

Cultural Heritage Conservation & **Relocation** Plan

331 Clair Road East,
Guelph ON

Date:
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Prepared for:
Reid's Heritage Homes

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Table of Contents

- Project Personnel 3
- Glossary of Abbreviations..... 3
- Owner Information..... 4
- Executive Summary..... 5
- 1.0 Introduction..... 7
 - 1.1 Methodology & Terms of Reference..... 8
 - 1.2 Description of Subject Property 9
 - 1.3 Project Description..... 9
- 2.0 Detailed Description of Cultural Heritage Resources.....12
 - 2.1 Description of Dwelling.....12
 - 2.2 Summary of Cultural Heritage Value or Interest.....18
 - 2.3 List of Heritage Attributes19
 - 2.4 Condition Summary19
- 3.0 Conservation Strategy & Detailed Description of Proposed Alterations24
 - 3.1 Description of Conservation Strategy24
 - 3.2 Phase I: Description of Proposed Alterations and Conservation Recommendations.....26
 - 3.2.1 Short-Term: Preparing for Re-location.....26
 - 3.2.2 Medium-Term: Construction Phase28
 - 3.2.3 Monitoring Strategy30
- 4.0 Long Term Maintenance.....31
- 5.0 Guidance for Future Alterations32
 - 5.1 Introduction.....32
 - 5.1.1 Windows & Window Openings33
 - 5.1.2 Doors & Door Openings35
 - 5.1.3 Roofs36
 - 5.1.4 Technical/Utility, Accessibility and Landscaping.....38
 - 5.2 Qualifications.....38
 - 5.3 Approvals Process.....39
- 6.0 Review of Conservation Principles and Guidelines40

6.1 Introduction40

6.2 Conservation Principles.....40

 6.2.1 The Eight Guiding Principles40

 6.2.2 The Standards and Guidelines (2010).....42

7.0 Bibliography.....46

Appendix A – Part IV Notice of Intention to Designate47

Appendix B – Excerpts of the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada48

Appendix C – Structural Condition Report (Stantec)49

Appendix D – Site Plan & Elevations.....50

Appendix E – Maintenance Checklist.....51

Appendix F – Staff Bios.52

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Glossary of Abbreviations

CAHP	<i>Canadian Association of Heritage Professionals</i>
CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MCM	<i>Ministry of Citizenship & Multiculturalism (formerly the Ministry of Heritage, Sport, Tourism and Culture Industries)</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

Owner Information

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Executive Summary

MHBC was retained by **Reid's Heritage Homes** to undertake this Conservation & Relocation Plan in support of the Heritage Permit Application. This Conservation & Relocation Plan pertains to the proposed alterations to the existing dwelling located at **331 Clair Road East (the "subject property")**. The building is proposed to be re-located and integrated into the development on-site approximately 75 metres north-east of its original location. This Conservation Plan is guided by the applicable standards, guidelines, and principles provided by Parks Canada, the Ontario Heritage Trust and the Ministry Citizenship & Multiculturalism (formerly the Ministry of Heritage, Sport, Tourism and Culture Industries). This report was informed by the Heritage Impact Assessment (HIA) completed for the proposed development prepared by MHBC (July 2023). This report provides details regarding the Heritage Permit submitted to the City of Guelph in May 2023.

Summary of Proposed Alterations

The alterations to the existing building are proposed to occur over two phases (Phase I and Phase II). Phase I includes the removal of the rear addition/summer kitchen, repairs/stabilization prior to relocation, re-location on-site with a new concrete foundation, and any repairs required related to stabilization following re-location. Approval for the demolition of the rear addition was issued by the City of Guelph in May 2024. Other alterations are anticipated in Phase II after the building has been relocated, including (but not limited to) the installation of new doors and windows (as may be required), restoration of the existing wood eaves/freize/fascia, etc.

A summary of alterations proposed for Phase I are as follows:

- Removal of **the rear "summer kitchen" addition** (which was approved by the City of Guelph in May, 2024);
- Securing two person doors opening exposed after removal of the contemporary additions at the rear elevation;
- Repairs to masonry to ensure structural issues are remedied prior to re-location;
- Lifting the building from the existing stone foundation;
- Re-location to its proposed new location on a new concrete foundation; and
- Repair of masonry and remediation of any structural/masonry issues (as needed) following re-location.

Summary of Recommendations

The Phase I alterations to the dwelling are anticipated to occur over the short term (prior to re-location) and medium term (during construction activities). This Conservation Plan includes direction regarding future alterations to occur in Phase II and conservation of the building and materials over the long-term (post construction phase).

The following provides a brief summary of recommended conservation measures:

- All physical work to be undertaken must be undertaken by professionals with demonstrated experience or are members of the Canadian Association of Heritage Professionals;
- The Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada should be referred to for any physical work;
- A monitoring schedule which provides regular updates to City staff by a heritage specialist is recommended.

1.0 Introduction

This Conservation Plan has been prepared by MHBC Planning, Urban Design and **Landscape Architecture (“MHBC”)** for the existing stone dwelling located at 331 Clair Road East which is proposed to be retained and incorporated into the development proposal. This Conservation Plan describes how the identified heritage attributes will be altered and conserved over the short, medium and long term as part of the proposed development. The work proposed over the medium term (i.e. during the construction phase) is divided into two phases (Phase I and Phase II), as described in this report.

The property located at 331 Clair Road East is designated under Part IV of the *Ontario Heritage Act*. The reasons for designation as well as the list of heritage attributes are described in detail in Section 2.0 of this report. A copy of the Notice of Intention to Designate is provided in Appendix A.



Figure 1: Photograph of dwelling to be re-located at 331 Clair Road East (excluding rear addition, which has been approved for removal) (Source: MHBC, 2023)

1.1 Methodology & Terms of Reference

The conservation of cultural heritage resources is identified as a matter of provincial interest in Section 2.6 of the *Planning Act* and in the Provincial Policy Statement (PPS 2020). The PPS defines conserved as:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Recognizing this provincial interest, this Conservation Plan seeks to provide a strategy for the conservation of the dwelling at 331 Clair Road East and its designated heritage attributes.

This Conservation Plan has relied on various provincial documents that provide direction on best practices for Conservation Plans, including the following:

- *Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada (2010);
- *Conservation Plans for Heritage Properties*, Ontario Heritage Trust (n.d.);
- *Eight Guiding Principles in the Conservation of Historical Properties*, Ontario Heritage Trust (n.d.); and
- *Ontario Heritage Toolkit* (InfoSheet #5, Heritage Impact Assessments and Conservation Plans).

The following guidelines are provided in Section 4.8 of the City of Guelph Official Plan pertaining to the preparation of Conservation Plans:

4.8.11 Cultural Heritage Conservation Plan

1. A Cultural Heritage Conservation Plan shall be required as part of, or separate from, the Cultural Heritage Resource Impact Assessment, and shall describe the recommended actions necessary to prevent, change and/or mitigate, remedy or avoid expected impacts upon the cultural

heritage resources or heritage attributes. The Cultural Heritage Conservation Plan may also describe how the heritage attributes will be integrated into or commemorated within the new development.

1.2 Description of Subject Property

The subject property can be described as a rectangular shaped lot having an area of 1.65 hectares with approximately 173 metres of frontage on Clair Road East. The surrounding area is characterized by residential development, generally consisting of a mix of single-detached, semi-detached, townhouses, stacked townhouses and multiple residential buildings to the north and west. The context also includes large residential estates along Kilkenny Place and to the south and east as well as wooded areas. (See Figure 2 below).



Figure 2: Aerial photograph noting the location of the subject property, outlined in red. (Source: MHBC, 2023).

1.3 Project Description

The proposed development includes the development of 8 townhouse blocks with a total of 136 units. The proposal includes parking spaces which are located in the centre of the site around an amenity area. The house (**Section "A", as described in this report**) would be re-located approximately 75 metres to the north-east and placed atop a new foundation within a central amenity area. The building would be restored in its new location and conserved over the long-term.

The building is proposed to be adaptively re-used for amenity and storage uses. The specific use of the building will be determined through the site plan approval process.

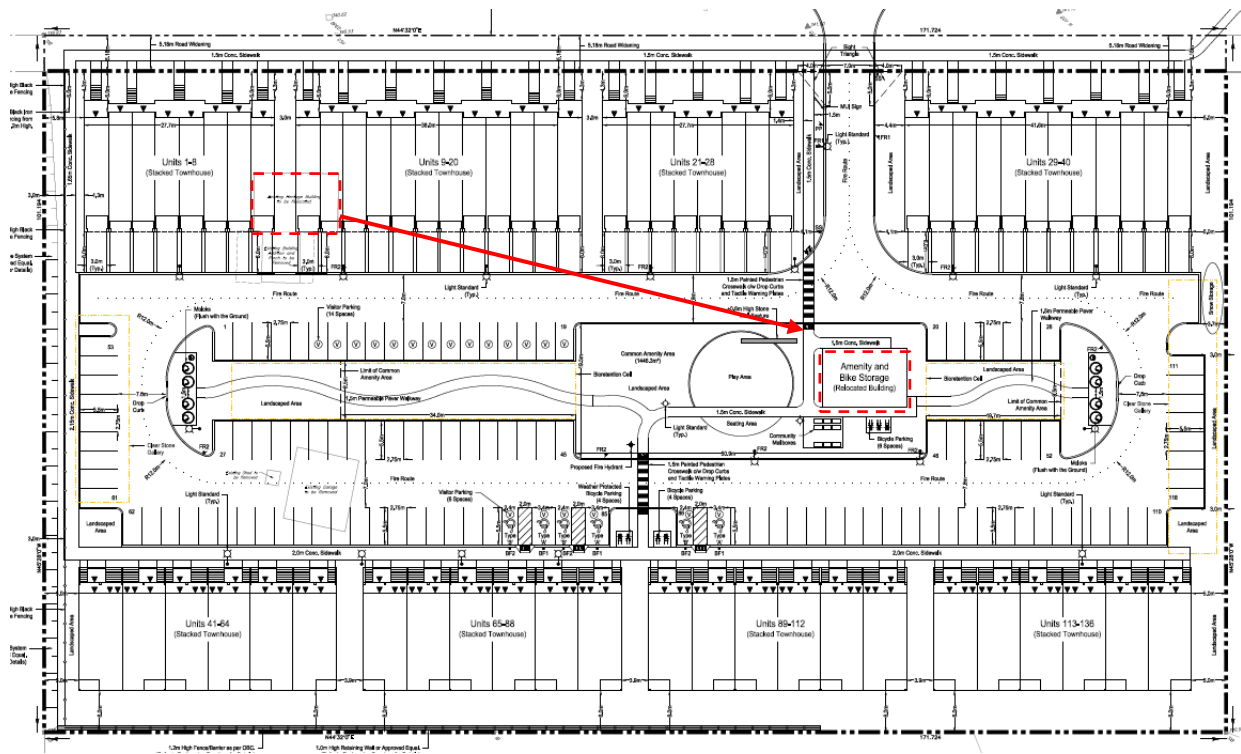


Figure 3: Excerpt of site Plan of the Proposed Development of the Subject Lands noting approximate existing location of heritage dwelling and proposed new location within the central amenity area (MHBC, 2024)

The amenity area includes landscaped open space and inter-connected pathways and seating areas (See Figure 4).

