GEORGE MUNSHAW HOUSE

Pentland and Baker, Architects

George Munsaw House
980 Major Mackenzie Drive





CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT

980 MAJOR MACKENZIE DRIVE WEST AND 10244 BATHURST STREET, VAUGHAN

Issued: October 30, 2014 (Revised: April 12, 2016, **September 11, 2019**)



L O N G Y A R D

PREPARED FOR:

Longyard Properties Inc.
30 Floral Parkway, Suite 300
Concord, ON, L4K 4R1

PREPARED BY:

ERA Architects Inc.
625 Church Street, Suite 600
Toronto, Ontario M4Y 2G1

Project: 13-106-01

Prepared By: **PE/SL/JQ/GM/AC/ZC**

ERA

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EXECUTIVE SUMMARY

This Cultural Heritage Resource Impact Assessment (CHRIA) was prepared by ERA Architects Inc. (“ERA”) in support of the development application for the site legally known as Part of Lots 21 and 22, Concession 2 in the City of Vaughan (the “Subject Site”).

The initial CHRIA, dated October 30, 2014 (Revised: April 12, 2016,) has since been approved along with the Longyard draft plan of subdivision (Refer to Appendix 5), which is now approaching full build-out.

The purpose of this revision to the CHRIA is to assess the impacts of updated conservation strategies proposed for two heritage buildings within the Subject Site.

The two heritage buildings within the Subject Site are identified on the City of Vaughan Heritage Inventory.

1. The George Munshaw House is a one-and-a-half-storey structure with a one-storey rear addition built c.1825-1850. The House is the only structure out of a collection of Munshaw structures (see list on page 7) that has been relocated (see page 10). The house now sits on temporary footings on Lot 104 of the Subject Site, along Fanning Mills Circle. It was relocated here from 980 Major Mackenzie Drive West where it had been initially relocated to from its original location

at Lot 44 Concession 2 in 1984. The house is designated under Part IV of the Ontario Heritage Act.

2. The Bassingthwaite House, is a two-storey structure constructed in 1860. The house currently sits in its original location, which has been integrated into the lotting fabric of the Subject Site as lot 35 along Keatley Drive. Despite later alterations, the house is a good example of mid 19th-century residential architecture. The house is listed on the City of Vaughan Heritage Inventory as a building of architectural and historical value.

The Subject Site has been redeveloped as a new subdivision containing 14 residential blocks and a total of approximately 838 dwellings.

A number of mitigation options were considered during the development of the subdivision plan. These options can be found in Sections 4.1 and 4.2 of this report.

The proposed conservation approach is to relocate and conserve both the George Munshaw House and the Bassingthwaite House. The proposed relocation would situate both houses adjacent to one another along Bathurst Street on an existing residential lot enveloped by a naturalized open space. This proposed relocation area is adjacent to the southeastern extent of the Subject Site.

Future conservation work, involving the repair and upgrade of the heritage resources, and adaptive reuse is proposed for both the Munshaw House and Bassingthwaite House. In the interim, before the houses are programmed, Bassingthwaite House will be used as a residence with the Munshaw House as its accessory structure. Potential proposed alterations and/or additions to the buildings are to be determined in coordination with the ultimate owner and the City of Vaughan.

The retention and adaptive reuse of these existing heritage resources represents an appropriate conservation strategy that will provide both houses with a context, scale and visual prominence that is presently lacking.

Further details regarding future conservation work and programming of the heritage resources will be provided to the City of Vaughan as required.

1 INTRODUCTION

1.1 Scope of the Report

The purpose of this CHRIA is to “assess and describe the significance of a heritage resource and its heritage attributes,” “identify the impacts of the proposed development or alteration on the heritage resource” and “recommend a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development” (City of Vaughan Guidelines for Cultural CHRIA Reports, February 2017).

This CHRIA follows a previous submission, dated October 30, 2014 (and revised April 12, 2016) prepared by ERA, which sought the relocation and adaptive reuse of the George Munshaw House and the adaptive reuse of the Basingthwaite House in situ. The proposal has since been modified to include the relocation and adaptive reuse of both the Basingthwaite House and the Munshaw House adjacent to one another along Bathurst Street on an existing residential lot enveloped by naturalized open space, adjacent to the Subject Site’s southeastern extent. In the interim, before the houses are programmed, Basingthwaite House will be used as a residence with the Munshaw House as its accessory structure. Exterior and interior conservation work beyond the relocation and stabilization of both structures will undertaken in future.

1.2 Present Owner Contact

c/o Michael Pozzebon
Longyard Properties Inc.
30 Floral Parkway, Suite 300
Concord, ON, L4K 4R1

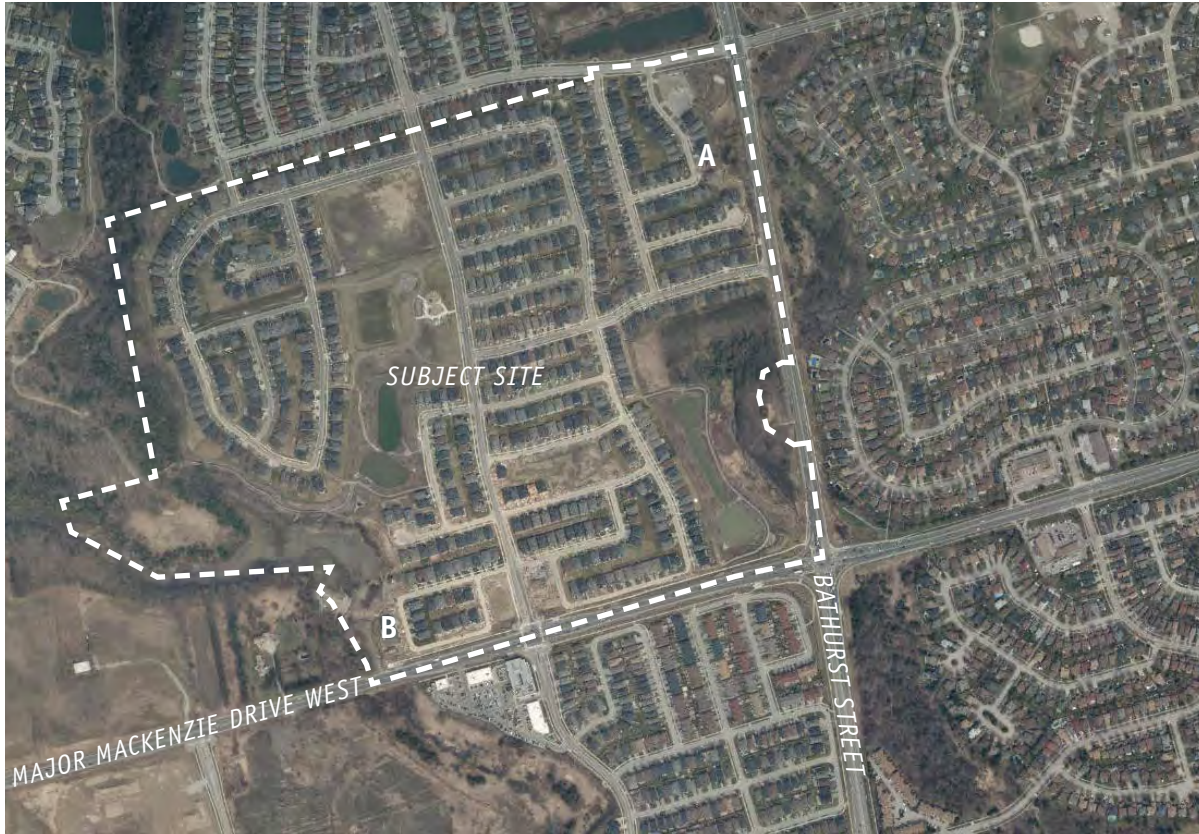
1.3 Site Location and General Description

The Subject Site is located north west of the intersection of Bathurst Street and Major Mackenzie Drive West, on part of Lots 21 and 22, Concession 2, in the City of Vaughan.

The George Munshaw House at 980 Major Mackenzie Drive West is located on the north side of Major Mackenzie Drive West, approximately 500 metres west of Bathurst Street.

The Basingthwaite House at 10244 Bathurst Street sits on the west side of Bathurst Street, approximately 850 metres north of Major Mackenzie Drive West.

Currently, the Subject Site is comprised of a new residential community surrounded by residential subdivisions.



1. Current location of 980 Major Mackenzie Drive West and 10244 Bathurst Street (York Region Aerial Map, 2018. Annotated by ERA, 2019).

- A - 10244 Bathurst Street, Bassingthwaite House
B - 980 Major Mackenzie Drive West, Munshaw House



2. 980 Major Mackenzie Drive West (ERA, 2019).



3. 10244 Bathurst Street (ERA, 2019).

1.4 Heritage Status and Site Description

The George Munshaw House at 980 Major Mackenzie Drive West is designated under Part IV of the Ontario Heritage Act by City of Vaughan By-law No. 403-87 for its architectural significance (see appendix 4 for By-law).

The reasons for designation, found in schedule “B” of By-law 403-87, are reproduced below:

Designation is recommended for the George Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr. constructed the house situated on his property, Lot 44 Concession 1. The building was relocated to its present site in 1985. George Munshaw Sr.'s father, Balsor Munshaw, was one of the first founding settlers of what is today Markham.

When the designation By-law was prepared, Munshaw House had been moved once from its original location. The building has now been

relocated multiple times and presently sits on lot 104 along Fanning Mills Circle (refer to Figure 10).

The Bassingthwaite House at 10244 Bathurst Street is included in the Listing of Buildings of Architectural and Historical Value on the Vaughan Heritage Inventory. The inventory identifies the building as an 1860s Georgian brick house with an addition built in the 1980s. The Bassingthwaite House is not designated under Part IV of the Ontario Heritage Act.

1.5 Adjacent Heritage Properties

The Province of Ontario's 2014 Provincial Policy Statement (PPS) supports heritage conservation as part of land-use planning and provides that significant built heritage resources shall be conserved (policy 2.6.1). “Significant built heritage resources” are defined in the PPS 2014 as resources that have been determined to have cultural heritage value or interest.

The PPS 2014 policy 2.6.3 states that:

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The Subject Site is not adjacent to any protected heritage properties.

2 BACKGROUND RESEARCH AND ANALYSIS

2.1 History of the Subject Site

The Subject Site was formerly the location of the Patterson Brothers agricultural implement factory and the corresponding small village that developed around it. Starting in the early 1850s, the Patterson business operated on these lands, until it relocated to Woodstock Ontario in 1885.

Founding:

The farm was established by brothers Peter, Alfred and Robert Patterson after immigrating to Ontario [then called Canada West] from Wyoming County in northern New York in the 1840s.

In the early 1850s, they began producing equipment for the local farmers.

In 1855, the Pattersons purchased one hundred acres of land on the north side of Major Mackenzie Drive West [then called Vaughan Sideroad], west of Bathurst Street and established a mill

on the **Subject Site**. A series of buildings to accommodate their growing business, the Patterson Works, were later constructed.

Town of Patterson and the Patterson Works:

As the Patterson Works developed through the early 1860s, a “company town” was built up around the works. According to historian Robert M. Stamp:

Patterson Brothers was able to run a patronizing yet benevolent operation for their “family” of workers, many of whom lived in company-owned cottages or boarding houses in the company town of Patterson or “The Patch” along Vaughan Sideroad.

Research in the March 2005 *Archeological Services Inc.* report titled “Cultural Heritage Impact Assessment for Helmhorst Investment Limited” notes that:

Over the period of its history the Subject Site contained a number of modest frame homes for company employees, a boarding house, a church (1871), school (1872), post office, telegraph office and store [Archeological Services, page 18] (figure 4).



4. Advertisement for Patterson & Brothers Works, n.d. (Source: Stamp, Robert M., *Early Days in Richmond Hill*).

The Village of Patterson is illustrated in an advertisement of the period (Figure 4) and in the county map of Vaughan produced by Ralph Smith & Co in 1878 (see figure 10).

Decline and Relocation:

By the 1880s, the success of the Patterson factory declined due to competition from other implement farms, as well as the lack of a connection to a rail line.

In 1886, Richmond Hill village council offered the Pattersons a \$10,000 bonus.

Despite a late-coming counter offer presented by the village of Richmond Hill, the brothers decommissioned the factory and moved to western Ontario.

2.2 History and Evaluation of built cultural heritage resources

2.2.1 *George Munshaw House, History*

The George Munshaw House is a one-and-a-half-storey structure **with a one-storey rear addition** constructed circa 1825-1850.

The Munshaw House was moved to 980 Major Mackenzie Drive West from its original location in Richmond Hill at Lot 44 Concession 2 in 1984. It has since been moved to its present location at Lot 104 of the Subject Site, along Fanning Mills Circle where it sits on temporary footings.

Original Location:

The Ralph Smith & Co. county map of Vaughan, from 1878, shows a building on Lot 44 Concession 2, a property labelled “G. Munshaw”. It can be inferred that this was the original location of the George Munshaw house (see figure 10).

The Munshaw Family:

The house was built for George Munshaw Sr., the son of Balsar Munshaw, one of the early settlers on Yonge Street near Richmond Hill.

The “History of Toronto and County of York” published in 1885 by Blackett Robinson, states that George Munshaw’s parents, Balsar and Katharine Munshaw, and their children “were the first family to settle upon a farm on Yonge Street” [Robinson, p27].

Historian Robert M. Stamp writes that “...several of their children would later play important roles



5. Current condition of the George Munshaw House (ERA, 2019).

in the development of the community” [Stamp, Chapter 3, The European Settlers Arrive].

Information in this section is based on the site history provided in “Cultural Heritage Impact Assessment for Helmhorst Investment Limited” Archeological Services Inc., March 2005.

Archeological Services Inc., also suggested the house may have been constructed by George Munshaw’s eldest son, Jacob. ERA has not been able to verify this account.

Munshaw Buildings:

A number of buildings associated with the Munshaw name are considered heritage buildings (see list to the right). The legacy of the family is represented in several buildings, and is not limited to the George Munshaw House.

Architecture:

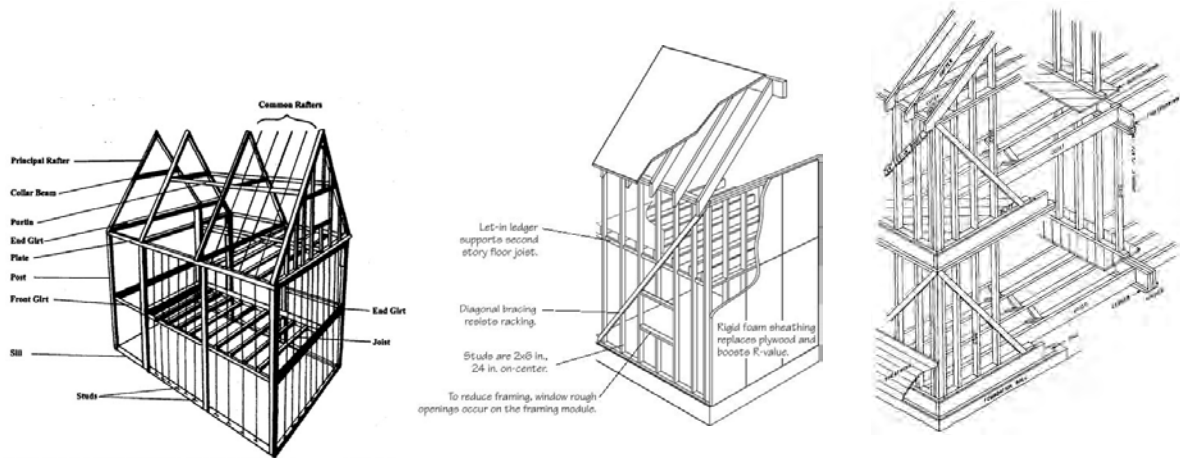
The George Munshaw House has been characterized as an early example of balloon-frame construction representing a departure from the earlier post-and-beam construction (see figure 7).

According to research provided in an earlier heritage assessment of the **Subject Site** provided by Archeological Services Inc., March 2005, and titled “Cultural Heritage Impact Assessment for Helmhorst Investment Limited,” the house is considered unique” as it has no posts supporting its frame, but rather employs vertical plank sheathing as the frame support” (page 25).

Munshaw Buildings	
Building	Location and Status
Wixom Munshaw House	Wixom, Michigan. Built circa 1833
Munshaw House Inn	Flesherton, ON Built circa 1860 Stage coach inn built in stages starting in 1849 and finishing in 1864. (virtualmuseums.ca, South Grey Museum & Historical Library)
Thomas Munshaw House	16 Centre Street West, Richmond Hill. Built circa 1872. Included on Richmond Hill’s Inventory of Buildings of Architectural and Historic Importance.
John Munshaw House	8779 Yonge Street, Richmond Hill Built circa 1855, Demolished 1992 Associated with John Munshaw Included on Richmond Hill’s Inventory of Buildings of Architectural and Historic Importance.
Lambert Munshaw House	8783 Yonge Street, Richmond Hill Built circa 1860, Demolished 1988 Included on Richmond Hill’s Inventory of Buildings of Architectural and Historic Importance.
Balsar and Katherine Munshaw House	10 Ruggles Av. south east corner of Hwy 7 and Yonge St. Built c.1809 Listed by the Town of Markham

List compiled by ERA.

The evolution of house framing construction methods in Ontario



6. Timber post & beam frame diagram

7. Balloon frame diagram

8. Platform frame diagram

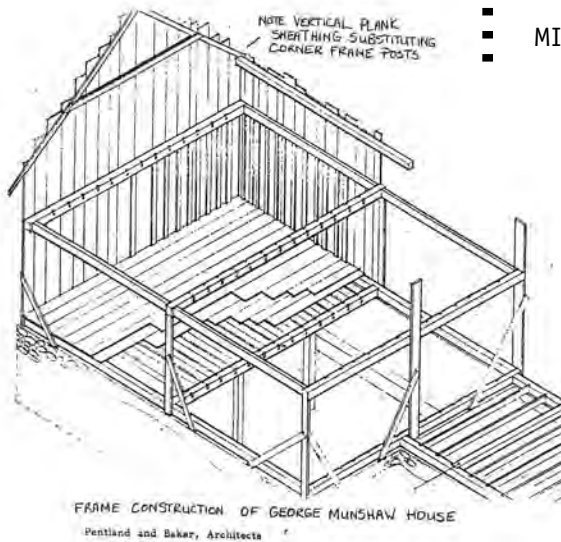
PRE 19TH CENTURY

LATER 19TH CENTURY

20TH CENTURY

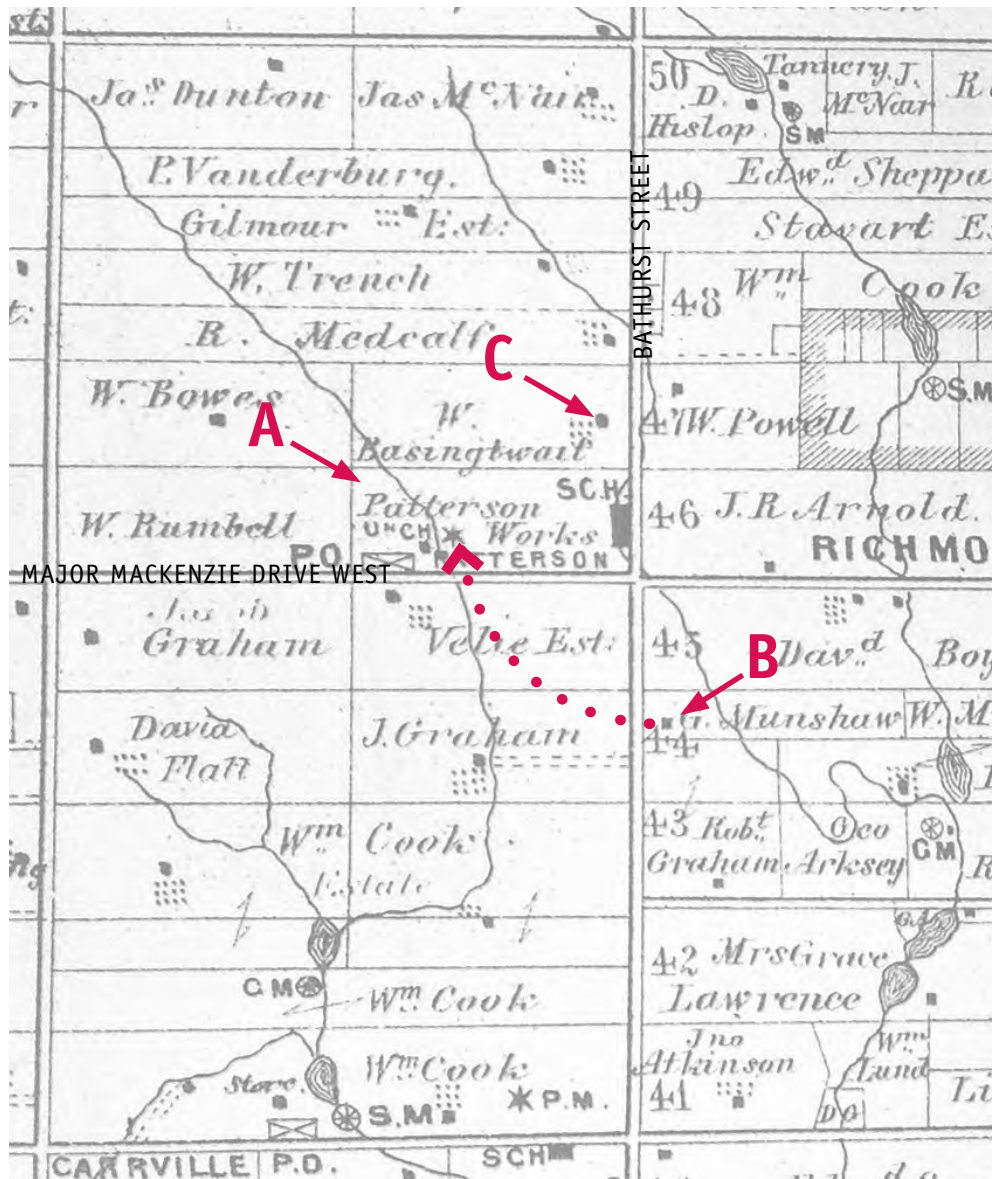
TODAY

MID 19TH CENTURY (FRAME CONSTRUCTION)



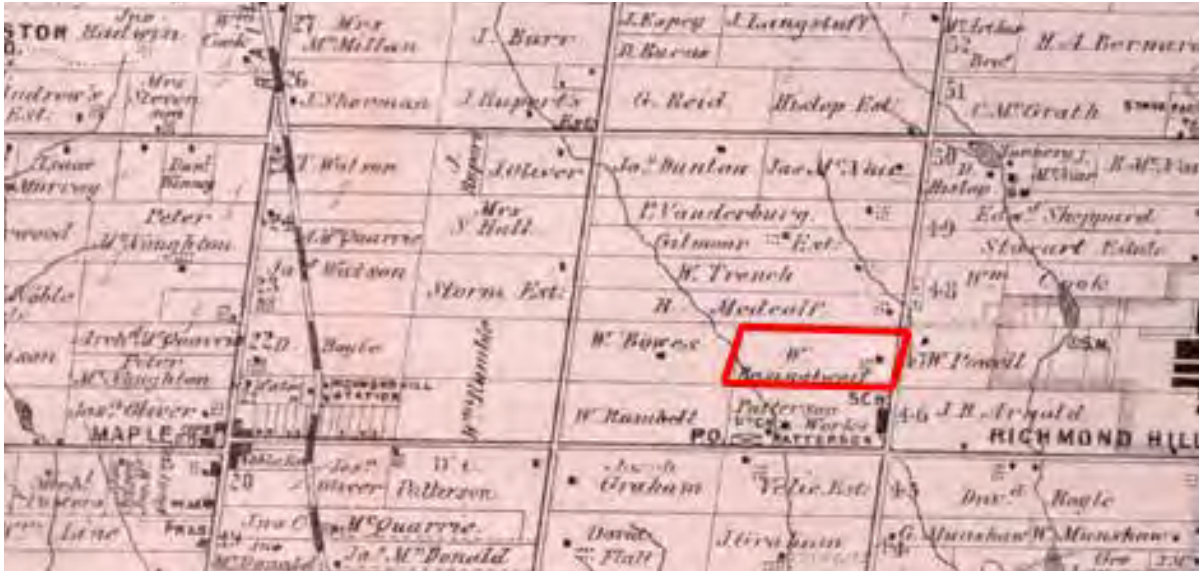
9. Frame construction of the George Munshaw House

Location of the Patterson Works, George Munshaw House and the Basingthwaite House, 1878



10. Site in 1878, from "Vaughan" Ralph Smith & Co., printed in Historic Atlas of York County Ontario, Illustrated, Miles & Co." (Annotated by ERA, 2019).

- A - Patterson Works/Patterson Village site, now the site of the Longyard Subdivision.
- B - Original Location of the George Munshaw House, now located at 980 Major Mackenzie Drive West. Present location shown by the dotted line.
- C - Historic and current location of the Basingthwaite House at 10244 Bathurst Street.



11. Illustrated historical atlas of the County of York (1878) showing location of Bassingthwaite Farmstead and House (Annotated by ERA, 2019).

2.2.4 *Bassingthwaite House, History*

The Bassingthwaite House is a two-storey structure constructed in approximately 1860. Although this date seems appropriate based on the appearance of the house, ERA has not yet been able to confirm this.

William Bassingthwaite immigrated to Canada with his parents, Edward and Mary, and siblings Edward and Elizabeth in 1832. Shortly after arriving in 1834, the Bassingthwaites purchased a farm in Reach Township.

In 1835, William married Margaret Atkinson, and in 1843 they established a farm on Lot 22 of the Township of Vaughan. At this time, the lot and surrounding lands were undeveloped, overgrown by bush and unserviced by roads. In addition to farming, Bassingthwaite was believed to have no less than thirty-five beehives on the property. Bassingthwaite was a member of the Methodist Church and active in establishing the area, with City of Vaughan Archives further indicating a “Mr Bassingthwaite” helped to establish the Patterson School, just south of the property. William and Margaret had six children and remained on Site until his William’s death in 1903.



12. Aerial photograph showing the original Bassingthwaite Farmstead and House, and its orientation toward Bathurst Street (York Region, 2019).

Research provided in *Archeological Services Inc., March 2005, and titled "Cultural Heritage Impact Assessment for Helmhorst Investment Limited,"* states that the house was renovated and enlarged in the 1980s. A two storey rear addition was constructed to the south elevation.

The *Archeological Services* report notes that a book on historic mouldings of York County, by George Duncan, sees "the Bassingthwaite House as a good example of 1850s style interior wood work and trim" (p 34).

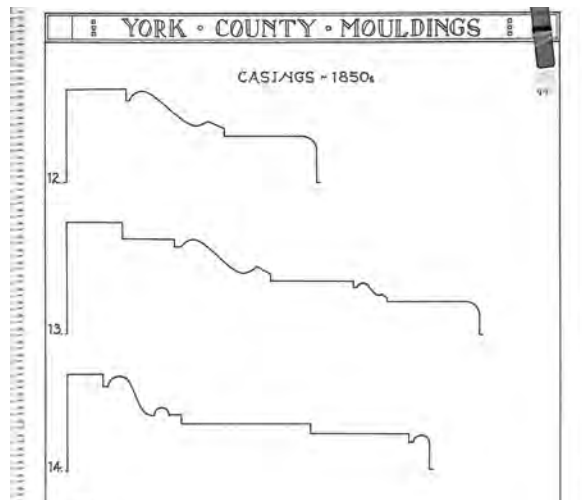
A single storey brick and stone structure, identified by the *Archeological Services* report as a smokehouse, is located at the rear of the house (see figure 14).



13. Bassingthwaite House - exterior (ERA, 2019).



14. Single storey brick and stone smokehouse (ERA, 2019).



15. Excerpt from George Duncan's book

2.3 Documentation of cultural heritage resources

A detailed photographic documentation of the buildings at 980 Major Mackenzie Drive West and 10244 Bathurst Street, which was updated in 2019, is included in Appendix 3 of this report.

2.4 Current Condition

A general overview of the conditions of the Bassingthwaite and George Munshaw Houses was conducted by ERA Architects Inc. in July 2019. This involved walking around the site, observing and assessing the exterior and viewing accessible interior spaces. Note, it was not possible to view the interior of the Munshaw House as the structure was boarded up and elevated on temporary wooden cribbing.

Each house is reviewed in the following pages.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: *Superior aging performance. Functioning as intended; no deterioration observed.*

Good: *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*

George Munshaw House, 980 Major Mackenzie Drive West

ERA performed a visual inspection of the property on July 25, 2019. All inspections were carried out from grade. Inspections were limited to visible exterior envelope features such as the masonry, woodwork, windows and doors, flashings and rainwater management systems (eavestroughs and downspouts). The interior was inaccessible during the inspection. No close up “hands on” inspections were carried out using scaffolding or a lift, and the roof areas on all the buildings were not accessible at the time of the inspection.

Overall, the Munshaw house is in fair to poor condition with areas of defective condition. It is currently sitting on temporary structure - steel beams and wood cribs. The area at the seam of the two storey and one storey structure appears to be in poor condition and is bowing in this location. This section should be repaired and levelled as soon as possible to prevent further deterioration to the structure.



16. East elevation (ERA, 2019).




17. North elevation (ERA, 2019).



18. South elevation with view of cedar shingled roof and easternmost chimney (ERA, 2019).



19. West and south elevations (ERA, 2019).

 Rear addition

The wood siding appears to be in poor to fair condition with some areas of rot and deterioration and paint flaking and peeling. There also appears to be some defective areas at the base of the one-storey section where there is missing wood siding.

The exterior wood work appears to be in fair condition with some areas of the roof fascia and soffit boards showing paint flaking and peeling.

The eavestroughs and downspouts appear to be in fair condition with some areas of warping. The eavestroughs and downspouts on the north side of the one-storey section are missing.

The cedar shingle roof appears to be in poor condition with areas of missing shingles, deterioration and warping. The roof flashing appears to be in fair condition.

The brick chimneys appear to be in fair condition with some environmental staining at the peaks.

All the existing doors and windows are boarded up from the exterior, and so these items could not be reviewed.

Bassingthwaite House, 10244 Bathurst Street

ERA performed a visual inspection of the property on July 25, 2019. All inspections were carried out from grade. Inspections were limited to visible exterior envelope features such as the masonry, woodwork, windows and doors, flashings and rainwater management systems (eavestroughs and downspouts). The interior inspection was carried out from the second floor to the cellar (basement). No close up “hands on” inspections were carried out using scaffolding or a lift, and the roof areas on all the buildings were not accessible at the time of the inspection.

Overall, the Bassingthwaite house is in fair to poor condition with areas of defective condition.

Brick Masonry: The brick façade has been painted in a beige colour and appears to be in fair to poor condition with areas have paint flaking, mortar loss, brick deterioration, brick delamination, environmental staining and obsolete metal fasteners. There also appears to be mortar cracks above window and door lintels, below window sills and at the base of the structure.



20. West elevation of the structure including the stone smoke house (ERA, 2019).



21. North chimney (ERA, 2019).



22. 1980s addition (left) viewed from the southwest (ERA, 2019).



23. North Elevation brickwork and shutters (ERA, 2019).



24. Main wood door (ERA, 2019).

Openings: All the window and door openings have been boarded up with plywood on the exterior except the basement windows, and so the windows were reviewed only from the interior. The wood windows in the original Bassingthwaite House appears to be historic and in fair condition. The remainder of the windows at the one- and two-storey later additions are vinyl windows and appear to be in fair to poor condition. The main wood door and wood surround appears to be in fair condition with areas of paint flaking.

Exterior Wood: The exterior wood elements have been painted in white and appear to be in fair to poor condition. The wood sills at the original Bassingthwaite House appear to be in fair condition with some areas of paint flaking, with the exception of one sill on the ground floor south elevation which appears to be in poor condition showing signs of wood deterioration and paint flaking.



25. Soffiting and moulding on south elevation (ERA, 2019).

The main and side wood porches appear to be in fair condition with areas of paint flaking and some wood deterioration at the base of the columns.

The wood siding on the one storey addition appears to be in fair to poor condition with areas of paint flaking, damaged and deteriorated wood.

The wood soffits, facias and eaves appear to be in fair to poor condition with some areas of paint flaking and peeling, wood rot, deterioration and delamination.

The remaining wood window shutters appear to be in fair condition with areas of paint flaking. The north elevation has all the window shutters installed, the south elevation is missing one window shutter, and the east elevation is missing three window shutters with one uninstalled and in defective condition.

Roof, Flashing and Rain Management System: Generally, the roof, flashing and asphalt shingles are in fair condition, with the exception of a defective area in the north west side of the two-storey house where there is a three foot by four foot hole in the roof which exposes the interior to the elements. This hole should be repaired as soon as possible so that further deterioration to the roof and interior structure can be avoided.



26. Main wood porch (ERA, 2019).

The rain management system is in fair to poor condition with damaged and warped areas on the main porch and the one-storey building's eavestroughs, missing downspouts and downspout diverters.

Interior: Generally, the basement interior appears to be in fair condition. The majority of the exterior walls are covered in drywall except the north wall which shows the exposed stone rubble foundation. The stone foundation wall (west wall of original footprint of the Basingthwaite House) is exposed and appears to be in fair condition. A multi-wythe interior brick wall spanning east to west in the original footprint of the Basingthwaite House appears to be in fair condition. A section of wood floor joists and wood floor boards are exposed in the north side of the original Basingthwaite House footprint and appears to be in fair condition.



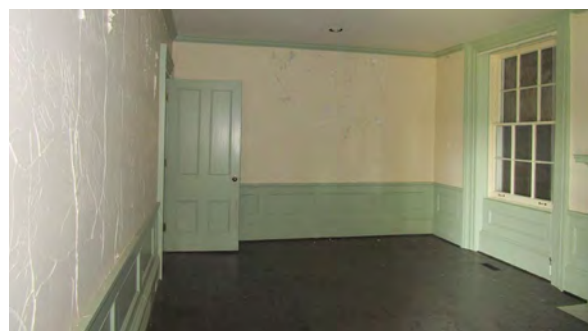
27. Stone rubble foundation (ERA, 2019).



28. View from foyer (ERA, 2019).



30. View of dining room, with evidence of mould on the ceiling and wall from defective roofing area (ERA, 2019).



29. View of living room (ERA, 2019).

Generally, the ground floor interior appears to be in fair condition with an isolated area of poor condition in the north west side of the two-storey house below the hole in the roof where there appears to be mould and water damage in the ceiling and wall. The original Bassingthwaite House interior appears to retain its original wood flooring, wood door and window trim, baseboards, wainscoting and ceiling trim, which appears to be in fair condition. The walls in the original Bassingthwaite House interior appears to be in fair condition with areas of paint flaking and peeling. The later addition interior walls are covered in drywall and tile (in the kitchen), which appears to be in fair condition.

Generally, the second floor interior appears to be in fair condition with areas of paint flaking and peeling from the walls and an interior door. There appears to be a defective area in the north west side of the two-storey house where there is a three foot by four foot hole in the roof that exposes the interior to the elements, which has damaged the ceiling, walls and floor in that area. This hole should be repaired as soon as possible so that further deterioration to the interior elements can be avoided.

One-storey Stone Smoke House: The one-storey stone smoke house appears to be in defective condition. The south and west stone walls have multiple vertical cracks along the entire wall and the north façade has mortar loss on the majority of the wall. The roof is in defective condition with rotted roof rafters, roof boards and shingles exposing the interior to the elements.



31. Upstairs hallway (ERA, 2019).



32. Evidence of defective roofing in southwest corner of the house (ERA, 2019).



33. Smokehouse structure requires rebuilding and repointing of walls(ERA, 2019).

3 OUTLINE OF THE DEVELOPMENT PROPOSAL

3.1 Description of Development Proposal

The redevelopment of the 189 acre Subject Site comprises a new subdivision containing 14 blocks of residential dwellings, including detached, semi-detached, and townhouse dwellings.

The draft plan of subdivision (refer to the April 14, 2010 Draft Plan of Subdivision prepared by KLM Planning Partners Inc., in Appendix 5) has since been approved and is now approaching full build-out. The plan proposed:

- » A total of approximately 838 units;
- » Eleven acres of parkland;
- » A public elementary school block;
- » A commercial block;
- » Stormwater management areas;
- » Natural areas of valley lands and woodlots; and
- » Twenty new interior roads to subdivide the Subject Site.

4 EXAMINATION OF CONSERVATION/MITIGATION OPTIONS

The City of Vaughan's Guidelines for Cultural Heritage Resource Impact Assessment Reports (2017) (Appendix 1) requires that **conservation** or mitigation options be considered, which include but are not limited to:

- » Avoidance Mitigation: Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive reuse of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition.
- » Historical Commemoration: While this option does not preserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. **This option may be accompanied by the recording of the structure through photographs and measured drawings.**
- » Salvage Mitigation: In situations where cultural heritage resources are evaluated as being of minor significance or the preservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered.

[Reference: City of Vaughan's Guidelines for Cultural Heritage Resource Impact Assessment Reports, 2017].

4.1 980 Major Mackenzie Drive West, George Munshaw House, Assessment of Options

Three types of **conservation**/mitigation strategies were explored for the George Munshaw House.

A) Avoidance Mitigation - Rehabilitation of George Munshaw House in situ

The current location and position of the George Munshaw House on the Subject Site **is within lot 104 of the Subject Site along Fanning Mills Circle**. The Munshaw House **was moved here from its previous 1984 location**, as it **did** not fit into the configuration of streets and blocks within the draft plan of subdivision. **The rationale for its current location was to integrate** the house into the regular pattern of development, to allow for the most efficient plan.

The current location is the result of two previous relocations (refer to figure 10). Its current context, backing onto a natural heritage system and adjacent to larger scale single-detached houses is not ideal, as it does not reflect the historic rural character of the house.



35. George Munshaw House (east elevation) (ERA, 2019).



36. George Munshaw House (south elevation) on Lot 104 on Fanning Mills Circle (in pink), adjacent to newly constructed homes on the Subject Site (Google, 2018).

B) Salvage Mitigation - Relocation of George Munshaw House

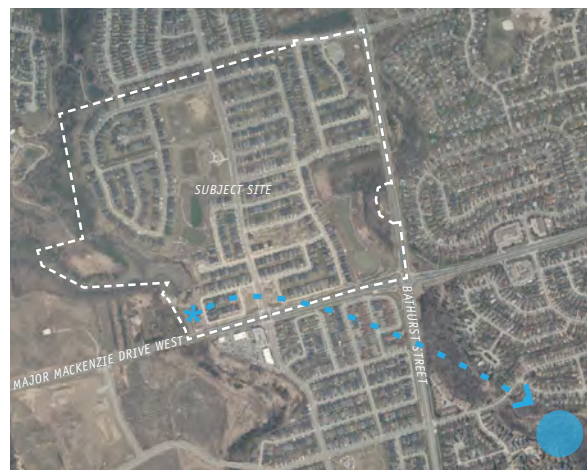
Potential sites for relocation include: (1) Public Elementary School block within the Subject Site, (2) Off-site at Little Don Park, (3) on parkland within the Subject Site and (4) on a residential lot enveloped by naturalized open space adjacent to the Subject Site.

Location 1: Relocation within the Subject Site to the block allocated for public elementary school use would allow the building to be publicly accessible and community uses could be accommodated. This option would require consent from the local school board.



37. Location 1 | Relocation to nearby school site, shown in blue (York Region, 2018. Annotated by ERA, 2019).

Location 2: Relocation of the building away from the Subject Site to Little Don Park, near the south east corner of Major Mackenzie Drive West and Bathurst Street would return the house close to its original location. Relocation here would also allow for the house to be sited in a visible, publicly accessible site. This option would require the consent and cooperation of the City of Vaughan Parks Department.



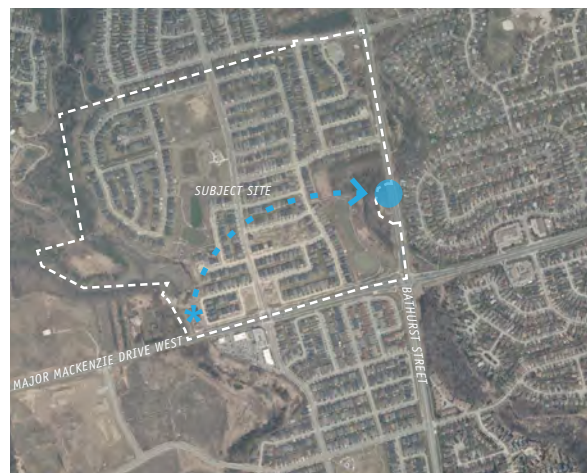
38. Location 2 | Relocation to Little Don Park, shown in blue (York Region, 2018. Annotated by ERA, 2019).

Location 3: Relocation within the proposed parkland offers the opportunity to position the house in a new location that allows for the development to occur and the building to become a community asset. This would require that the Parks Department make an exception as structures made from combustible materials are not permitted in parks.



39. Location 3 | Relocation to and integration into the proposed parkland as a potential new community building (York Region, 2018. Annotated by ERA, 2019).

Location 4: Relocation to an existing residential lot enveloped by naturalized open space adjacent to the southeast corner of the Subject Site. This would move the house closer to its original location along Bathurst Street, and provide a more appropriate landscaped setting, context and scale. This would require that the City and TRCA approve the siting plans.

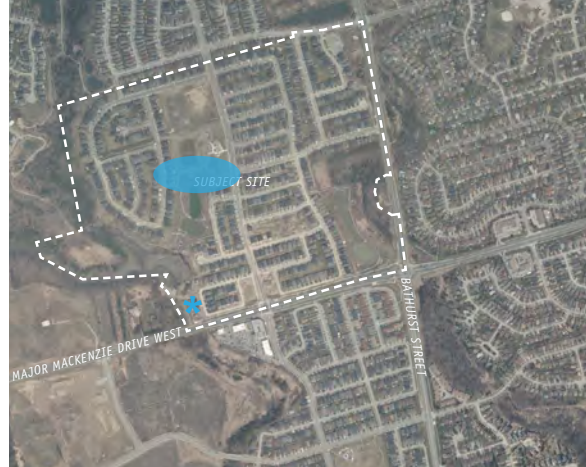


40. Location 4 | Relocation to and integration into a residential lot enveloped by a naturalized open space along Bathurst and adjacent to the Subject Site (York Region, 2018. Annotated by ERA, 2019).

C) Historical Commemoration

The demolition of the Munshaw House could be mitigated by providing a public amenity in the form of a shade structure in a new public park that is a model of the original house.

The balloon frame construction, arguably the most significant heritage attribute of the structure, is not visible when looking at the house since it is concealed within the frame of the house. In historically commemorating this house, the construction method can be revealed and made publicly visible.



41. Proposed commemoration zone, shown in blue (York Region, 2018. Annotated by ERA, 2019).

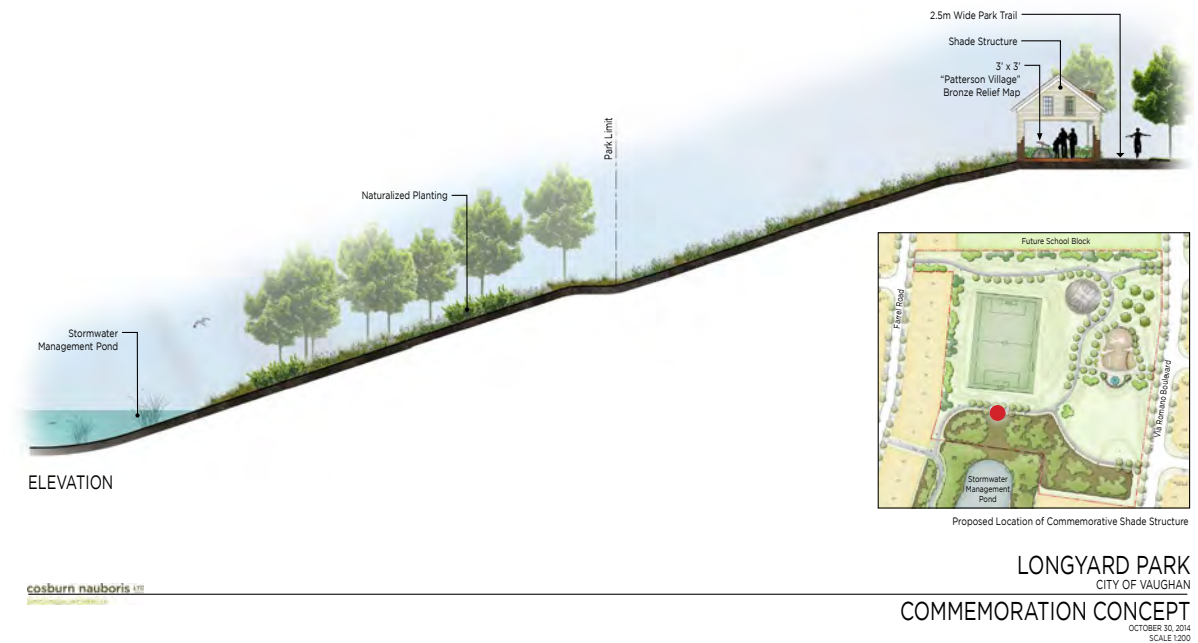
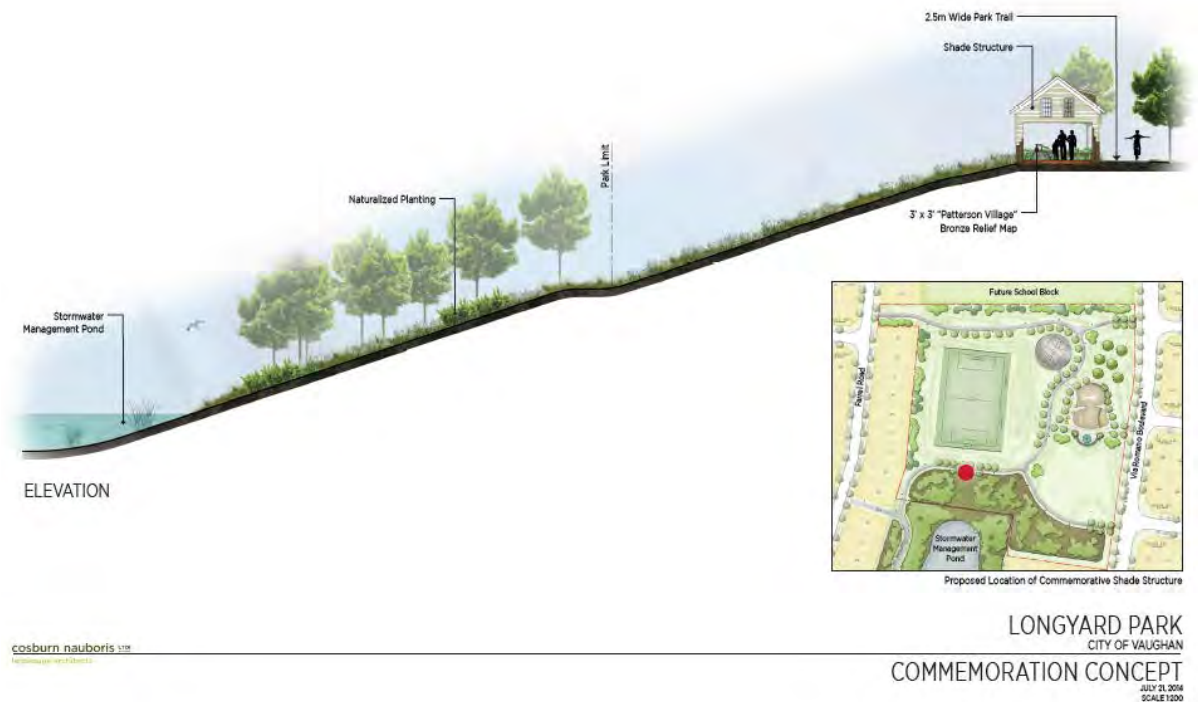
Figure 42, shows what the commemorative shade structure and other commemorative elements may look like.

The proposed design includes open walls with unobstructed views of 360 degrees due to the vertical supports (not posts) that mimic the framing method used in the Munshaw House. The historically referenced metal structure will use a wood texture finish. The significance of the special construction method will be described inside.

A plaque would be included to speak to the history of the Munshaw family and to describe the special construction oriented to overlook the original location of Patterson Village.

A commemorative plaque and bronze map of the original Patterson Village would also be located beneath the shade structure.

In order to meet the size requirements for structures in public parks, the shade structure will need to be scaled at 80% of the actual house. The structure will provide protection from the elements without compromising safety by maintaining clear sight lines within and outside the structure (see figure 42).



42. Commemoration concept originally proposed in the first HIA (Cosburn Nauboris Ltd).

4.2 10244 Bathurst Street, Bassingthwaite House, Assessment of Conservation Options

Three strategies for **conservation**/mitigation were explored for the Bassingthwaite House and are discussed below.

A) Avoidance Mitigation

As noted in the CHRIA, dated April 21, 2016, the siting, condition and architectural integrity of the house suggests it may be adapted for future uses within the proposed **Subject Site**. Interior work would be limited to ensure historic trim and other significant heritage features are conserved.

However, since the Longyard Subdivision has been constructed, Bassingthwaite House's current context and location adjacent to larger scale single-detached houses is proving to not be ideal, as it does not reflect the houses' historic rural character.



43. Bassingthwaite House main entry along eastern elevation (ERA, 2019).



44. Bassingthwaite House (west elevation) on Lot 35 along Keatley Drive (in pink), adjacent to newly constructed homes on the Subject Site (Google, 2018. Annotated by ERA, 2019).

As noted in the CHRIA, dated April 12, 2016, the size and configuration of the building may complicate relocation efforts. As such, relocation will require the removal of the 1980s addition, which will reveal the original massing of the building. No negative impacts are anticipated as a result of the removal of this 1980 addition.

B) Salvage Mitigation

Relocation of the Bassingthwaite House could provide a more appropriate setting for the house than its present location within the Longyard Subdivision.

All four relocation scenarios explored in the Salvage Mitigation options described for Munshaw House (discussed in Section 4.1) have also been considered for the relocation of Bassingthwaite House.

C) Historical Commemoration

The heritage value of the site is associated with the architectural design of the house. A commemoration strategy is not the most appropriate conservation approach, and will be unnecessary if the house is conserved.

4.3 Recommended Heritage Strategy

The recommended strategy for the Subject Site includes the relocation and adaptive reuse of both the George Munshaw House and the Bassingthwaite House.

The relocation of both houses will restore the buildings' original setting within naturalized open space. Their future adaptive reuse will increase the likelihood that the houses will remain occupied and protected against deterioration due to neglect. Future reuse is to be determined, and will be dependent on market demand. In the interim, before the houses are programmed, Bassingthwaite House will be used as a residence with the Munshaw House as its accessory structure.

The rehabilitation of both the Munshaw House and the Bassingthwaite House may include alterations/additions to accommodate their future uses and users. Any alterations or additions will be designed in a sensitive manner that is sympathetic to the heritage fabric.

These options were proposed to mitigate potential negative impacts of the development, while respecting the heritage attributes of the structures.

5 IMPACT ASSESSMENT

5.1 George Munshaw House

The following table identifies and assesses possible impacts of the proposal on cultural heritage resources. The possible impacts included here are as identified in the Ontario Heritage Tool Kit.

This table assumes that relocation and future conservation and adaptive reuse of the Munshaw House is the selected conservation strategy.

Issue	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The proposed development does not involve demolition of any heritage attributes or features.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	<p>The structure has been relocated from its original location and context. It will be relocated for the third time to a naturalized open space adjacent to the Bassingthwaite House.</p> <p>The forthcoming Conservation Plan will describe work to relocate, stabilize and secure the house and future work to conserve the house's heritage attributes. Any future proposed addition will be designed to be compatible and subordinate to the heritage fabric, while ensuring that the structure meets market expectations in order to accommodate its future uses/users.</p>
Shadows created that alter the appearance of a heritage attribute, or change the viability of a natural feature or plantings, such as a garden	N/A
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The structure has been relocated from its original location and context. The proposed relocation will restore the house's rural agricultural context by enveloping it with naturalized open space, thereby improving its relationship to its surroundings.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No significant views or vistas have been identified in association with this structure.
A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open space	The Longyard development changed the land use from open agricultural lands to suburban residential lands.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource	N/A

5.2 Bassingthwaite House

The following table identifies and assesses possible impacts of the proposal on cultural heritage resources. The possible impacts included here are as identified in the Ontario Heritage Tool Kit.

This table assumes that **relocation and future conservation and** adaptive reuse of the Bassingthwaite House is the selected conservation strategy.

Issue	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The proposed relocation does not involve demolition of any heritage attributes or features.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The structure will be relocated from its original location and context. It will be relocated to a naturalized open space adjacent to the Munshaw House. The forthcoming Conservation Plan will describe work to relocate, stabilize, and secure the house and future work to conserve the house's heritage attributes. Any future proposed alteration/addition will be designed to be compatible and subordinate to the heritage fabric, while ensuring that the structure meets market expectations in order to accommodate future uses/users.
Shadows created that alter the appearance of a heritage attribute, or change the viability of a natural feature or plantings, such as a garden	N/A
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The rural agricultural context of the house was transformed into a suburban residential development. The proposed relocation will restore the house's rural agricultural context by enveloping it with naturalized open space, thereby improving its relationship to its surroundings.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No significant views or vistas have been identified in association with this structure.
A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open space	The Longyard development changed the land use from open agricultural lands to suburban residential lands.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource	N/A

6 CONCLUSION AND NEXT STEPS

The new subdivision on part of lots 21 and 22, Concession 2 in the City of Vaughan represents a balance between development and heritage conservation by relocating both of the heritage resources from their current locations within the lotting fabric of the Longyard Subdivision to an existing residential lot enveloped by naturalized open space along Bathurst Street.

The mitigation strategy recommended includes:

- » Relocation and future conservation and adaptive reuse of the George Munshaw House; and
- » Relocation and future conservation and adaptive reuse of the Basingthwaite House.

Conservation work for both properties will be outlined in future Conservation Plans, to be prepared as required by the City of Vaughan. Potential alterations and additions needed to rehabilitate the existing buildings for future uses/users are to be determined, and will be outlined as required by the City of Vaughan.

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Vaughan, City of. Extract From Council Meeting Minutes of June 25, 2013, Item 20, Report No. 28, of the Committee of the Whole, adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

PROJECT PERSONNEL

Philip Evans

Philip Evans is a Principal at E.R.A Architects with experience in Toronto and the United Kingdom. From contemporary design to cultural and urban planning and heritage building conservation, he has worked on a range of projects within the education, residential, and museum sectors. His positive and professional approach to project management covers all phases of architectural projects, including building condition assessments, schematic and design development, preparation of contract drawings, obtaining building approvals, undertaking contract administration and building site review.

Janice Quieta

Janice Quieta is an associate with the heritage architecture team at ERA Architects. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University. Her graduate thesis examined the feasibility of retrofitting post-war residential towers Toronto's St. Jamestown using a socially and ecologically sustainable program. She has studied and worked in Toronto, Halifax, Dusseldorf, and Koln and participated in a number of national and international design competitions in Canada and Germany.

Shelley Ludman

Shelley obtained her Master's in architecture at McGill University, where she studied the relationship of urban design to orientation, identity, and sense-of-place in the public realm. Her final design proposition investigated how architecture could be used to forge new spatial, circulatory, and programmatic relationships between Montreal's ground plane and its intricate network of below-grade pathways and connections.

This kind of hybrid spatial thinking is well suited to addressing the complexity of urban experience in both Toronto and Ontario, where development, planning, heritage conservation, and culture are in constant conversation.

Amy Calder

Amy Calder is a project manager and heritage planner with ERA Architects. She holds a Master of Arts (Planning) from the University of Waterloo, a Bachelor of Arts (Studio Arts & Art History) from the University of Guelph, and a Certificate in Digital Graphic Design from Humber College.

George Martin

George Martin was a heritage planner whose focus is the conservation and integration of heritage resources in site planning. Prior to joining ERA, George was involved in heritage projects in Vancouver and had worked for the Committee of Adjustment at the City of Toronto. He received his Masters of Science in Conservation from the University of Hong Kong after completing a Bachelor of Urban and Regional Planning at Ryerson University.

George completed professional training in cultural heritage landscapes at the Willowbank School of Restoration Arts. As a Heritage Planner, George has contributed to the Old City Hall Future Uses Study for Toronto's City Hall, planning initiatives for the renewal of Homewood Health Centre, City of Toronto's Tower Renewal Project, and the City of Kingston's Cultural Plan.

Zoe Chapin

Zoe Chapin is a planner with ERA Architects. She received a Bachelor of Arts with majors in Political Science & Geography Urban Systems and a Masters of Urban Planning from McGill University.

8 APPENDICES

Appendix 1: Guidelines for Cultural Heritage Resource Impact Assessment Reports (2017)



GUIDELINES FOR CULTURAL HERITAGE IMPACT ASSESSMENTS

Purpose

A Cultural Heritage Impact Assessment (CHIA) is a study to identify and evaluate built heritage resources and cultural landscapes in a given area (i.e. subject property) and to assess the impacts that may result from a proposed development or alteration on the cultural heritage value of a property. The Cultural Heritage Impact Assessment assists staff in the evaluation of development and heritage permit applications, including the determination of compliance with cultural heritage policies. A CHIA should:

1. Assess and describe the significance of a heritage resource and its heritage attributes. If the building or landscape is not considered significant, a rationale is outlined in the report by the qualified heritage specialist.
2. Identify the impacts of the proposed development or alteration on the heritage resource.
3. Recommended a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development. This will be further developed through a Conservation Plan.



Guidelines for Cultural Heritage Impact Assessments
Updated February 2017
Page 1 of 5



Provincial and Municipal Heritage Policies

Planning Act

2. (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Ontario Heritage Act

An application to alter or demolish a heritage resource shall be accompanied by the required plans as per Section 27 (5), Section 33 (2), Section 34 (1.1), and Section 42 (2.2)

Provincial Policy Statement 2014

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The Vaughan Official Plan 2010 (VOP2010)

Chapter 6, Volume 1 of VOP2010 requires that a Cultural Heritage Impact Assessment be provided when there is potential for new development to affect a heritage resource.

Section 6.2.2.5

To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

- a. the proposed alteration or addition requires:
 - i. an Official Plan amendment;
 - ii. a Zoning By-law Amendment;
 - iii. a Block Plan approval;
 - iv. a Plan of Subdivision;
 - v. a minor variance;
 - vi. a Site Plan application; or
- b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.

Section 6.2.3.1

That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when:

- a. the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application;
- b. the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or
- c. there is potential for adverse impact to a cultural heritage resource from the proposed 7



Section 6.2.3.2

That when development is proposed on a property adjacent to a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as Cultural heritage character area, or identified as having potential cultural heritage value:

- b. the applicant shall submit a Cultural heritage impact assessment if through the development approval process it is determined that there is the potential for adverse impact on the adjacent heritage resource from the proposed development.*

Section 6.2.4

Cultural heritage impact assessments may be required for many development activities on or adjacent to heritage resources.

Strategy for the Maintenance & Preservation of Significant Heritage Buildings

Approved by Council on June 27, 2005, Section 1.4 of the "Strategy" has the following provision as it relates to Cultural Heritage Impact Assessment requirements:

Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City's Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHRIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports will also include preservation and mitigation measures for the heritage property.

A Cultural Heritage Impact Assessment should not be confused with an Archaeological Resource Assessment. A Cultural Heritage Impact Assessment will identify, evaluate and make recommendations on **built heritage resources and cultural landscapes**. An Archaeological Resource Assessment identifies, evaluates and makes recommendations on **archaeological resources**.

Good Heritage Conservation Practice

The Cultural Heritage Impact Assessment shall be conducted and based on good heritage conservation practice as per international, federal, provincial, and municipal statutes and guidelines. This includes (but is not limited to):

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2010
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit - Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines



Requirements of a Cultural Heritage Impact Assessment

The requirement of a Cultural Heritage Impact Assessment shall be identified and requested by Cultural Heritage staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Heritage staff will identify the known cultural heritage resources on a property that are of interest or concern.

The following items are considered the minimum required components of a Cultural Heritage Impact Assessment:

1. The hiring of a **qualified heritage specialist** to prepare the Cultural Heritage Impact Assessment. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization (<http://www.caphc.ca>).
2. Applicant and owner **contact information**.
3. A **description of the property**, both built form and landscape features, and its context including nearby cultural heritage resources.
4. A **statement of cultural heritage value** if one does not already exist. Part IV individually designated properties will have statements provided in the existing City by-law. This statement shall be based on Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest.
5. A chronological description of the **history of the property** to date and past owners, supported by archival and historical material.
6. A **development history** and **architectural evaluation** of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context.
7. A **condition assessment** of the cultural heritage resources found on the property.
8. The **documentation** of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.
9. An **outline of the development proposal** for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources. A site plan drawing and tree inventory is required for this section.
10. A comprehensive examination of the following **conservation/ mitigation options** for cultural heritage resources. Each option should be explored with an explanation of its appropriateness. Recommendations that result from this examination should be based on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. Options to be explored include (but are not limited to):



a) Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition.

b) Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered. This option is often accompanied by the recording of the structure through photographs and measured drawings.

c) Historical Commemoration

While this option does not conserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings.

Review/Approval Process

Two (2) hard copies and two (2) digital copies of the Cultural Heritage Impact Assessment shall be distributed to the City of Vaughan: One hard copy and one digital copy to the Development Planning Department and one hard copy and one digital copy to the Urban Design and Cultural Heritage Division within the Development Planning Department.

Staff will determine whether the minimum requirements of the Cultural Heritage Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. Revisions and amendments to the Cultural Heritage Impact Assessment will be required if the guidelines are not met. City staff will meet with the owner/applicant to discuss the Cultural Heritage Impact Assessment and recommendations contained therein.

The preparation and submission of a Cultural Heritage Impact Assessment may be a required condition of approval for development applications and draft plan of subdivision applications.

Any questions or comments relating to these guidelines may be directed to the Urban Design and Cultural Heritage Division, Development Planning Department, City of Vaughan.



[Français](#)

ONTARIO REGULATION 9/06

made under the

ONTARIO HERITAGE ACT

Made: December 7, 2005

Filed: January 25, 2006

Published on e-Laws: January 26, 2006

Printed in *The Ontario Gazette*: February 11, 2006

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

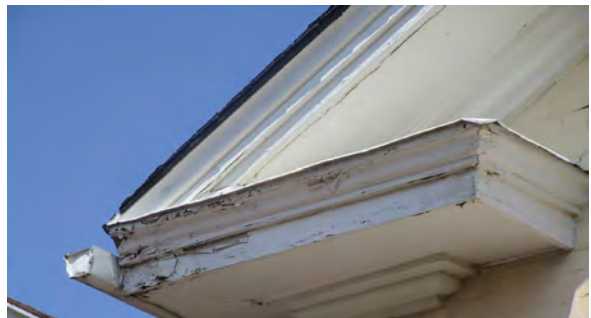
2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Appendix 3: Site Photographic Documentation (ERA, 2019)

980 Major Mackenzie Drive West // George Munshaw House: Exterior



10244 Bathurst Street // Bassingthwaite House: Exterior



10244 Bathurst Street // Bassingthwaite House: Interior & Smoke House



Appendix 4: City of Vaughan By-law No. 403-87

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 403-87

A By-law to designate the George Munshaw House located on the property known municipally as 980 Major Mackenzie Drive, Patterson, in the Town of Vaughan, Regional Municipality of York as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and/or historic value or interest; and,

WHEREAS the Council of the Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the George Munshaw House, 980 Major Mackenzie Drive, Patterson, being Part of Lot 21, Concession 2, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto; and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

NOW THEREFORE the Council of the Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the building known as the George Munshaw House, situated at 980 Major Mackenzie Drive, Patterson, being Part of Lot 21, Concession 2, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.
2. The reasons for designation are set out in Schedule "B" attached hereto.

3. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A", attached hereto, in the proper land registry office.
4. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the Owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper in which notice of intention to so designate was published once of each of three consecutive weeks.

READ a FIRST and SECOND time this 16th day of November, 1987.

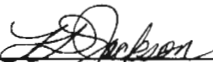


L. D. Jackson, Mayor




R. A. [illegible], Town Clerk

READ a THIRD time and finally passed this 16th day of November, 1987.



L. D. Jackson, Mayor



R. A. [illegible], Town Clerk

THE GEORGE MUNSHAW HOUSE

Property: The George Munshaw House

Address: 980 Major Mackenzie Drive
Part of Lots 21 and 22,
Concession 2,
Maple, Town of Vaughan

Previous Location: Lot 44, Concession 1
N.W. 1/2

Original Owner: George Munshaw

Construction Date: c.1825-1850

Reason for
Designation: Designation is recommended for the
George Munshaw House for its
architectural significance in that it is
representative of the transitional
period from early post and beam
construction to balloon frame
construction (1825-1850). Its
construction is also unique as it has no
posts supporting its frame, but has
vertical plank sheathing as the frame
support.

It is believed that George Munshaw Sr.
constructed the house situated on his
property, Lot 44, Concession 1. The
building was relocated to its present
site in 1985. George Munshaw Sr.'s
father, Balsor Munshaw was one of the
first founding settlers of what is today
Markham.

George Munshaw Jr. inherited from his father, the west 40 acres of the north half of Lot 44, Concession 1, the original location of the Munshaw House.

George Munshaw Jr. was a bachelor and lived, according to the 1871 Census, on Lot 44, Concession 1, with his other brother Thomas, also a bachelor, and his mother Hannah. Hannah Munshaw died c. 1896. Thomas Munshaw died on May 19, 1916 at the age of 86. George Munshaw died of "old age" a year later on July 31, 1917, at the age of 85.

ARCHITECTURAL ASSESSMENT

The Munshaw House is a one and a half storey vertical plank structure with a medium pitch gable roof. There is a one storey addition also of vertical plank construction, located to the south.

The house originally had a stone mortar foundation. This was replaced when the house was relocated to its present site in 1984. The exterior of the house is covered with horizontal clapboard.

The main entrance is located on the gable wall of the north elevation. The structural opening is flat in shape with a panel of lights on both sides. Two plain trim, sashed windows with a 6/6 pane arrangement are located on the first storey of the facade. Two similar windows are located on the facade's upper storey.

Two plain trim, sashed windows with a 6/6 pane arrangement are located on the first storey of the west elevation. Two similar windows with 6/6 pane arrangement are situated on the first storey of the east elevation. A shed dormer is centrally located on the structure's east elevation. A sashed window with a 3/6 pane arrangement is located in the dormer.

The south elevation of the main structure has a plain trim sashed window with a 6/6 pane arrangement. A similar window lies just above on the second storey opposite a casement window with a 9 pane arrangement.

The rear addition has two entrances located on opposite ends of the west elevation. A plain trim sashed window with a 6/6 pane arrangement is situated between the two doorways.

The east elevation of the addition has a sashed window with a 3/6 pane arrangement. The addition's south elevation has a sashed window with a 6/6 pane arrangement.

The roof is covered with cedar shingles. A chimney is centrally located along the roofline of the main structure. There is a second chimney at the rear of the addition. The roof has extended eaves with a plain fascia and soffit.

The frame of the house is unique in that it has vertical plank sheathing as the frame support. The structure resembles post and beam construction except that the posts are replaced by vertical planks. This type of construction was used between 1825 - 1850 during the transition from early post and beam construction to balloon framing.¹ The method of construction used to build the Munshaw House resembles balloon framing, in that the vertical supports press beside the horizontal supports and not underneath them. The horizontal beams are held up by spikes driven through the planks. This method of construction was more economical than post and beam, as it eliminated the posts and the complicated joinery.

Designation is recommended for the Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr. constructed the house situated on his then property, Lot 44, Concession 1. George Munshaw Sr.'s father, Balsor Munshaw was one of the first founding settlers of what is today Richmond Hill.

¹Note: A similar frame construction to the Munshaw House is a house at Moulinette, Ontario, near the Quebec border dated 1825. The Moulinette house was demolished to make way for the St. Lawrence Seaway. For details see John I. Rempel, Building with Wood, (Toronto: University of Toronto Press, 1967) p. 124.



Date: September 11, 2019 **Sent by:** EMAIL

To: Michael Pozzebon
 Longyard Properties Inc.
 30 Floral Parkway, Suite 300
 Concord, ON, L4K 4R1

Subject: **RE: 980 Major Mackenzie Drive West, Munshaw House —
 Addendum to Conservation Plan Phase 1: Relocation**

Dear Michael,

This document is an addendum to the Conservation Plan Phase 1: Relocation (“CP”) prepared by E.R.A. Architects Inc. (“ERA”), dated October 28, 2015, for 980 Major Mackenzie Drive West (“Munshaw House”), revised on July 21, 2016 and issued to the City of Vaughan. This addendum outlines a new proposed conservation strategy for the Munshaw House, and builds on and amends sections of the existing CP, including: Section 2: Condition Assessment; Section 3: Conservation Plan; Section 4: Conservation Cost Estimate; and Appendix 1: Conservation Plan Drawings.

Background

The CP followed a Heritage Impact Assessment (“HIA”) by ERA, dated October 30, 2014 and revised April 12, 2016 in consultation with Heritage Staff, which sought to stabilize, temporarily relocate and mothball the structure for eventual rehabilitation. Since the HIA was submitted and approved by the City of Vaughan in 2016, the Munshaw House was stabilized, relocated from its former location (municipally known as 980 Major Mackenzie Drive West) within the Longyard Subdivision, 19T-03V13-Phase 2 to Lot 104 on Fanning Mills Circle, abutting Major Mackenzie Drive West, and mothballed.

The Munshaw House consists of a one-and-a-half-storey structure with a one-storey rear addition built c. 1825-1850. It was moved from its original site in Richmond Hill at Lot 44 Concession 2 to 980 Major Mackenzie Drive West in 1984, and then to its present location between 2016 and 2017.

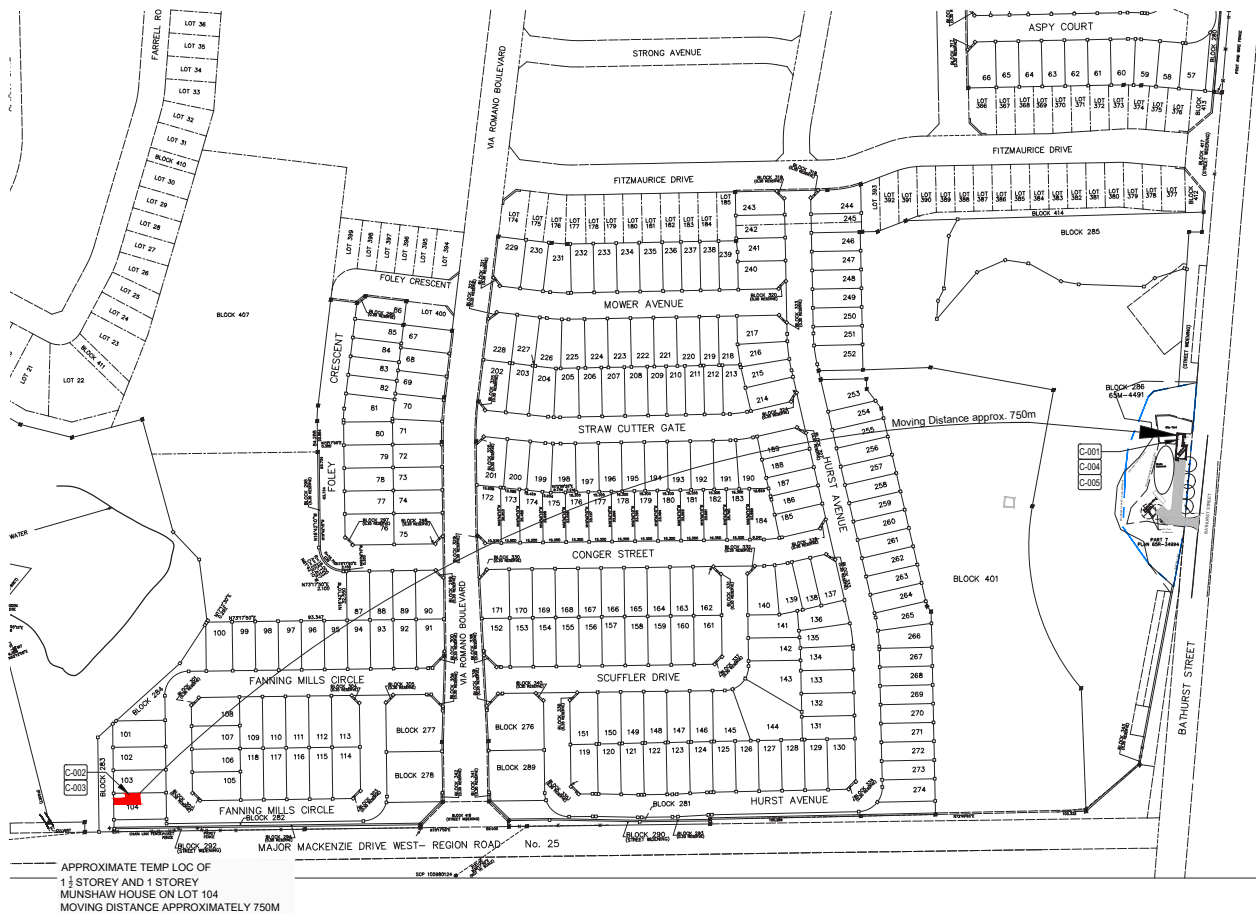
This addendum outlines a new proposed conservation strategy for Munshaw House that includes relocation to a permanent foundation on a new property. Exterior and interior conservation works and adaptive reuse will be part of a future scope. In the interim, before it is programmed, Munshaw house will serve as an accessory structure to the Bassingthwaite House, a local heritage resource to be relocated to the same property. When a future use is determined, and a proposal for rehabilitation is developed, planning permissions and Heritage Permits will be required for any further work.

ERA has developed the conservation strategy with respect to the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the Ministry of Culture’s *Ontario Heritage Tool Kit* procedures, and the *Burra Charter for the Protection and Enhancement of the Built Environment*. The conservation work described in this CP addendum will be executed by specialist sub-contractors with a minimum of 5 years experience in working with heritage structures. The work will be reviewed on site by the architect, heritage consultant and the City of Vaughan’s heritage staff for general conformance with heritage guidelines and conservation notes described in this addendum.

A Letter of Credit to secure the dollar value of conservation work of the heritage elements identified in this Conservation Plan will be provided under separate cover. Upon adequate review and completion of the conservation work by the Heritage Consultant, the Letter of Credit amount will be released back to the client.

Scope of the Report

This report addresses the conservation work needed to relocate and stabilize the Munshaw House in accordance with the City of Vaughan's requirements. Future exterior conservation is detailed in the "Conservation Notes" section of this document (Notes 1-000 onwards), noting that these are future works. It does not include instruction for rehabilitation of the existing one-and-a-half-storey building and one-storey rear addition of the Munshaw House, including future interior conservation and additions or alterations. A supplemental Heritage Permit will be required for future work.



Site plan drawing (HA001) showing the relocation of Munshaw House from its current position (in red) approximately 750 metres to its proposed location at the municipal address of 10090 Bathurst Street (ERA, 2019).

SECTION 2: CONDITION ASSESSMENT

ERA performed a visual inspection of the property on July 25, 2019. All inspections were carried out from grade. Inspections were limited to visible exterior envelope features such as the masonry, woodwork, windows and doors, flashings and rainwater management systems (eavestroughs and downspouts). The interior was accessible during the inspection. No close up “hands on” inspections were carried out using scaffolding or a lift, and the roof areas on all the buildings were not accessible at the time of the inspection.

Overall, the Munshaw house is in fair to poor condition with areas of defective condition. It is currently sitting on temporary structure — steel beams and wood cribs. The area at the seam of the one-and-a-half-storey building and one-storey addition appears to be in poor condition and is bowing in this location. This section should be repaired and leveled as soon as possible to prevent further deterioration to the structure.

2.1 Exterior Condition

The wood siding appears to be in poor to fair condition with some areas of rot and deterioration and paint flaking and peeling. There also appears to be some defective areas at the base of the one-storey addition where there is missing wood siding.

The exterior wood work appears to be in fair condition with some areas of the roof fascia and soffit boards showing paint flaking and peeling.

The eavestroughs and downspouts appear to be in fair condition with some areas of warping. The eavestroughs and downspouts on the north side of the one-storey addition is missing. The cedar shingle roof appears to be in poor condition with areas of missing shingles, deterioration and warping. The roof flashing appears to be in fair condition.