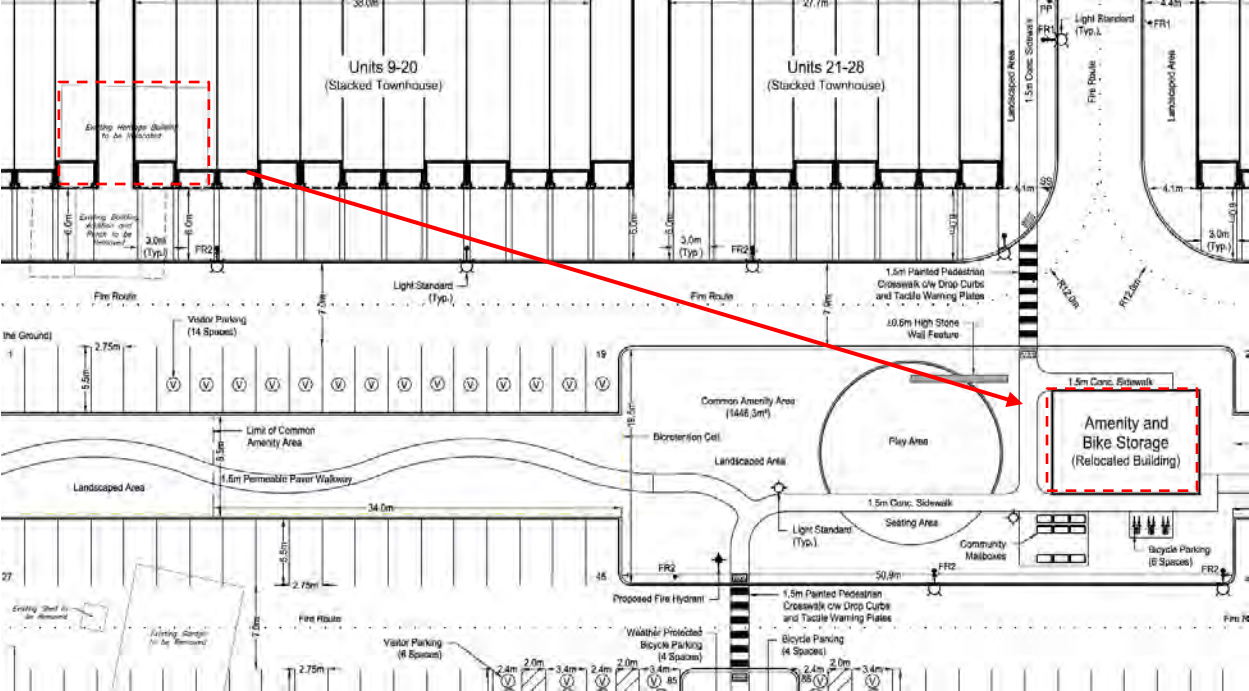


Figure 4: Detail of site Plan of the Proposed Development of the Subject Lands noting approximate existing location of heritage dwelling and proposed new location within the central amenity area (MHBC, 2023)

A copy of the site plan and elevations are provided in Appendix D.

2.0 Detailed Description of Cultural Heritage Resources

The following provides a description of the dwelling at 331 Clair Road East. The historical summary and evaluation of the CHVI of the property as per *Ontario Regulation 9/06* is provided the HIA completed by MHBC.

2.1 Description of Dwelling

The existing dwelling can be described as a 1.5 storey stone dwelling constructed in the Gothic Revival Cottage architectural style. The building was likely constructed in two separate parts, that being the 1.5 storey portion fronting Clair Road (Section "A") and a single storey rear addition, also referred to as the "addition" or "summer kitchen" (Section "B") (See Figures 5 – 7).



Figure 5: Aerial photograph of stone dwelling noting sections "A", and "B", (Source: Vumap Aerial Photo, 2022)



Figures 6 & 7: (left) View of west and south elevations, (right) View of east and south elevations, (Source: MHBC, 2023)

Section A:

Section "A" of the building can be described as a 1.5 storey stone Gothic Revival cottage. The front (west) elevation includes a roof gable with an arched window opening. The building includes a central entrance with two rectangular-shaped windows located on either side. The building includes deep return wood eaves/frieze/fascia with dentils at all elevations. Large stone blocks or "quoins" are located at the corners of the building. Two stone chimneys are located on either side of the roof. One yellow brick chimney is located at the rear of the building adjacent to Section "B".



Figures 8 & 9: (left) View of north and west elevations, (right) View of north and south elevations, (Source: MHBC, 2023)

The central door opening includes a wood framed transom and sidelights. The site visit conducted in 2023 determined that the wood and glazing of the front entrance has been damaged due to vandalism and is in poor condition (See Figure 10).



Figure 10: View of the original wood framed door, sidelights and transom (Source: MHBC, 2023)

The rear (east) elevation includes a single window opening at the north side (See Figure 11). No window openings are located at the south side of the building (See Figure 12).



Figures 11 & 12: (left) View of the rear (east) elevation noting location of window opening, (right) View of rear (east) elevation, (Source: MHBC, 2023)

The north elevation includes return wood eaves/frieze with dentils. Two large rectangular-shaped window openings are located at the north elevation. Two smaller rectangular-shaped window openings are located within the roof gable. All windows include stone sills and lintels.



Figures 13 & 14: (left) View of north elevation, looking south (right) Detail view of broken window and sill at north elevation, (Source: MHBC, 2023)

The south elevation includes features similar to the north elevation. The south elevation includes return wood eaves/frieze with dentils. Two large rectangular-shaped window openings are located at the north elevation. Two smaller rectangular-shaped window openings are located within the roof gable. All windows include stone sills and lintels.



Figures 15 & 16: (left) View of north elevation, looking south (right) Detail view of broken window and sill at north elevation, (Source: MHBC, 2023)

Sections B:

Section B can be described **as a single storey stone addition or “summer kitchen”**. The building includes a roof with portico at the north elevation supported by wood posts. A brick chimney is located at the east elevation.

The north elevation includes a person door opening and a rectangular-shaped window opening west of the door with a wood sill (See Figure 17). The south elevation includes a large rectangular-shaped window opening towards the east which includes a stone lintel. A smaller rectangular-shaped window is also included at the south elevation. The smaller window opening includes a wood sill.



Figures 17 & 18: (left) View of north and west elevation of wood shed, looking south-east, (right) View of interior roof framing, (Source: MHBC, 2023)

The rear (east) elevation does not include any window or door openings. The buff brick chimney is visible at the east elevation (See Figures 19 & 20).



Figures 19 & 20: (left) View of east elevation looking west, (right) View of east and south elevations, (Source: MHBC, 2023)

2.2 Summary of Cultural Heritage Value or Interest

The following provides a summary of the Cultural Heritage Value or Interest of the property located at 331 Clair Road East:

Ontario Regulation 9/06	331 Clair Road East
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes. The property includes a representative example of a vernacular 1.5 storey fieldstone farmhouse constructed c.1864 in the Gothic Revival Cottage architectural style.
Displays high degree of craftsmanship or artistic merit	No. The buildings were constructed using materials, methods, and techniques which were commonplace at their times of construction.
Demonstrates high degree of technical or scientific achievement	No. The building does not demonstrate a high degree of technical or scientific achievement.
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes. The subject property is associated with James Hanlon, son of John Hanlon and one of the earliest settlers in Puslinch Township.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No. The property is not likely to yield further information beyond what is currently known which would contribute to the understanding of the community. ¹
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown. The architect and builder is unknown, but should be added to the historic record should this information become available.
Important in defining, maintaining or supporting the character of an area	No. The property is not important in defining, maintaining, or supporting the character of the area.
Physically, functionally, visually, or historically linked to its surroundings	No. There is no functional, visual, or historical link to its surroundings that would add to the property’s CHVI.
Is a landmark	No. The property is not considered a physical local landmark. The building does not demonstrate a prominence in terms of its physical features or location.

¹ Please note that this does not include the potential for archaeological resources. The potential for archaeological resources can only be determined by a licensed archaeologist.

2.3 List of Heritage Attributes

The following provides a list of heritage attributes for the Gothic Revival cottage dwelling at 331 Clair Road East and applies to the north, east, west, and south elevations:

- Vernacular one-and-a half storey fieldstone farmhouse with rectangular plan;
- 3-bay façade with large rectangular-shaped window openings and central door opening;
- Central door opening including sidelights and transom;
- All original window and door openings;
- All stone sills and lintels at window and door openings;
- Side-gabled roof with overhang/return eaves, original wood soffits and fascia with large paired dentil designs;
- Paired stone chimneys above the roofline at the east and west elevations;
- Central moderately-pitched front gable with arched stone lintel;
- Stone construction with parging and pointing to resemble cut stone blocks; and
- Large stone quoins at all corners of the main portion of the dwelling.

The list of heritage attributes are also provided in the Notice of Intention to Designate (Appendix A).

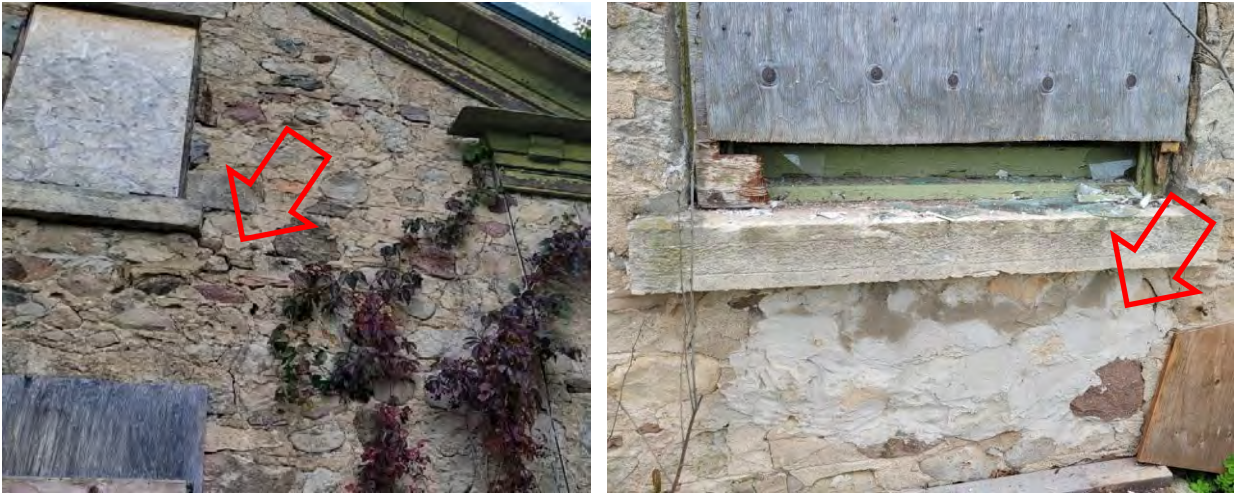
2.4 Condition Summary

A structural feasibility review for the re-location of the house was undertaken in 2023. The structural feasibility review has concluded that the structure can be re-located, provide that some repairs are carried-out first. The condition report noted the location and extent of masonry damage throughout, and the condition of the rear wooden porch. Given the poor condition of the porch, it has been recommended for removal. The structural report also concluded that the rear summer kitchen could be removed and separated from the dwelling prior to re-location. A copy of the structural condition report is provided in Appendix C.

The site visit was completed by MHBC in May 2023 in order to undertake a visual analysis of the condition of the building from the exterior and interior.

Masonry

Localized masonry issues were observed, as per the findings of the Stantec structural report. What appear to be settlement cracks and condition issues related to poor repairs were also observed (See Figures 21 & 22).



Figures 21 & 22: (left) Detail view of south elevation and crack in masonry under window, (right) Detail view of broken window and sill at north elevation, (Source: MHBC, 2023)

Wood Eaves/Frieze/Fascia

The building includes deep wood eaves/frieze with dentils at all elevations of the building under the roofline. These eaves are in poor condition and in some places are rotted.



Figures 23 & 24: (left) Detail view of section of wood return eaves where wood is rotted, (right) Detail of wood eaves at the front elevation below the roofline (Source: MHBC, 2023)

Windows & Doors

The building includes wood window frames and sashes. All panes of glass within the sashes have been broken and destroyed. The vast majority of windows at the interior of the building are broken and are in very poor condition (See Figures 25 – 26).



Figures 25 & 26: (left) View of interior of the building and central door opening at front elevation noting condition of wood frames and glazing, (right) View of typical first storey window noting broken glazing and condition of wood framing, (Source: MHBC, 2023)



Figures 27 & 28: (left) Detail view of second storey central arched window noting broken glazing and wood frames (right) Detail of condition of wood window sash (Source: MHBC, 2023)

Roof

The structural assessment was not able to assess the roof. However, based on exterior and interior visual analysis, the roof includes a relatively new green coloured metal roof. Evidence of leaks were not visible at the interior of the building.



Figures 29 & 30: (left) View of roof, north elevation of Section "B" (right) Detail of condition of metal roof, Section "A" looking east from west elevation (Source: MHBC, 2023)

Chimneys

The building currently includes 4 chimneys. Two stone chimneys are located on either side of the roof of Section "A". A brick chimney is located near the east elevation of Section "B" and is in very poor condition. According to the structural report, there are no immediate concerns regarding the stone chimneys.



Figures 31 & 32: (left) View of roof noting chimney at south elevation (right) Detail of stone chimney located at south elevation (Source: MHBC, 2023)

Section "A" includes a yellow brick chimney at the east elevation (See Figure 33). According to the structural report, the chimney shows mortar loss and is in poor condition. The structural report recommends the chimney be dismantled. Given that this chimney is not original and does not add value to the house, it is recommended that it is not reconstructed.



Figure 33: **Detail of east elevation noting location of yellow brick chimney, Section "A"** (Source: MHBC, 2023)

3.0 Conservation Strategy & Detailed Description of Proposed Alterations

3.1 Description of Conservation Strategy

The Standards and Guidelines for the Conservation of Historic Places in Canada, prepared by Parks Canada (**the “Standards and Guidelines”**) (2010), provides guidance on sound conservation processes and principles for historic places.

The Standards and Guidelines recommend that the first step to good conservation practice is an in-depth understanding of the historic resource. The Heritage Impact Assessment (HIA) which accompanies this Conservation Plan has provided further information on the history of the subject property and has evaluated its significance as per *Ontario Regulation 9/06*. As per the evaluation contained in the HIA, the cultural heritage value or interest (CHVI) and significant heritage attributes are included in Section 2.2 of this Conservation Plan.

The Standards and Guidelines provide that the current condition of the building should be assessed. A review of the existing condition of the building is provided in Section 2.3 of this Conservation Plan. The contents of this Conservation Plan depend on physical evidence, site visits and analysis, as well as educated conjecture and includes recommendations related to the identification of building condition issues and mitigation for these issues.

Next, the Standards and Guidelines identify that the future needs of the property should be understood and that a viable use should be selected that will provide a stable context for ongoing conservation. Section 3 of this Conservation Plan describes the proposed development and the continued residential use of the existing building in its proposed new location.

The selection of an appropriate intervention method for a heritage property includes determining whether or not the building should be conserved via *preservation, rehabilitation, restoration, or a combination of these*. **The term ‘conservation’ does not presume a method.** Instead, conservation is defined as the general action of safeguarding character defining elements or attributes of a historic place and processes taken to extend its physical life.

Preservation is defined as follows:

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place as to retain its heritage value and extend its physical life.

Consider preservation as the primary treatment when:

- a) Materials, features and spaces of the historic place are essentially intact and convey the historic significance, without extensive repair or replacement;*
- b) Depiction during a particular period in its history is not appropriate; and*
- c) Continuation or new use does not require extensive alterations or additions.*

Rehabilitation is defined as follows:

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.

Consider rehabilitation as the primary treatment when:

- a) Repair or replacement of deteriorated features is necessary;*
- b) Alterations or additions to the historic place are planned for a new or continued use; and,*
- c) Depiction during a particular period in its history is not appropriate.*

Restoration is defined as follows:

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

Consider Restoration as the primary treatment when:

- a) An historic place's significance during a particular period in history significantly outweighs the potential loss of existing, non character-defining materials, features and spaces from other periods;***

- b) Sustainable physical and documentary or oral evidence exists to accurately carry out the work; and,*
- c) Contemporary additions and/or alterations are not planned.*

This Conservation Plan has identified that the primary treatment of the subject lands is *preservation*, with elements of *restoration*. The development strategy is considered preservation given that it includes retaining the original features of the building and repairs/replacements so that the building can be utilized for continued residential use. Some elements of the building may need to be repaired or replaced in-kind given their current condition, such as mortar and wood eaves/frieze. Some elements of the building may need to be replaced, given that they are either a) damaged and cannot be repaired (i.e. damaged bricks), or b) not original to the structure and can be replaced with other contemporary features (i.e. roof, windows and doors). All repairs and replacements should respect the design and time period of the resource.

According to the Standards and Guidelines, once the appropriate method of conservation is selected, the project should proceed by reviewing the standards and guidelines provided by Parks Canada (2010). Here, **Section "A" is being retained** and conserved in a new location on-site **and section "B"**, has been approved for removal.

3.2 Phase I: Description of Proposed Alterations and Conservation Recommendations

The proposed development includes both alterations and repairs as it relates to the conservation of the building. The conservation measures associated with the project are recommended to be implemented over the short-term, medium-term, and long-term (maintenance) phases. The construction phase consists of multiple sub-phases.

3.2.1 Short-Term: Preparing for Re-location

The recommendations associated with this phase of work include:

- Remediation of any condition issues which need to be undertaken immediately and/or prior to re-location; and
- Monitoring strategies.

Note that some structures, including those which have been vacant for a period of time may have structural issues which require action immediately. This includes buildings

which require masonry/structural repairs to ensure that a) the building is stabilized, and b) that re-location can occur safely. Given the condition and structural report provided in this report, some immediate actions or repairs are required prior to the re-location of the dwelling.

Prior to re-location, the following is recommended as per the structural report attached to this Conservation Plan:

- Inspect the roof and roof timbers/elements to ensure that they will not be adversely affected prior to re-location;
- Inspect the existing wood eaves/frieze and make repairs to ensure that the condition of these elements will not be adversely impacted during re-location;
- Repair of any structural elements and mortar/masonry which are required to *stabilize* the building for the purpose of safe re-location;
- **Removal of Section "B" (rear summer kitchen)** which was previously approved by the City of Guelph through a Heritage Permit;
- Enclose any exposed window and door openings;
- **Remove yellow brick chimney at the east (rear) elevation of Section "A". Note that this chimney is not original to the structure and is not recommended to be re-constructed given that it is not of CHVI;**
- Installation of security fencing around the perimeter of the building prior to, and after re-location in order to protect the building from large machinery and equipment during construction activities;
- Inspection of the building by a qualified heritage mason to ensure that any issues related to masonry are remediated. These should only be completed to ensure the building is *stabilized* during the move. Additional masonry work will be completed once the building is placed on the new foundation; and
- Monitoring & Reporting.

The **removal of Section "B" of the** building should be removed using small machinery and hand tools to avoid damages to the portions of the building being retained. Photographs of the proposed alterations are provided below.

The removal of Section **"B" will** expose two door openings which provides access to Section **"A" at the rear elevation. These** door openings will be a) boarded-up shortly after the openings are exposed, b) remain boarded-up during re-location, and c) will be remediated when plans for alterations are formulated as part of Phase II.

The chimneys proposed for removal are located at the west elevation of Section "A", and the north elevation of Section "B" (See Figure 34).