The brick chimneys appear to be in fair condition with some environmental staining at the peaks.

All the existing doors and windows are boarded up from the exterior, and so these items could not be reviewed.

Definition of Terms

The building components were graded using the following assessment system:

Excellent: *Superior aging performance. Functioning as intended; no deterioration observed.*

Good: *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*

The following site photos depict the current condition of the Munshaw House.



Eastern facade of the Munshaw House (ERA, 2019).



Western facade of the Munshaw House (ERA, 2019).



Southern facade of the Munshaw House (ERA, 2019).



Northern facade of the Munshaw House (ERA, 2019).

SECTION 3: CONSERVATION PLAN

3.1 Conservation Strategy Objectives

This CP addendum seeks to ensure the responsible treatment of the character-defining elements of the Munshaw House throughout stabilization and relocation, as well as future work related to exterior and interior conservation. Munshaw House's reasons for designation include:

Designation is recommended for the George Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr constructed the house situated on his property, Lot 44, Concession 1. The building was relocated to its present site in 1985. George Munshaw Sr.'s father, Balsor Munshaw was one of the first founding settlers of what is today Markham (City of Vaughan By-law 403-87).

From the reasons for designation, we conclude that the main character-defining element to be conserved through conservation work is the construction of the house's structure.

3.2 Overview of Conservation Scope

The proposed conservation scope aims to stabilize the Munshaw House, which is currently on temporary footings, and relocate it to a permanent foundation on a new property. In the interim, until the it is programmed for future use, Munshaw House will serve as an accessory building to the residential Bassingthwaite House. The conservation scope of work is as follows:

- Stabilization and relocation of the one-and-a-half-storey building with one-storey rear addition of the Munshaw House (*stabilization of the structure is to be confirmed by Danco House Raising and Moving prior to relocation*).

Exterior conservation work is outside of the current project scope; however, the 'Conservation Notes' (C-100 items only) provided within this report describe the work to be undertaken in future.

Conservation:

all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.

Preservation:

the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

Rehabilitation:

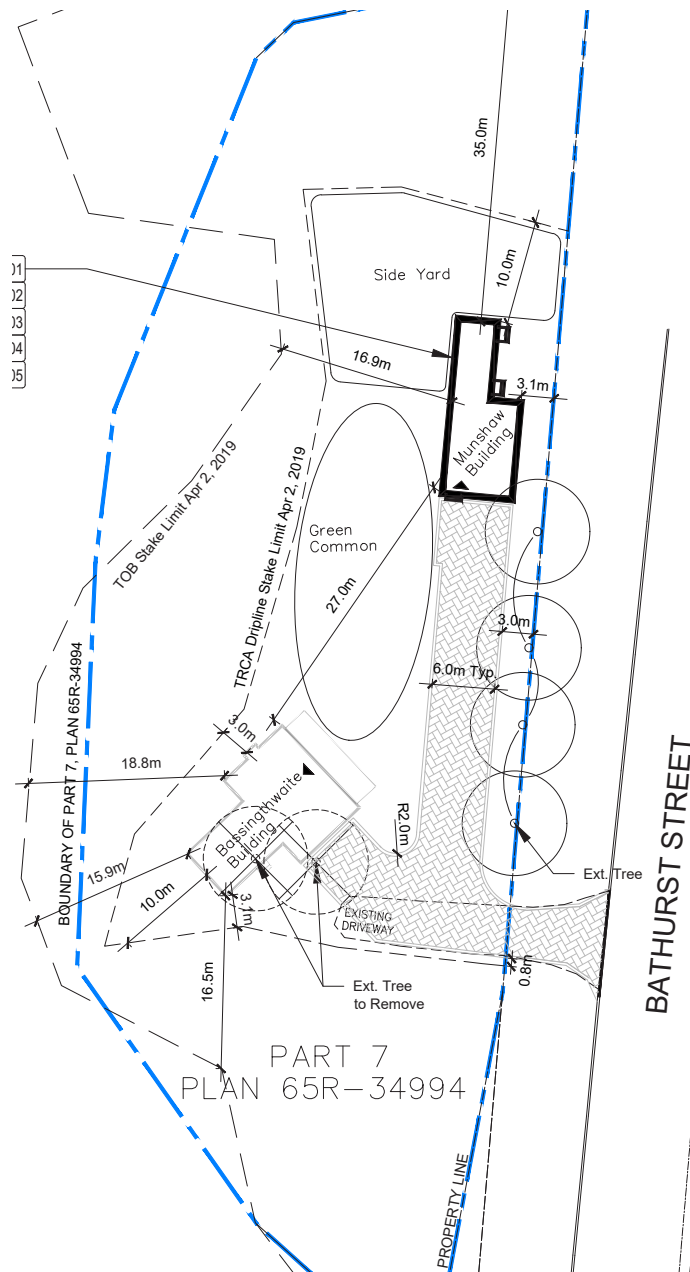
the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Restoration:

the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Ed, Glossary)

The dwelling is proposed to be relocated to 10090 Bathurst Street (the “Proposed Site”), a residential lot enveloped by naturalized open space, adjacent to another local heritage resource, Basingthwaite House. Both houses are to be situated within the staked top of bank and dripline limits established by the TRCA. The proposed setting will provide a more appropriate context and scale for the heritage resources. The Proposed Site’s context includes naturalized areas and landscaped open green spaces, and a tree line buffer between the adjacent roadway. Its location along Bathurst Street affords a visual prominence that the dwellings are presently lacking in their current locations within the Longyard Subdivision.



(Above) 1978 Aerial photograph showing the original Munshaw Farmstead and House, and its orientation toward Bathurst Street (York Region, 2019).

(Left) Proposed site plan for the relocation of Munshaw House (ERA, 2019).

The following site photographs depict the Proposed Site.



Proposed Site from Bathurst Street-view north west (ERA, 2019).



Existing vegetation on the Proposed Site (ERA, 2019).



Existing driveway entry to the Proposed Site. View east towards residential properties opposite Bathurst Street (ERA, 2019).

3.3 Relocation

The following methodology for relocating Munshaw House was provided by Danco House Raising and Moving.

- Reload the Munshaw House onto hydraulic dollies;
- Set a bunk at the front of the house to ensure the house is supported by three points and will not be damaged; and
- Move the Munshaw House to the Proposed Site.

3.4 Future Work: Rehabilitation for Occupied Use

In future, conservation work involving the repair and upgrade of the heritage resource, and adaptive reuse will be undertaken to rehabilitate Munshaw House to accommodate new uses. As a part of future rehabilitation, consideration can be given to retaining the existing interior wood floors and staircase and providing a grander entrance to Munshaw House such as a porch or verandah. However, rehabilitation and use-dependent work cannot commence until a new use is confirmed, and proposed work is approved by the City of Vaughan.

The proposed use for the Bassingthwaite House and Munshaw House upon relocation is a residence with an accessory structure, respectively. The ultimate use of Munshaw House will be confirmed in consultation with the future owner(s)/user(s) of the Proposed Site. On confirmation, a proposal for rehabilitation will need to be developed and submitted to the City of Vaughan. This proposal will provide greater detail regarding any required alterations or additions to the heritage resources, as well as site landscaping to create a buffer between the house and adjacent roadways. Heritage Permits and other planning permissions will be required for any further work.

The following conservation notes correspond with the conservation drawings attached as Appendix I. Notes C-100 to C-113 detail future exterior conservation work.

CONSERVATION NOTES

C-000 HOUSE RELOCATION

- C-001: RETAIN EXISTING 1-1/2-STOREY AND 1-STOREY MUNSHAW HOUSE AND RELOCATE TO NEW LOT.
- C-002: STABILIZE EXISTING FRAMING OF BOTH 1-1/2-STOREY AND 1-STOREY HOUSE BEFORE RELOCATION.
- C-003: RETAIN EXISTING BRICK CHIMNEYS DURING RELOCATION.
- C-004: ENSURE NEW SITE AND GRADING IS COMPLETE BEFORE THE HOUSE IS RELOCATED TO THE NEW LOCATION.
- C-005: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION.

C-100 CONSERVATION WORK (THIS PHASE OF WORK TO BEGIN AFTER HOUSE RELOCATION IS COMPLETE)

- C-101: REMOVE EXISTING CEDAR SHINGLE ROOF AND DORMER WALLS AND REPLACE WITH NEW CEDAR SHINGLES TO MATCH EXISTING.
- C-102: REMOVE EXISTING ROOF VENTS AND REPLACE WITH NEW ROOF VENTS AS REQUIRED.
- C-103: REMOVE ALL EXISTING METAL FLASHING, RAINWATER DOWNPIPES AND GUTTERS AND PROVIDE NEW TO MATCH EXISTING.
- C-104: SCRAPE CLEAN, PRIME AND PAINT ALL EXTERIOR WOOD SIDING (TYP.)
- C-105: MAKE GOOD SIDING TO MATCH EXISTING.
- C-106: SCRAPE CLEAN, PRIME AND PAINT ALL EXTERIOR WOODWORK (TYP.)
- C-107: INSTALL NEW WOOD SIDING TO MATCH EXISTING, AS REQUIRED.
- C-108: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING WINDOWS AND WINDOW FRAMES (TYP.)
- C-109: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING DOOR AND SIDE LIGHTS AND PROVIDE NEW HARDWARE AND STORM DOOR.
- C-110: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING DOORS.
- C-111: CONSTRUCT NEW FOUNDATION WALL FACING MATERIAL WITH SALVAGED STONE FROM BASSINGTHWAITE SMOKEHOUSE.
- C-112: CLEAN EXISTING BRICK CHIMNEYS.
- C-113: CONSTRUCT NEW STAIRS.

SECTION 4: CONSERVATION COST ESTIMATE

A Letter of Credit to secure the dollar value of conservation work of the heritage elements identified in this Conservation Plan will be provided under separate cover.

CONCLUSION

This addendum finds that the heritage resource, Munshaw House, will be appropriately conserved by the conservation work detailed in this document. The proposed conservation scope of work includes stabilization and relocation of the one-and-a-half-storey structure with one-storey rear addition of the Munshaw House to a permanent location on a foundation. Future exterior conservation work will be executed as a part of a later scope, along with necessary interior alterations and/or additions necessary to accommodate future use. In the interim, before the house is programmed, the Munshaw House will be used as an accessory structure to the residential Bassingthwaite House.

ERA and the project team will continue to coordinate with the City of Vaughan and the TRCA throughout the design development process. Should further information be required, please feel free to contact us for clarification.

Sincerely,



Philip Evans
Partner, ERA Architects Inc.

SECTION 6: APPENDICES

APPENDIX I - CONSERVATION PLAN DRAWINGS BY ERA ARCHITECTS, 2019

CONSERVATION NOTES:

C-000 HOUSE RELOCATION

C-001: RETAIN EXISTING 1 1/2 STOREY AND 1 STOREY MUNSHAW HOUSE AND RELOCATE TO NEW LOT.

C-002: STABILIZE EXISTING FRAMING OF BOTH 1 1/2-STOREY AND 1-STOREY HOUSE BEFORE RELOCATION.

C-003: RETAIN EXISTING BRICK CHIMNEYS DURING RELOCATION.

C-004: ENSURE NEW SITE AND GRADING IS COMPLETE BEFORE THE HOUSE IS RELOCATED TO THE NEW LOCATION.

C-005: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION.

C-100 CONSERVATION WORK (THIS PHASE OF WORK TO BEGIN AFTER HOUSE RELOCATION IS COMPLETE)

C-101: REMOVE EXISTING CEDAR SHINGLE ROOF AND DORMER WALLS AND REPLACE WITH NEW CEDAR SHINGLES TO MATCH EXISTING.

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C-103: REMOVE ALL EXISTING METAL FLASHING, RAINWATER DOWNPIPES AND GUTTERS AND PROVIDE NEW TO MATCH EXISTING.

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C-111: CONSTRUCT NEW FOUNDATION WALL FACING MATERIAL WITH SALVAGED STONE.

C-112: CLEAN EXISTING BRICK CHIMNEYS.

C-113: CONSTRUCT NEW STAIRS

NOTE:

ANY BUILDING PERMITS REQUIRED TO COMPLETE THIS WORK WILL BE PROVIDED BY THE CLIENT AND DANCO'S ENGINEERS.

DRAWINGS LIST

HERITAGE ARCHITECT

COVER PAGE & CONSERVATION NOTES
SITE PLAN RELOCATION
SITE PLAN AT NEW LOCATION
EXISTING BASEMENT AND GROUND FLOOR PLANS
EXISTING SECOND AND ROOF FLOOR PLANS
EXISTING EAST AND WEST ELEVATIONS
EXISTING SOUTH AND NORTH ELEVATIONS
PROPOSED BASEMENT AND GROUND FLOOR PLANS
PROPOSED SECOND AND ROOF FLOOR PLANS
PROPOSED EAST AND WEST ELEVATIONS
PROPOSED SOUTH AND NORTH ELEVATIONS

HA000
HA001
HA002
HA003
HA004
HA005
HA006
HA007
HA008
HA009
HA010

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NO.	DATE	REVISION / ISSUANCE
1	2019-08-21	CONSERVATION PLAN - DRAFT
2	2019-09-11	CONSERVATION PLAN

NOT FOR CONSTRUCTION

LEGEND

E R A

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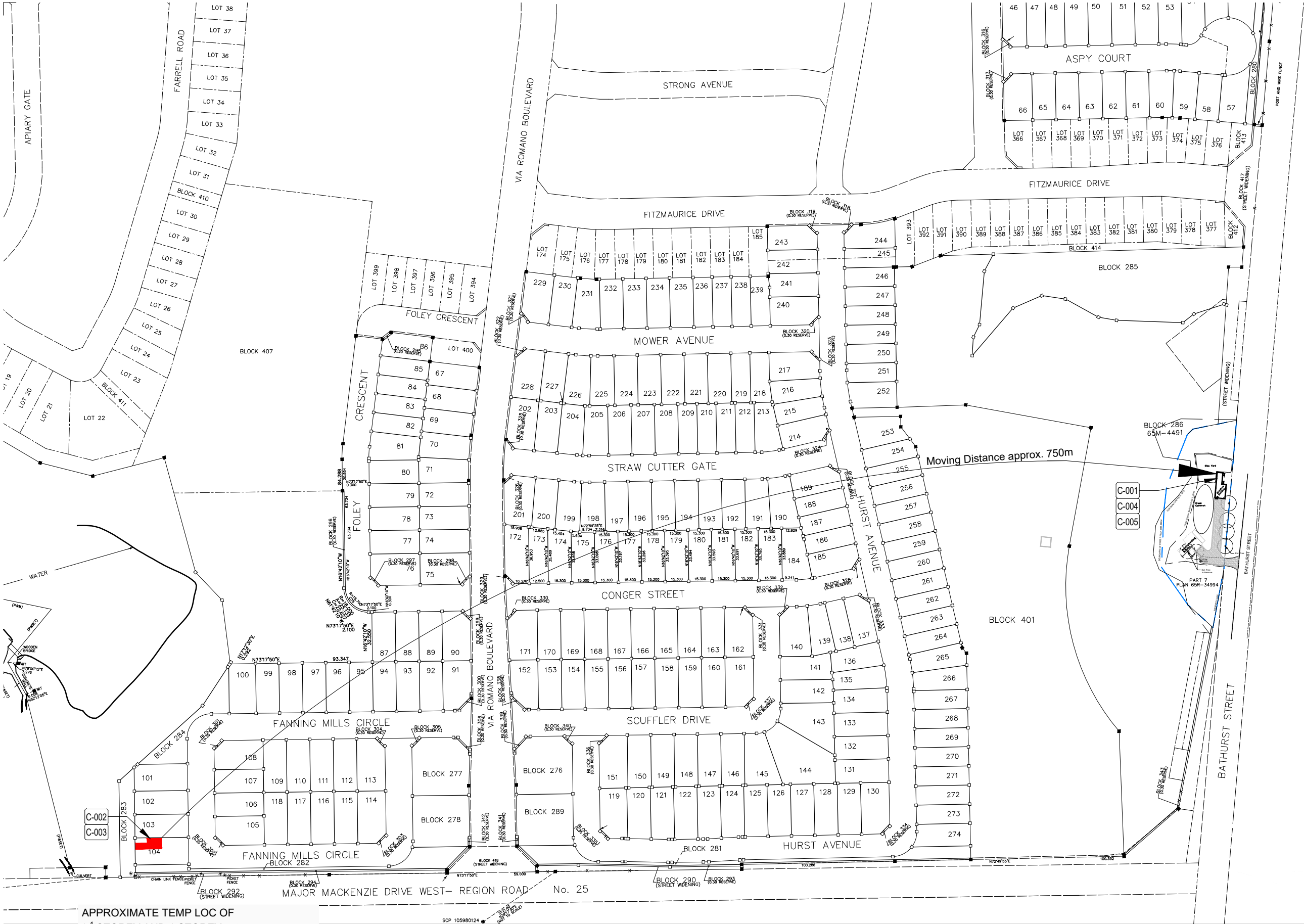
E.R.A. Architects Inc.

Project	
GEORGE MUNSHAW HOUSE CP	
Address	980 MAJOR MACKENZIE DR., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	JQ
Reviewed by	JQ
Drawing title	

COVER PAGE & CONSERVATION NOTES

Sheet no.

HA000



APPROXIMATE TEMP LOC OF
1 1/2 STOREY AND 1 STOREY
MUNSHAW HOUSE ON LOT 104
MOVING DISTANCE APPROXIMATELY 750M

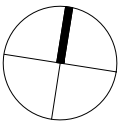
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Project

GEORGE MUNSHAW HOUSE CP

Address 980 MAJOR MACKENZIE DR., VAUGHAN, ON

For DG GROUP

Project no. 13-106

Scale at 11x17 1 : 2500

Drawn by SC

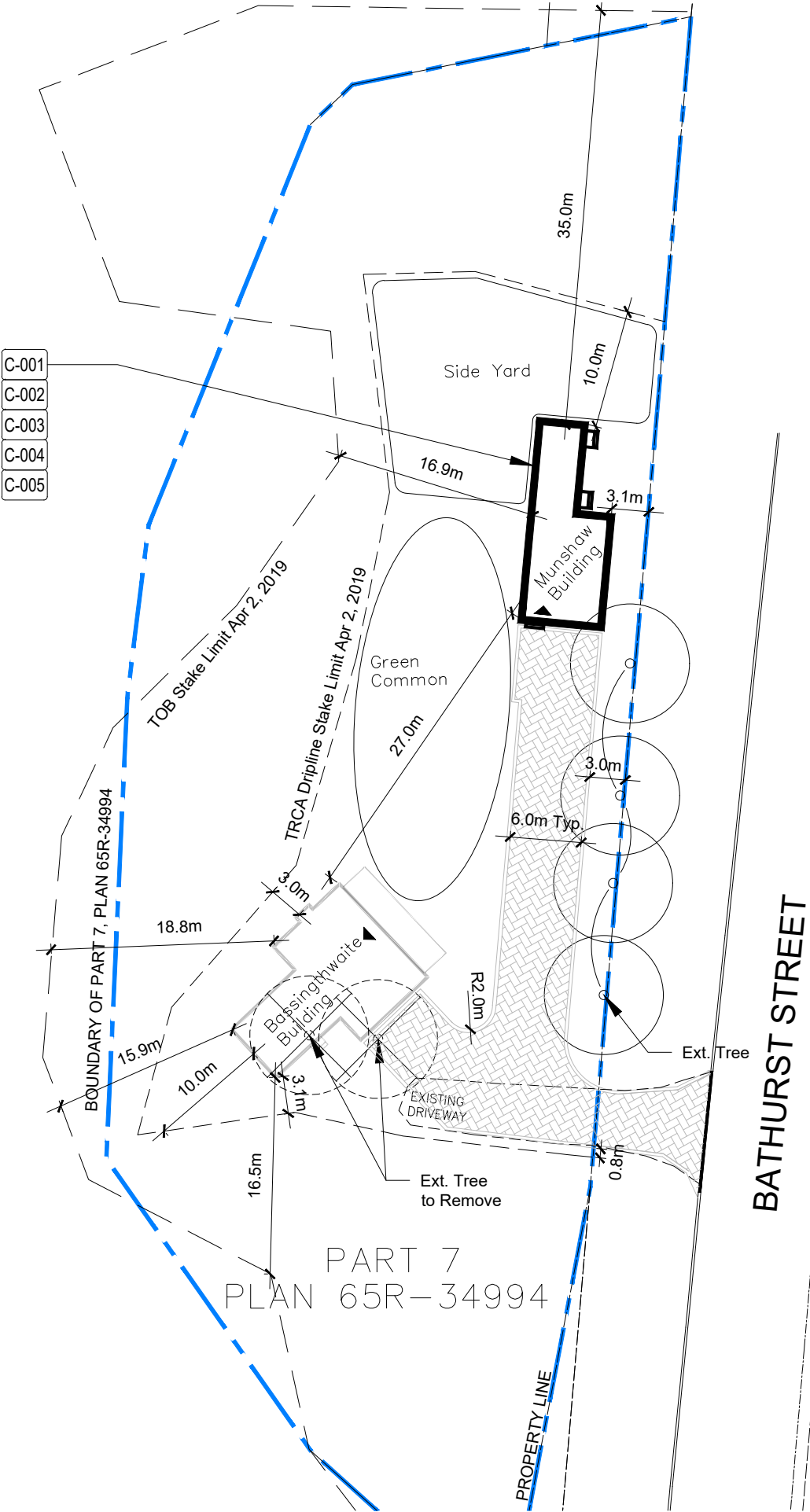
Reviewed by JQ

Drawing title

SITE PLAN RELOCATION

Sheet no.

HA001



- C-001
- C-002
- C-003
- C-004
- C-005

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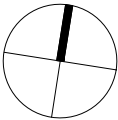
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Project	
GEORGE MUNSHAW HOUSE CP	
Address	980 MAJOR MACKENZIE DR., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 500
Drawn by	SC
Reviewed by	JQ
Drawing title	

SITE PLAN AT NEW LOCATION

Sheet no.

HA002

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LEGEND

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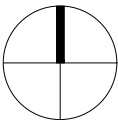
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For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	JQ
Reviewed by	JQ
Drawing title	EXISTING BASEMENT AND GROUND FLOOR PLANS

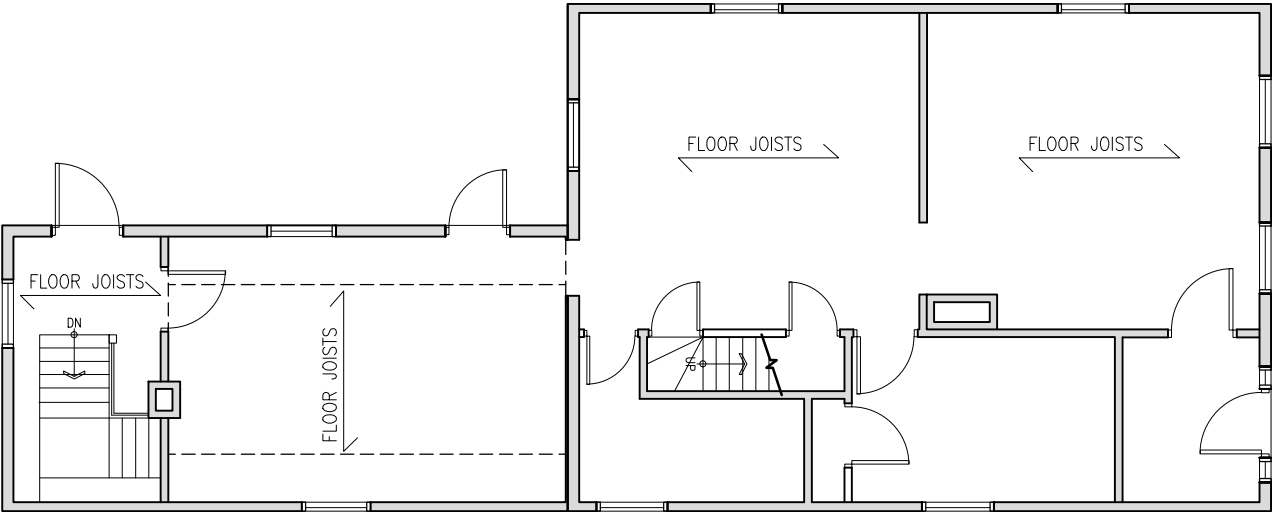
Sheet no.

HA003

LEGEND

EXISTING HERITAGE FABRIC

TEMPORARY FOUNDATION,
STEEL BEAMS & WOOD CRIBS

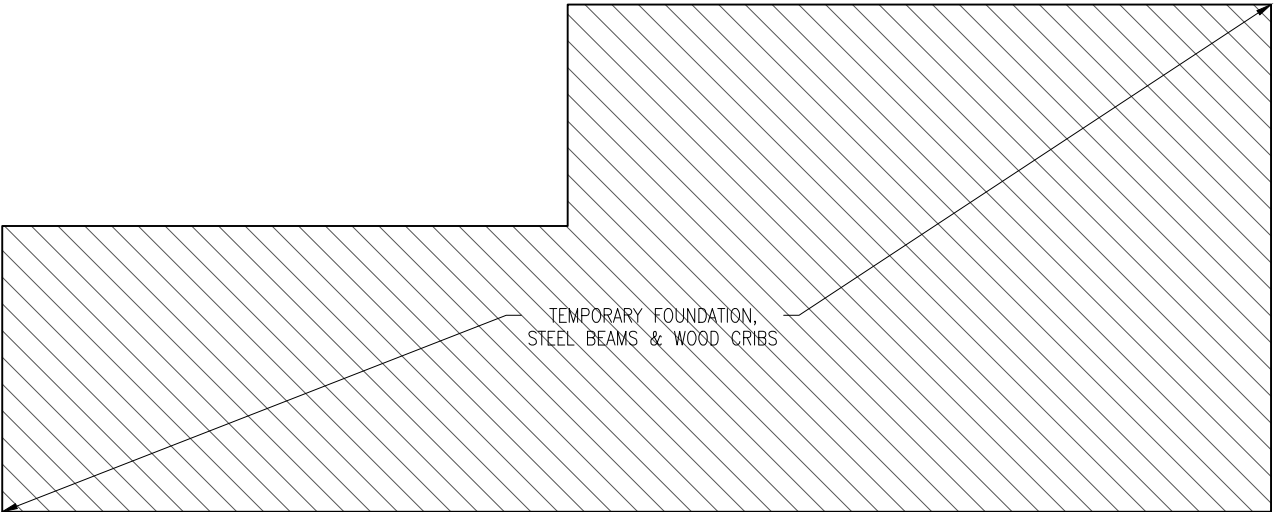


GROUND FLOOR PLAN

SCALE 1 : 100

2

HA003

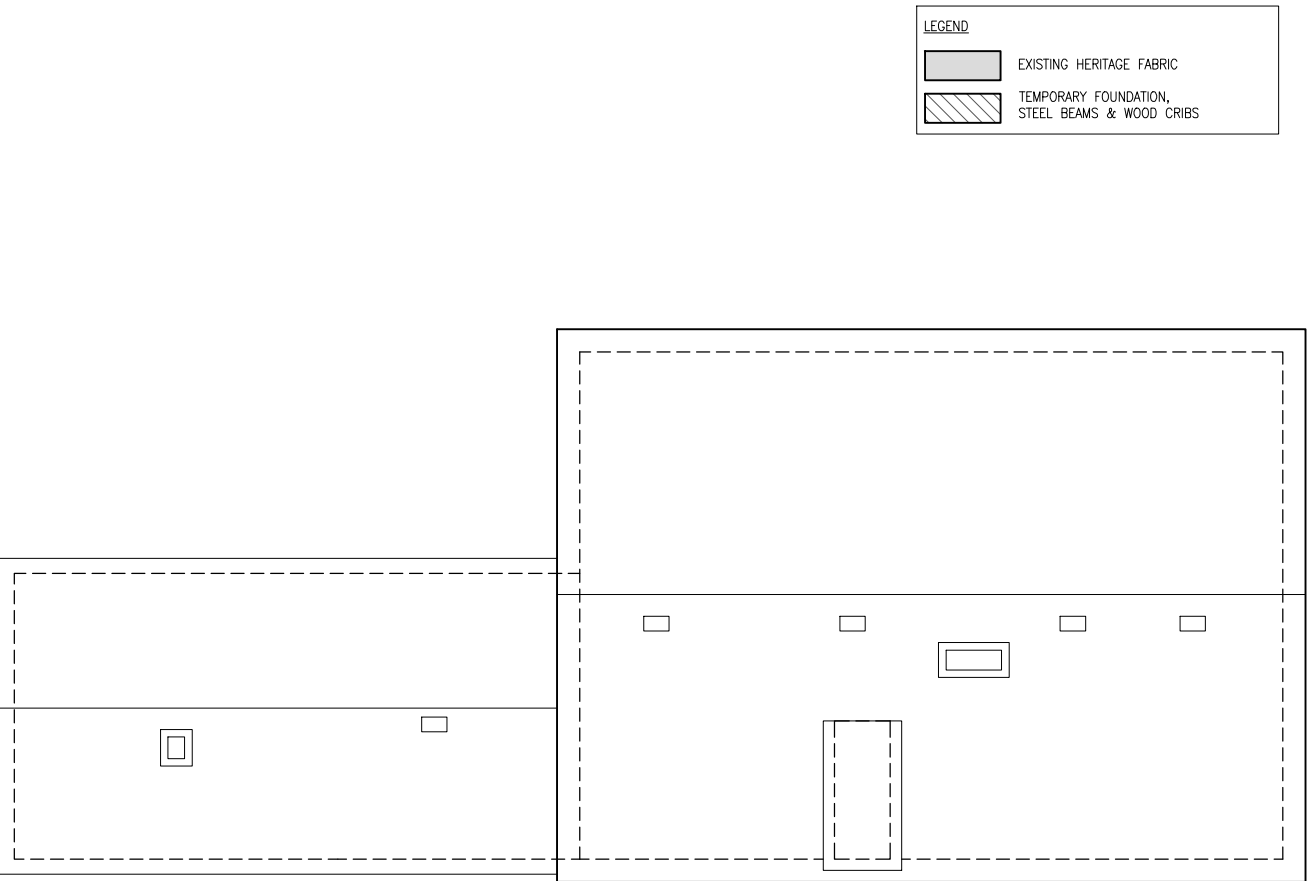


BASEMENT FLOOR PLAN

SCALE 1 : 100

1

HA003

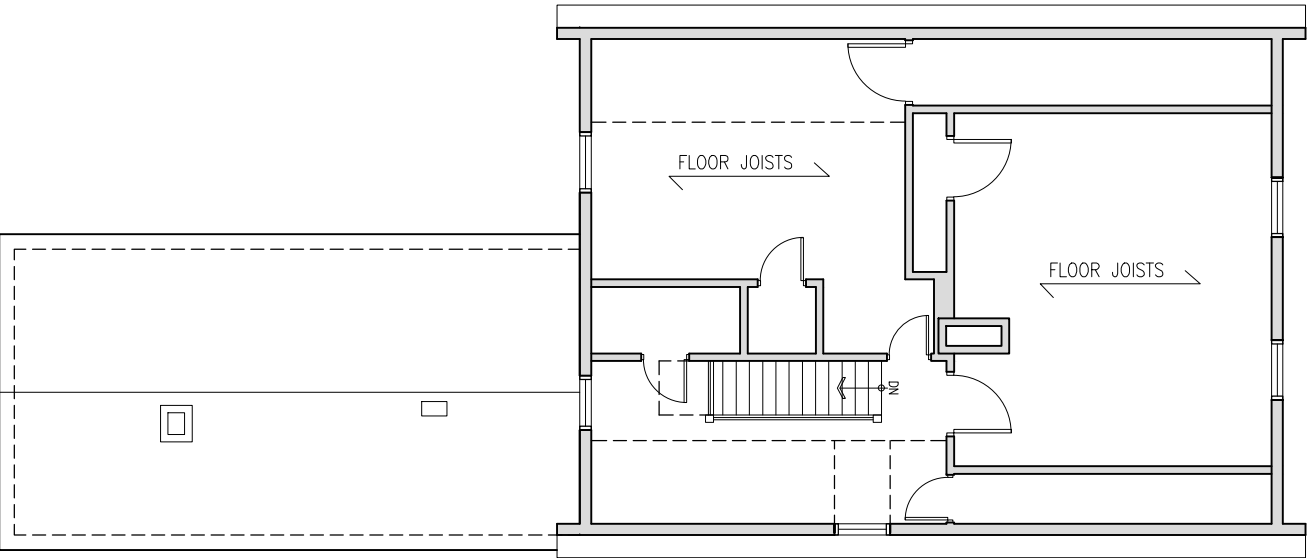


ROOF PLAN

2

SCALE 1 : 100

HA004



SECOND FLOOR PLAN

1

SCALE 1 : 100

HA004

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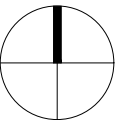
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For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	JQ
Reviewed by	JQ
Drawing title	EXISTING SECOND AND ROOF FLOOR PLANS

Sheet no.

HA004

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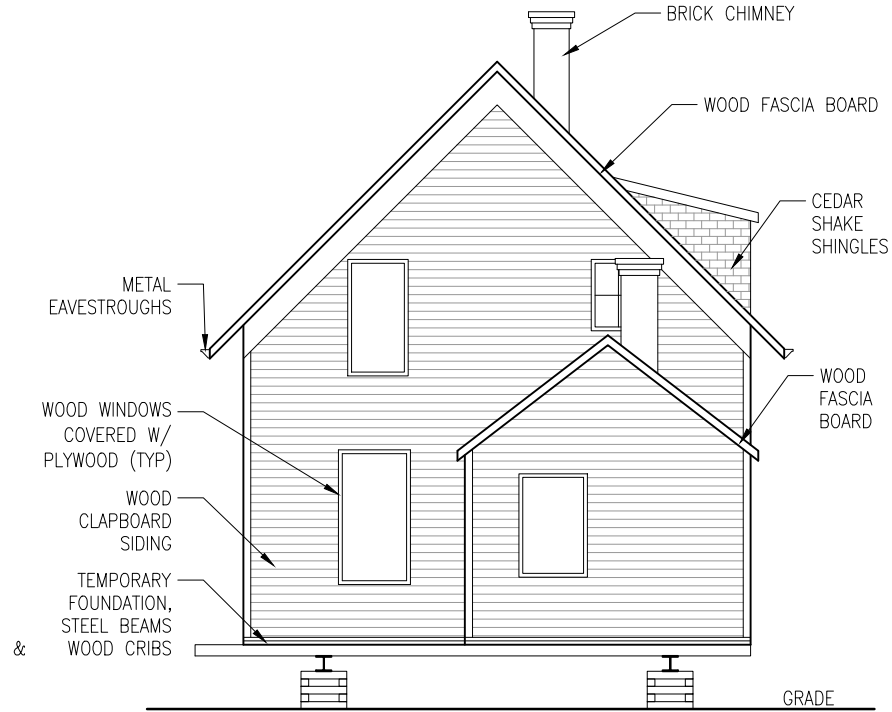
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Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	JQ
Reviewed by	JQ
Drawing title	

EXISTING EAST AND WEST ELEVATIONS

Sheet no.

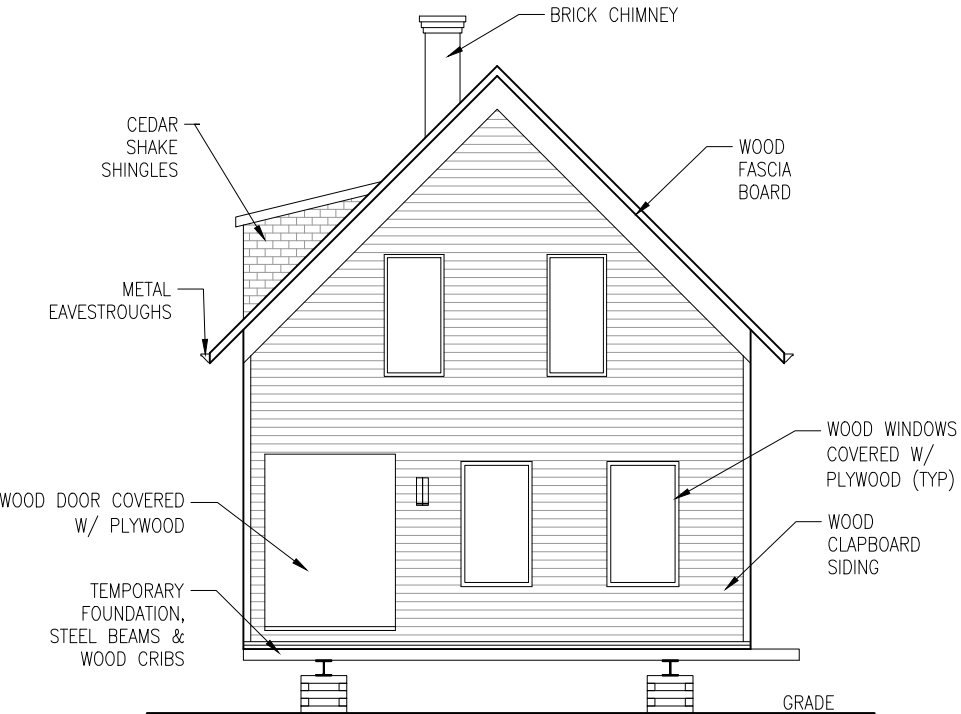


WEST ELEVATION

SCALE 1 : 100

2

HA005



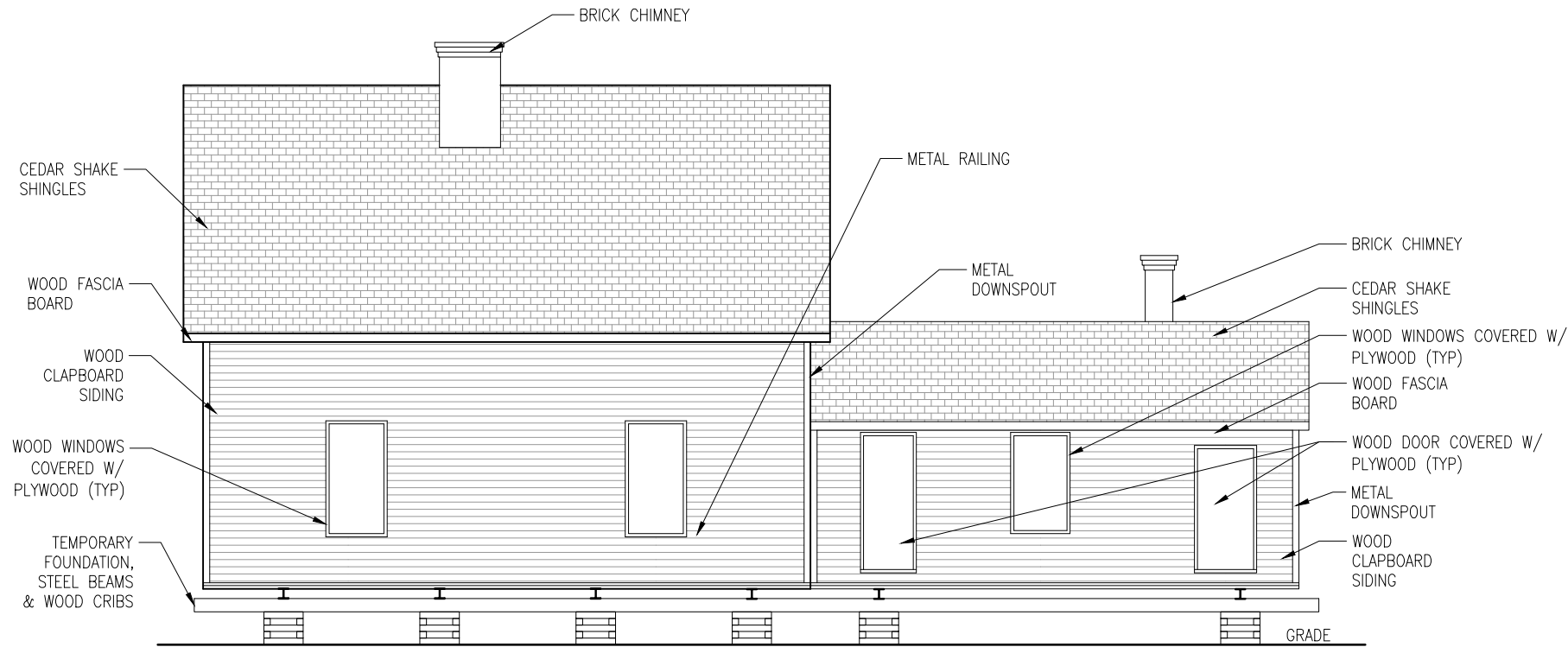
EAST ELEVATION

SCALE 1 : 100

1

HA005

HA005

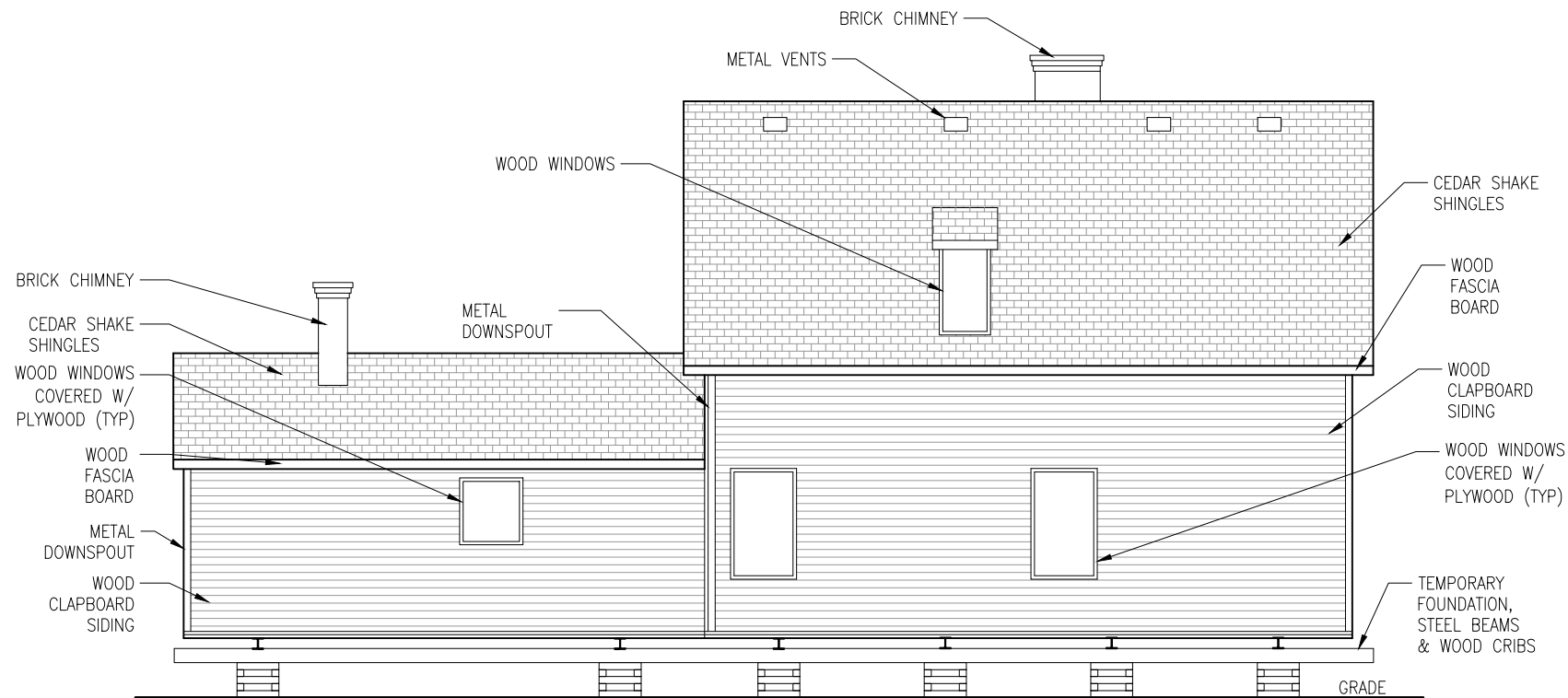


NORTH ELEVATION

2

SCALE 1 : 100

HA006



SOUTH ELEVATION

1

SCALE 1 : 100

HA006

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For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	JQ
Reviewed by	JQ
Drawing title	

EXISTING SOUTH AND NORTH
ELEVATIONS

Sheet no.

HA006

CONSERVATION NOTES:

C-000 HOUSE RELOCATION

C-001: RETAIN EXISTING 1 1/2 STOREY AND 1 STOREY MUNSHAW HOUSE AND RELOCATE TO NEW LOT.

C-002: STABILIZE EXISTING FRAMING OF BOTH 1 1/2-STOREY AND 1-STOREY HOUSE BEFORE RELOCATION.

C-003: RETAIN EXISTING BRICK CHIMNEYS DURING RELOCATION.

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C-005: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION.

C-100 CONSERVATION WORK (THIS PHASE OF WORK TO BEGIN AFTER HOUSE RELOCATION IS COMPLETE)

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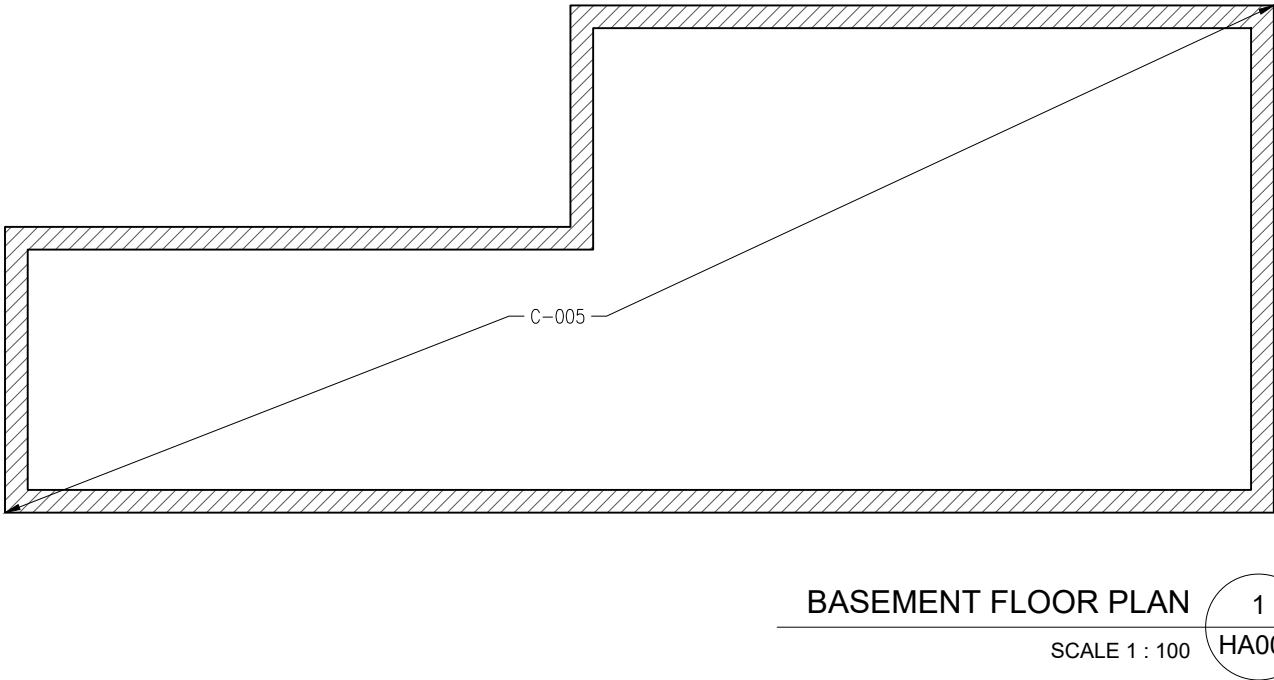
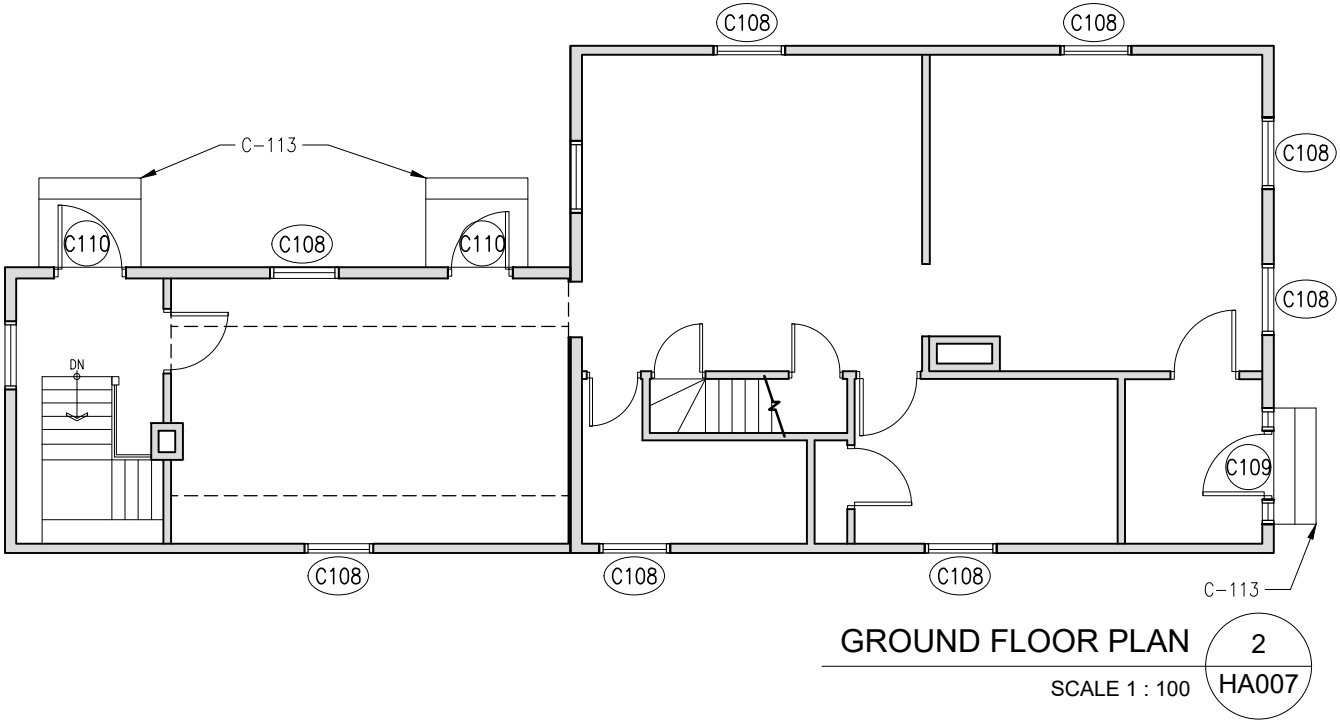
C-112: CLEAN EXISTING BRICK CHIMNEYS.

C-113: CONSTRUCT NEW STAIRS

LEGEND

RETAIN EXISTING HERITAGE FABRIC

C-005: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION.



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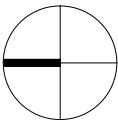
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For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	JQ
Reviewed by	JQ
Drawing title	

PROPOSED BASEMENT AND GROUND FLOOR PLANS

Sheet no.

HA007

CONSERVATION NOTES:

C-000 HOUSE RELOCATION

C-001: RETAIN EXISTING 1 1/2 STOREY AND 1 STOREY MUNSHAW HOUSE AND RELOCATE TO NEW LOT.

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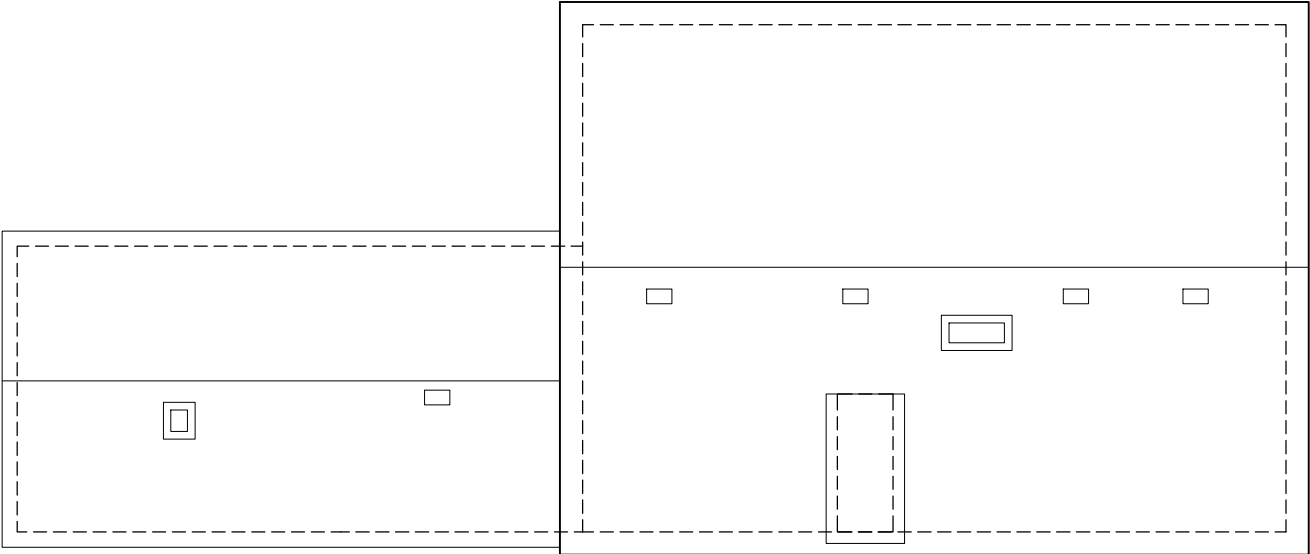
C-112: CLEAN EXISTING BRICK CHIMNEYS.

C-113: CONSTRUCT NEW STAIRS

LEGEND

RETAIN EXISTING HERITAGE FABRIC

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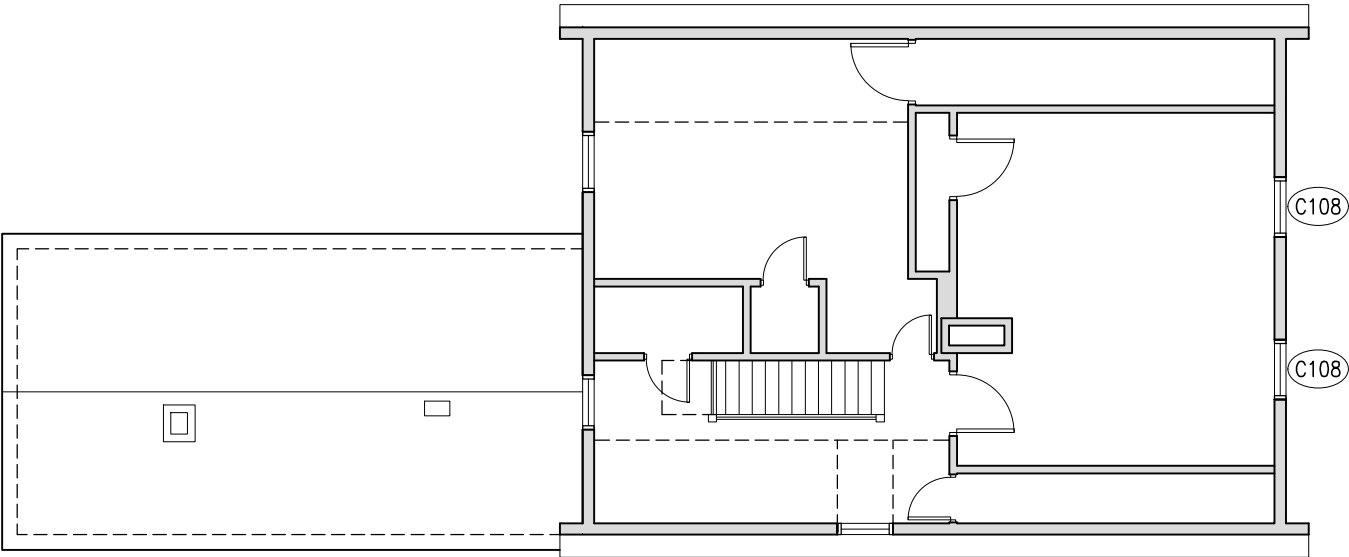


ROOF FLOOR PLAN

2

SCALE 1 : 100

HA008



SECOND FLOOR PLAN

1

SCALE 1 : 100

HA008

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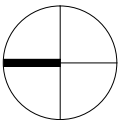
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Address	980 MAJOR MACKENZIE DR., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	JQ
Reviewed by	JQ
Drawing title	

PROPOSED SECOND AND ROOF FLOOR PLANS

Sheet no.

HA008

CONSERVATION NOTES:

C-000 HOUSE RELOCATION

C-001: RETAIN EXISTING 1 1/2 STOREY AND 1 STOREY MUNSHAW HOUSE AND RELOCATE TO NEW LOT.

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C-108: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING WINDOWS AND WINDOW FRAMES (TYP.)

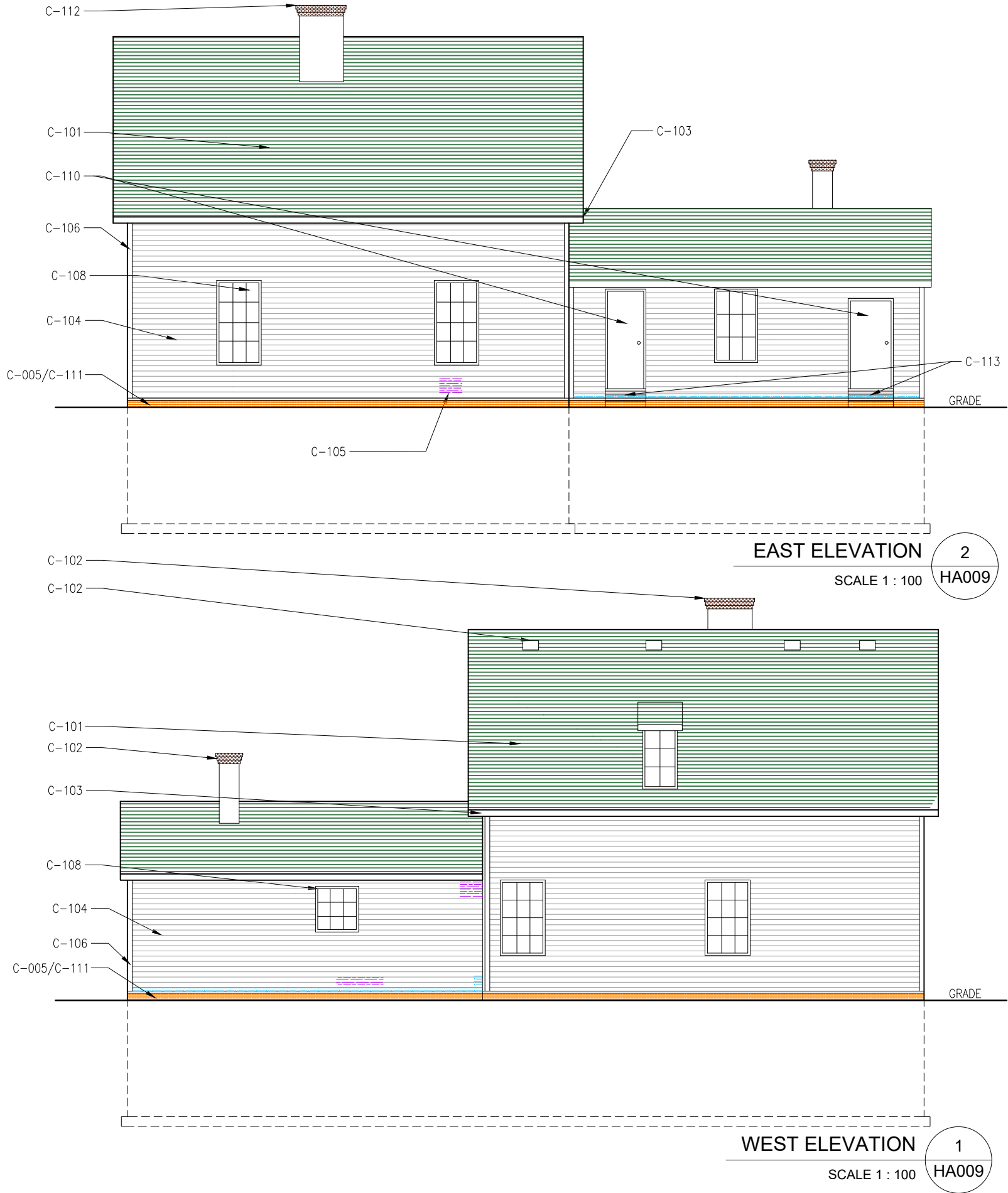
C-109: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING DOOR AND SIDE LIGHTS AND PROVIDE NEW HARDWARE AND STORM DOOR.

C-110: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING DOORS.

C-111: CONSTRUCT NEW FOUNDATION WALL FACING MATERIAL WITH SALVAGED STONE.

C-112: CLEAN EXISTING BRICK CHIMNEYS.

C-113: CONSTRUCT NEW STAIRS



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NO.	DATE	REVISION / ISSUANCE
1	2019-08-21	CONSERVATION PLAN - DRAFT
2	2019-09-11	CONSERVATION PLAN

NOT FOR CONSTRUCTION

LEGEND

	C-101: REMOVE EXISTING CEDAR SHINGLE ROOF AND DORMER WALLS AND REPLACE WITH NEW CEDAR SHINGLES TO MATCH EXISTING.
	C-105: MAKE GOOD SIDING TO MATCH EXISTING.
	C-107: INSTALL NEW WOOD SIDING TO MATCH EXISTING, AS REQUIRED.
	C-111: CONSTRUCT NEW FOUNDATION WALL FACING MATERIAL WITH SALVAGED STONE.
	C-112: CLEAN EXISTING BRICK CHIMNEYS.

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Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	JQ
Reviewed by	JQ
Drawing title	PROPOSED WEST AND EAST ELEVATIONS

Sheet no.

HA009

CONSERVATION NOTES:

C-000 HOUSE RELOCATION

C-001: RETAIN EXISTING 1 1/2 STOREY AND 1 STOREY MUNSHAW HOUSE AND RELOCATE TO NEW LOT.

C-002: STABILIZE EXISTING FRAMING OF BOTH 1 1/2-STOREY AND 1-STOREY HOUSE BEFORE RELOCATION.

C-003: RETAIN EXISTING BRICK CHIMNEYS DURING RELOCATION.

C-004: ENSURE NEW SITE AND GRADING IS COMPLETE BEFORE THE HOUSE IS RELOCATED TO THE NEW LOCATION.

C-005: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION.

C-100 CONSERVATION WORK (THIS PHASE OF WORK TO BEGIN AFTER HOUSE RELOCATION IS COMPLETE)

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C-102: REMOVE EXISTING ROOF VENTS AND REPLACE WITH NEW ROOF VENTS AS REQUIRED.

C-103: REMOVE ALL EXISTING METAL FLASHING, RAINWATER DOWNPIPES AND GUTTERS AND PROVIDE NEW TO MATCH EXISTING.

C-104: SCRAPE CLEAN, PRIME AND PAINT ALL EXTERIOR WOOD SIDING (TYP.)

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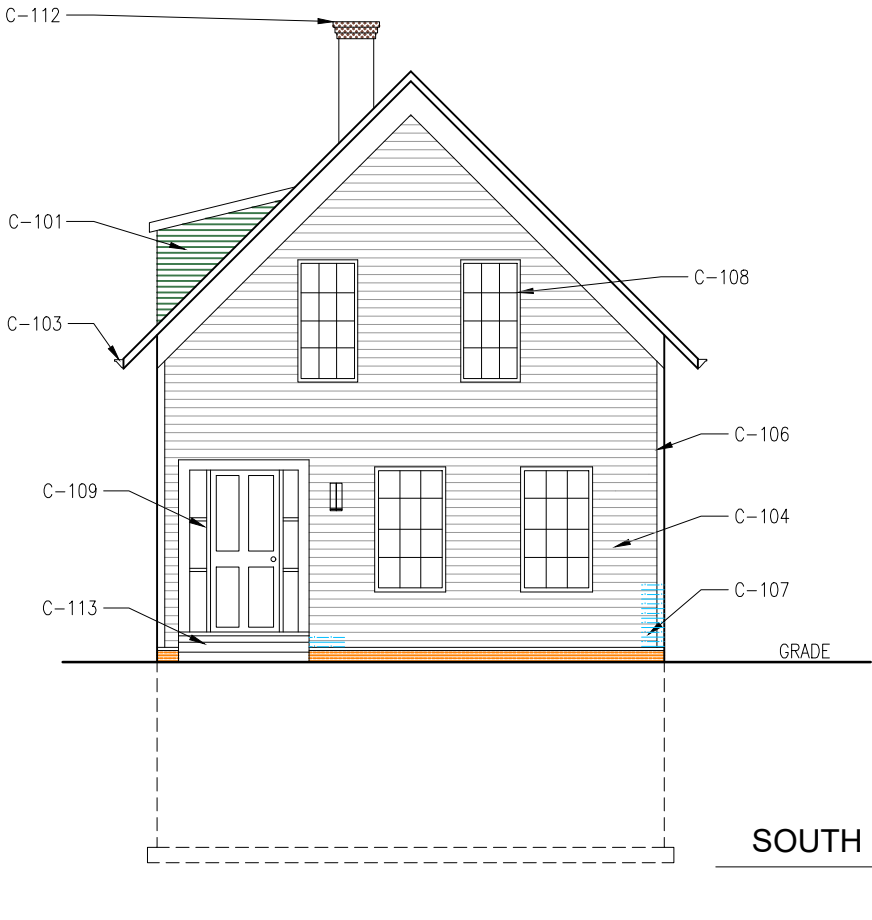
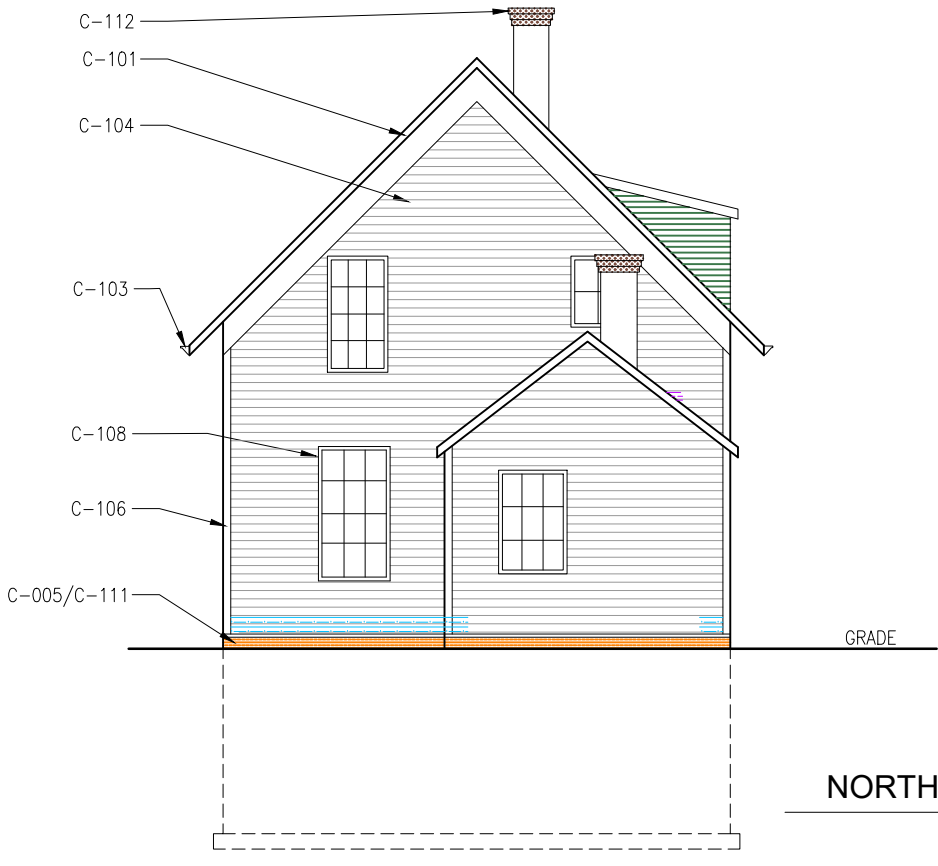
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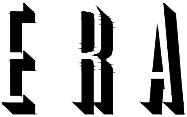
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For DG GROUP

Project no. 13-106

Scale at 11x17 1 : 100

Drawn by JQ

Reviewed by JQ

Drawing title

PROPOSED SOUTH AND NORTH ELEVATIONS

Sheet no.

HA010

BASSINGTHWAITE HOUSE

Conservation Plan

10244 BATHURST STREET, VAUGHAN

September 11, 2019



ERA

PREPARED FOR:

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30 Floral Parkway, Suite 300
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Issued: September 11, 2019

Project #	13-106
Prepared by	PE/JQ/AC/ZC/EJ/EC/NP

Cover Image: ERA, 2019

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Looking southwest to Bassingthwaite House (ERA, 2019).

EXECUTIVE SUMMARY

This Conservation Plan has been prepared to identify and describe the scope of work required to conserve the cultural heritage value of the property at 10244 Bathurst Street, known as the Bassingthwaite House.

The Bassingthwaite House is a two-storey structure built in 1860. The house is located on a larger development site, known as the Longyard Subdivision (the “Development Site”), where it has been integrated into the lotting fabric on Lot 35 along Keatley Drive.

The Bassingthwaite House is listed on the City of Vaughan’s Built Heritage Inventory as a building of architectural and historical value.

Proposed Relocation

The current proposal is to relocate Bassingthwaite House to 10090 Bathurst Street (the “Proposed Site”) (refer to proposed relocation plan on page v). The proposed relocation would situate Bassingthwaite House adjacent to Munshaw House along Bathurst Street on an existing residential lot enveloped by a naturalized open space.

Proposed Conservation Scope

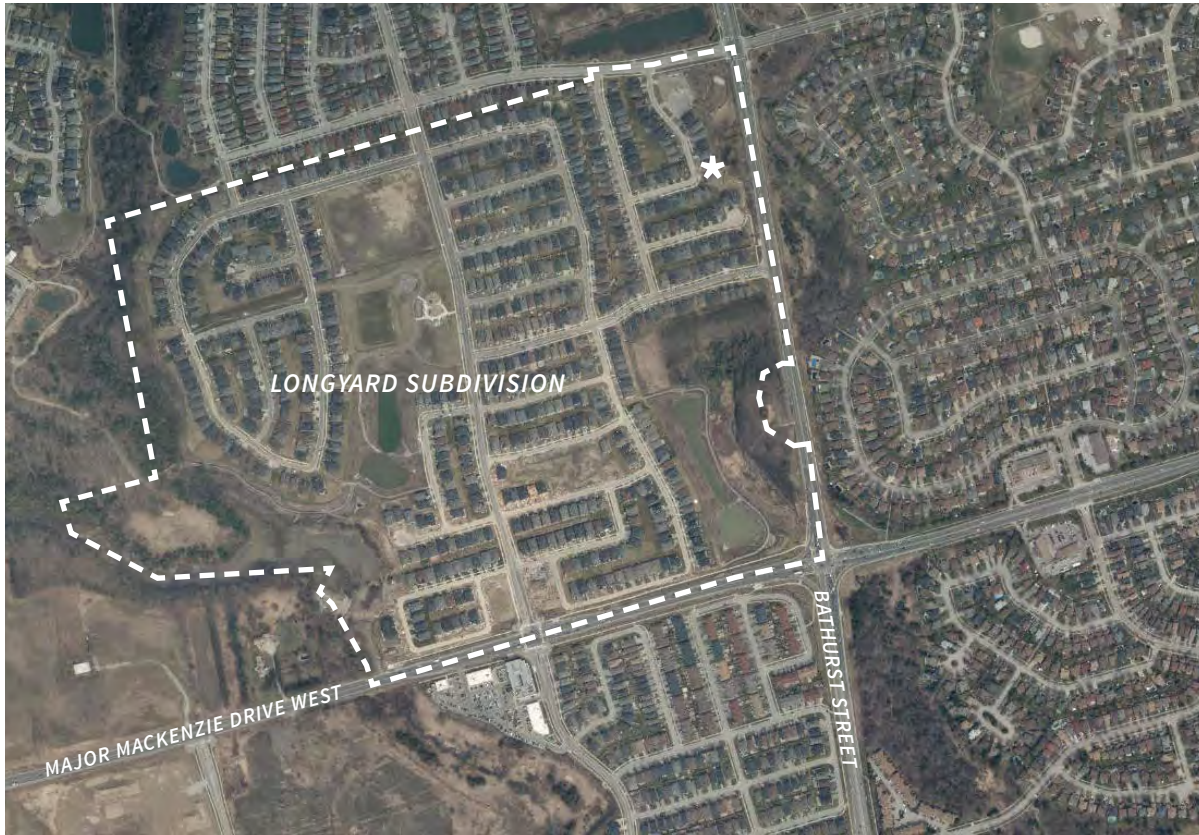
The proposed conservation strategy includes stabilization and relocation. The conservation scope of work includes:

- Stabilizing the structure for relocation;
- Removing later additions to the building post original construction in 1860;
- Salvaging stone from and demolishing the smoke house structure and basement; and
- Relocating the existing original two-storey masonry building atop a foundation on an existing residential lot enveloped by a naturalized open space.

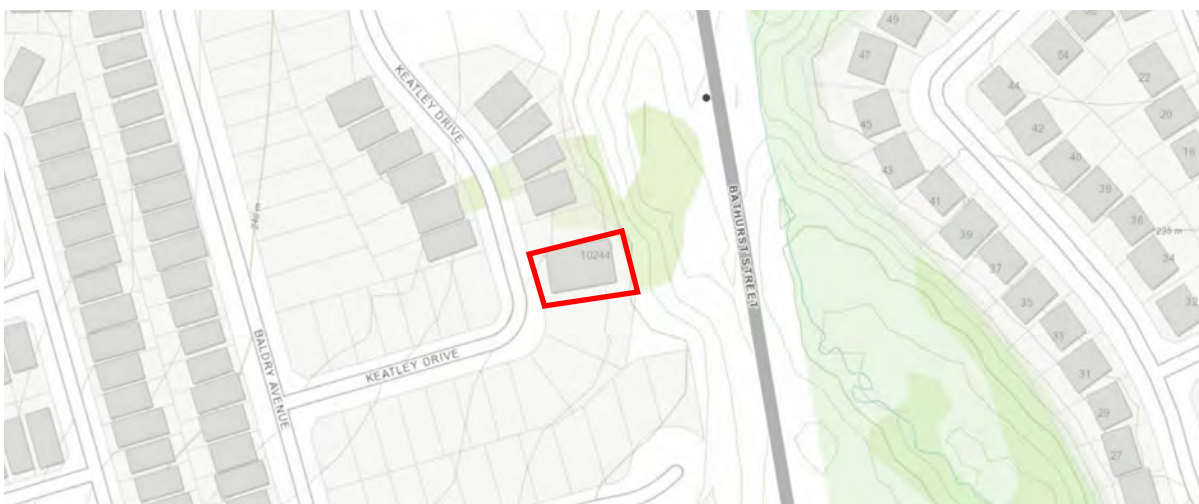
Exterior conservation work to ensure the house is presentable and appears occupiable for future reuse will be undertaken as a part of a future scope.

This Conservation Plan provides detailed drawings for the proposed conservation work along with cost estimates, under separate cover, to establish a letter of credit amount to secure the scope of work.