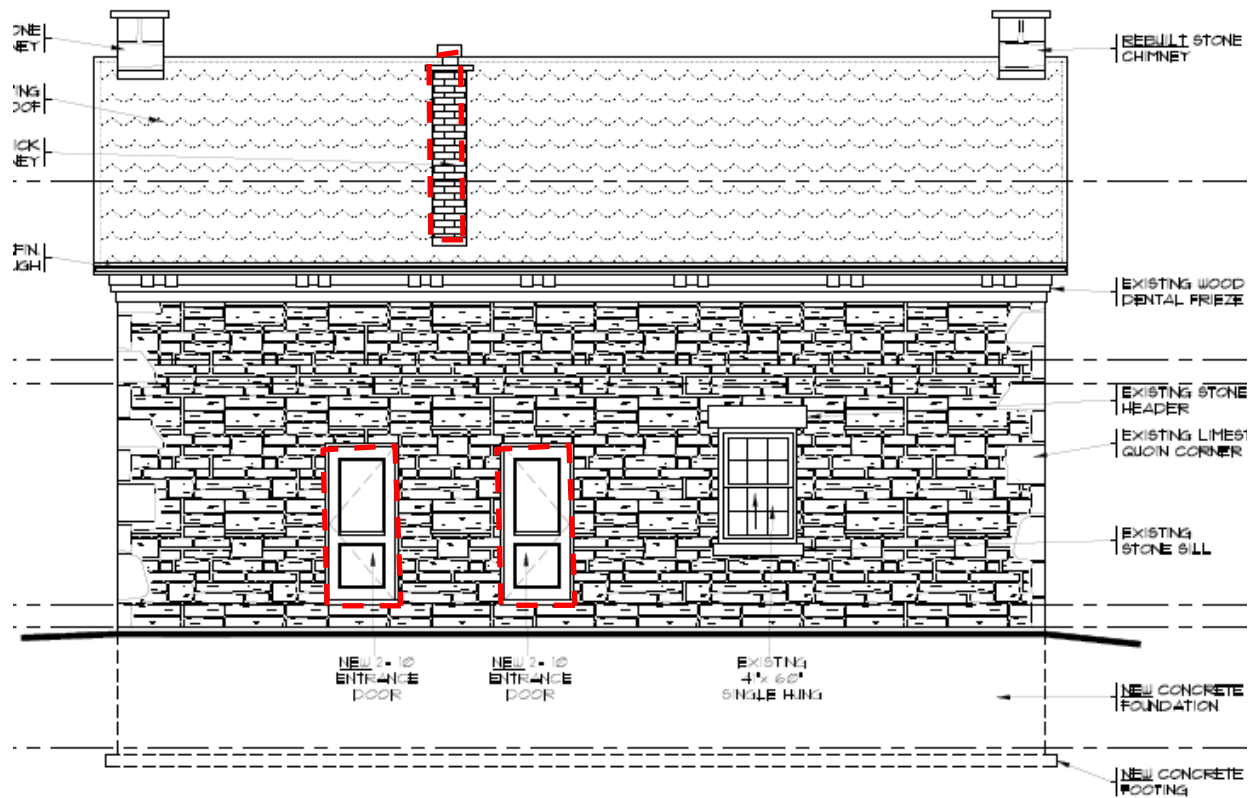


Figure 34: Detail of rear elevation noting two person doors and chimney which should be removed (Source: Reid’s Heritage Homes, 2023)

3.2.2 Medium-Term: Construction Phase

As previously noted in this report, the construction phase includes two phases (Phases I and II). Phase I is related to the re-location of the building and placing it upon a new concrete foundation in the proposed new location. Phase II includes all other alterations to the building related to suit adaptive re-use in the proposed amenity area (i.e. window and door repairs and replacements, etc.) A second Heritage Permit Application will be submitted for Phase II alterations at the appropriate time in the future.

The Phase I Heritage Permit submitted to City staff is related to the following:

- Preparation of the building for re-location, including any repairs to structural elements and wood/masonry elements as noted in this report and determined by a qualified structural engineer and craftsmen/contractors;
- **Removal of the yellow brick chimney at the east elevation of Section "A";**
- Lift the building from the existing foundation;
- Re-locate the building and set atop a new foundation in the location noted on the approved Site Plan;
- Remediation and repairs following re-location, if necessary, to ensure the building is appropriately stabilized.²

The work associated with lifting a building is carried-out by lifting the building and placing structures and bracing underneath, which are then placed atop a system which slowly and gently moves the building to its proposed new location.

Support structures of steel and timber beams will be installed under the main floor of the house in preparation to lift. The house-moving contractor will be responsible for overseeing the engineering of the support structures required to lift and transport the house to its new location. A unified hydraulic jacking system will lift the beam support structure high enough to be mounted to wheeled dolly assemblies for transport to new location. The dolly system will either have integrated motors or be pushed-towed by construction equipment. The dolly system allows the entire structure to be re-located to its new location and lowered onto the new foundation using the same pneumatic jacks utilized to lift it.

The haul route will be determined by the building mover. It is recommended that the building be moved as short a distance as possible in order to avoid any unnecessary adverse impacts. The chosen haul route path will ultimately be determined by factors such as grading conditions and the capabilities of equipment (i.e. to either move in a linear path or not).

The re-location route should be graded as needed and/or determined by the building-moving contractor to allow for a smooth re-location process. The building should not be re-located until the new foundation is ready to receive the re-located structure.

Any masonry and stabilization work should be consistent with the Parks Canada Standards & Guidelines regarding masonry provided in Appendix B of this report. Here, the work should adhere to the following:

² Note that the intent of masonry work in this phase is to ensure that the building is stabilized. Additional masonry work are anticipated in Phase II.

- Repair any localized masonry issues as noted in the structural condition report or determined by a qualified mason with demonstrated experience in heritage buildings and materials;
 - Masonry repairs should refer to the Parks Canada Standards & Guidelines for masonry & use of lime rich mortar materials (see Appendix B).

Note that Phase II of the construction phase work will include alterations to the building to allow for adaptive re-use.

3.2.3 Monitoring Strategy

The following provides recommendations regarding an appropriate monitoring strategy for the project (short term and medium term) associated with Phase I:

MONITORING (1):

- A Heritage Specialist (with CAHP designation) to provide a letter to the City providing notification that the building has been prepared prior to re-location (i.e. removal of **Section "B"**, and stabilization has been undertaken.

MONITORING (2):

- Heritage Specialist (with CAHP designation) to provide a letter to the City providing notification that the building has been successfully re-locate and placed atop a new foundation.

Further monitoring and reporting will be required as it relates to Phase II of alterations.

It should be noted that during the short and medium term phases of work, members of the construction team would be present on-site to provide **"eyes" on the building and** report inspection updates regularly. Should there be a period of time during these phases of work where works would not be on-site on a regular basis, we would suggests that site visits be made every two weeks, or as necessary, in order to ensure the building is secured.

4.0 Long Term Maintenance

The following provides recommendations regarding long-term work to be completed after Phases I and II of the construction phase.

To ensure the viability of long-term conservation, bi-annual and as-needed maintenance is recommended. This includes the following:

- Ensure roof is operating sufficiently and that water is being directed away from the building;
- Ensure that any conservation work (i.e. masonry, mortar, etc.) is not failing;
- Ensure that structural elements are inspected routinely;
- Any conservation work of original elements must be undertaken by a heritage conservation specialist;
- Inspect for any damage to original exterior windows (sills and voussoirs); and
- Make note of any other condition issues to the building and ensure they are remedied in a timely manner.

A comprehensive condition and structural analysis is recommended to take place every 15-20 years to ensure that the building is structurally sound and there are no outstanding issues.

A Routine maintenance schedule to ensure conservation over the long-term is provided in Appendix E.

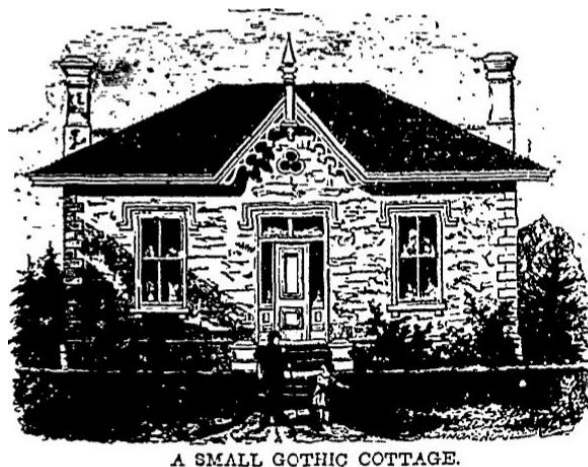
5.0 Guidance for Future Alterations

5.1 Introduction

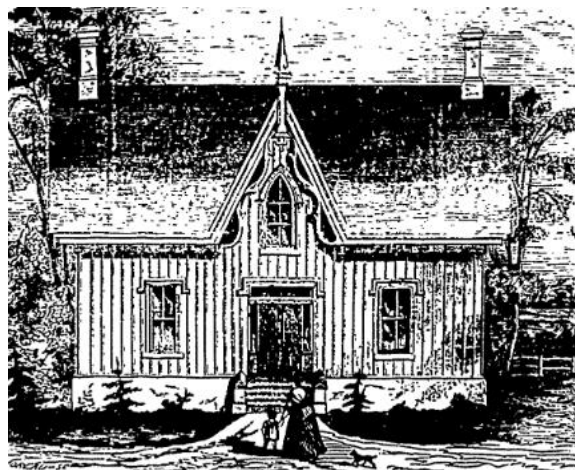
The following provides guidance on alterations which may be required in the future. The purpose of this guidance is to ensure any alterations which take place in the future are consistent with best practice. Should any Heritage Permit Applications take place in the future, it is recommended that this Conservation Plan be consulted.

Appropriate alterations to historic buildings are, when possible, based on photographic evidence and research rather than conjecture. No historic photographs of the dwelling are available in the historic record which demonstrate the original features of the building shortly after it was constructed. Therefore, appropriate alterations are based on historic documentation and best practice. The Gothic Revival cottage was first **published as an affordable farmhouse in an issue of "The Canada Farmer" in 1864** (See Figures 35 & 36). Following this publication, it became the most popular form of farmhouse in Upper Canada. This architectural style includes a high degree of variability based on the availability of resources, budget, status, available craftsman/builders, personal preference, local traditions and aesthetics, etc. Gothic revival cottages may be ornate, and lend towards the Picturesque Gothic style. Others may be much less ornate. Gothic revival cottages typically include the following features:

- Side-gabled or hipped roofline;
- Front elevation gable speak (with or without finial/bargeboard);
- Front elevation door opening (typically central) flanked by two window openings; and
- Window opening within the front elevation gable (various shapes and sizes).



A SMALL GOTHIC COTTAGE.



Figures 35 & 36: Examples of the Gothic cottage provided in *The Canada Farmer*. (Source: The Canada Farmer, 1862 accessed online at www.canadiana.ca)

5.1.1 Windows & Window Openings

Windows

Phase I of the construction phase does not include the alteration of window openings or existing windows. However, should any future application include the replacement of existing window, it is encouraged that:

- Original window openings are not altered/enlarged;
- Original window openings be respected, and any new window appropriately fit the existing/original window opening;
- Any new/contemporary window designs include those which are appropriate for the design and period of construction and may or may not include muntins (such as, but not limited to, 4x4, 6x6 or 9x9 panes) to match what currently exists for the various windows;

A variety of contemporary window materials can be used, including vinyl or other composite materials which mimic wood. The intent is to be sympathetic to the Gothic Revival design while making appropriate alterations/replacements.

Further information regarding windows proposed for replacement and/or repair will be brought forward for an additional Heritage Permit Application.

Example of Appropriate New Windows



Figures 37 & 38: Samples of appropriate contemporary window designs for the Gothic Revival cottage style which include muntins. Other contemporary windows without muntins could also be used.

Example of Inappropriate Window Designs

Inappropriate window designs include those which are not in keeping with the period of construction and architectural style. This includes contemporary windows which are intended for other architectural styles, such as Queen Anne or Craftsman (as pictured below).



Figures 39 & 40: Sample of inappropriate contemporary window designs for a Gothic Revival style.

5.1.2 Doors & Door Openings

The following should be considered as it relates to any future applications which include the replacement of existing doors, it is encouraged that:

- Original door openings are not altered/enlarged;
- Original door openings be respected, and any new door appropriately fit the existing/original window opening (this includes transoms and sidelights);
- Any new/contemporary door designs include those which are appropriate for the design and period of construction (see examples below).

A variety of contemporary door materials can be used, including vinyl or other composite materials which mimic wood.

Example of Appropriate Doors

Appropriate door designs may include panel doors or multiple panel doors with or without panes of glass. The examples below are consistent with those of the Gothic Revival architectural style.



Figures 41 & 42: Sample of appropriate contemporary door designs for the Gothic Revival style.

Example of Inappropriate Door Replacements

Inappropriate door designs may include those which are either not intended for the Gothic Revival architectural style, or an inappropriate subset of the Gothic revival style. For example, a picturesque cottage typically includes ornate doors/double doors which would not be in keeping with the example at 331 Clair Road East. Further, contemporary examples which are intended for 20th and/or 21st century designs are also not appropriate.



Figures 43 & 44: Samples of inappropriate contemporary door designs for the Gothic Revival cottage located on the subject property.

5.1.3 Roofs

The existing roof is being retained. However, should new roof materials be selected in the future, the following should be considered.

Appropriate roofing materials may include those which are contemporary, provided that they do not detract from the design of the dwelling. For example, vibrant colours or materials which are not in-keeping with the overall design should not be used. This includes terra-cotta, for example. Metal roofs can be used, provided that they are in neutral colours. The existing roof appears to be relatively new and is protecting the building. The existing roof can remain, but other materials/colours should be considered when a new roof is selected in the future as per the following examples:

Example of Appropriate Roofs

Cedar shakes and slate are among the oldest types of roofs. They are period accurate, but require routine maintenance. Contemporary materials which mimic the appearance of these materials could be utilized. Other contemporary materials, such as steel or shingles can be used provided that they are in neutral colours.



Figures 45 & 46: Examples of appropriate roof materials, including cedar shakes and shingles.



Figures 47 & 48: Examples of appropriate roof materials, including steel and metal in neutral colours.

Example of Inappropriate Roofs

Inappropriate roofs include those in bright, vibrant colours and materials which are not historically available or draw attention away from the building.



Figures 49 & 50: Samples of inappropriate contemporary materials, including vibrant terra cotta and coloured shingles which are not of a neutral colour palette.

5.1.4 Technical/Utility, Accessibility and Landscaping

Other alterations and repairs to the building *may* be required in order to ensure that the building is conserved. This includes the installation of downspouts to ensure that water is directed away from the building. The installation of these components is appropriate given it will ensure that physical elements of the building are maintained and conserved. The use of contemporary/vinyl elements in this regard may be required and can be supported provided that it does not negatively impact authentic heritage fabric.

The installation and location of other utility equipment *may* be required at the appropriate time in the future. This may include a HVAC, A/C unit and/or hydro meter. These elements should be allocated at the rear of the building where it is less visible from the street. Any utilities or similar equipment should be installed in such a way that their removal is reversible, and would not result in irreparable damage to heritage fabric.

5.2 Qualifications

It is recommended that heritage specialists or those with demonstrated experience with heritage buildings undertake the physical work associated with repair and restoration of heritage fabric. This may include those who are members of the Canadian Association of Heritage Professionals or have demonstrated experience.

5.3 Approvals Process

Part IV, Section 33 of the *Ontario Heritage Act* requires that the owner of a designated property shall not alter or permit the alteration of a heritage property if the alteration is likely to affect the property's heritage attributes, as set out in the description of heritage attributes in the designation By-law, as per the following section of the *Ontario Heritage Act*:

Alteration of property

33 (1) No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration. 2019, c. 9, Sched. 11, s. 11.

Therefore, the alteration of features which are not explicitly described in the list of heritage attributes do not require approval by way of a heritage permit application. However, there are some types of work which may require approval given their nature and potential impacts on the overall design of the building. While windows may not be listed as listed in the By-law, approval would likely be required for the installation of new windows to ensure they are appropriate for the building and do not detract for the reasons for which it was designated. The City of Guelph has two separate processes for Heritage Permits depending on whether or not an alteration is minor or major. Heritage permits for minor work are not forwarded to Council for approval. Whether or not some alterations are considered minor or major would be a decision made by City of Guelph Heritage Planning staff.

Heritage Permits are considered by the City of Guelph Municipal Heritage Advisory Committee, who make a recommendation to Council. Council makes the final decision on the Application. Applications can be appealed to the Ontario Land Tribunal under Section 33 (9) of the *Ontario Heritage Act*.

The contents of this Conservation Plan are intended to assist the decision-making process as it relates to the proposed development and future Heritage Permit Applications.

6.0 Review of Conservation Principles and Guidelines

6.1 Introduction

The following sub-sections of this report provide a review of conservation principles and guidelines which are accepted as cultural heritage best practice. This includes guidelines provided by the Ontario Heritage Trust as well as Parks Canada and the Ministry of Heritage, Sport, Tourism and Culture Industries.

6.2 Conservation Principles

6.2.1 The Eight Guiding Principles

The *Eight Guiding Principles in the Conservation of Built Heritage Properties* document from the Ministry of Tourism, Culture and Sport advises on what should be considered as it relates to conservation projects. These principles are reviewed in detail below.

1. *Respect for documentary evidence*

Measured drawings and floor plans of the structure are provided in Appendix D of this report. Alterations to the building are recommended to occur as per a comparison of other examples of buildings constructed in the Gothic Revival cottage architectural style given that no 19th century historic photographs or illustrations of the building are available.

2. *Respect for original location*

The existing building maintains its orientation to the public realm along Claire Road. The re-location of the building from its location in-situ is not anticipated to result in adverse impacts given that its orientation will be maintained. Further, the building is proposed to be re-located on-site a short distance from its original location and no adverse impacts as a result of the physical act of re-location are anticipated provided that it is re-located safely and by a qualified building mover as per the recommendations of this report.

3. Respect for historic material

The original materials of the building are primarily related to wood eaves/frieze and field stones/masonry. These are proposed to be retained and should be repaired using appropriate conservation methods provided in the Parks Canada Standards & Guidelines (provided in Appendix B).

4. Respect for original fabric

The proposal includes retaining all original masonry fabric and the repair of existing wood eaves/frieze. However, some replacement of wood material may be required. Where wood cannot be repaired, it is recommended that it be replaced in-kind with wood.

5. Respect for building's history

Any future commemoration of the building would have respect for the history of the building/property and would refer to the Heritage Impact Assessment completed by MHBC.

6. Reversibility

The removal of the original foundation is not reversible, but is required in order to support continued residential use in the proposed new location and conservation over the long-term. Other alterations, such as the installation of utilities, should be reversible as per the recommendations in this report.

7. Legibility

No additions to the building are proposed which would require two features to be legible (distinguishable) from each other.

8. Maintenance

This Plan includes long-term recommendations which are intended to ensure that the building is maintained and repairs occur as needed on a routine basis.

6.2.2 The Standards and Guidelines (2010)

Standards for Conservation

The Standards and Guidelines document sets out various standards related to the primary treatments of resources in conservation projects. The first nine standards are related to preservation, which is recognized to be a primary component of all conservation projects. Standards 10 to 12 provide direction specific to rehabilitation and Standards 13 and 14 provide information pertaining to restoration. These standards will be reviewed below, recognizing that both rehabilitation and restoration treatments are proposed.

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.

The building is proposed to be re-located on the subject property a short distance so that it can be conserved over the long-term on a new concrete foundation. The existing location of the building in-situ is not identified as a character-defining element.

2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.

The building does not include any contemporary alterations, including those which may have value in their own right.

3. Conserve heritage value by adopting an approach calling for minimal intervention.

Generally, the method of re-location and conservation on-site calls for an approach of minimal intervention. The heritage attributes of the building will be retained, and repaired as appropriate to ensure the building is conserved over the long-term in its new location.

4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No alterations to the building are proposed which would create a false sense of historical development. Guidelines provided in Section 5.0 of this report include recommendations related to appropriate alterations.

5. Find a use for an historic place that requires minimal or no change to its character-defining elements.

A new use for the dwelling has not yet been determined. However, a new use which requires minimal changes should be selected.

6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

The building will be stabilized prior to, and during the re-location under the direction of a building mover with demonstrated experience. As per the structural condition report, the building will be repaired following re-location to ensure that any issues are appropriately remediated.

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

The recommendations provided in this conservation plan are informed by the structural report provided in Appendix C. Repairs to wood and masonry will be undertaken using the gentlest means, as per the recommendations in the Parks Canada Standards & Guidelines (See Appendix B).

8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Recommendations are provided in this report to ensure heritage attributes are maintained on an ongoing basis.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Interventions to the building are primarily limited to wood and mortar. Repairs to should be undertaken using the gentlest means, as per the recommendations in the Parks Canada Standards & Guidelines and may require some replacements, where necessary (See Appendix B).

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

The proposed alterations to the building do not include the replacement of character defining elements. Masonry will be repaired as per the Parks Canada Standards & Guidelines. Where individual stones are damaged and must be replaced, they may be replaced in-kind and match in size, colour, and patina. Wood replacements can also be considered, and should be replaced with new wood materials. Metals and vinyl should not be used.

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The proposed development does not include any new additions. Additions to the building in the future are not anticipated.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The construction of new additions are not anticipated.

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

As previously noted, any elements which are too deteriorated to be repaired should be replaced in-kind.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

The proposed development does not include the replacement of missing features. However, new windows (given the condition of existing windows) is anticipated and should be selected based on the recommendations provided in this report.

Guidelines for Buildings and Materials

In addition to the standards provided above, the Parks Canada Standards and Guidelines provides specific direction regarding the preservation of elements of a historic place. The following guidelines for materials will be applied as it relates to the proposed development and alteration of identified heritage attributes:

Guidelines for Materials:

- All materials;
- Wood; and
- Masonry.

The excerpts from these guidelines are attached as Appendix B.

7.0 Bibliography

Government of Canada. Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.

Heritage Resources Centre. *Ontario Architectural Style Guide*. University of Waterloo, 2009.

Ministry of Tourism, Culture and Sport. *InfoSheet#5 Heritage Impact Assessments and Conservation Plans*, 2006.

Ministry of Tourism, Culture and Sport. *Infosheet – Eight Guiding Principles in the Conservation of Built Heritage Properties*, 2007.

Ontario Heritage Trust. *Conservation Plans for Heritage Properties*, 2012.