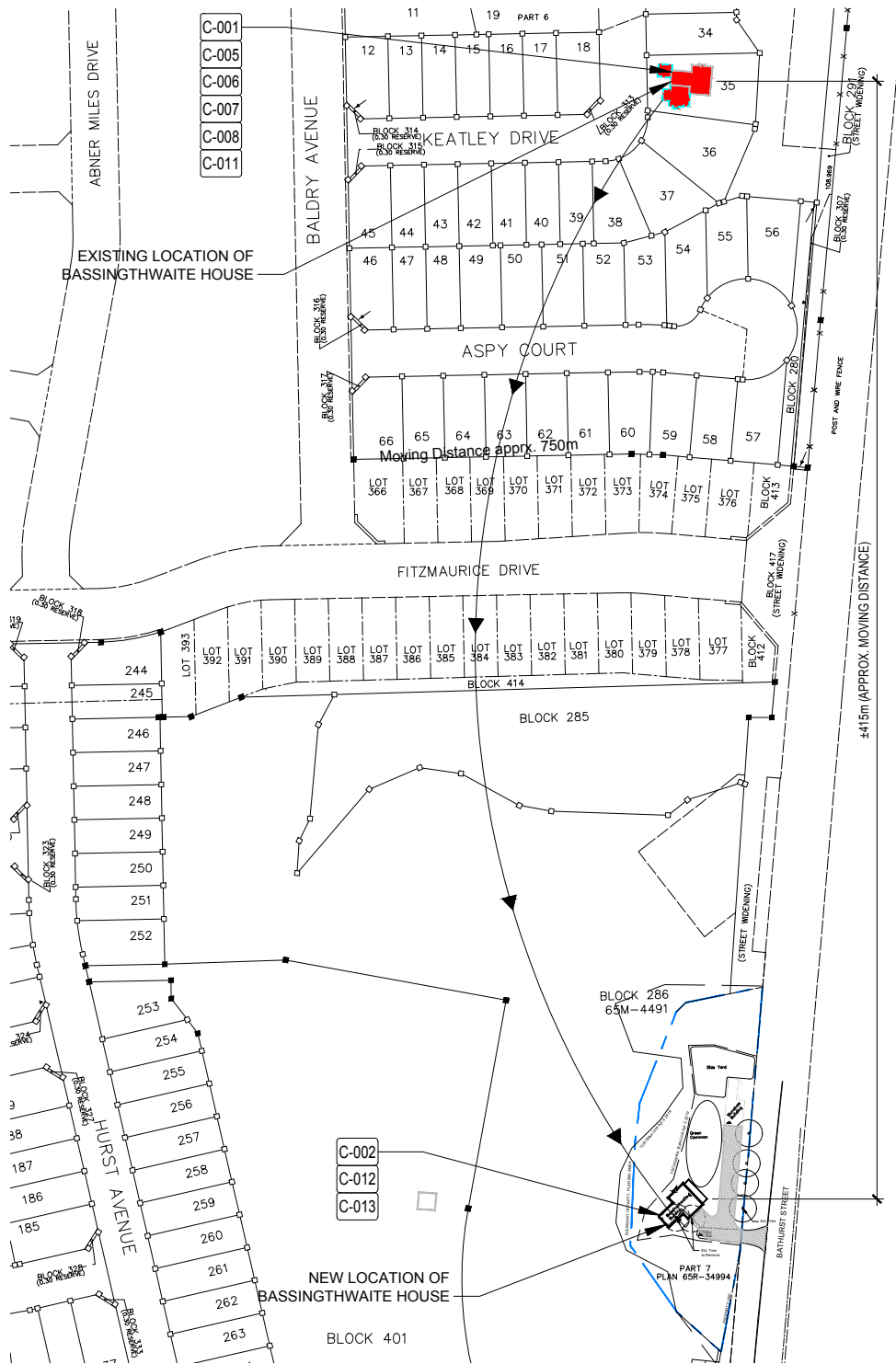
Overall, the proposed conservation strategy will conserve the cultural heritage value of the Site and prepare it for future reuse. In the interim, following relocation and prior to final programming, the Bassingthwaite House will be utilized as a residence. Future conservation works to rehabilitate the building for reuse are to be determined and may incorporate conservation of the interior wood trim.



Aerial photograph showing the Longyard Subdivision outlined in dashed white and the Bassingthwaite House starred in white (York Region, 2018. Annotated by ERA, 2019).



City of Vaughan zoning map showing the location of the Bassingthwaite House outlined in red (City of Vaughan, 2019. Annotated by ERA, 2019).



Proposed relocation plan for the Basingthwaite House, approximately 750m south to the Proposed Site (ERA, 2019).

1 INTRODUCTION

1.1 Scope of the Report

ERA Architects Inc. (ERA) was retained by Longyard Properties, Inc. as the heritage consultant for the redevelopment of the Site.

The purpose of this Conservation Plan is to clarify and describe the scope of work required to relocate the Bassingthwaite House conserve its cultural heritage value and heritage attributes, and allow for its future reuse in accordance with the City's requirements for Subdivision File 19T-13VO11. A supplemental Heritage Permit will be required for future work.

The proposed conservation strategy was developed with reference to *Parks Canada's Standards and Guidelines for the Conservation of Historic Places* and the Ministry of Culture's Ontario Heritage Tool Kit.

Site Location & Description

The Development Site is located north west of the intersection of Bathurst Street and Major Mackenzie Drive, on part of Lots 21 and 22, Concession 2, in the City of Vaughan.

The Bassingthwaite House at 10244 Bathurst Street sits on the west side of Bathurst Street, roughly 850 metres north of Major Mackenzie Drive West. The house is presently located at its original location, which has been integrated into the lotting fabric of the Longyard Subdivision on lot 35 along Keatley Drive.

1.2 Heritage Recognition

The Bassingthwaite House at 10244 Bathurst Street is listed on the City of Vaughan's Built Heritage Inventory (the "Inventory") as a building with architectural and historical value. The Inventory describes the Bassingthwaite House as being constructed in 1860 in a Georgian architectural style.

2 ASSESSMENT OF EXISTING CONDITION

ERA performed a visual inspection of the property on July 25, 2019. All inspections were carried out from grade. Inspections were limited to visible exterior envelope features such as the masonry, woodwork, windows and doors, flashings and rainwater management systems (gutters and downspouts). The interior inspection was carried out from the second floor to the cellar (basement). No close up “hands on” inspections were carried out using scaffolding or a lift, and the roof areas on all the buildings were not accessible at the time of the inspection.

Overall, the Bassingthwaite House is in fair to poor condition with areas in defective condition.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: *Superior aging performance. Functioning as intended; no deterioration observed.*

Good: *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*

2.1 Exterior

Brick Masonry

The brick elevations have been painted in a beige colour and appear to be in fair to poor condition with areas of paint flaking, mortar loss, brick deterioration, brick delamination, environmental staining and obsolete metal fasteners. There also appear to be mortar cracks above window and door lintels, below window sills and at the base of the structure.

Openings

All the window and door openings have been boarded up with plywood on the exterior except the basement windows, therefore the windows were reviewed only from the interior. The wood windows in the original Bassingthwaite House appears to be historic and in fair condition. The remainder of the windows at the one- and two-storey later additions are vinyl windows and appear to be in fair to poor condition. The main wood door and wood surround appears to be in fair condition with areas of paint flaking.

Exterior Wood

The exterior wood elements have been painted in white and appear to be in fair to poor condition. The wood sills at the original Bassingthwaite House appear to be in fair condition with some areas of paint flaking, except for one sill on the ground floor south elevation which appears to be in poor condition showing signs of wood deterioration and paint flaking.

The main and side wood porches appear to be in fair condition with areas of paint flaking and some wood deterioration at the base of the columns.

The wood siding on the one-storey addition appears to be in fair to poor condition with areas of paint flaking, and damaged and deteriorated wood.



East elevation - main entry (photo by ERA Architects, 2019).



East elevation, including smoke house (ERA, 2019).



View of southeast elevation. The 1980s addition is seen on the left (ERA, 2019).

The wood soffits, facias and eaves appear to be in fair to poor condition with some areas of paint flaking and peeling, wood rot, deterioration and delamination.

The remaining wood window shutters appear to be in fair condition with areas of paint flaking. The north elevation has all the window shutters installed, the south elevation is missing one window shutter, and the east elevation is missing three window shutters with one uninstalled and in defective condition.

Roof, Flashing and Rain Management System

Generally, the roof, flashing and asphalt shingles are in fair condition except for a defective area in the north west side of the two-storey house where there is a three-foot by four-foot hole in the roof which exposes the interior to the elements. This hole should be repaired as soon as possible so that further deterioration to the roof and interior structure can be avoided.

The rain management system is in fair to poor condition with damaged and warped areas on the main porch and one-storey building eavestroughs, missing downspouts and downspout diverters.

2.2 Interior

Generally, the basement interior appears to be in fair condition. The majority of the exterior walls are covered in drywall except the north wall which shows the exposed stone rubble foundation. The stone foundation wall (west wall of original footprint of the Basingthwaite House) is exposed and appears to be in fair condition. A multi-wythe interior brick wall spanning east to west in the original footprint of the Basingthwaite House appears to be in fair condition. A section of wood floor joists and wood floor boards are exposed in the north side of the original Basingthwaite House footprint and appears to be in fair condition.



North elevation (ERA, 2019).



Detail of shutter, sills and soffit on south elevation (ERA, 2019).



Detail of roof (ERA, 2019).

Generally, the ground floor interior appears to be in fair condition with an isolated area of poor condition in the north west side of the two-storey house below the hole in the roof where there appears to be mould and water damage in the ceiling and wall. The original Bassingthwaite House interior appears to retain its original wood flooring, wood door and window trim, baseboards, wainscoting and ceiling trim, which appears to be in fair condition. The walls in the original Bassingthwaite House interior appear to be in fair condition with areas of paint flaking and peeling. The later addition interior walls are covered in drywall and tile (in the kitchen), which appears to be in fair condition.

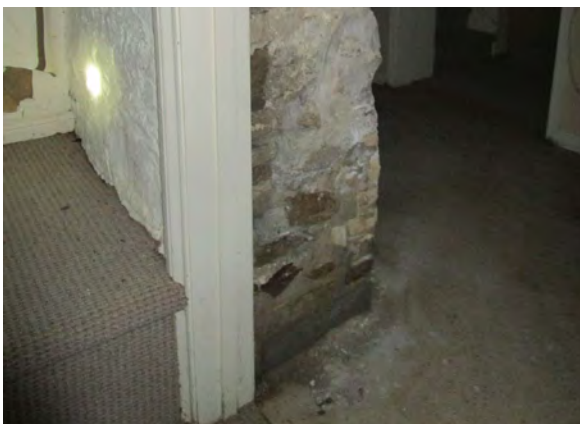
Generally, the second floor interior appears to be in fair condition with areas of paint flaking and peeling from the walls and an interior door. There appears to be a defective area in the north west side of the two-storey house where there is a three-foot by four-foot hole in the roof, which exposes the interior to the elements, damaging the ceiling, walls and floor in that area. This hole should be repaired as soon as possible so that further deterioration to the interior elements can be avoided.



Ground floor interior (ERA, 2019).



Ground floor interior depicting mould and water damage on wall and ceiling (ERA, 2019).



Basement interior (ERA, 2019).

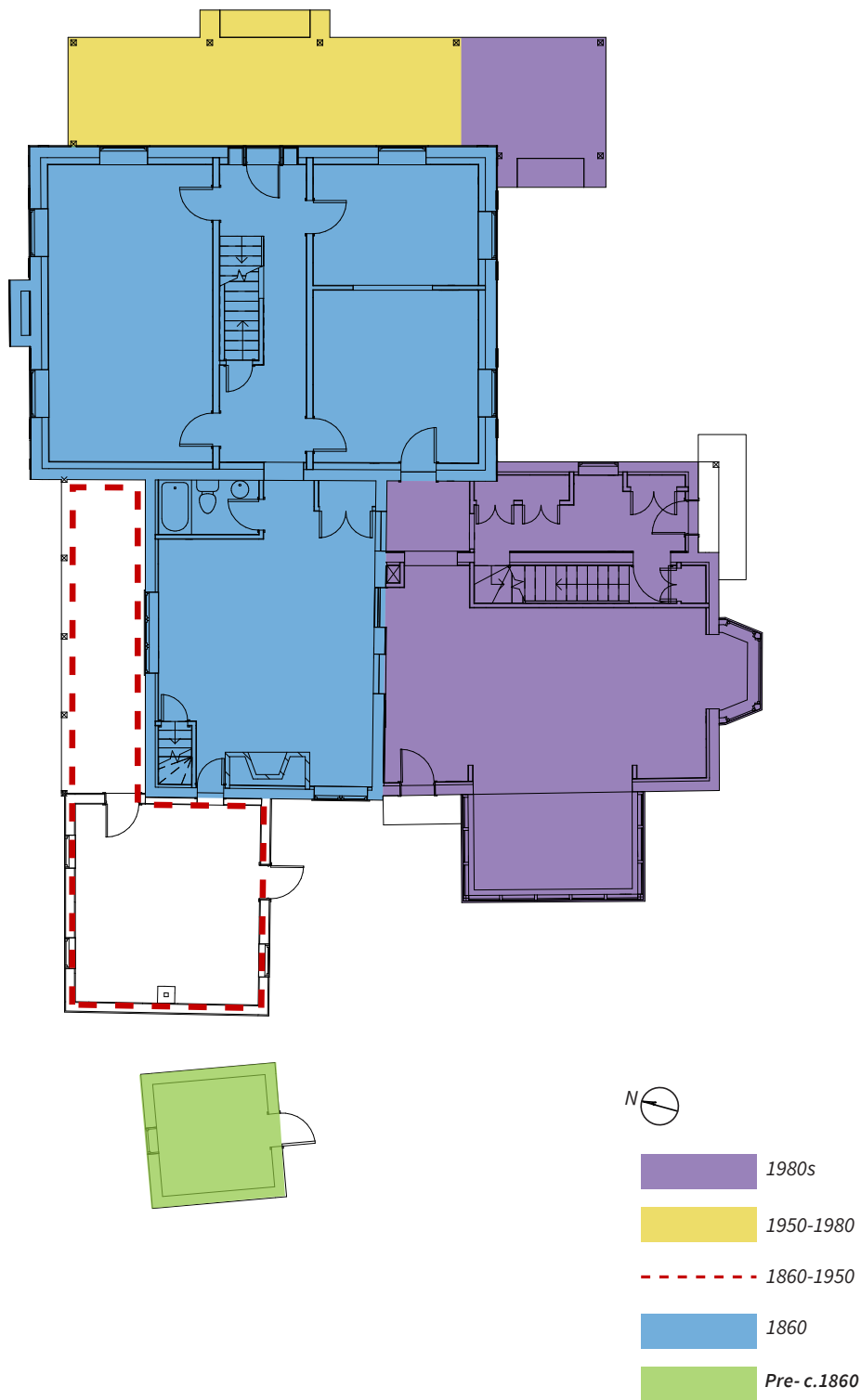


Second floor interior depicting defective roofing area (ERA, 2019).

The one-storey stone smoke house appears to be in defective condition. The south and west stone walls have multiple vertical cracks along the entire wall and the north elevation has mortar loss on the majority of the wall. The roof is in defective condition with rotted roof rafters, roof boards and shingles exposing the interior to the elements.



One-storey smokehouse (ERA, 2019).



Building evolution diagram from Bassingthwaite House (ERA, 2019).

3 CONSERVATION STRATEGY

3.1 Conservation Approach

The proposed conservation approach for the Bassingthwaite House is stabilization and relocation. Once relocated, the house will be used as a residence in the interim while a future programming is confirmed.

The house is proposed to be relocated adjacent to another heritage resource, the Munshaw House, along Bathurst Street on an existing residential lot enveloped by naturalized open space (refer to the figures provided on the following pages). The Proposed Site is located adjacent to the southeast extents of the Longyard Subdivision. The Bassingthwaite House's historic relationship to Bathurst Street will be maintained, and its contextual setting amongst naturalized and open spaces will be restored.

Exterior conservation work is outside of the current project scope; however, the 'Conservation Notes' (C-100 through C-408) provided within this report describe the work to be undertaken in future.

3.2 General Conservation Scope

The proposed conservation scope aims to stabilize the Bassingthwaite House, and make the dwelling look presentable and occupiable. This scope will retain the two-storey original house, while protecting its existing heritage attributes. The conservation scope of work is as follows:

- Stabilization of the structure for relocation; and
- Relocation of the original two-storey Bassingthwaite House.

Exterior conservation works will be undertaken in future to accommodate adaptive reuse of the house, as discussed in Section 3.3 of this report.

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

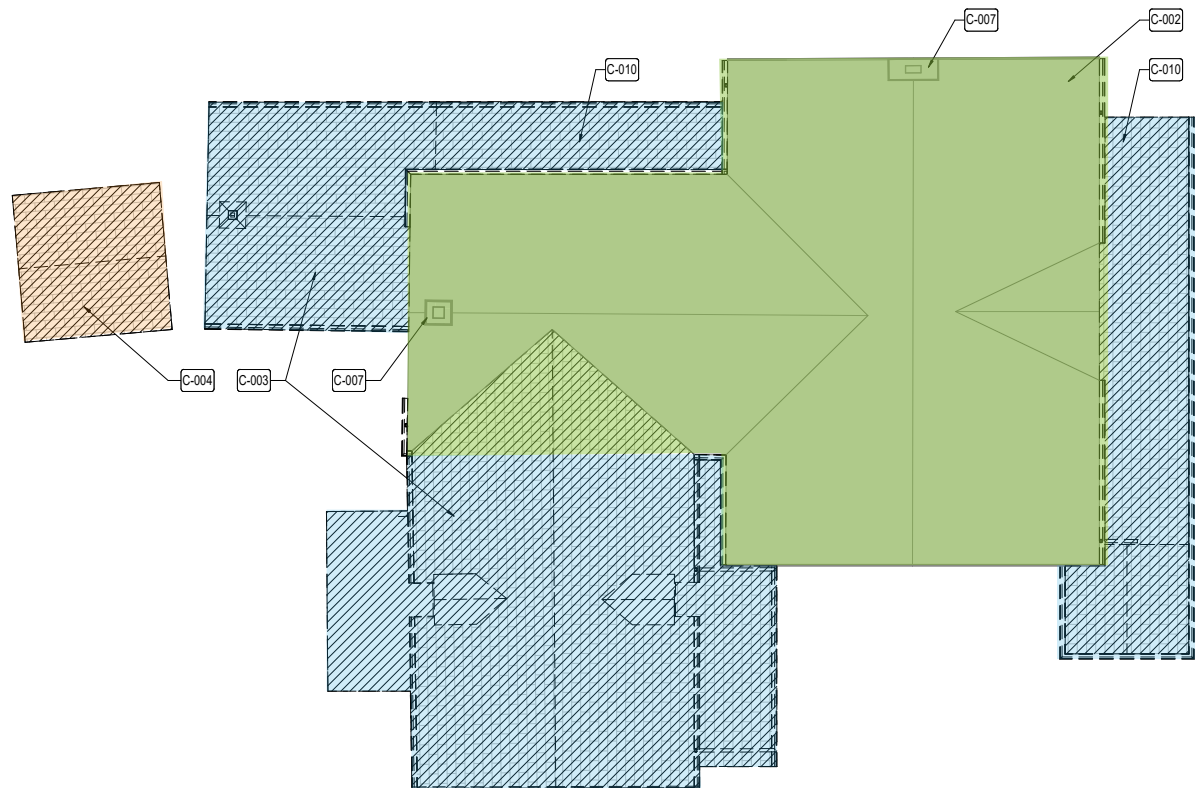
Restoration: *the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

Prior to relocation, stabilization measures will be taken, which include protecting all windows, doors and chimneys to ensure they are not damaged during relocation. Additionally, removal of later additions to the house (post-1860) and the smoke house are proposed. Stone from the smoke house and the original basement foundation will be salvaged. The smoke house structure will be thoroughly documented before removal.

The proposed relocation would situate the Bassingthwaite House



LEGEND

- Retain
- Demolish
- Salvage Stone & Demolish

Proposed retention and demolition plan showing building fabric to be retained, removed and salvaged prior to relocation (ERA, 2019).

along Bathurst Street on an existing residential lot enveloped by naturalized open space. Another heritage resource, the Munshaw House is proposed to be located adjacent to the Bassingthwaite House. Both houses are to be situated within the staked top of bank and dripline limits established by the TRCA. Bassingthwaite House will be situated in a manner that creates a side drive approach to the houses that is in keeping with how it would have been encountered in its historic context.

The proposed setting will provide a more appropriate context and scale for the heritage resources. The Proposed Site's context includes naturalized areas and landscaped open green spaces, and a tree line buffer between the adjacent roadway. Its location along Bathurst Street affords a visual prominence that the dwellings are presently lacking in their current locations within the Longyard Subdivision.

The following methodology for relocating Bassingthwaite House was provided by Danco House Raising and Moving:

- Cut 2 inches in to the brickline where the house will be removed from its old foundation;
- Install 2-1/2 foot angle iron around the perimeter of the house;
- Cut 4 holes for the 2 main beams (in old foundation);
- Cut holes every 4 inches in the foundation in order to install crosser beams on top of the main beams;
- Shim up all floor joists and support beams off crosser beams;
- Pressure up the grid of steel to 50% of the weight of the house;
- Pressure up each one of the crosser beams off of the main beams to the load each crosser beam will support (preload crossers);
- Raise house off of old foundation;
- Set rollers up on cribs and roll house off of old foundation;
- Set house on firm ground and remove pressures off the jacks, calculating where each hydraulic dolly will be placed under the 2 main beams; and
- Set house on power dollies to be moved to Proposed Site.

The following site photographs depict the Proposed Site.



Looking northwest toward the Proposed Site from Bathurst Street (ERA, 2019).

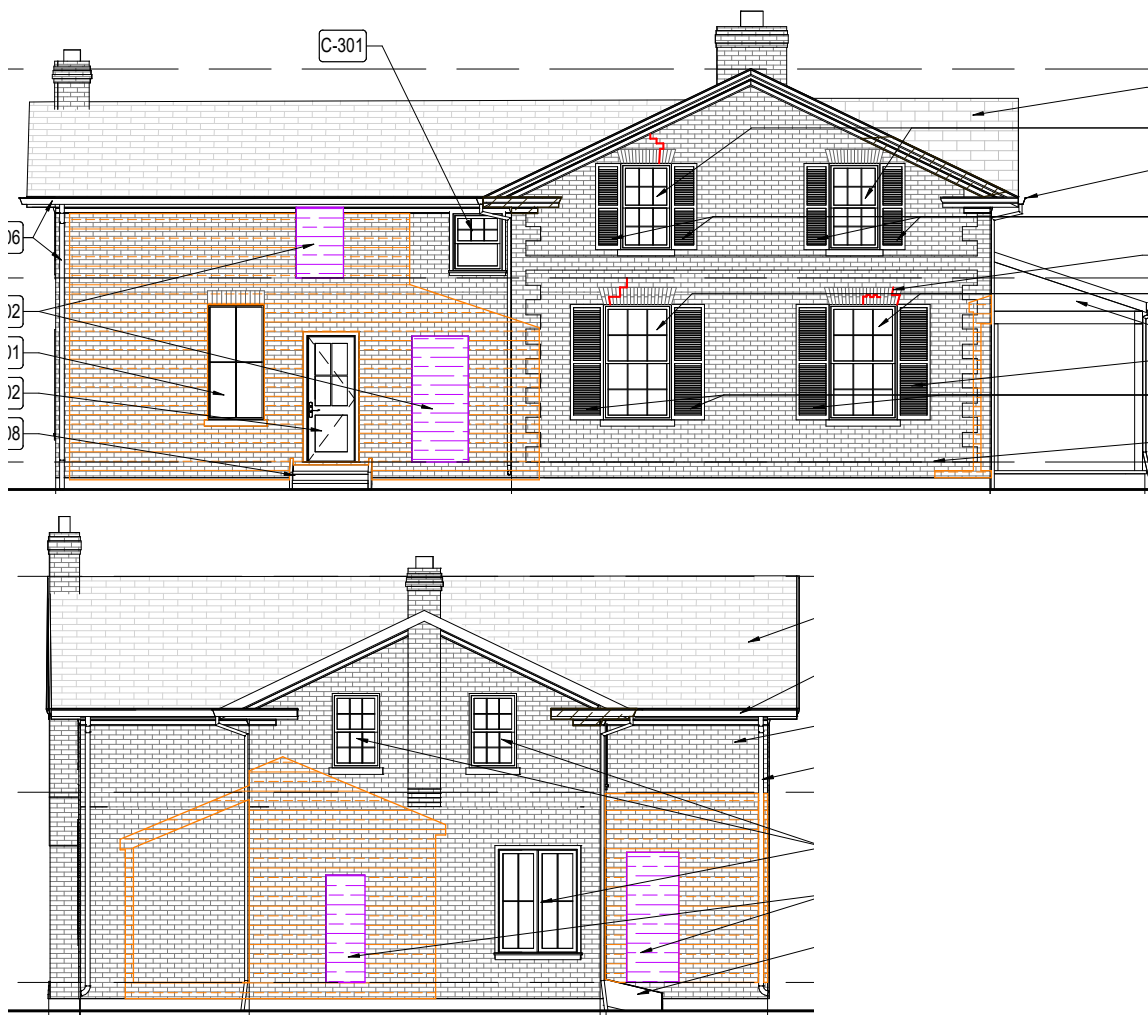


Existing vegetation on the Proposed Site (ERA, 2019).






Looking east along the existing driveway entry to the Proposed Site showing residential properties on the east side of Bathurst Street (ERA, 2019).

Upon relocation, the house will be utilized as a residence in the interim, until such a time when the final use is determined. Future exterior conservation works will be executed as a part of a later scope to ensure the Basingthwaite House appears presentable and occupiable.



LEGEND

-  New Brickwork to Match Existing
-  Repair Brickwork
-  Repair Crack in Brickwork

Proposed masonry restoration on the west (top) and south (bottom) elevations (ERA, 2019).

Refer to Section 3.4.1 for full conservation notes and to the appended drawing set (ERA, 2019).

3.3 Future Reuse

In future, further exterior and interior conservation work will be undertaken to rehabilitate Bassingthwaite House to accommodate new uses, including repair and upgrade of the heritage resource, and adaptive reuse. As a part of future rehabilitation, consideration can be given to retaining the existing interior wood trim and providing a porch on the south elevation. Rehabilitation and use-dependent work cannot commence until a new use is confirmed, and proposed work is approved by the City of Vaughan.

The proposed use for the Bassingthwaite House and Munshaw House upon relocation is a residence with an accessory structure, respectively. The ultimate use for Bassingthwaite House will be confirmed in consultation with the future owner(s)/user(s) of the Proposed Site. On confirmation, a proposal for rehabilitation will need to be developed and submitted to the City of Vaughan. This proposal will provide greater detail regarding any required alterations or additions to the heritage resources, as well as site landscaping to create a buffer between the house and adjacent roadways. Heritage Permits and other planning permissions will be required for any further work.

3.4 Detailed Conservation Scope

3.4.1 Conservation Notes

The following conservation notes correspond with the conservation drawings attached as Appendix II. Notes C-100 to C-408 detail future exterior conservation work.

C-000 SALVAGE, DEMOLITION AND HOUSE RELOCATION

C-001: DISCONNECT ALL SERVICES PRIOR TO RELOCATION.

C-002: RETAIN ORIGINAL c. 1860 Bassingthwaite House FOOTPRINT AND RELOCATE TO NEW LOCATION FRONTING BATHURST ST.

C-003: DEMOLISH EXISTING c. 1984 Bassingthwaite House 2 STOREY AND 1 STOREY ADDITION.

C-004: SALVAGE STONE FROM EXISTING 1-STOREY SMOKEHOUSE STRUCTURE AND DEMOLISH REMAINING BUILDING.

C-005: STABILIZE EXISTING FRAMING OF BASSINGTHWAITE BEFORE RELOCATION.

C-006: PROTECT ALL EXISTING WINDOWS AND DOORS. ENSURE THEY ARE NOT DAMAGED DURING RELOCATION.

C-007: RETAIN EXISTING BRICK CHIMNEYS DURING RELOCATION.

C-008: RE-GRADE SITE TO ALLOW FOR STEEL MOVING STRUCTURE TO BE INSERTED UNDER EXISTING FLOOR JOISTS.

C-009: SALVAGE BRICKS FROM ORIGINAL c. 1860 Bassingthwaite House FOUNDATION FOR REUSE AND DEMOLISH REMAINING BASEMENT.

C-010: DEMOLISH EXISTING PORCHES.

C-011: DEMOLISH AND INFILL EXISTING BASEMENT.

C-012: ENSURE NEW SITE GRADING IS COMPLETE BEFORE THE HOUSE IS RELOCATED.

C-013: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION. USE SALVAGED STONE FROM SMOKEHOUSE TO CLAD NEW FOUNDATION WALL.

C-100 REMOVALS AND SALVAGE WORK (THIS PHASE OF WORK TO BEGIN AFTER HOUSE RELOCATION IS COMPLETE)

C-101: REMOVE ASPHALT SHINGLE ROOF AND REPLACE WITH NEW PLYWOOD DECK, IF NECESSARY.

C-102: REMOVE ALL METAL FLASHING, RAINWATER DOWNPIPES AND GUTTERS.

C-103: SALVAGE EXISTING WOOD SHUTTERS TO BE REFURBISHED.

C-104: REMOVE ASPHALT SHINGLE ROOF AND REPLACE WITH NEW PLYWOOD DECK, IF NECESSARY.

C-200 MASONRY

C-201: REMOVE PAINT ON ALL EXTERIOR MASONRY USING CHEMICAL, NON-ABRASIVE MEANS.

C-202: REPAIR EXTERIOR MASONRY WALLS WHERE EXPOSED BY REMOVAL OF 2 STOREY AND 1 STOREY ADDITIONS, PORCHES AND AS REQUIRED.

C-203: REPAIR CRACKS IN BRICKWORK.

C-204: RESET MASONRY.

C-205: REPOINT MORTAR. ASSESS RETAINED FAÇADE AFTER PAINT IS REMOVED FROM THE BRICKS TO CALCULATE AREAS TO BE REPOINTED

C-206: CONSTRUCT NEW DOOR OPENING IN EXISTING OPENING.

C-207: CONSTRUCT NEW WINDOW OPENING WITH SILL IN EXISTING OPENING.

C-300 WINDOWS AND DOORS

C-301: PROVIDE NEW WOOD WINDOWS (TYP)

C-302: PROVIDE NEW WOOD DOORS (TYP)

C-303: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING DOOR AND SIDE LIGHTS AND PROVIDE NEW HARDWARE.

C-304: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING WINDOWS AND WINDOW FRAMES AS REQUIRED (TYP.)

C-400 WOOD, ROOF AND METAL WORK

C-401: PROVIDE NEW ASPHALT SHINGLES (COLOUR TO BE DETERMINED), ROOF INSULATION, ROOF VENTS AND NEW FLASHINGS.

C-402: REPAIR EXTERIOR WOOD.

C-403: PREPARE, PRIME AND PAINT ALL EXTERIOR WOOD (TYP).

C-404: REPAIR, PRIME AND PAINT EXISTING WOOD SHUTTERS.

C-405: FABRICATE NEW WOOD SHUTTERS TO MATCH EXISTING.

C-406: PROVIDE NEW METAL GUTTERS, DOWNSPOUTS AND SPLASH PADS.

C-407: CONSTRUCT NEW MAIN PORCH.

C-408: CONSTRUCT NEW STAIR.

3.5 Heritage Contractor Requirements

The work described in this Conservation Plan will be executed by a specialist subcontractor with a minimum of 5 years experience working with heritage structures. The work will be reviewed on site by ERA Architects for general conformance with heritage guidelines and best practices.

3.6 Heritage Easement Agreement

The owner agrees to enter into a Heritage Easement Agreement (HEA) with the City of Vaughan to be registered on property title. For the purposes of the HEA, the Bassingthwaite House will be documented by a professional photographer to the satisfaction of the City.

3.7 Interpretation, Lighting and Signage Plan

If required, an interpretation, lighting and signage plan will be prepared for submission to the City of Vaughan.

4 COST ESTIMATE

A Letter of Credit to secure the dollar value of conservation work of the heritage elements identified in this Conservation Plan will be provided under separate cover.

5 SCHEDULE OF CONSERVATION WORK

5.1 Maintenance Plan

As part of the program of work contained within this Conservation Plan, many improvements are proposed. With respect to ongoing maintenance, regular inspections are recommended within the following time frames:

Yearly

- Inspect the envelope of the building for damage due to weather events, disturbance by animals, vandalism and damage due to human occupancy that may compromise its condition if left unrepaired.

Every 5 Years

- Complete an updated condition assessment of the building and exterior envelope to evaluate the performance of the masonry, sealants, windows and doors, flashings, roofing and adjacent grade condition.

In addition to repairs made following these inspections the following life-cycle inspections and replacements are recommended:

Every 10-15 Years

- Renewal of caulking, inspection of window hardware and weather-stripping.

Every 25-30 Years

- Replacement of roofing membrane and flashings.

Ongoing

- Selective repointing of deteriorated mortar joints.

6 CONCLUSION

The proposed conservation plan for the Bassingthwaite House appropriately conserves the heritage value of the property by maintaining the heritage resources' historic relationship to Bathurst Street, and restoring its contextual setting among naturalized and open spaces.

Future exterior conservation works proposed for the Bassingthwaite House will ensure that the property appears presentable and occupiable, and retains its cultural heritage value for future reuse. Future reuse is market-dependent and to be determined. In the interim, before the Bassingthwaite house is programmed, is to be utilized as a residence. Future alterations and or additions to accommodate reuse will be designed to be sympathetic to the original structure and may seek to conserve interior elements such as wood trim.

7 APPENDICES

APPENDIX I: PROJECT PERSONNEL

Philip Evans

Philip Evans is a principal of ERA Architects and the founder of small. In the course of his fourteen-year career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP.

Janice Quieta

Janice Quieta is an associate with the heritage architecture team at ERA Architects. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University. Her graduate thesis examined the feasibility of retrofitting post-war residential towers Toronto's St. Jamestown using a socially and ecologically sustainable program. She has studied and worked in Toronto, Halifax, Dusseldorf and Koln, and participated in a number of national and international design competitions in Canada and Germany.

Amy Calder

Amy Calder is a project manager and heritage planner with ERA Architects. She holds a Master of Arts (Planning) from the University of Waterloo, a Bachelor of Arts (Studio Arts & Art History) from the University of Guelph, and a Certificate in Digital Graphic Design from Humber College. Amy is a strong advocate for collaboration, partnerships, and meaningful engagement in the planning process. As a speaker and facilitator, she works to expand dialogue around how heritage and culture can contribute towards building resilient and inclusive communities across Canada.

Zoe Chapin

Zoe Chapin is a planner with ERA Architects. She received a Bachelor of Arts with majors in Political Science & Geography Urban Systems and a Masters of Urban Planning from McGill University.

APPENDIX II: CONSERVATION DRAWINGS (ERA, 2019)



BASSINGTHWAITE HOUSE CP

10244 BATHURST ST., VAUGHAN, ON

13-106

Issued For
CONSERVATION PLAN

2019-09-11



HERITAGE ARCHITECT

ERA Architects Inc.
625 Church St, Suite 600, Toronto, Ontario, M4Y 2G1

HERITAGE DRAWING LIST

HA000	CONSERVATION NOTES
HA001	SITE PLAN RELOCATION
HA002	SITE PLAN AT NEW LOCATION
HA100	BASEMENT PLAN - EXISTING
HA101	GROUND FLOOR PLAN - EXISTING
HA102	SECOND FLOOR PLAN - EXISTING
HA103	ROOF PLAN - EXISTING
HA104	SOUTH & NORTH ELEVATION - EXISTING
HA105	WEST & EAST ELEVATION - EXISTING
HA200	BASEMENT PLAN - DEMOLITION
HA201	GROUND FLOOR PLAN - DEMOLITION
HA202	SECOND FLOOR PLAN - DEMOLITION
HA203	ROOF PLAN - DEMOLITION
HA204	SOUTH & NORTH ELEVATION - DEMOLITION
HA205	WEST & EAST ELEVATION - DEMOLITION
HA300	BASEMENT PLAN - PROPOSED
HA301	GROUND FLOOR PLAN - PROPOSED
HA302	SECOND FLOOR PLAN - PROPOSED
HA303	ROOF PLAN - PROPOSED
HA304	SOUTH & NORTH ELEVATION - PROPOSED
HA305	WEST & EAST ELEVATION - PROPOSED

CONSERVATION NOTES

C-000 SALVAGE, DEMOLITION AND HOUSE RELOCATION

- C-001: DISCONNECT ALL SERVICES PRIOR TO RELOCATION.
- C-002: RETAIN ORIGINAL c. 1860 BASSINGTHWAITE HOUSE FOORPRINT AND RELOCATE TO NEW LOCATION FRONTING BATHURST ST.
- C-003: DEMOLISH EXISTING c. 1984 BASSINGTHWAITE HOUSE 2 STOREY AND 1 STOREY ADDITION.
- C-004: SALVAGE STONE FROM EXISTING 1-STOREY SMOKEHOUSE STRUCTURE AND DEMOLISH REMAINING BUILDING.
- C-005: STABILIZE EXISTING FRAMING OF BASSINGTHWAITE BEFORE RELOCATION.
- C-006: PROTECT ALL EXISTING WINDOWS AND DOORS. ENSURE THEY ARE NOT DAMAGED DURING RELOCATION.
- C-007: RETAIN EXISTING BRICK CHIMNEYS DURING RELOCATION.
- C-008: RE-GRADE SITE TO ALLOW FOR STEEL MOVING STRUCTURE TO BE INSERTED UNDER EXISTING FLOOR JOISTS.
- C-009: SALVAGE BRICKS FROM ORIGINAL c. 1860 BASSINGTHWAITE HOUSE FOUNDATION FOR REUSE AND DEMOLISH REMAINING BASEMENT.
- C-010: DEMOLISH EXISTING PORCHES.
- C-011: DEMOLISH AND INFILL EXISTING BASEMENT.
- C-012: ENSURE NEW SITE GRADING IS COMPLETE BEFORE THE HOUSE IS RELOCATED.
- C-013: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION. USE SALVAGED STONE FROM SMOKEHOUSE TO CLAD NEW FOUNDATION WALL.

C-100 REMOVALS AND SALVAGE WORK (THIS PHASE OF WORK TO BEGIN AFTER HOUSE RELOCATION IS COMPLETE)

- C-101: REMOVE ASPHALT SHINGLE ROOF AND REPLACE WITH NEW PLYWOOD DECK, IF NECESSARY.
- C-102: REMOVE ALL METAL FLASHING, RAINWATER DOWNPIPES AND GUTTERS.
- C-103: SALVAGE EXISTING WOOD SHUTTERS TO BE REFURBISHED.
- C-104: REMOVE EXISTING PLYWOOD COVERING ON EXISTING RETAINED WINDOWS AND DOORS AND MAKE GOOD OPENINGS.