Appendix A – Part IV Notice of Intention to Designate

IN THE MATTER OF THE ONTARIO HERITAGE ACT,
R.S.O. 1990, CHAPTER O.18
AND IN THE MATTER OF THE PROPERTY KNOWN AS

331 Clair Road East

IN THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: 2488995 Ontario Ltd.
6783 Wellington Road 34
RR 22
Cambridge, Ontario
N3C 2V4
Attention:
daston@mhbcplan.com
eelliott@mhbcplan.com

Notice of intention to designate: 331 Clair Road East

Take notice that the Council of the Corporation of the City of Guelph intends to designate 331 Clair Road East as a property of cultural heritage value or interest under section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

Description of the property

The legal description of the subject property is CON 8 REAR PT LOT 11; City of Guelph.

Statement of cultural heritage value or interest

The subject property is worthy of designation under section 29, Part IV of the Ontario Heritage Act because it meets four of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The heritage attributes of 331 Clair Road East display: design or physical, historical or associative, and contextual value.

The subject property meets Criterion 1 because it is a representative example of the nineteenth-century Ontario farmhouse form and style.

The subject property meets Criterion 2 because it exhibits a high degree of craftsmanship in the execution of its original stonework and exterior wood trim. The farmhouse was built using coursed limestone and granite fieldstone with roughly squared stone quoins cut stone window and door heads and sills with bush hammer and margined finishes.

The subject property meets Criterion 4 because of its direct ties to the Hanlon family, an important settler family of Puslinch Township and what is now the City of Guelph. The Hanlon family has a long history in the area and the farmhouse is tied to three generations of the Hanlon family. James Hanlon built the stone farmhouse on the subject property in 1864.

The subject property meets Criterion 7 because it is important in defining, maintaining, and supporting the historical character of the Clair Road East streetscape and as a vestige of the early farming landscapes of Puslinch Township and what is now Guelph.

Description of heritage attributes

The following elements of the property at 331 Clair Road East should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Vernacular one-and-a-half storey fieldstone farmhouse with rectangular plan
- 3-bay façade with rectangular window openings and central door opening
- Central door opening, including sidelights and transom
- All original window and door openings
- All stone sill and lintels at window and door openings
- Side-gabled roof with overhang/return eaves, original wood soffits and fascia with large paired dentil design
- Paired stone chimneys above the roofline at the east and west elevations
- Central moderately-pitched front gable with arched stone lintel
- Stone construction with parging and pointing to resemble cut stone blocks
- Large stone quoins at all corners of the main portion of the building

It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring City Council permission for an alteration to the design.

A more detailed description of the property's cultural heritage value may be found in staff's report to City Council dated November 21, 2023 and at guelph.ca/heritage.

Notice of objection

Any person may send a notice of objection to this proposed designation, before 4 p.m. on Friday December 23, 2023. This notice must be sent by registered mail or delivered to the Clerk of the City of Guelph and must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the City of Guelph shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day objection period. If Council decides not to withdraw its intention to designate, a

heritage designation bylaw must be passed within 120 days after the date of publication of the notice of intention to designate. Council must publish a notice of passing of the designation bylaw which is followed by a 30-day appeal period when appeals of the bylaw may be given to the Ontario Land Tribunal for a hearing and decision.

Stephen O'Brien

City Clerk

City of Guelph

1 Carden Street, Guelph ON N1H 3A1

For more information

Jack Mallon, Heritage Planner

Planning Services 519-822-1260 x 3872

jack.mallon@guelph.ca.

Notice date: November 23, 2023

Appendix B – Excerpts of the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

Guidelines for All Materials;

Guidelines for Wood; and

Guidelines for Masonry.

4.5

GUIDELINES FOR MATERIALS

The guidelines apply to the materials that compose buildings, built features of cultural landscapes and constructed elements of engineering works. Because materials are often identified as character-defining, they contribute to the heritage value of historic places and should be conserved. The ongoing care of materials, including appropriate maintenance and repair, contributes to the integrity and lifespan of an historic place.

In-kind materials should be used whenever possible. Sourcing materials for repair and replacement can be challenging, especially if the materials are from an historic source that no longer exists, such as a quarry, an old-growth forest, or a manufacturing facility that has closed down. It may be possible to find salvaged materials from other buildings or, in some cases, find the needed materials elsewhere in the historic place to use for small repairs.

DURABILITY

Traditional building materials, such as masonry and wood, are inherently durable. Over time, they have demonstrated a significant capacity to withstand surface degradation without losing structural capacity, or frequent repairs as long as basic maintenance is carried out.

PATINA

There is a fine distinction between patina and decay. Patina is the natural aging of materials; an organic and superficial surface degradation that is usually not harmful to the material. It can also be caused by use and wear. Understanding patina and its heritage value in the context of an historic place is part of assessing the condition of materials. It may be important to conserve patina for reasons of appearance, such as moss growing on a mature tree or the changed colour of a building stone, or for natural protection, such as on metals, where corrosion may form a protective coating.

Substitute Materials

Substitute materials should be explored only after all other options for repair and replacement have been ruled out. They should be used only when the original materials or craftsmanship are no longer available, when the original materials are of poor quality or damage adjacent character-defining materials, or when specific regulations rule out using hazardous materials. Because there are so many unknowns about the long-term performance of substitute materials, their use should not be considered without a thorough investigation of their composition, compatibility, durability and installation. The importance of finding visually and physically compatible substitute materials cannot be overstated.

APPLYING THE GUIDELINES

The Guidelines for Materials contain guidelines that apply to all materials, and guidelines related to specific materials. When conserving any material, first refer to the guidelines for All Materials and then to the guidelines related to the specific material: Wood and Wood Products, Masonry, Concrete, Architectural and Structural Metals, Glass and Glass Products, or Plaster and Stucco. The Miscellaneous Materials subsection includes general guidance for the conservation of materials that do not fall into one of these categories.

The Guidelines for Materials should not be used in isolation, but in conjunction with the appropriate section for the related building assembly, built feature, or constructed element.

4.5.1 ALL MATERIALS

These guidelines provide direction when a material is identified as a character-defining element of an historic place. The material may have been identified specifically, or may be an integral part of a character-defining element. These guidelines provide direction on documentation, condition assessment, testing and maintenance activities, repair and replacement in kind that apply to all materials. For the investigation, analysis and modification of materials that are part of engineering works, the services of a professional engineer are required by code.

The Guidelines for All Materials do not provide complete guidance on materials conservation; they provide general advice common to all materials. As such, they should be referred to in conjunction with the following guidelines for specific materials:

4.5.2 Wood and Wood Products

4.5.3 Masonry

4.5.4 Concrete

4.5.5 Architectural and Structural Metals

4.5.6 Glass and Glass Products

4.5.7 Plaster and Stucco

4.5.8 Miscellaneous Materials.



Wood: An example of “limited replacement in kind” describes an appropriate scope of work in the Preservation treatment. Only the damaged corner of a stair’s newel post at the Commissioner’s Residence in Dawson City, has been replaced (it will be stained to match). Only repairing deteriorated parts meant that most of the character-defining elements were retained.



Masonry: In this rehabilitation project of the Rideau Canal, some of the original limestone blocks remained in good condition. Others, which were too deteriorated to repair, were replaced in kind with new limestone blocks.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding the materials that comprise the historic place and how they contribute to its heritage value.	
2	Documenting all interventions that affect materials, and ensuring that the documentation is available to those responsible for future interventions.	
3	Determining the appropriate level of investigation required to understand the properties and overall condition of the material.	Failing to undertake an appropriate level of investigation and analysis before identifying the level of conservation work required.
4	Assessing materials fully to understand condition, evolution over time, deterioration and mechanical and chemical properties. This should be done early in the planning process so that the scope of work is based on current conditions.	Carrying out a level of conservation work that exceeds what is required, or taking action based on assumptions or rules of thumb. Failing to assess the impact of maintenance practices on materials. Failing to consider the relationship between materials and adjacent elements as a source of deterioration.
5	Testing and examining materials and coatings to determine their properties and causes of deterioration, damage or distress, through investigation, monitoring and minimally invasive or non-destructive testing techniques.	Using highly destructive probing or sampling techniques that damage or destroy materials. Undertaking work without understanding the mechanical and chemical properties of the material. Carrying out a repair that does not treat or address the cause of the problem.
6	Testing proposed interventions to establish appropriate replacement materials, quality of workmanship and methodology. This can include reviewing samples, testing products, methods or assemblies, or creating a mock-up. Testing should be carried out under the same conditions as the proposed intervention.	
7	Maintaining materials on a regular basis, as described in the relevant material subsection.	Failing to adequately maintain materials, or carrying out maintenance on an ad-hoc basis.
8	Carrying out regular monitoring and inspections of materials to proactively determine the type and frequency of maintenance required.	
9	Developing a maintenance plan, where appropriate, that includes schedules for monitoring and inspection.	

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
10	Updating and adapting maintenance activities, as conditions and knowledge about the materials and maintenance products and methods evolve.	
11	Cleaning materials only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.	
12	Carrying out cleaning tests, after it has been determined that a specific cleaning method is appropriate.	
13	Protecting adjacent materials from accidental damage during maintenance or repair work.	Allowing character-defining elements to be exposed to accidental damage by nearby work.
14	Repairing or replacing materials to match the original as closely as possible, both visually and physically.	Using inappropriate or untested materials or consolidants, or using untrained personnel for repair work.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
15	Replacing character-defining materials with compatible substitute materials, when the original is found to accelerate deterioration and only after thorough analysis and monitoring confirms that the material or construction detail is problematic. Substitute materials should be as durable as the overall assembly to maintain its expected service life.	Using new materials and new technologies that do not have a proven track record. Replacing deteriorated character-defining elements using new materials or technologies to improve durability, when the original material performs adequately.

ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
16	Documenting materials dating from periods other than the restoration period before their alteration or removal. If possible, selected samples of these materials should be stored to facilitate future research.	Failing to document materials that are not from the restoration period before removing them.

4.5.3 MASONRY

These guidelines provide direction when masonry is identified as a character-defining element of an historic place. They also give direction on maintaining, repairing and replacing masonry elements.

Masonry refers to mortared or dry laid natural stone as well as brick, cast stone, terra cotta and concrete block. The aesthetic characteristics of the masonry, such as the finish dressing, texture and colour of the stone, brick or mortar, the coursing pattern, and the joint width and profile, along with the careful integration of decorative sculptural and functional elements, such as band courses, lintels, water tables, cornices, scuppers and carvings, all contribute to its heritage value and require careful consideration.

Masonry construction in Canada ranges from statues and simple stone pathways, to massive fortifications and modern brick veneers on high-rise buildings. In many early uses, masonry played a dual role, acting as both the structural system and the building envelope. When conserving these types of masonry, it is important to consider both of these roles.



Sandblasting was once a popular method of removing paint from brick; however, it also removed the brick's outer hardened "crust" causing the brick to deteriorate.



The harsh climate in many parts of Canada can seriously damage masonry elements. This wall has suffered irreversible damage from water penetrating the brick façade and freezing, causing the faces of many bricks to pop off. To avoid such damage, repair failed flashings, deteriorated mortar joints or other mechanical defects, but do not apply water-repellent coatings, which can trap moisture inside the masonry.



Preserving the exterior of the British Columbia Legislative Building (its rear façade shown here), including its masonry walls, steps, columns, pilasters, window surrounds, decorative details and cornices, began with documenting the material, form, jointing, tooling, bonding patterns, coatings, colour and conditions of these elements before beginning project work.



Masonry should be cleaned only when necessary to halt deterioration or remove heavy soiling. If surface cleaning is appropriate, test to select the gentlest cleaning method possible, and observe the result over time to determine the immediate and the long-term effects. Test cleaning the left portion of this brick and stone wall (using low pressure water and detergents, when there was no chance of freezing) created an acceptably clean wall.

A wide variety of stone has been used in historic places. Each type has different properties and behaviours that must be understood to ensure their proper conservation. Because stone is a natural material, it can possess inclusions of minerals or clay that can weaken it and reduce its durability. Poor-quality design and workmanship can aggravate these inherent weaknesses.

Brick is a solid or hollow masonry unit, typically made of clay, calcium-silicate, or concrete, and used for both cladding and structural work. Terra cotta is also made of clay mixed with sand. It is used for ornamental work, roof and floor tiles, interior partitions and as fire proofing for metal structures. Terra cotta is not a load-bearing material.

The preservation of masonry can best be ensured through appropriate and timely maintenance. Cleaning treatments for purely aesthetic purposes should be avoided because they can aggravate and accelerate deterioration.

These guidelines provide general recommendations for masonry and should be used in conjunction with 4.5.1, All Materials. Because masonry can form part of the structure or envelope of a building or engineering work, also refer to Structural Systems and to Exterior Walls in the Guidelines for Buildings.



One of the primary causes of deterioration of glazed architectural terra cotta, like that shown on the Confederation Life Building in Winnipeg is water. Water-related damage to the glazed units, mortar, metal anchors or masonry backfill can be repaired only after eliminating the sources of that water. In order to ensure that the actual root problem is being solved, investigation work would need to be completed prior to any repairs in order to identify that source.



Deteriorated slate pavers should be replaced in kind from the same source of the original material. If the original quarry is closed, a suitable match should be located and attention given to the stone's composition, strength and colour.



Tenby School in Lansdowne MB is a well-preserved and rare example of a village school built with concrete blocks, a material commonly used between 1890 and 1905 for homes and commercial buildings in southern Manitoba. The blocks were artfully formed on site by using three distinct moulds.



Using brick masonry in interiors is a long lasting, almost indestructible finish for public spaces. Brick walls and floors are character defining in many modern interiors such as the Joseph Shepard Building in Toronto. It is not recommended to apply paint or other coatings to masonry that has been historically unpainted or uncoated.



Many stone masonry monuments, such as the Brock Monument in Queenston, ON, are historic places. A monument does not face many of the challenges of historic buildings or engineering works. Its purpose and use are the same today as when it was built. A monument is expected to remain constant and unchanged despite time, deterioration and weathering. Continuous maintenance and repairs are required and interventions or major repairs must be carefully considered to evaluate their potential impact on each part of the monument.



Masonry used on the exterior of modern buildings is generally a cladding attached to a separate structure. Clips, anchors or shelf angles are used to attach the stone panels or brick masonry. The deterioration of these anchors is an area of potential deterioration and failure. Monitoring the condition of these anchors is a vital part of a maintenance plan, as their failure can lead to very significant damage.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding the properties and characteristics of the masonry of the historic place.	
2	Documenting the form, materials and condition of masonry before undertaking an intervention. For example, identifying the particular characteristics and source of the type of stone or brick used, and the composition of the mortar.	Undertaking an intervention that affects masonry without first documenting its existing character and condition.
3	Protecting and maintaining masonry by preventing water penetration, and maintaining proper drainage so that water or organic matter does not stand on flat surfaces, or accumulate in decorative features.	Failing to identify, evaluate and treat the causes of masonry deterioration. Applying water-repellent coatings to stop moisture penetration when the problem could be solved by repairing failed flashings, deteriorated mortar joints, or other mechanical defects.
4	Applying appropriate surface treatments, such as breathable coatings, to masonry elements as a last resort, only if masonry repairs, alternative design solutions or flashings have failed to stop water penetration, and if a maintenance program is established for the coating.	
5	Sealing or coating areas of <i>spalled</i> or blistered glaze on terra cotta units, using appropriate paints or sealants that are physically and visually compatible with the masonry units.	
6	Cleaning masonry, only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.	Over-cleaning masonry surfaces to create a new appearance, thus introducing chemicals or moisture into the materials. Blasting brick or stone surfaces, using dry or wet grit sand or other abrasives that permanently erode the surface of the material and accelerate deterioration. Using a cleaning method that involves water or liquid chemical solutions when there is a possibility of freezing temperatures. Cleaning with chemical products that damage masonry or mortar, such as using acid on limestone or marble. Failing to rinse off and neutralize appropriate chemicals on masonry surfaces after cleaning. Applying high-pressure water cleaning methods that damage the masonry and mortar joints and adjacent materials.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
7	Carrying out masonry cleaning tests after it has been determined that a specific cleaning method is appropriate.	Cleaning masonry surfaces without sufficient time to determine long-term effectiveness and impacts.
8	Inspecting painted masonry surfaces to determine whether paint can successfully be removed without damaging the masonry, or if repainting is necessary. Testing in an inconspicuous area may be required.	
9	Removing damaged or deteriorated paint only to the next sound layer, using the gentlest method possible; for example, hand scraping before repainting.	Removing paint that is firmly adhering to masonry surfaces. Using methods of removing paint that are destructive to masonry, such as sandblasting, application of caustic solutions, or high-pressure water blasting.
10	Re-applying compatible paint or coatings, if necessary, that are physically compatible with the previous surface treatments and visually compatible with the surface to which they are applied.	Applying paint, coatings or stucco to masonry that has been historically unpainted or uncoated. Removing paint from historically painted masonry, unless it is damaging the underlying masonry. Removing stucco from masonry that was historically never exposed.
11	Retaining sound and repairable masonry that contributes to the heritage value of the historic place.	Replacing or rebuilding masonry that can be repaired.
12	Stabilizing deteriorated masonry by structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	
13	Repairing masonry by repointing the mortar joints where there is evidence of deterioration, such as disintegrating or cracked mortar, loose bricks, or damp walls.	Removing sound mortar.
14	Removing deteriorated or inappropriate mortar by carefully raking the joints, using hand tools or appropriate mechanical means to avoid damaging the masonry.	Using rotary grinders or electric saws to fully remove mortar from joints before repointing. In some instances it may be acceptable to make a single pass with a cutting disk to release tension in the mortar before raking the joint. Extreme caution must be used to prevent accidental damage.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
15	Using mortars that ensure the long-term preservation of the masonry assembly, and are compatible in strength, porosity, absorption and vapour permeability with the existing masonry units; Pointing mortars should be weaker than the masonry units; bedding mortars should meet structural requirements; and the joint profile should be visually compatible with the masonry in colour, texture and width.	Repointing with mortar of a higher Portland cement content than in the original mortar. This can create a bond stronger than the historic material (brick or stone) and cause damage as a result of the differing expansion coefficients and porosity of the materials. Repointing with a synthetic caulking compound. Using a 'scrub' coating technique to repoint instead of using traditional repointing methods.
16	Duplicating original mortar joints in colour, texture, width and joint profile.	
17	Replacing in kind extensively deteriorated or missing parts of masonry elements, based on documentary and physical evidence	Using a substitute material for the replacement part that neither conveys the same appearance as the masonry element, nor is physically or chemically compatible.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
18	Repairing masonry by patching, piecing-in or consolidating, using recognized conservation methods. Repair might include the limited replacement in kind, or replacement with a compatible substitute material, of extensively deteriorated or missing masonry units, where there are surviving prototypes. Repairs might also include dismantling and rebuilding a masonry wall or structure, if an evaluation of its overall condition determines that more than limited repair or replacement in kind is required.	
19	Replacing in kind an irreparable masonry element, based on documentary and physical evidence.	Removing an irreparable masonry element and not replacing it, or replacing it with an inappropriate new element.

HEALTH, SAFETY AND SECURITY CONSIDERATIONS

20	Removing hazardous materials from masonry, using the least-invasive abatement methods, and only after adequate testing has been conducted.	
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SUSTAINABILITY CONSIDERATIONS

21	Selecting replacement materials from sustainable sources, where possible. For example, replacing deteriorated stone units using in-kind stone recovered from a building demolition.	
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ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
22	<p>Repairing, stabilizing and securing masonry elements from the restoration period, using recognized conservation methods. Repairs should be physically and visually compatible and identifiable on close inspection for future research.</p>	<p>Removing masonry elements from the restoration period that could be stabilized and conserved.</p> <p>Replacing an entire masonry element from the restoration period, when repair and limited replacement of deteriorated or missing parts is possible.</p> <p>Using a substitute material for the replacement that neither conveys the same appearance as the surviving masonry, nor is physically or chemically compatible.</p>
23	<p>Replacing in kind a masonry element from the restoration period that is too deteriorated to repair, based on documentary and physical evidence. The new work should be well documented and unobtrusively dated to guide future research and treatment.</p>	<p>Removing an irreparable masonry element from the restoration and not replacing it, or replacing it with an inappropriate new element.</p>

4.5.2 WOOD AND WOOD PRODUCTS

These guidelines provide direction when wood and wood products are identified as character-defining elements of an historic place. They also give direction on maintaining, repairing and replacing wood or wood products.

Wood and wood products refer to wood elements used in exterior or interior systems and assemblies. Wood elements include logs, sawn or hewn timbers, and milled or sculpted lumber. Wood products include plywood, glue-laminated timber, or composites, such as particleboard or wafer board. Both wood and wood products can be found in roofs, cladding, structure, windows and doors, interior finishes, carvings and fences.



It is important to identify the cause of any damage to a wooden building element before beginning a Preservation treatment. For the former machine shop of the North Pacific Cannery in Port Edward BC, exposure to marine conditions caused the exterior wood cladding to deteriorate.

An organic material, wood has a wide range of physical properties that vary significantly, depending on species, cut, grade and age. Wood is especially vulnerable to fire, moisture, ultraviolet radiation and insect infestation, thus protection from these threats is crucial to its conservation. This includes applying and maintaining suitable coatings and treatments, such as paints, stains, varnishes and preservatives.



Using minimally destructive testing methods can help evaluate the condition of wood without damaging it. Here a resistance measuring micro drill is being used to evaluate the condition of a log wall at Fort Walsh, NHSC in Saskatchewan. A drilling needle penetrates the wood at a constant speed and measures the resistance encountered to advance the drill bit. The resistance the wood offers indicates its condition: low resistance can indicate decay.