C-200 MASONRY

- C-201: REMOVE PAINT ON ALL EXTERIOR MASONRY USING CHEMICAL, NON-ABRASIVE MEANS.
- C-202: REPAIR EXTERIOR MASONRY WALLS WHERE EXPOSED BY REMOVAL OF 2 STOREY AND 1 STOREY ADDITIONS, PORCHES AND AS REQUIRED.
- C-203: REPAIR CRACKS IN BRICKWORK.
- C-204: RESET MASONRY.
- C-205: REPOINT MORTAR. ASSESS RETAINED FAÇADE AFTER PAINT IS REMOVED FROM THE BRICKS TO CALCULATE AREAS TO BE REPOINTED.
- C-206: CONSTRUCT NEW DOOR OPENING IN EXISITNG OPENING.
- C-207: CONSTRUCT NEW WINDOW OPENING WITH SILL IN EXISITNG OPENING.

C-300 WINDOWS AND DOORS

- C-301: PROVIDE NEW WOOD WINDOWS (TYP).
- C-302: PROVIDE NEW WOOD DOORS (TYP).
- C-303: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING DOOR AND SIDE LIGHTS AND PROVIDE NEW HARDWARE.
- C-304: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING WINDOWS AND WINDOW FRAMES AS REQUIRED (TYP.).

C-400 WOOD, ROOF AND METAL WORK

- C-401: PROVIDE NEW ASPHALT SHINGLES (COLOUR TO BE DETERMINED), ROOF INSULATION, ROOF VENTS AND NEW FLASHINGS.
- C-402: REPAIR EXTERIOR WOOD.
- C-403: PREPARE, PRIME AND PAINT ALL EXTERIOR WOOD (TYP).
- C-404: REPAIR, PRIME AND PAINT EXISTING WOOD SHUTTERS.
- C-405: FABRICATE NEW WOOD SHUTTERS TO MATCH EXISTING.
- C-406: PROVIDE NEW METAL GUTTERS, DOWNSPOUTS AND SPLASH PADS.
- C-407: CONSTRUCT NEW MAIN PORCH.
- C-408: CONSTRUCT NEW STAIR.

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NO.	DATE	REVISION / ISSUANCE
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2	2019-09-11	CONSERVATION PLAN

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LEGEND



Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at	11x17
Drawn by	EJ
Reviewed by	JQ
Drawing title	CONSERVATION NOTES

Sheet no.

HA000

DRAFT PLAN 19T-03V13 REVISED APR. 14, 2010

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 21 & 22, CONCESSION 2
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1:1500

SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. AS SHOWN ON DRAFT PLAN
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. AS SHOWN ON DRAFT PLAN
- I. AS SHOWN ON DRAFT PLAN
- J. AS SHOWN ON DRAFT PLAN
- K. AS SHOWN ON DRAFT PLAN
- L. AS SHOWN ON DRAFT PLAN
- M. AS SHOWN ON DRAFT PLAN
- N. AS SHOWN ON DRAFT PLAN
- O. AS SHOWN ON DRAFT PLAN
- P. AS SHOWN ON DRAFT PLAN
- Q. AS SHOWN ON DRAFT PLAN
- R. AS SHOWN ON DRAFT PLAN
- S. AS SHOWN ON DRAFT PLAN
- T. AS SHOWN ON DRAFT PLAN
- U. AS SHOWN ON DRAFT PLAN
- V. AS SHOWN ON DRAFT PLAN
- W. AS SHOWN ON DRAFT PLAN
- X. AS SHOWN ON DRAFT PLAN
- Y. AS SHOWN ON DRAFT PLAN
- Z. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE: 2003

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE DRAFT PLAN OF SUBDIVISION IS TRUE AND CORRECT AND THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

OWNER:
HELMHORST INVESTMENTS LTD.

C/O:
P.O. BOX 50
1400 SHEPPARD AVE. E.
SUITE 100
SCARBOROUGH, ONTARIO
M1S 1T5
(416) 291-2228

WITNESSES:
WITNESS 1: [Signature]
WITNESS 2: [Signature]

NOTARIES:
[Signature]
[Signature]

DATE: 2003

SCALE: 1:1500

KEY PLAN

SCALE: 1:1500

KEY PLAN

SCALE: 1:1500

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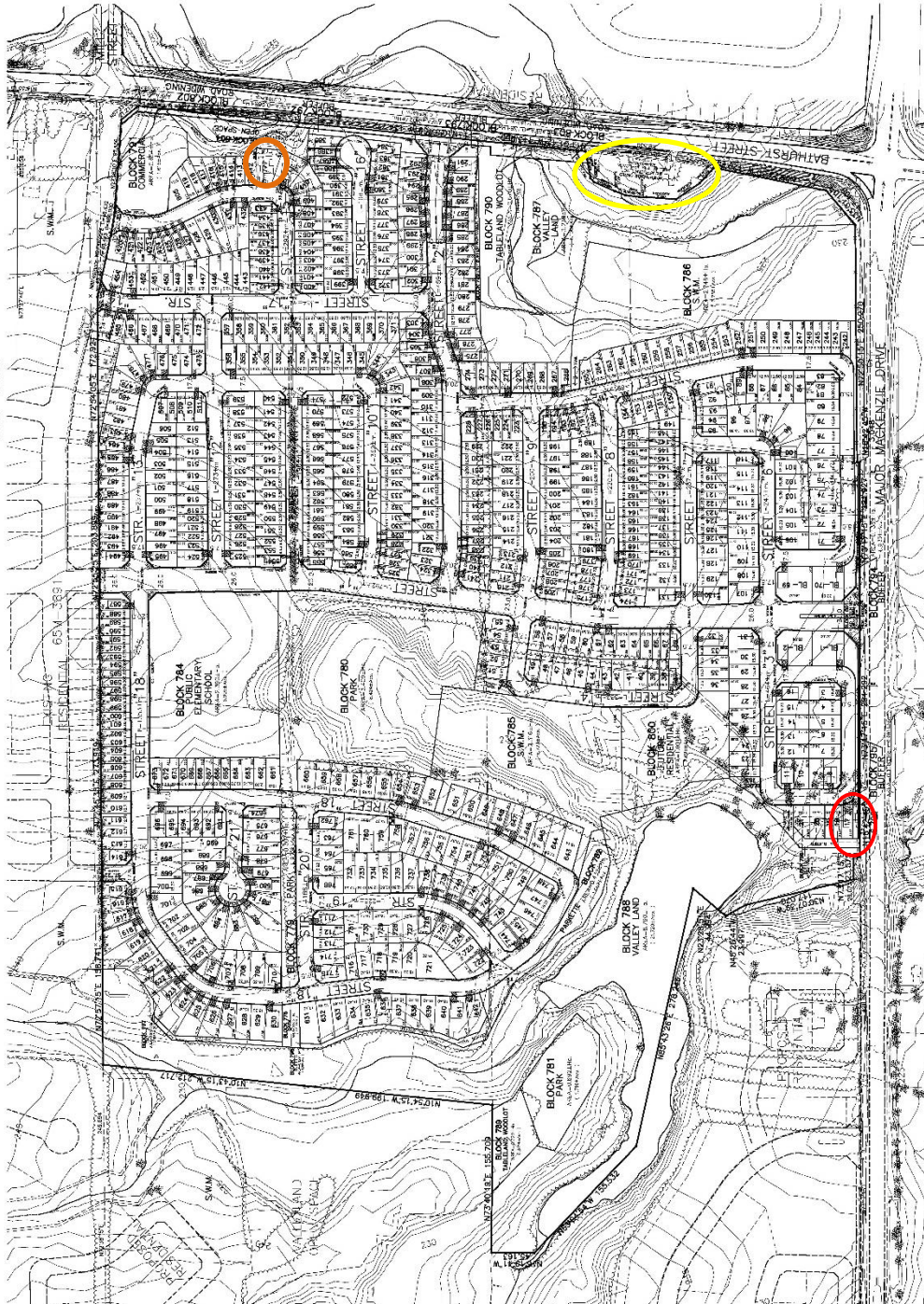
SCALE: 1:1500

KEY PLAN

SCALE: 1:1500

KEY PLAN

SCALE: 1:1500



TOTAL

41 754 838 7671 18973

NOTE - ANGLE IRON SHALL BE CONSTRUCTED IN

NOTE - ACCORDANCE WITH CITY STANDARD DRAWING C-4

NOTE - 0.5% SLOPES ARE INDICATED FOR ILLUSTRATION PURPOSES

NOTE - ALL CHANGES AT 5% SLOPES

NOTE - UNLESS OTHERWISE NOTED

NOTE - DRAINAGE GENETIC FORM

PROJECT NO. P-180

* - SUBJECT TO FINAL CALCULATION

(1804421) x-ref: (1804421) x-ref: (1804421)

APR. 14, 2010

DWG. No. - 10:13

KLMP

PLANNING PARTNERS INC.

URBAN PLANNERS AND DEVELOPMENT CONSULTANTS

1000 SHEPPARD AVE. E. SUITE 100

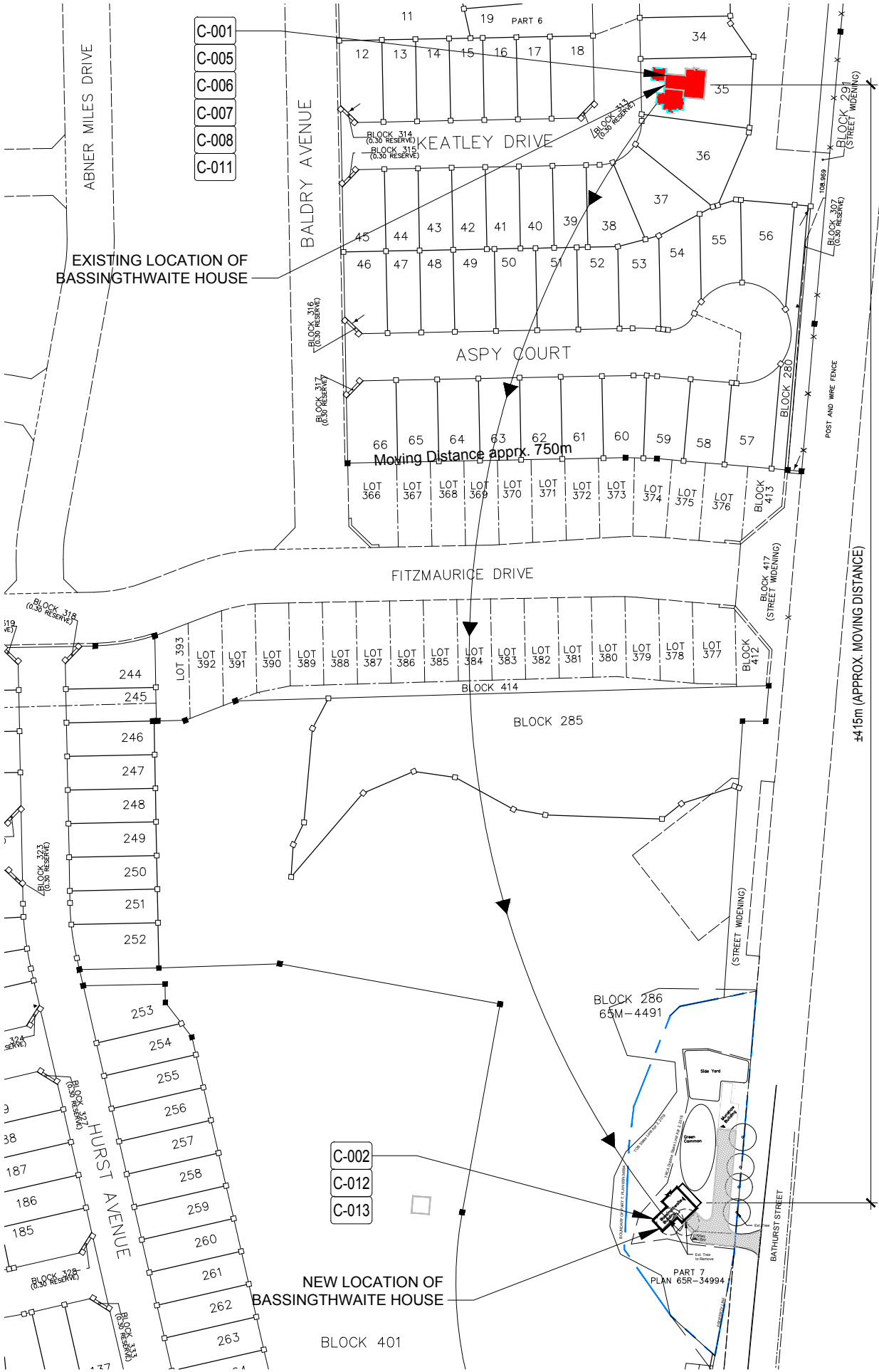
SCARBOROUGH, ONTARIO M1S 1T5

PHONE (905) 889-4255 FAX (905) 889-0997 design@klmp.com

Red: 58 Fanning Mills Circle (George Munshaw)

Orange: 39 Keatley Drive (Bassingthwaite)

Yellow: 10090 Bathurst Street (Proposed Location)



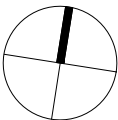
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NO.	DATE	REVISION / ISSUANCE
1	2019-08-21	CONSERVATION PLAN - DRAFT
2	2019-09-11	CONSERVATION PLAN

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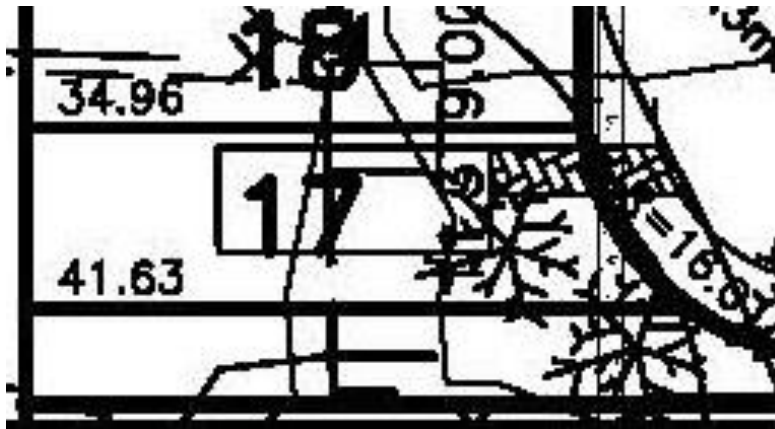
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Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 2000
Drawn by	SC
Reviewed by	JQ
Drawing title	SITE PLAN RELOCATION

Sheet no.

HA001

Attachment #3 Existing Site Plan for 58 Fanning Mills Circle

58 Fanning Mills Circle (Excerpted from Draft Plan)

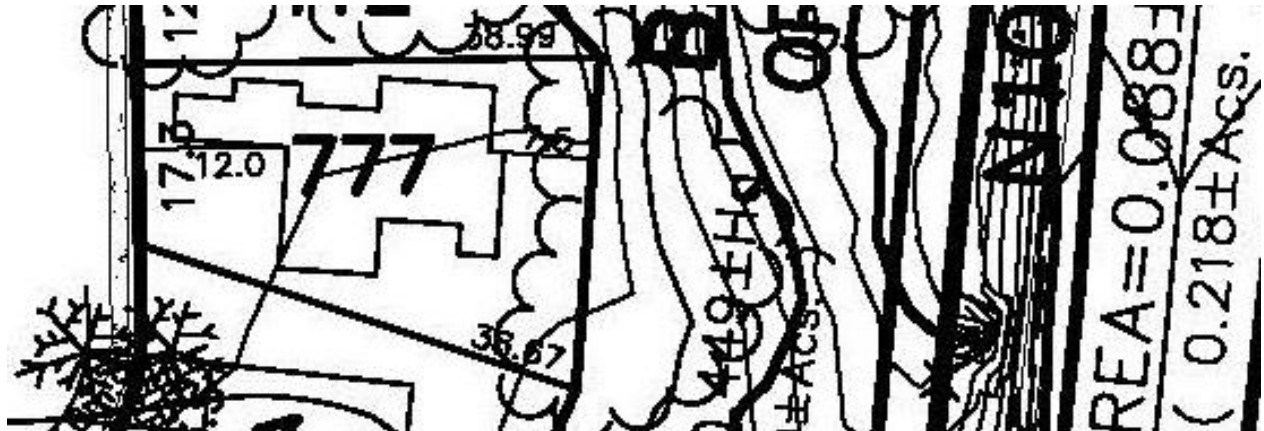


58 Fanning Mills Circle from Western
Elevation (Fanning Mills Circle)



58 Fanning Mills Circle (2014) from
Southern Elevation facing onto Major
Mackenzie Drive West)

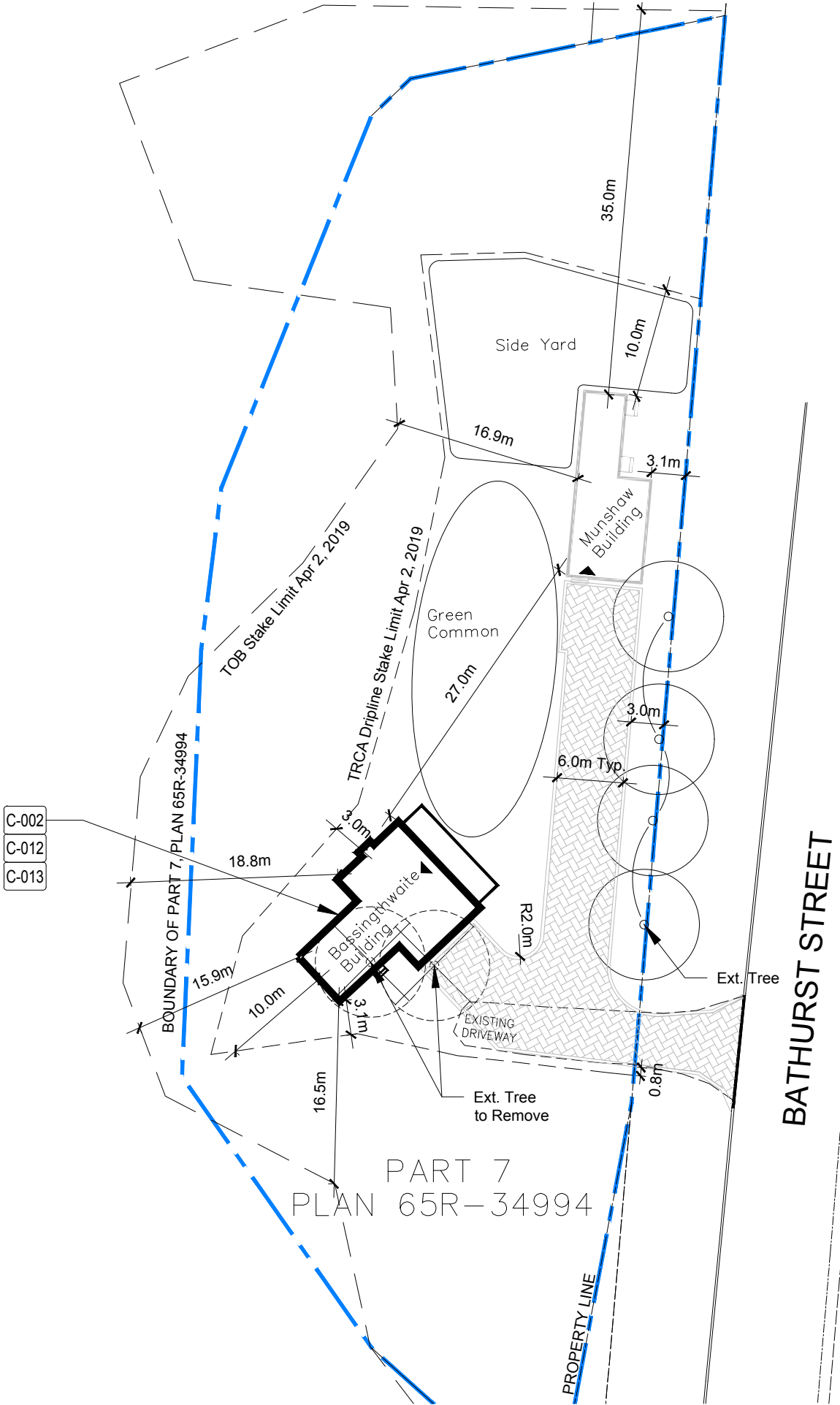
39 Keatley Drive (Excerpted from Draft Plan)



39 Keatley Drive from Eastern Elevation
(Keatley Drive)



38 Keatley Drive (Western Elevation facing
onto Bathurst Street)



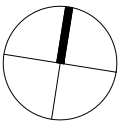
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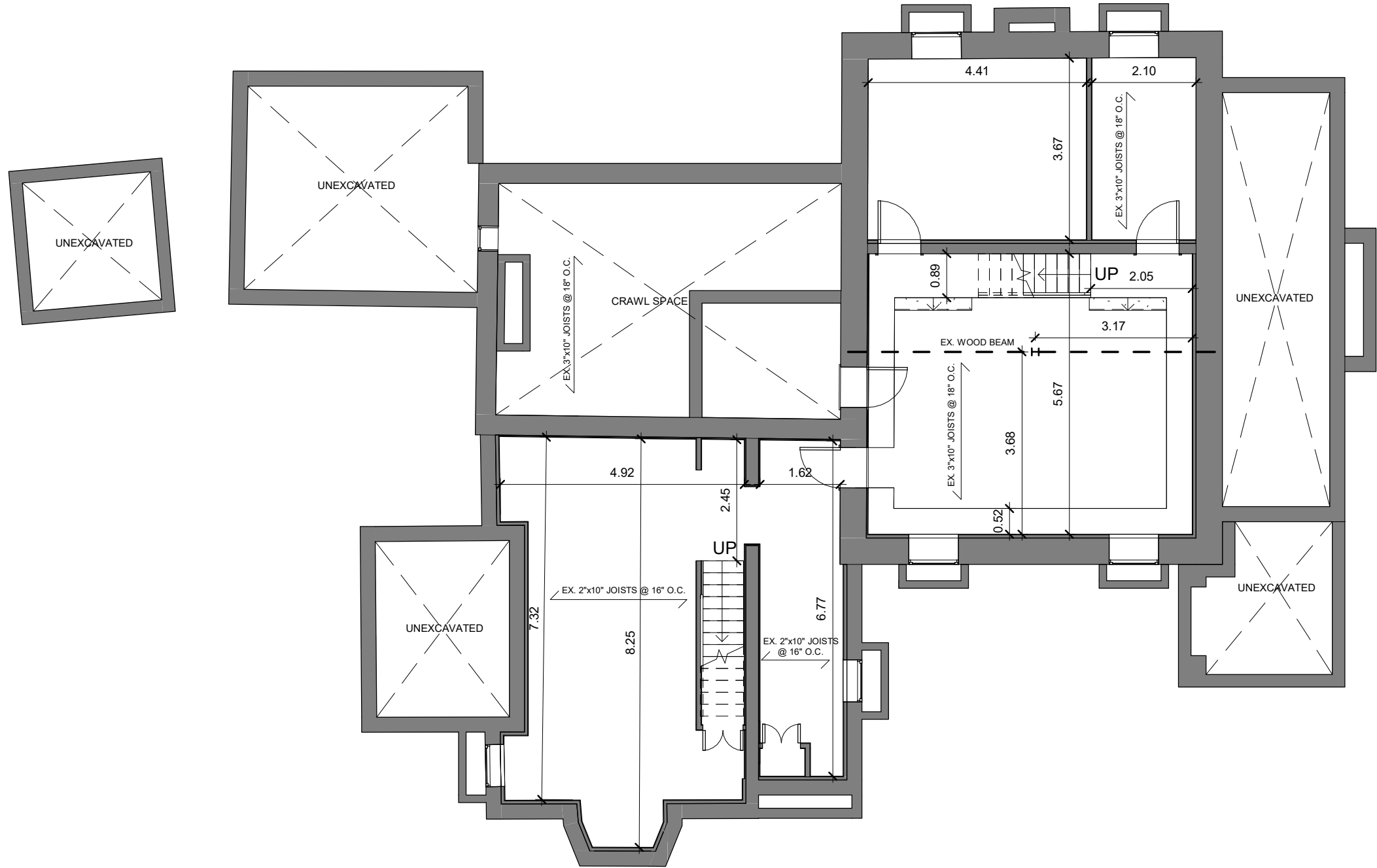
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Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 500
Drawn by	SC
Reviewed by	JQ
Drawing title	SITE PLAN AT NEW LOCATION

Sheet no.

HA002



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1	2019-08-21	CONSERVATION PLAN - DRAFT
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EXISTING

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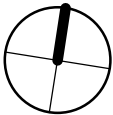
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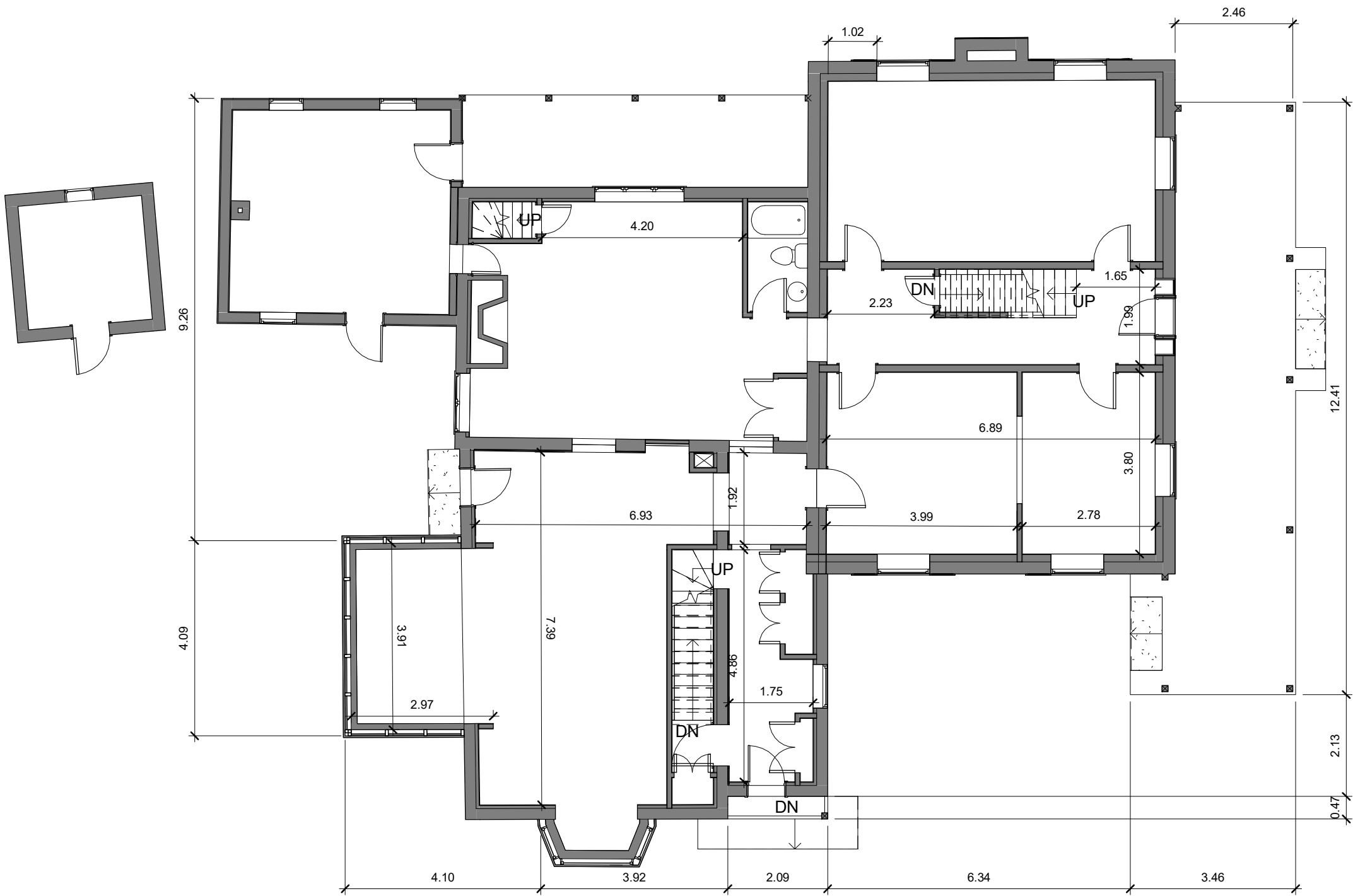
625 Church St. Suite 600

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Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	BASEMENT PLAN - EXISTING



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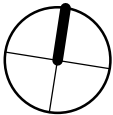
A

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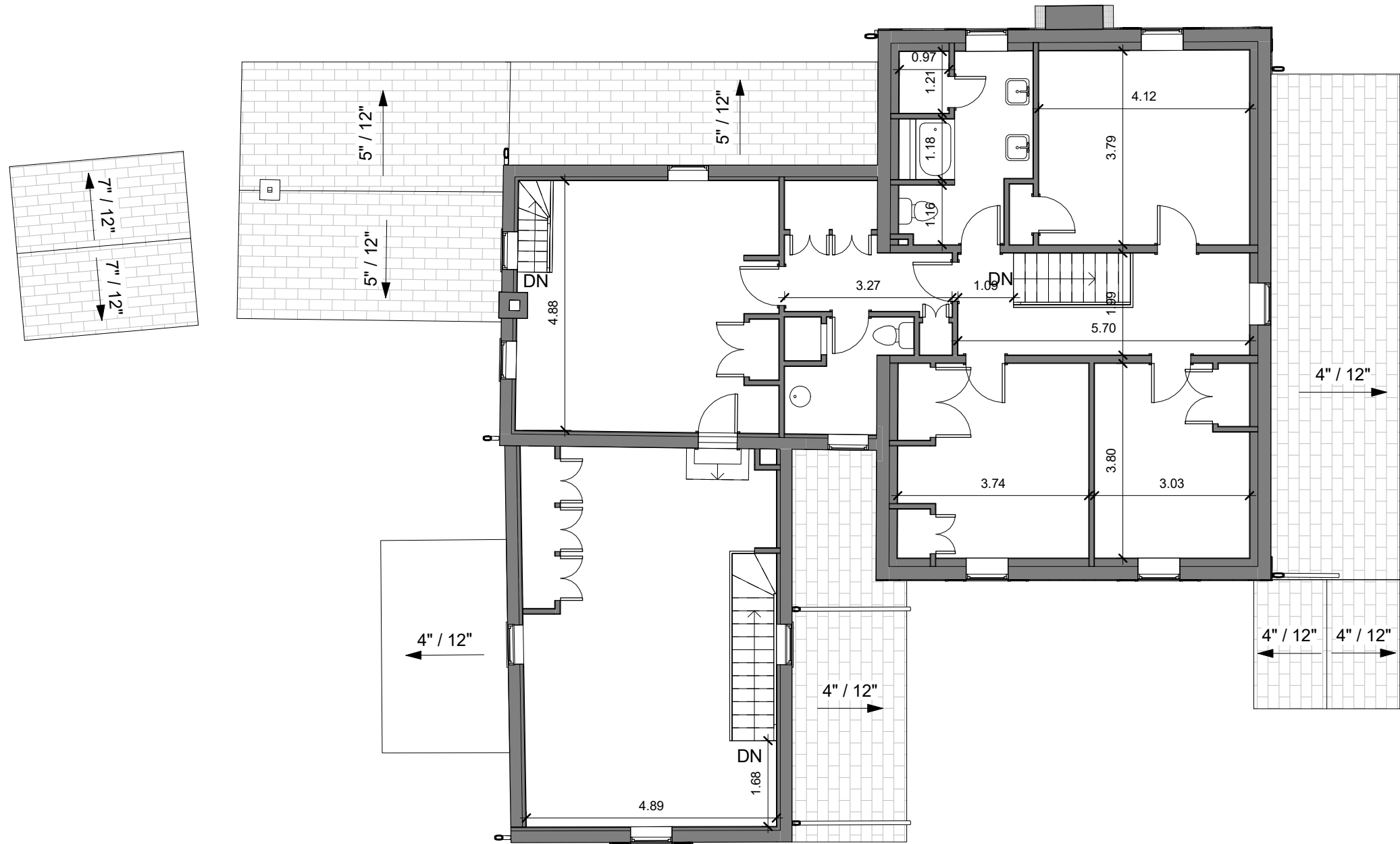


Project	
BASSINGTHWAITE HOUSE CP	
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

GROUND FLOOR PLAN - EXISTING

Sheet no.

HA101



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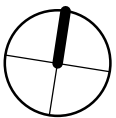
NO.	DATE	REVISION / ISSUANCE
1	2019-08-21	CONSERVATION PLAN - DRAFT
2	2019-09-11	CONSERVATION PLAN

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LEGEND



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Toronto, Ontario, M4Y 2G1
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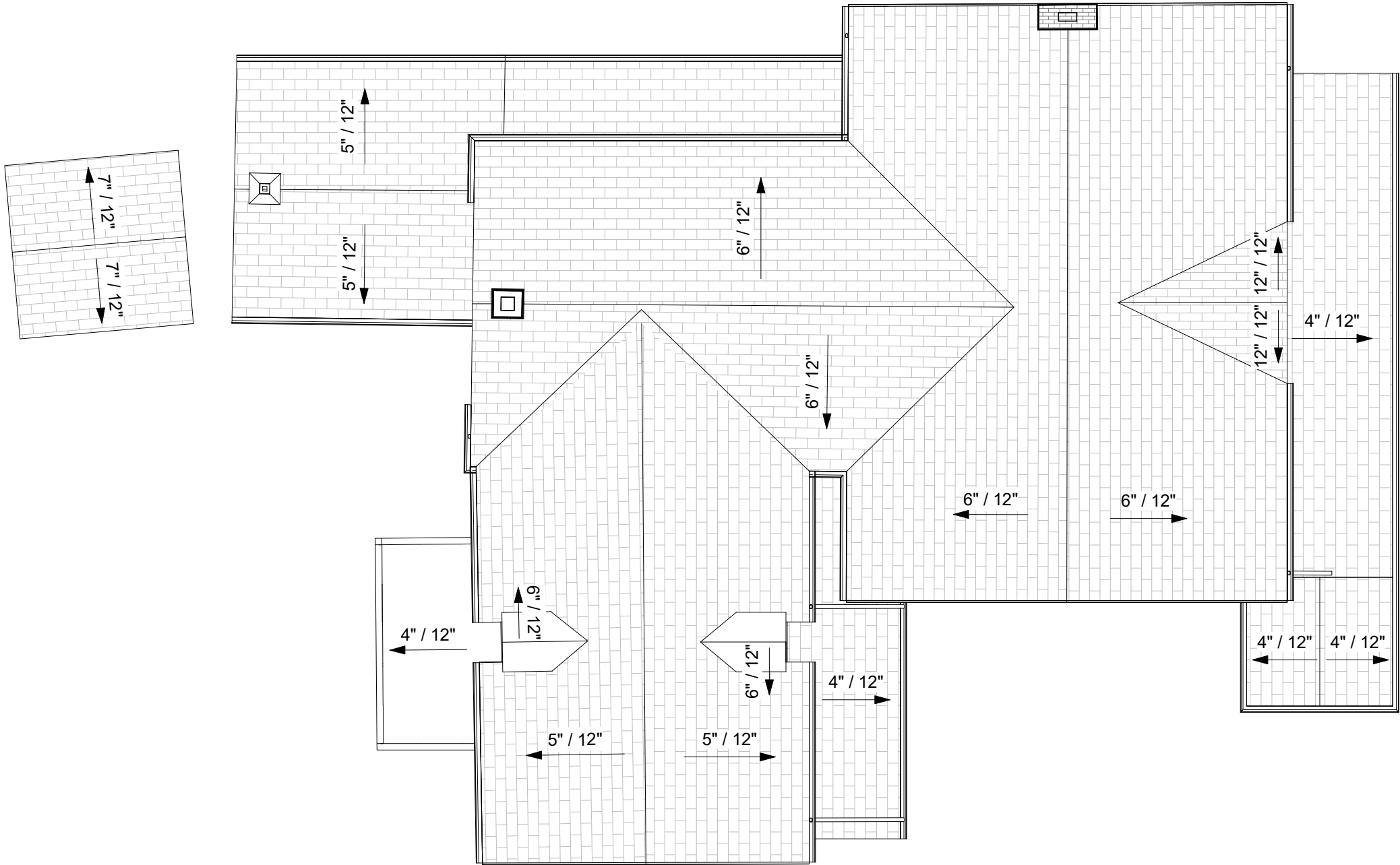


Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

SECOND FLOOR PLAN - EXISTING

Sheet no.

HA102



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2	2019-09-11	CONSERVATION PLAN

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LEGEND



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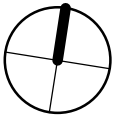
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Toronto, Ontario, M4Y 2G1

E.R.A. Architects Inc.



Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	ROOF PLAN - EXISTING

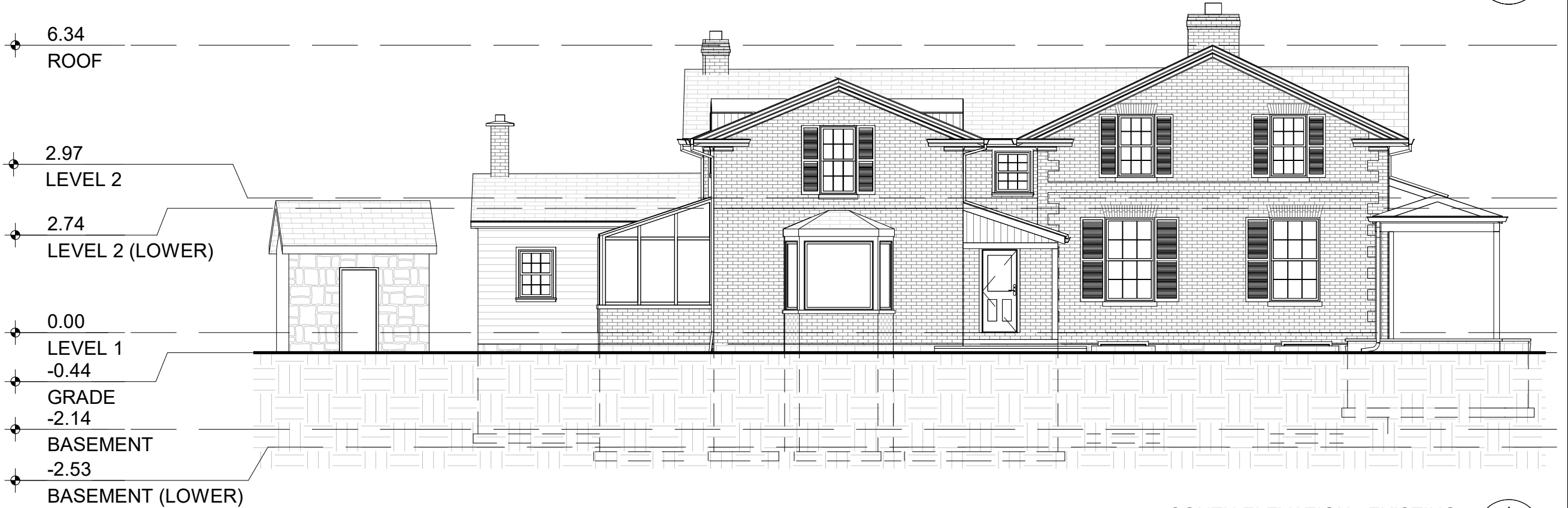


NORTH ELEVATION - EXISTING

1 : 100

2

HA104



SOUTH ELEVATION - EXISTING

1 : 100

1

HA104

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Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

SOUTH & NORTH ELEVATION - EXISTING

Sheet no.

HA104



EAST ELEVATION - EXISTING

1 : 100

2

HA105



WEST ELEVATION - EXISTING

1 : 100

1

HA105

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NO.	DATE	REVISION / ISSUANCE
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2	2019-09-11	CONSERVATION PLAN

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LEGEND



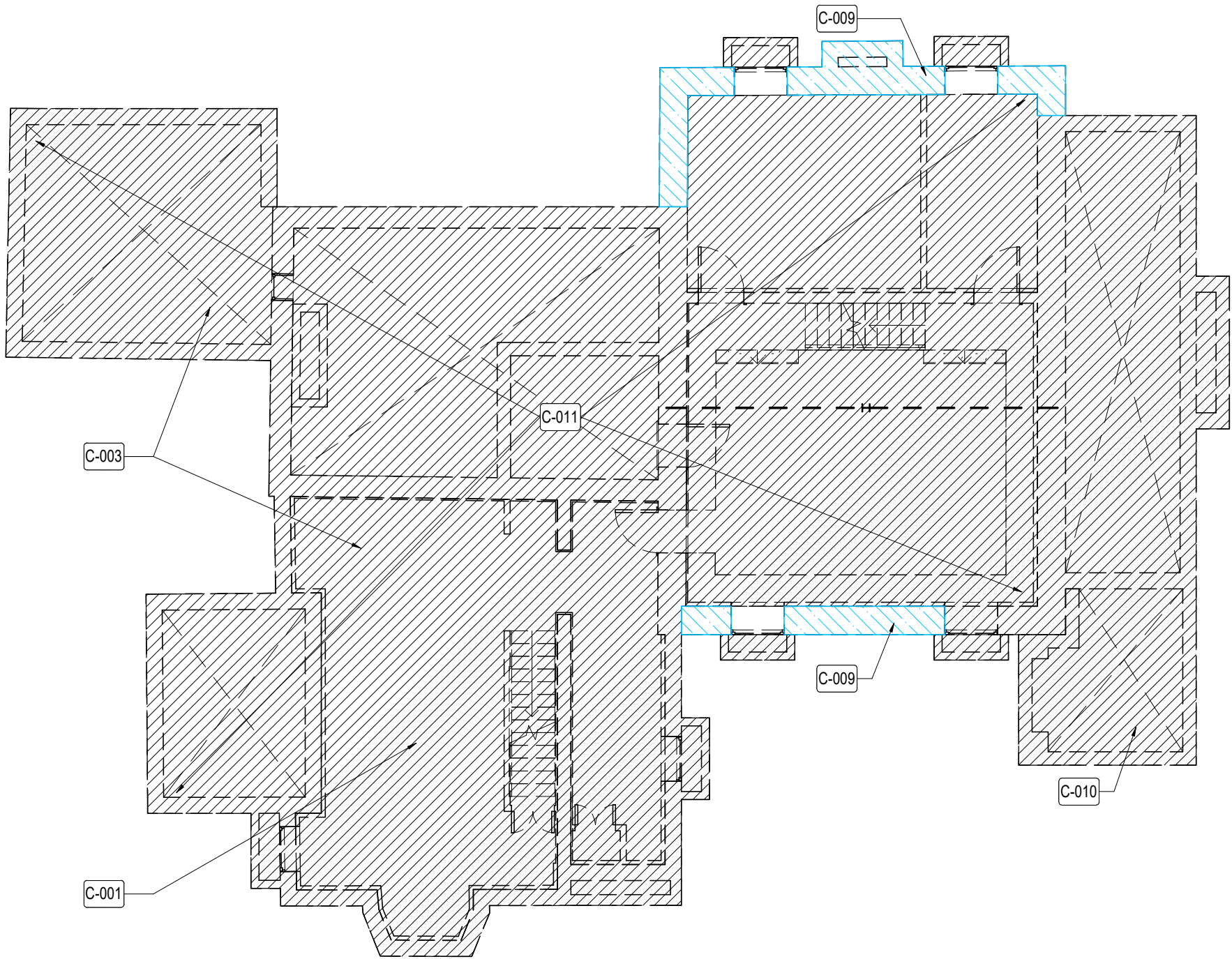
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625 Church St. Suite 600
Toronto, Ontario, M4Y 2G1
E.R.A. Architects Inc.

Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

WEST & EAST ELEVATION -
EXISTING

Sheet no.

HA105



CONSERVATION NOTES

- C-000 SALVAGE, DEMOLITION AND HOUSE RELOCATION**
- C-001: DISCONNECT ALL SERVICES PRIOR TO RELOCATION.
- C-002: RETAIN ORIGINAL c. 1860 BASSINGTHWAITE HOUSE FOOTPRINT AND RELOCATE TO NEW LOCATION FRONTING BATHURST ST.
- C-003: DEMOLISH EXISTING c. 1984 BASSINGTHWAITE HOUSE 2 STOREY AND 1 STOREY ADDITION.
- C-004: SALVAGE STONE FROM EXISTING 1-STOREY SMOKEHOUSE STRUCTURE AND DEMOLISH REMAINING BUILDING.
- C-005: STABILIZE EXISTING FRAMING OF BASSINGTHWAITE BEFORE RELOCATION.
- C-006: PROTECT ALL EXISTING WINDOWS AND DOORS. ENSURE THEY ARE NOT DAMAGED DURING RELOCATION.
- C-007: RETAIN EXISTING BRICK CHIMNEYS DURING RELOCATION.
- C-008: RE-GRADE SITE TO ALLOW FOR STEEL MOVING STRUCTURE TO BE INSERTED UNDER EXISTING FLOOR JOISTS.
- C-009: SALVAGE BRICKS FROM ORIGINAL c. 1860 BASSINGTHWAITE HOUSE FOUNDATION FOR REUSE AND DEMOLISH REMAINING BASEMENT.
- C-010: DEMOLISH EXISTING PORCHES
- C-011: DEMOLISH AND INFILL EXISTING BASEMENT.
- C-012: ENSURE NEW SITE GRADING IS COMPLETE BEFORE THE HOUSE IS RELOCATED.
- C-013: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION.

- C-100 REMOVALS AND SALVAGE WORK (THIS PHASE OF WORK TO BEGIN AFTER HOUSE RELOCATION IS COMPLETE)**
- C-101: REMOVE ASPHALT SHINGLE ROOF AND REPLACE WITH NEW PLYWOOD DECK, IF NECESSARY.
- C-102: REMOVE ALL METAL FLASHING, RAINWATER DOWNPIPES AND GUTTERS.
- C-103: SALVAGE EXISTING WOOD SHUTTERS TO BE REFURBISHED.
- C-104: REMOVE ASPHALT SHINGLE ROOF AND REPLACE WITH NEW PLYWOOD DECK, IF NECESSARY.
- C-200 MASONRY**
- C-201: REMOVE PAINT ON ALL EXTERIOR MASONRY USING CHEMICAL, NON-ABRASIVE MEANS.
- C-202: REPAIR EXTERIOR MASONRY WALLS WHERE EXPOSED BY REMOVAL OF 2 STOREY AND 1 STOREY ADDITIONS, PORCHES AND AS REQUIRED.
- C-203: REPAIR CRACKS IN BRICKWORK.
- C-204: RESET MASONRY.
- C-205: REPOINT MORTAR. ASSESS RETAINED FAÇADE AFTER PAINT IS REMOVED FROM THE BRICKS TO CALCULATE AREAS TO BE REPOINTED
- C-206: CONSTRUCT NEW DOOR OPENING IN EXISITNG OPENING.
- C-207: CONSTRUCT NEW WINDOW OPENING WITH SILL IN EXISITNG OPENING.

- C-300 WINDOWS AND DOORS**
- C-301: PROVIDE NEW WOOD WINDOWS (TYP)
- C-302: PROVIDE NEW WOOD DOORS (TYP)
- C-303: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING DOOR AND SIDE LIGHTS AND PROVIDE NEW HARDWARE.
- C-304: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING WINDOWS AND WINDOW FRAMES AS REQUIRED (TYP.)
- C-400 WOOD, ROOF AND METAL WORK**
- C-401: PROVIDE NEW ASPHALT SHINGLES (COLOUR TO BE DETERMINED), ROOF INSULATION, ROOF VENTS AND NEW FLASHINGS.
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- C-403: PREPARE, PRIME AND PAINT ALL EXTERIOR WOOD (TYP).
- C-404: REPAIR, PRIME AND PAINT EXISTING WOOD SHUTTERS.
- C-405: FABRICATE NEW WOOD SHUTTERS TO MATCH EXISTING.
- C-406: PROVIDE NEW METAL GUTTERS, DOWNSPOUTS AND SPLASH PADS.
- C-407: CONSTRUCT NEW MAIN PORCH.
- C-408: CONSTRUCT NEW STAIR.

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	DEMOLISH
	SALVAGE

E

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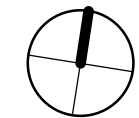
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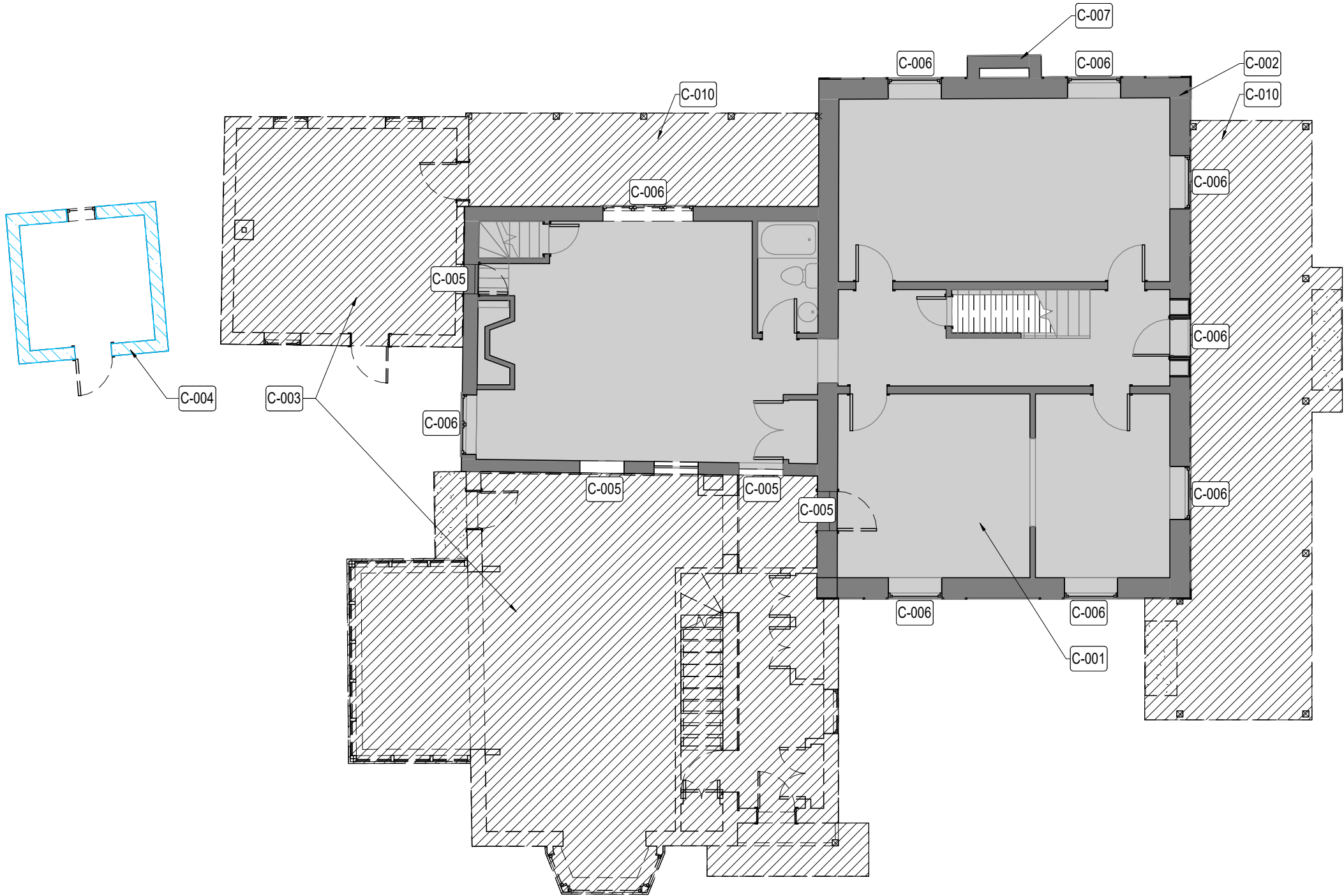
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BASSINGTHWAITE HOUSE CP	
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For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

BASEMENT PLAN - DEMOLITION



CONSERVATION NOTES

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C-103: SALVAGE EXISTING WOOD SHUTTERS TO BE REFURBISHED.

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C-202: REPAIR EXTERIOR MASONRY WALLS WHERE EXPOSED BY REMOVAL OF 2 STOREY AND 1 STOREY ADDITIONS, PORCHES AND AS REQUIRED.

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C-204: RESET MASONRY.

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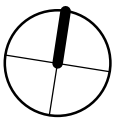
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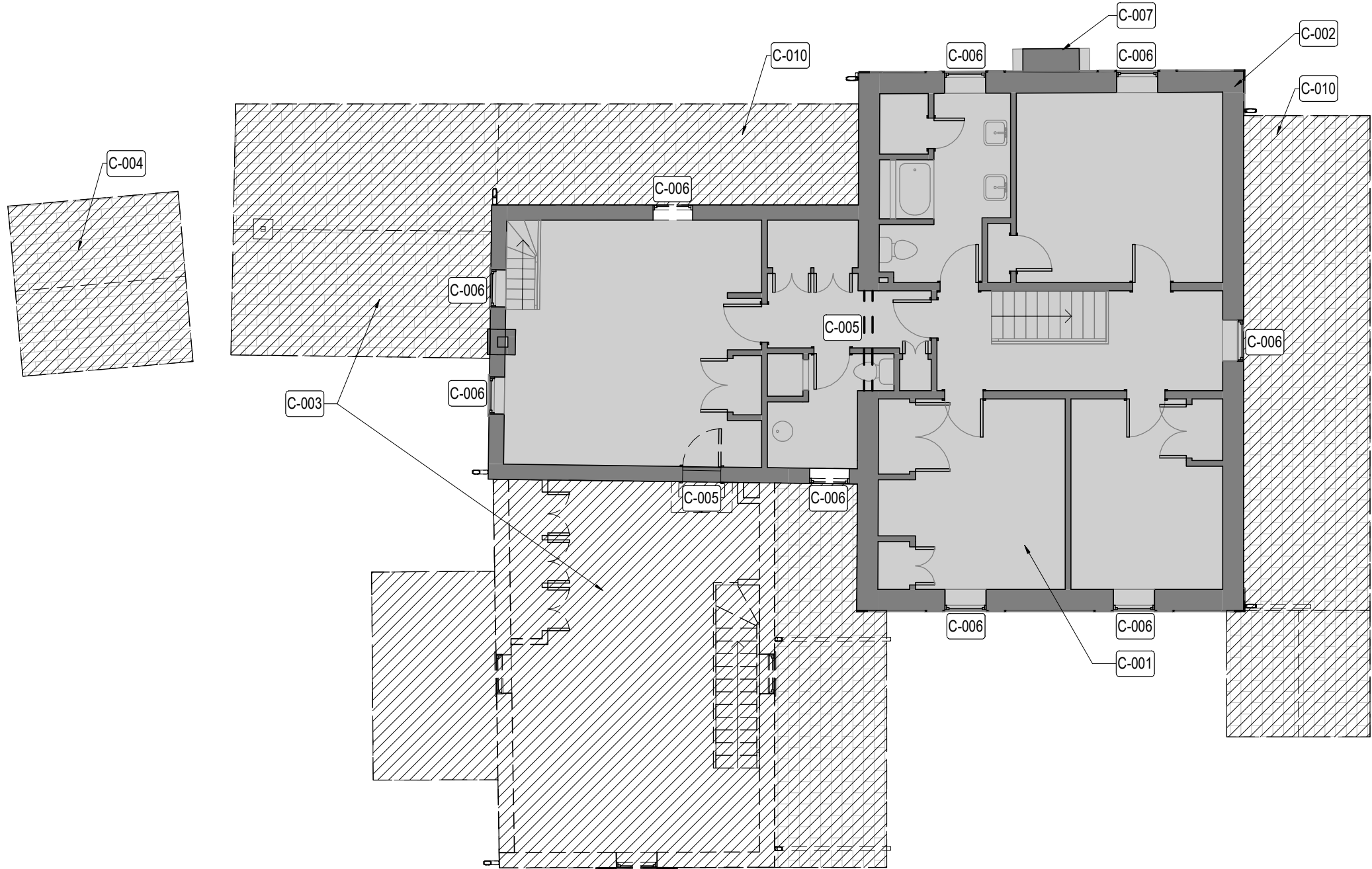
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For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	GROUND FLOOR PLAN - DEMOLITION



CONSERVATION NOTES

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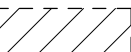

C-408: CONSTRUCT NEW STAIR.

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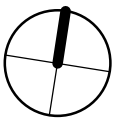
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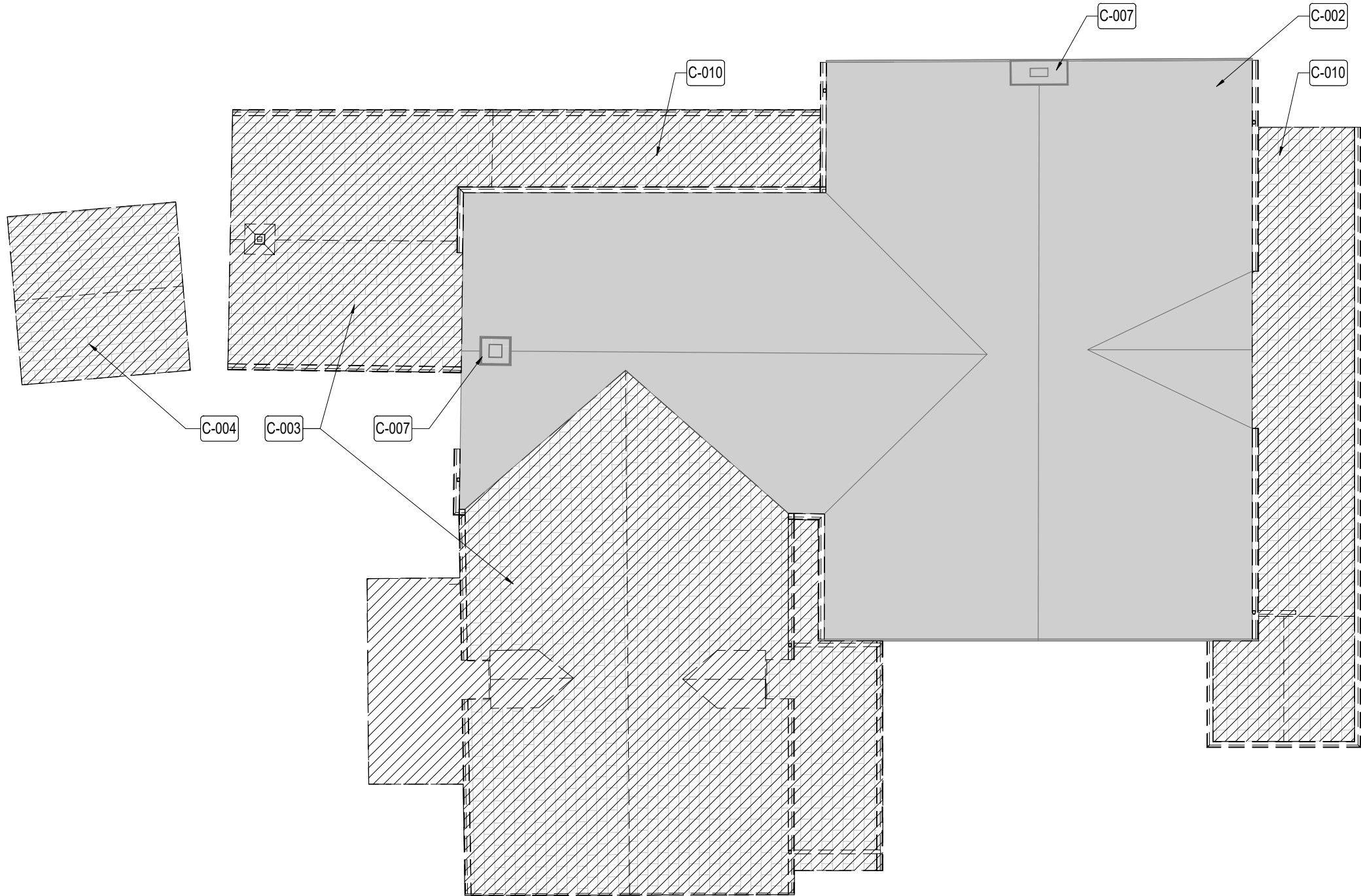


Project	
BASSINGTHWAITE HOUSE CP	
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

SECOND FLOOR PLAN -
DEMOLITION

Sheet no.

HA202



CONSERVATION NOTES

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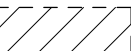

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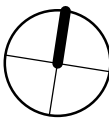
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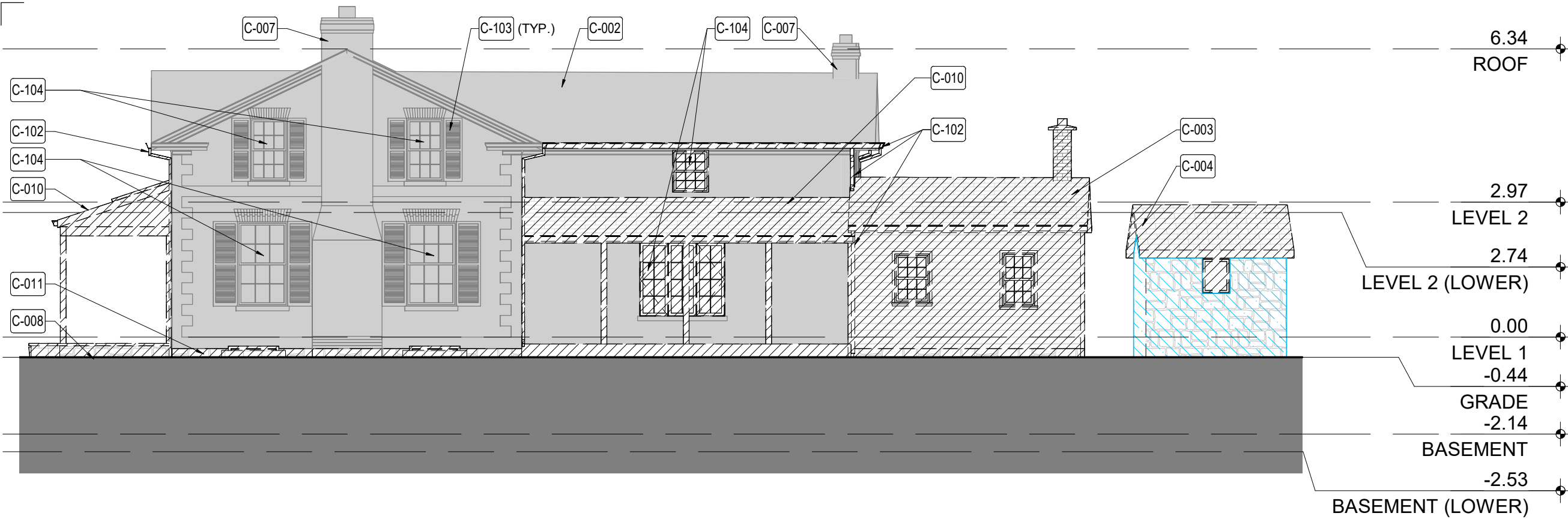


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ROOF PLAN - DEMOLITION

Sheet no.

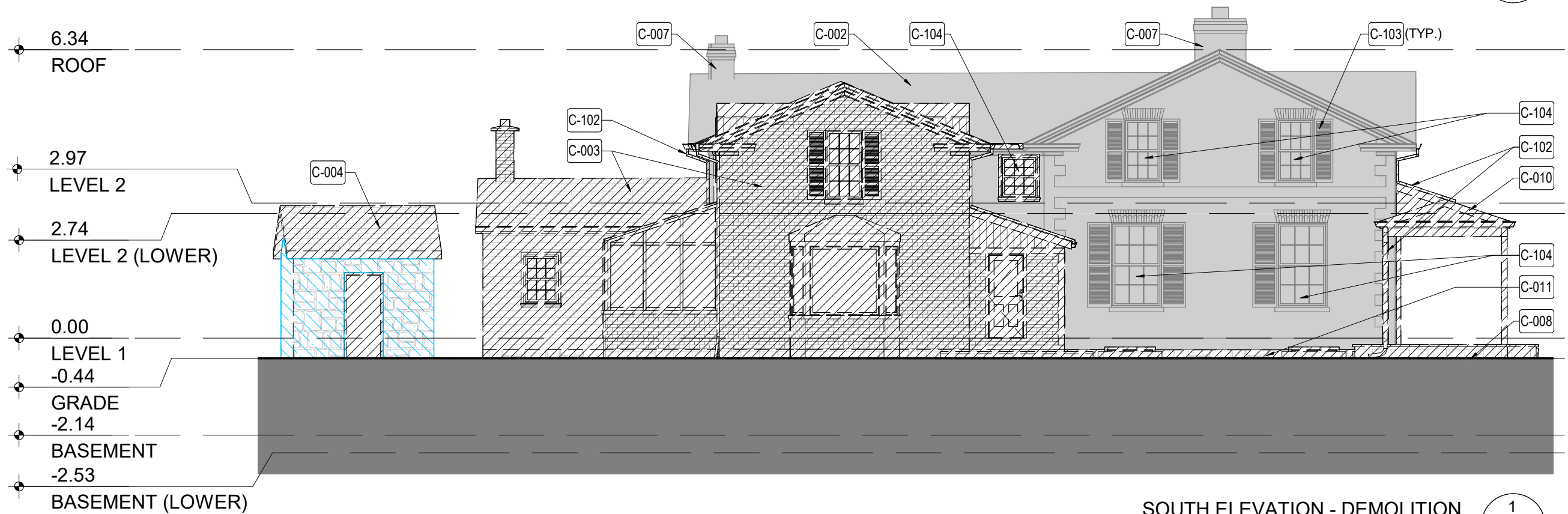
HA203



NORTH ELEVATION - DEMOLITION

1 : 100

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HA204



SOUTH ELEVATION - DEMOLITION

1 : 100

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HA204

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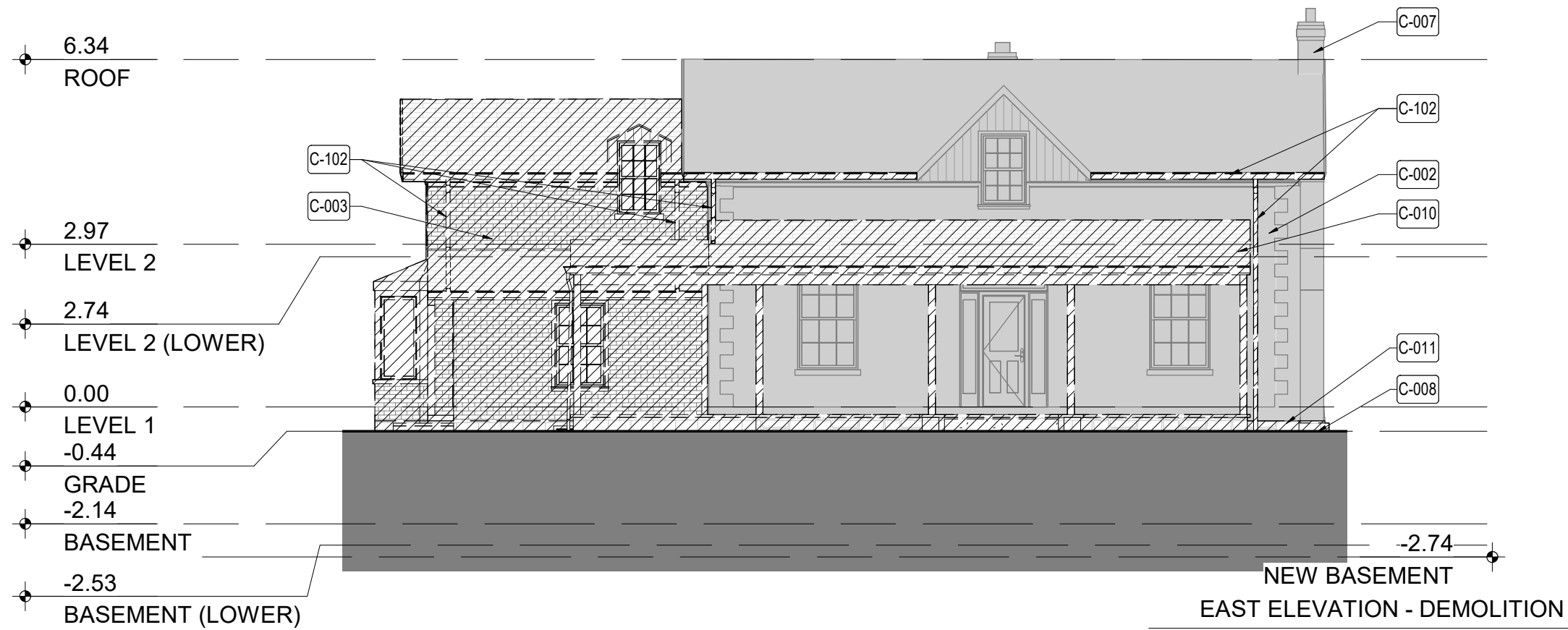
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SOUTH & NORTH ELEVATION - DEMOLITION

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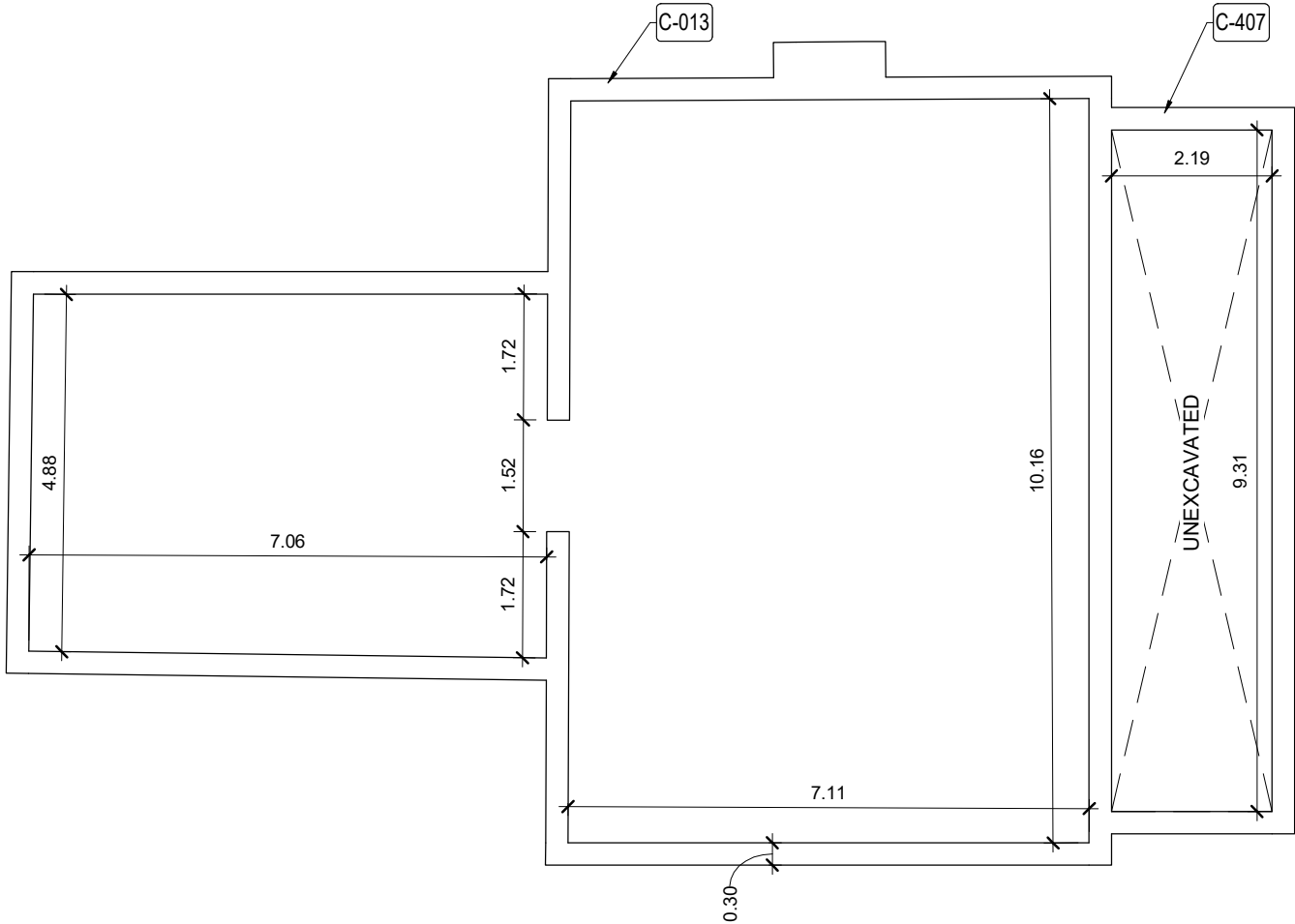
E.R.A. Architects Inc.

Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1 : 100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

WEST & EAST ELEVATION -
DEMOLITION

Sheet no.

HA205



CONSERVATION NOTES

C-000 SALVAGE, DEMOLITION AND HOUSE RELOCATION

C-001: DISCONNECT ALL SERVICES PRIOR TO RELOCATION.

C-002: RETAIN ORIGINAL c. 1860 BASSINGTHWAITE HOUSE FOOTPRINT AND RELOCATE TO NEW LOCATION FRONTING BATHURST ST.

C-003: DEMOLISH EXISTING c. 1984 BASSINGTHWAITE HOUSE 2 STOREY AND 1 STOREY ADDITION.

C-004: SALVAGE STONE FROM EXISTING 1-STOREY SMOKEHOUSE STRUCTURE AND DEMOLISH REMAINING BUILDING.

C-005: STABILIZE EXISTING FRAMING OF BASSINGTHWAITE BEFORE RELOCATION.

C-006: PROTECT ALL EXISTING WINDOWS AND DOORS. ENSURE THEY ARE NOT DAMAGED DURING RELOCATION.

C-007: RETAIN EXISTING BRICK CHIMNEYS DURING RELOCATION.

C-008: RE-GRADE SITE TO ALLOW FOR STEEL MOVING STRUCTURE TO BE INSERTED UNDER EXISTING FLOOR JOISTS.

C-009: SALVAGE BRICKS FROM ORIGINAL c. 1860 BASSINGTHWAITE HOUSE FOUNDATION FOR REUSE AND DEMOLISH REMAINING BASEMENT.

C-010: DEMOLISH EXISTING PORCHES

C-011: DEMOLISH AND INFILL EXISTING BASEMENT.

C-012: ENSURE NEW SITE GRADING IS COMPLETE BEFORE THE HOUSE IS RELOCATED.

C-013: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION.

C-100 REMOVALS AND SALVAGE WORK (THIS PHASE OF WORK TO BEGIN AFTER HOUSE RELOCATION IS COMPLETE)

C-101: REMOVE ASPHALT SHINGLE ROOF AND REPLACE WITH NEW PLYWOOD DECK, IF NECESSARY.

C-102: REMOVE ALL METAL FLASHING, RAINWATER DOWNPIPES AND GUTTERS.

C-103: SALVAGE EXISTING WOOD SHUTTERS TO BE REFURBISHED.

C-104: REMOVE ASPHALT SHINGLE ROOF AND REPLACE WITH NEW PLYWOOD DECK, IF NECESSARY.

C-200 MASONRY

C-201: REMOVE PAINT ON ALL EXTERIOR MASONRY USING CHEMICAL, NON-ABRASIVE MEANS.

C-202: REPAIR EXTERIOR MASONRY WALLS WHERE EXPOSED BY REMOVAL OF 2 STOREY AND 1 STOREY ADDITIONS, PORCHES AND AS REQUIRED.

C-203: REPAIR CRACKS IN BRICKWORK

C-204: RESET MASONRY.

C-205: REPOINT MORTAR. ASSESS RETAINED FAÇADE AFTER PAINT IS REMOVED FROM THE BRICKS TO CALCULATE AREAS TO BE REPOINTED

C-206: CONSTRUCT NEW DOOR OPENING IN EXISITNG OPENING.

C-207: CONSTRUCT NEW WINDOW OPENING WITH SILL IN EXISTING OPENING.

C-300 WINDOWS AND DOORS

C-301: PROVIDE NEW WOOD WINDOWS (TYP)

C-302: PROVIDE NEW WOOD DOORS (TYP)

C-303: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING DOOR AND SIDE LIGHTS AND PROVIDE NEW HARDWARE.

C-304: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING WINDOWS AND WINDOW FRAMES AS REQUIRED (TYP.)

C-400 WOOD, ROOF AND METAL WORK

C-401: PROVIDE NEW ASPHALT SHINGLES (COLOUR TO BE DETERMINED), ROOF INSULATION, ROOF VENTS AND NEW FLASHINGS.

C-402: REPAIR EXTERIOR WOOD.

C-403: PREPARE, PRIME AND PAINT ALL EXTERIOR WOOD (TYP).

C-404: REPAIR, PRIME AND PAINT EXISTING WOOD SHUTTERS.

C-405: FABRICATE NEW WOOD SHUTTERS TO MATCH EXISTING.

C-406: PROVIDE NEW METAL GUTTERS, DOWNSPOUTS AND SPLASH PADS.

C-407: CONSTRUCT NEW MAIN PORCH.

C-408: CONSTRUCT NEW STAIR.

CONSERVATION REPAIR LEGEND

BRICKWORK



NEW BRICKWORK TO MATCH EXISTING



REPAIR BRICKWORK



REPAIR CRACK IN BRICKWORK

WOOD



REPAIR EXTERIOR WOOD

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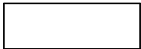
NO.	DATE	REVISION / ISSUANCE
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2	2019-09-11	CONSERVATION PLAN

NOT FOR CONSTRUCTION

LEGEND



EXISTING TO BE RETAINED



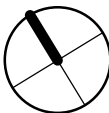
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E.R.A. Architects Inc.



Project

BASSINGTHWAITE HOUSE CP

Address 10244 BATHURST ST., VAUGHAN, ON

For DG GROUP

Project no. 13-106

Scale at 11x17 1:100

Drawn by EJ

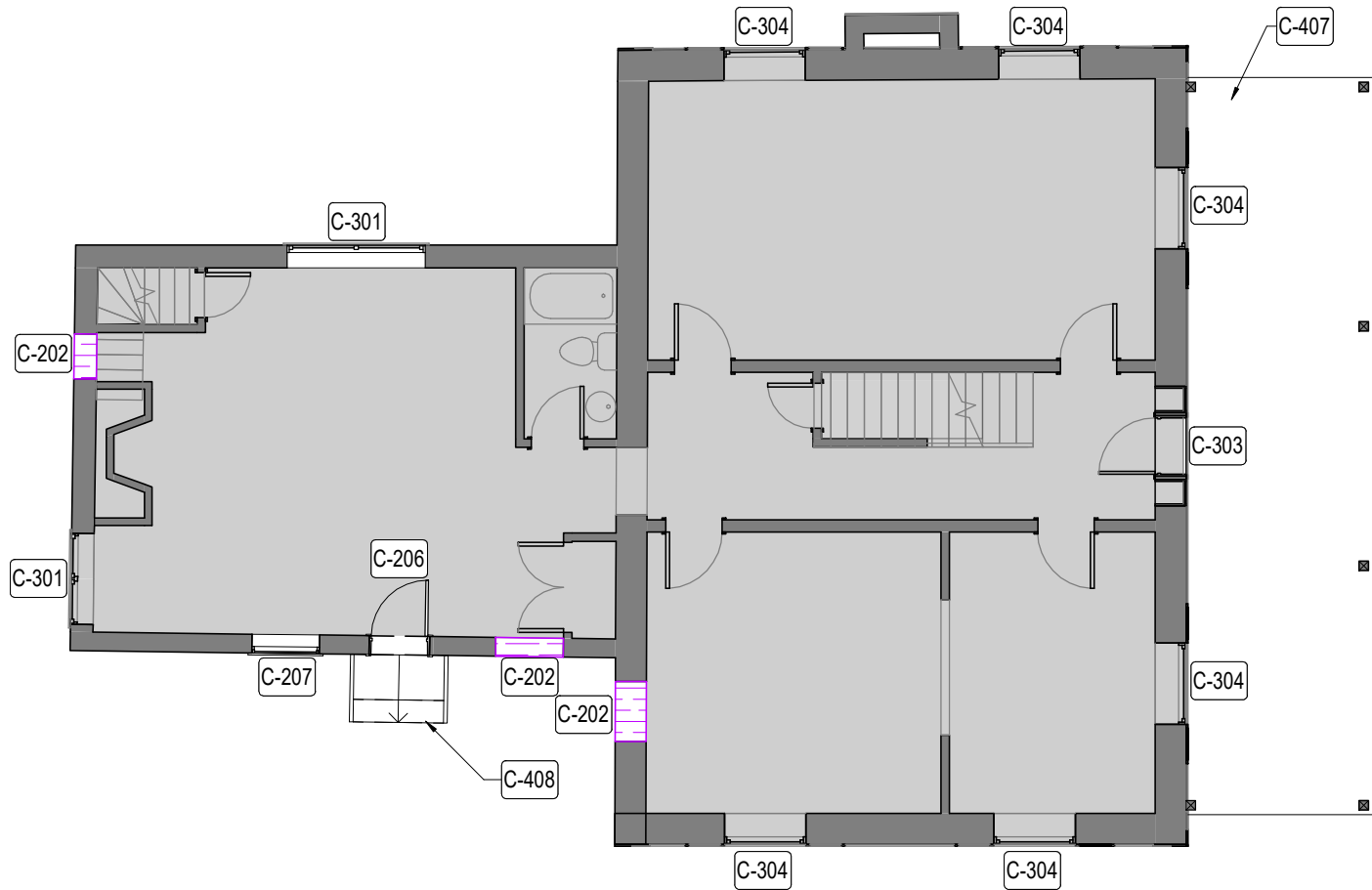
Reviewed by JQ

Drawing title

BASEMENT PLAN - PROPOSED

Sheet no.

HA300



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CONSERVATION REPAIR LEGEND

BRICKWORK

NEW BRICKWORK TO MATCH EXISTING

REPAIR BRICKWORK

REPAIR CRACK IN BRICKWORK

WOOD

REPAIR EXTERIOR WOOD

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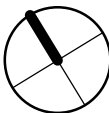
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LEGEND

EXISTING TO BE RETAINED

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Project

BASSINGTHWAITE HOUSE CP

Address 10244 BATHURST ST., VAUGHAN, ON

For DG GROUP

Project no. 13-106

Scale at 11x17 1:100

Drawn by EJ

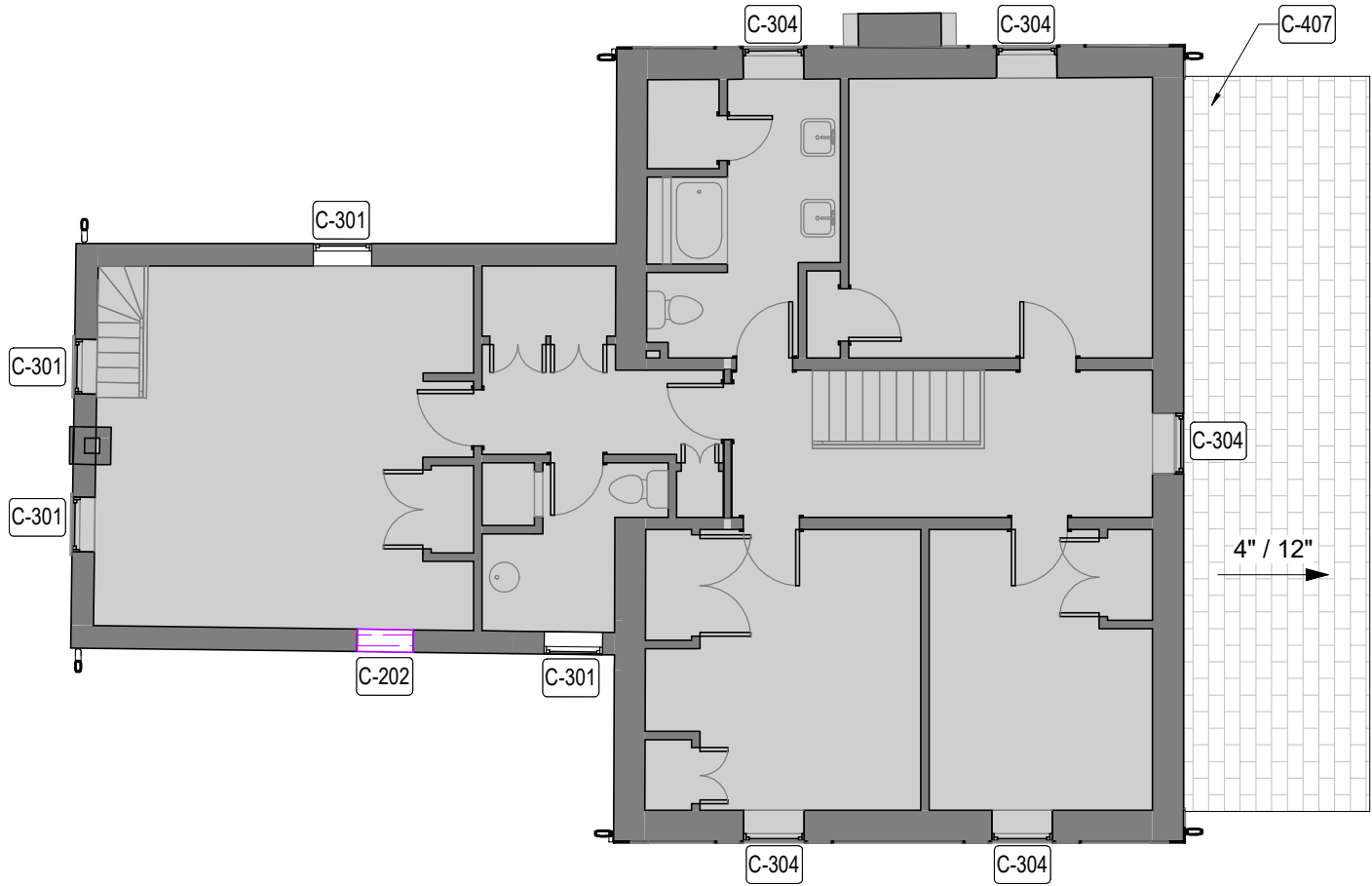
Reviewed by JQ

Drawing title

GROUND FLOOR PLAN -
PROPOSED

Sheet no.

HA301



CONSERVATION NOTES

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- C-103: SALVAGE EXISTING WOOD SHUTTERS TO BE REFURBISHED.
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C-200 MASONRY

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CONSERVATION REPAIR LEGEND

BRICKWORK

- NEW BRICKWORK TO MATCH EXISTING
- REPAIR BRICKWORK
- REPAIR CRACK IN BRICKWORK

WOOD

- REPAIR EXTERIOR WOOD

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2	2019-09-11	CONSERVATION PLAN

NOT FOR CONSTRUCTION

LEGEND

- EXISTING TO BE RETAINED
- NEW CONSTRUCTION

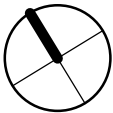
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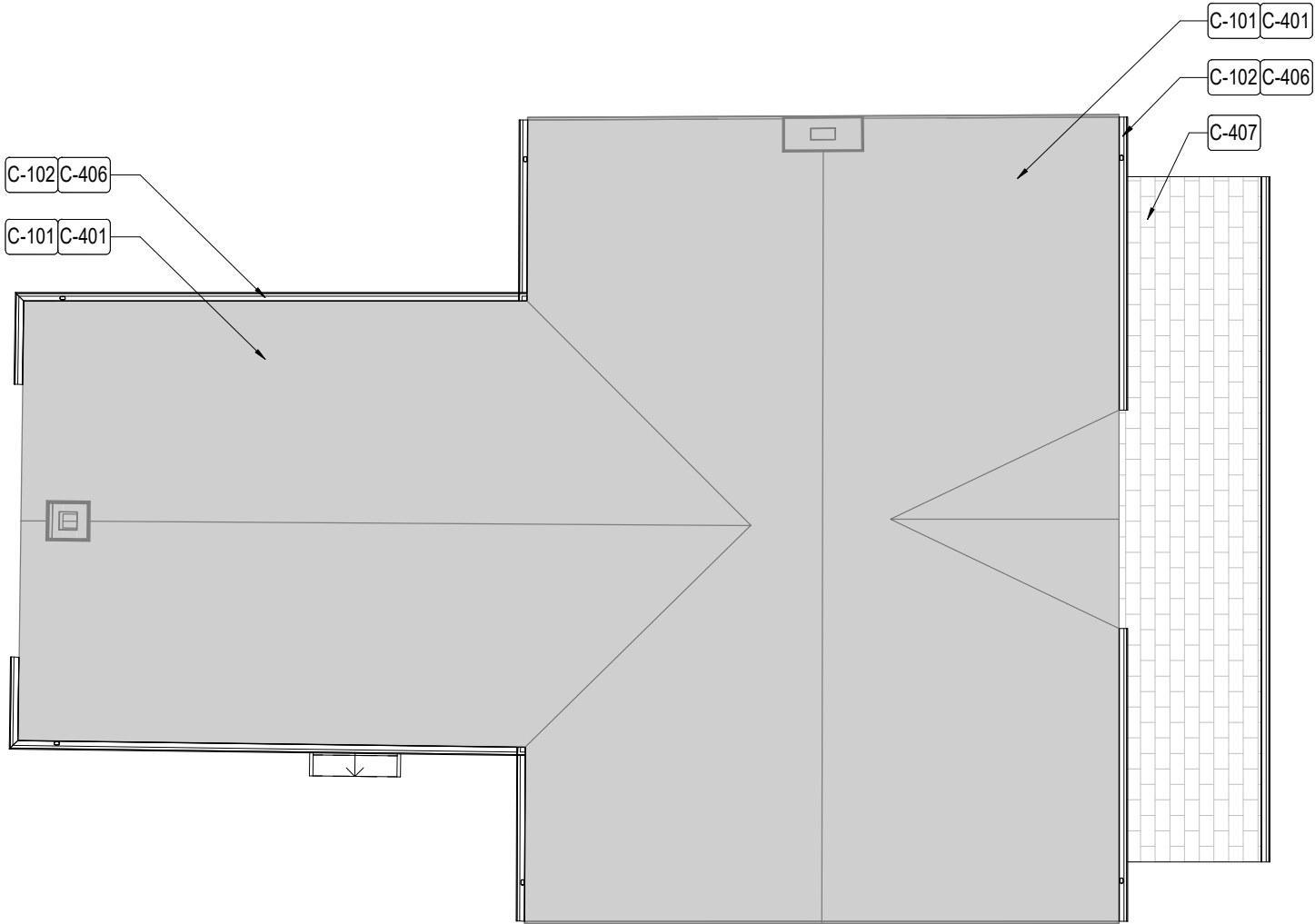


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For	DG GROUP
Project no.	13-106
Scale at 11x17	1:100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

SECOND FLOOR PLAN - PROPOSED

Sheet no.

HA302



CONSERVATION NOTES

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CONSERVATION REPAIR LEGEND

BRICKWORK



NEW BRICKWORK TO MATCH EXISTING



REPAIR BRICKWORK



REPAIR CRACK IN BRICKWORK

WOOD



REPAIR EXTERIOR WOOD

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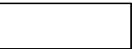
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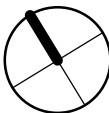
LEGEND



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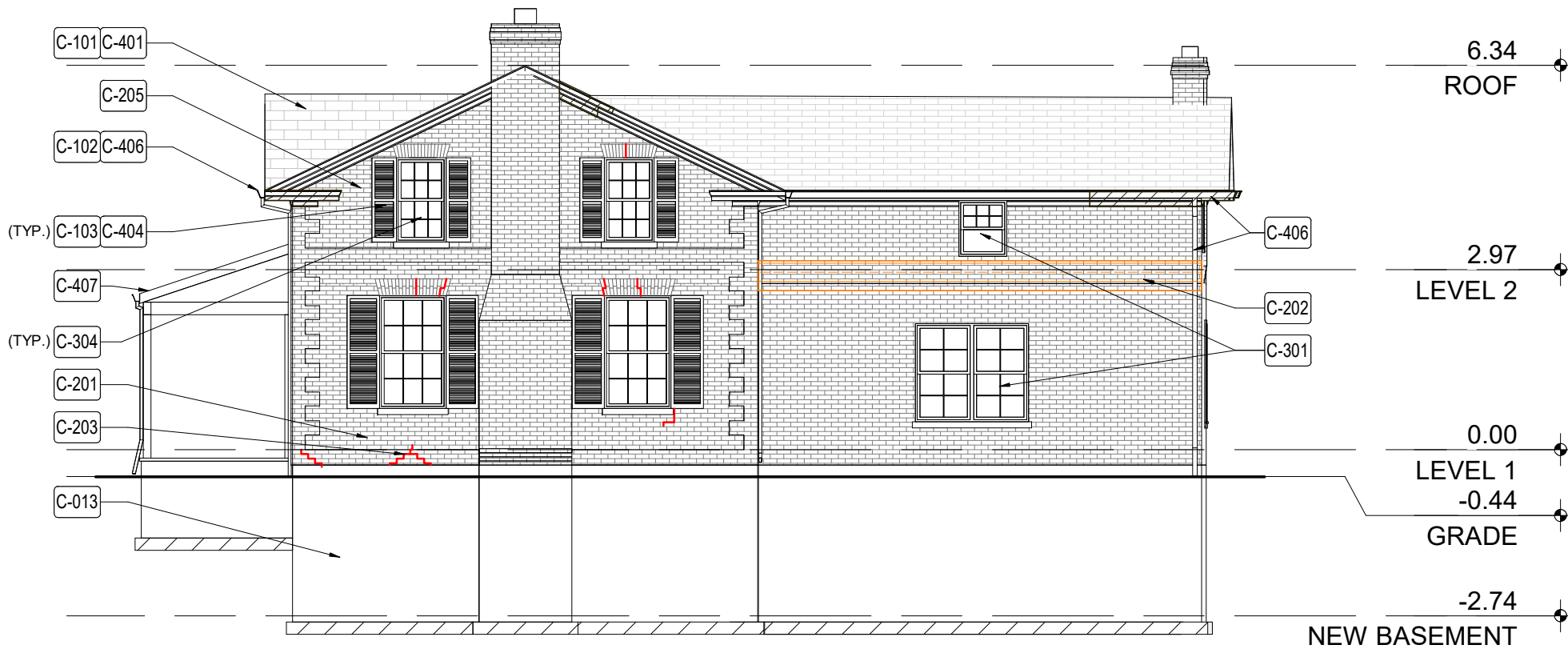


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ROOF PLAN - PROPOSED

Sheet no.

HA303



NORTH ELEVATION - PROPOSED

1 : 100

2

HA304



SOUTH ELEVATION - PROPOSED

1 : 100

1

HA304

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C-405: FABRICATE NEW WOOD SHUTTERS TO MATCH EXISTING.

C-406: PROVIDE NEW METAL GUTTERS, DOWNSPOUTS AND SPLASH PADS.

C-407: CONSTRUCT NEW MAIN PORCH.

C-408: CONSTRUCT NEW STAIR.

CONSERVATION REPAIR LEGEND

BRICKWORK

NEW BRICKWORK TO MATCH EXISTING

REPAIR BRICKWORK

REPAIR CRACK IN BRICKWORK

WOOD

REPAIR EXTERIOR WOOD

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NO.	DATE	REVISION / ISSUANCE
1	2019-08-21	CONSERVATION PLAN - DRAFT
2	2019-09-11	CONSERVATION PLAN

NOT FOR CONSTRUCTION

LEGEND

	EXISTING TO BE RETAINED
	NEW CONSTRUCTION

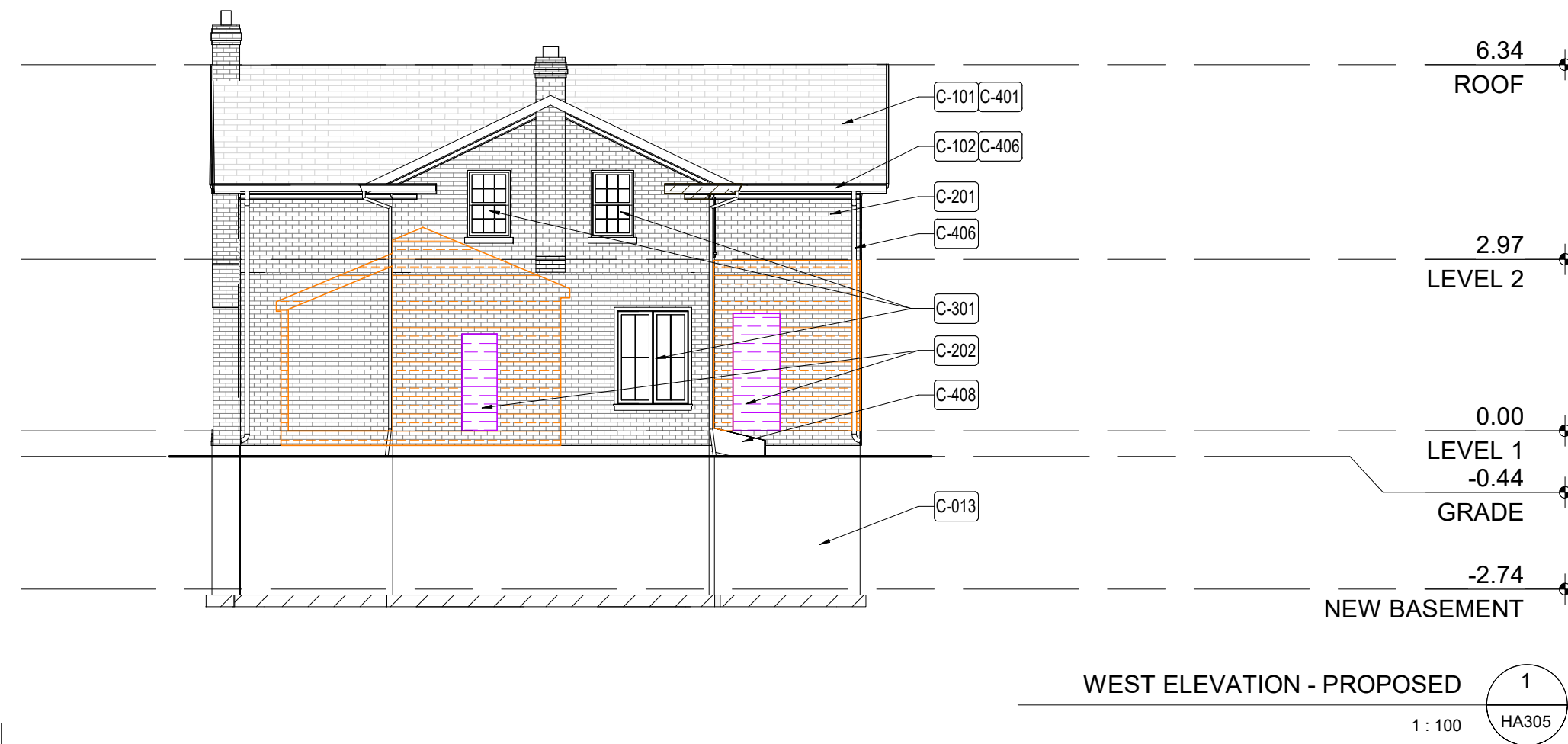
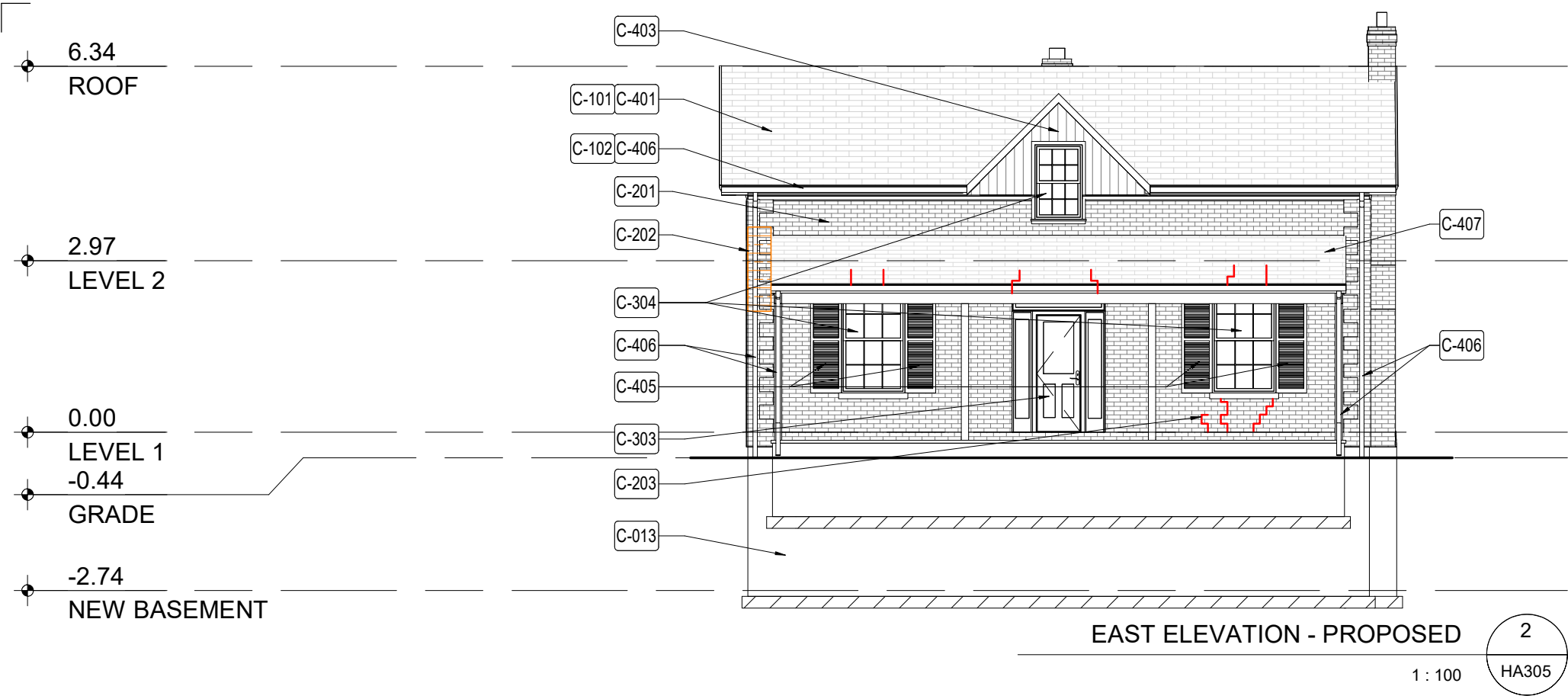
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625 Church St. Suite 600
Toronto, Ontario, M4Y 2G1
E.R.A. Architects Inc.

Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1:100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

SOUTH & NORTH ELEVATION - PROPOSED

Sheet no.

HA304



CONSERVATION NOTES

C-000 SALVAGE, DEMOLITION AND HOUSE RELOCATION

C-001: DISCONNECT ALL SERVICES PRIOR TO RELOCATION.

C-002: RETAIN ORIGINAL c. 1860 BASSINGTHWAITE HOUSE FOOTPRINT AND RELOCATE TO NEW LOCATION FRONTING BATHURST ST.

C-003: DEMOLISH EXISTING c. 1984 BASSINGTHWAITE HOUSE 2 STOREY AND 1 STOREY ADDITION.

C-004: SALVAGE STONE FROM EXISTING 1-STOREY SMOKEHOUSE STRUCTURE AND DEMOLISH REMAINING BUILDING.

C-005: STABILIZE EXISTING FRAMING OF BASSINGTHWAITE BEFORE RELOCATION.

C-006: PROTECT ALL EXISTING WINDOWS AND DOORS. ENSURE THEY ARE NOT DAMAGED DURING RELOCATION.

C-007: RETAIN EXISTING BRICK CHIMNEYS DURING RELOCATION.

C-008: RE-GRADE SITE TO ALLOW FOR STEEL MOVING STRUCTURE TO BE INSERTED UNDER EXISTING FLOOR JOISTS.

C-009: SALVAGE BRICKS FROM ORIGINAL c. 1860 BASSINGTHWAITE HOUSE FOUNDATION FOR REUSE AND DEMOLISH REMAINING BASEMENT.

C-010: DEMOLISH EXISTING PORCHES

C-011: DEMOLISH AND INFILL EXISTING BASEMENT.

C-012: ENSURE NEW SITE GRADING IS COMPLETE BEFORE THE HOUSE IS RELOCATED.

C-013: EXCAVATE AND CONSTRUCT NEW STRIP FOOTINGS AND FOUNDATION WALLS IN NEW LOCATION.

C-100 REMOVALS AND SALVAGE WORK (THIS PHASE OF WORK TO BEGIN AFTER HOUSE RELOCATION IS COMPLETE)

C-101: REMOVE ASPHALT SHINGLE ROOF AND REPLACE WITH NEW PLYWOOD DECK, IF NECESSARY.

C-102: REMOVE ALL METAL FLASHING, RAINWATER DOWNPIPES AND GUTTERS.

C-103: SALVAGE EXISTING WOOD SHUTTERS TO BE REFURBISHED.

C-104: REMOVE ASPHALT SHINGLE ROOF AND REPLACE WITH NEW PLYWOOD DECK, IF NECESSARY.

C-200 MASONRY

C-201: REMOVE PAINT ON ALL EXTERIOR MASONRY USING CHEMICAL, NON-ABRASIVE MEANS.

C-202: REPAIR EXTERIOR MASONRY WALLS WHERE EXPOSED BY REMOVAL OF 2 STOREY AND 1 STOREY ADDITIONS, PORCHES AND AS REQUIRED.

C-203: REPAIR CRACKS IN BRICKWORK

C-204: RESET MASONRY.

C-205: REPOINT MORTAR. ASSESS RETAINED FAÇADE AFTER PAINT IS REMOVED FROM THE BRICKS TO CALCULATE AREAS TO BE REPOINTED

C-206: CONSTRUCT NEW DOOR OPENING IN EXISTING OPENING.

C-207: CONSTRUCT NEW WINDOW OPENING WITH SILL IN EXISTING OPENING.

C-300 WINDOWS AND DOORS

C-301: PROVIDE NEW WOOD WINDOWS (TYP)

C-302: PROVIDE NEW WOOD DOORS (TYP)

C-303: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING DOOR AND SIDE LIGHTS AND PROVIDE NEW HARDWARE.

C-304: RETAIN, REPAIR, CLEAN, PRIME AND PAINT EXISTING WINDOWS AND WINDOW FRAMES AS REQUIRED (TYP.)

C-400 WOOD, ROOF AND METAL WORK

C-401: PROVIDE NEW ASPHALT SHINGLES (COLOUR TO BE DETERMINED), ROOF INSULATION, ROOF VENTS AND NEW FLASHINGS.

C-402: REPAIR EXTERIOR WOOD.

C-403: PREPARE, PRIME AND PAINT ALL EXTERIOR WOOD (TYP).

C-404: REPAIR, PRIME AND PAINT EXISTING WOOD SHUTTERS.

C-405: FABRICATE NEW WOOD SHUTTERS TO MATCH EXISTING.

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CONSERVATION REPAIR LEGEND

BRICKWORK

NEW BRICKWORK TO MATCH EXISTING

REPAIR BRICKWORK

REPAIR CRACK IN BRICKWORK

WOOD

REPAIR EXTERIOR WOOD

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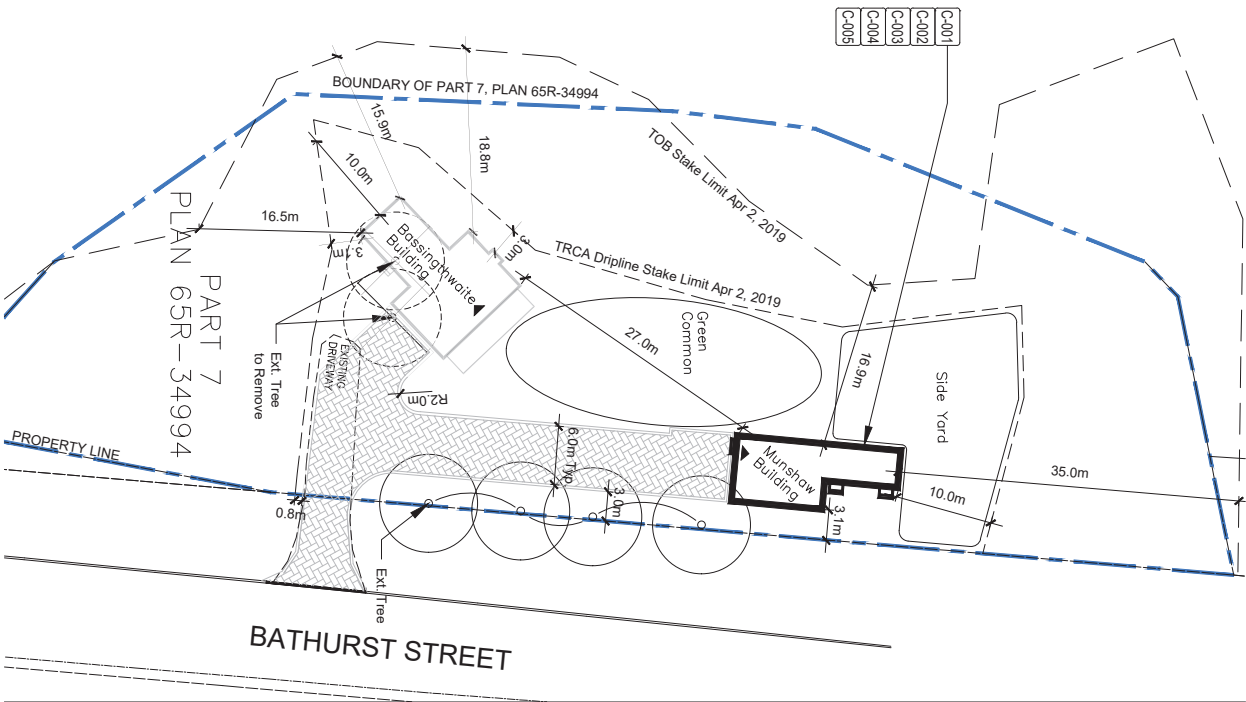
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Project	BASSINGTHWAITE HOUSE CP
Address	10244 BATHURST ST., VAUGHAN, ON
For	DG GROUP
Project no.	13-106
Scale at 11x17	1:100
Drawn by	EJ
Reviewed by	JQ
Drawing title	

WEST & EAST ELEVATION - PROPOSED

Sheet no.

HA305



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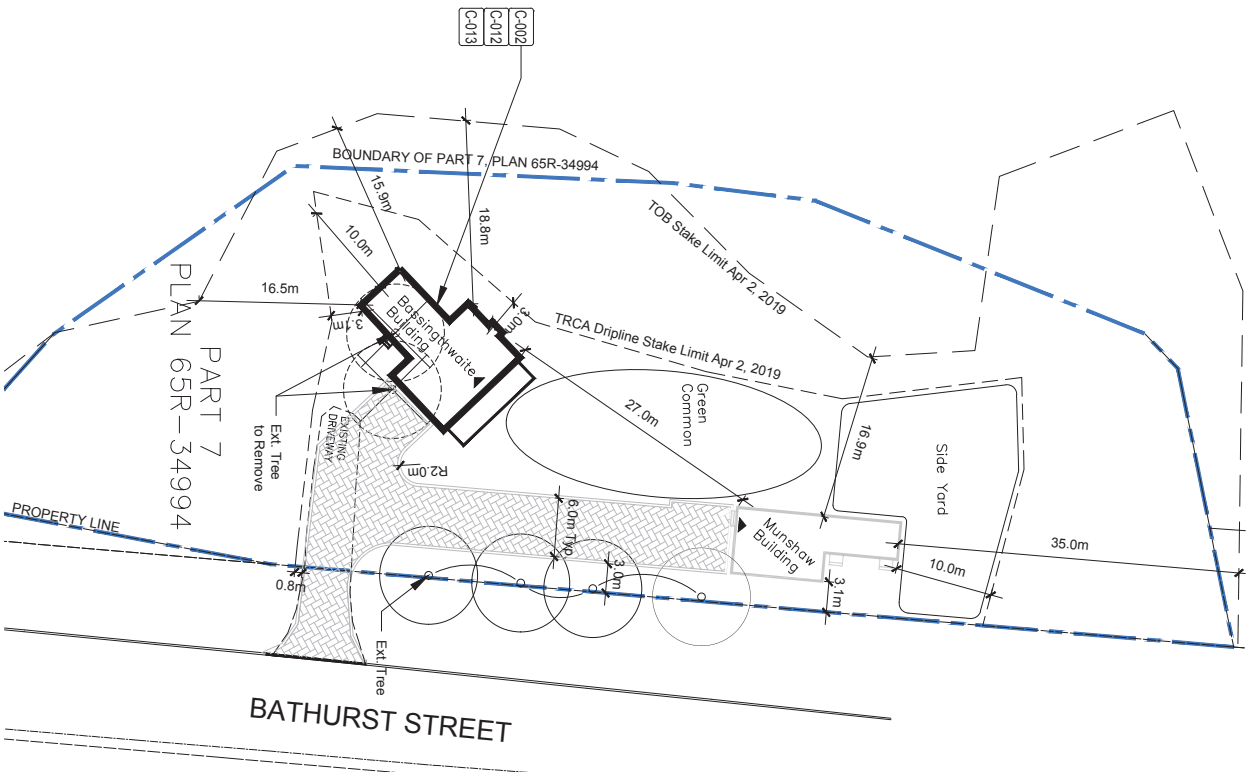
LEGEND

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Project: **GEORGE MUNSHAW HOUSE CP**
Address: **980 MAJOR MACKENZIE DR., VAUGHAN, ON**
For: **D.G. GROUP**
Project no.: **13-106**
Scale at 1:1147: **1:1,500**
Drawn by: **SC**
Reviewed by: **JQ**
Drawing title: **SITE PLAN AT NEW LOCATION**

Sheet no.: **HA002**



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NOT FOR CONSTRUCTION

LEGEND

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Project: **BASSINGTHWAITE HOUSE CP**
Address: 10244 BATHURST ST., MARKHAM, ON
For: D.G. GROUP
Project no.: 13-106
Scale at 1:1417
Drawn by: SC
Reviewed by: JQ
Drawing title: **SITE PLAN AT NEW LOCATION**
Sheet no.: **HA002**