Repairing wood elements typically involves consolidating or replacing decayed or damaged wood, and correcting the conditions that caused the decay or damage. The use of traditional carpentry techniques in repairing architectural and structural wood elements is well established. However, repairing more recently introduced wood products, such as plywood and composites, may not be possible, due to the manufacturing process involved and their modular nature. In this case, replacement in kind may be more appropriate. The difficulty in locating a sustainable source for replacement in kind of old growth or exotic wood may result in the need to select an appropriate replacement material.

These guidelines provide general recommendations for wood and wood products and should be used in conjunction with 4.5.1, All Materials. Because wood can form part of the structure or envelope of a building or engineering work, also refer to the specific system or assembly in the Guidelines for Buildings.



Deteriorated logs at the John Walter Historic Site in Edmonton were replaced in kind with hewn logs that used the originals as templates to reproduce tooling marks on visible surfaces. On close inspection, this distinguishes the new materials if the logs are separated in the future.



Wood was often used in modern buildings as a finish to contrast with more industrial materials, or as part of an acoustical treatment on ceilings and walls. The wood ceiling and column claddings of the Beaver Lake Pavilion in Montreal were carefully preserved as part of the recent rehabilitation of the pavilion.



Preserving the wood doors of the Langevin Block in Ottawa included carefully dismantling the doors to permit the damaged and decayed wood to be repaired.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding the properties and characteristics of wood and its finishes or coatings, such as its species, grade, strength and finish, or the chemical make-up of its coating.	
2	Documenting the location, dimension, species, finish and condition of wood before undertaking an intervention.	Undertaking an intervention that affects wood, without first documenting its existing characteristics and condition.
3	Protecting and maintaining wood by preventing water penetration; by maintaining proper drainage so that water or organic matter does not stand on flat, horizontal surfaces or accumulate in decorative features; and by preventing conditions that contribute to weathering and wear.	Failing to identify, evaluate and treat the causes of wood deterioration.
4	Creating conditions that are unfavourable to the growth of fungus, such as eliminating entry points for water; opening vents to allow drying out; removing piled earth resting against wood and plants that hinder air circulation; or applying a chemical preservative, using recognized conservation methods.	
5	Inspecting coatings to determine their condition and appropriateness, in terms of physical and visual compatibility with the material, assembly, or system.	
6	Retaining coatings that help protect the wood from moisture, ultraviolet light and wear. Removal should be considered only as part of an overall maintenance program that involves reapplying the protective coatings in kind.	Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to moisture, ultraviolet light, accelerated weathering and mechanical wear.
7	Removing damaged, deteriorated, or thickly applied coatings to the next sound layer, using the safest and gentlest method possible, then recoating in kind.	Using destructive coating removal methods, such as propane or butane torches, sandblasting or water-blasting. These methods can irreversibly damage woodwork.
8	Using the gentlest means possible to remove paint or varnish when it is too deteriorated to recoat, or so thickly applied that it obscures details.	Using thermal devices improperly in a manner that scorches the woodwork. Failing to neutralize the wood thoroughly after using chemical strippers, thereby preventing the new coating from adhering. Allowing detachable wood elements to soak too long in a caustic solution, causing the wood grain to raise and the surface to roughen. Stripping historically coated wood surfaces to bare wood, then applying a clear varnish or stain.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
9	Applying compatible coatings following proper surface preparation, such as cleaning with tri-sodium phosphate.	Failing to follow the manufacturer's product and application instructions when applying coatings.
10	Ensuring that new coatings are physically and visually compatible with the surface to which they are applied in durability, chemical composition, colour and texture.	
11	Applying chemical preservatives to unpainted wood elements that are not exposed to view.	Using chemical preservatives, such as copper naphthanate, if these materials have not been used historically, and are known to change the appearance of wood elements.
12	Preventing the continued deterioration of wood by isolating it from the source of deterioration. For example, blocking windborne sand and grit with a windbreak, or installing wire mesh over floor joists in a crawlspace to thwart rodents.	Neglecting to treat known conditions that threaten wood, such as abrasion, animal gnawing, fungal decay, or insect infestation.
13	Treating active insect infestations by implementing an extermination program specific to that insect.	
14	Retaining all sound and repairable wood that contributes to the heritage value of the historic place.	Replacing wood that can be repaired, such as wood components from old growth timber that is inherently more durable.
15	Stabilizing deteriorated wood by structural reinforcement, weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Removing deteriorated wood that can be stabilized or repaired.
16	Repairing wood by patching, piecing-in, consolidating, or otherwise reinforcing the wood, using recognized conservation methods.	Replacing an entire wood element, when repair and limited replacement of deteriorated or missing parts is appropriate.
17	Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence.	Using a substitute material for the replacement part that neither conveys the same appearance as the wood element, nor is physically or chemically compatible.
18	Replacing in kind the entire panel of an extensively deteriorated or missing modular wood product, such as plywood, on a unit-by-unit basis.	

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
19	Repairing wood elements by patching, piecing-in, consolidating or otherwise reinforcing the wood, using recognized conservation methods. Repair might include the limited replacement in kind, or replacement with compatible substitute material, of extensively deteriorated or missing wood, where there are surviving prototypes. Repairs might also include dismantling and rebuilding a timber structure or wood assembly, if an evaluation of its overall condition determines that more than limited repair or replacement in kind is required.	
20	Replacing in kind an irreparable wood element, based on documentary and physical evidence.	Removing an irreparable wood element and not replacing it, or replacing it with an inappropriate new element.

HEALTH, SAFETY AND SECURITY CONSIDERATIONS

21	Removing or encapsulating hazardous materials, such as lead paint, using the least-invasive abatement methods, and only after adequate testing has been conducted.	
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SUSTAINABILITY CONSIDERATIONS

22	Selecting replacement materials for character-defining old-growth, exotic, or otherwise unavailable wood, based on their physical and visual characteristics.	
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ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
23	Repairing , stabilizing and securing fragile wood from the restoration period, using well-tested consolidants, when appropriate. Repairs should be physically and visually compatible and identifiable on close inspection for future research.	<p>Removing wood from the restoration period that could be stabilized and conserved.</p> <p>Replacing an entire wood element from the restoration period when repair and limited replacement of deteriorated or missing parts is possible.</p> <p>Using a substitute material for the replacement that neither conveys the same appearance as the surviving wood, nor is physically or chemically compatible.</p>
24	Replacing in kind a wood element from the restoration period that is too deteriorated to repair, based on documentary and physical evidence. The new work should be well documented and unobtrusively dated to guide future research and treatment.	Removing an irreparable wood element from the restoration period and not replacing it, or replacing it with an inappropriate new element.

Appendix C – Structural Condition Report (Stantec)

To: **Kevin Fergin, P.Eng.**
Reid's Heritage Homes
Cambridge, Ontario

From: **Josiah Fogarty, P.Eng., CAHP**
Stantec Consulting Ltd.
Ottawa, Ontario

Project/File: 161414325

Date: March 23, 2023

Reference: 161414325 – 331 Clair Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

INTRODUCTION AND BACKGROUND

It is understood that the building located at 331 Clair Rd E in Guelph, Ontario is being investigated for provincial historical importance in accordance with Ontario Regulation 9/06 - *Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act*. The property is in the planning stage to be developed into residential units, and thus impose on the current state of the building on the property. As part of the heritage value assessment, relocation of the structure is proposed as a means of historic preservation.

To this end, the purpose of this memo is to present the high-level feasibility of relocating the residence structure. This memo will focus on the structural feasibility and is mainly concerned with the current condition and integrity of the buildings and what steps would need to be taken to pursue a relocation. Additionally, the memo will seek to provide additional information regarding the historic structural aspects of the structures for further use in the planning process.

The property has been known to be vacant for many years, and has been boarded up to protect against vandals and squatters.

BUILDING DESCRIPTION

The building is a residential house which was constructed circa. 1850 as a farmstead. The main section of the building is one and a half stories with a small gabled roof dormer over the entrance on the principal façade (facing north-west). A one-storey summer kitchen is constructed on the back side of the main residence. The main house has a full basement over its entire footprint, while the summer kitchen appears to be built on-grade without a basement or crawl space. Given that the summer kitchen does not have a full basement to match the main house, it is believed that the summer kitchen is a later addition to the building. This however was not confirmed by primary records, and should be confirmed if relevant to the historic value of the house.

The main house is a 40' x 28' rectangular footprint, with the summer kitchen being 18' x 24', making the entire depth of the house 52'. On the north side of the summer kitchen, there is a 6' deep wooden covered porch. A drawing showing the approximate layout of the building is attached at the end of this memo.

Reference: 331 Claire Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House



Photo 1: Main House (Principal Elevation -West)



Photo 2: North Elevation



Photo 3: East Elevation (Summer Kitchen)



Photo 4: South Elevation

The entire structure is stone masonry with varying stone types used throughout with very high variability in colour. In general, all the stone appears to be variations of granite, likely sourced from the local fields of the area. The principal façade is a coursed ashlar-faced rubble stone wall, with dressed ashlar stones used for jambs, lintels, and quoins. Dressed stones appear to be limestone and are a more consistent quality and finish, it is expected that these stones were sourced from a single quarry and specifically used on the principal façade for their architectural value. It is common for rubble building in this period to source and finish higher quality stone for the principal face of the building. All other walls are uncoursed rubble granite of varying sizes.

Foundation walls of the building are rubble stone and support a timber floor system. The timber first floor is made up of hewn timbers supported by interior timber posts. Modern lumber has been used to reinforce the structure using multi-ply beams running across the original hewn timber floor.

Reference: 331 Claire Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House



Photo 5: Typical Coursed Ashlar Wall with Dressed Jamb and Lintel



Photo 6: Typical Un-coursed Rubble Wall with Ashlar Granite Quoins



Figure 1: Typical Rubble Wall



Figure 2: Ashlar Faced Rubble Wall

The roof of the building could not be accessed however based on exterior and interior visuals; the roofs are expected to be regularly spaced timber rafters with collar ties at mid-height. The age and type of timber likely matches that of the floor assemblies visible from the basement.

A wooden covered porch is attached on the north side of the summer kitchen and is supported on timber newel posts with concrete foundations. It is not believed that the portico is original to the building given the finish of the timbers used.



Photo 8: Summer Kitchen and Covered Porch



Photo 9: Underside of Covered Porch

Reference: 331 Claire Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

SITE INVESTIGATION AND METHODOLOGY

On February 15th, 2023, Josiah Fogarty, P.Eng, CAHP from Stantec was on site from 9:00am to 2:00pm to complete a survey of the building structure and property as it related to possible relocation. At the time of the inspection, the weather was a mixture of sunny and overcast and approximately 5 °C. During the inspection, no tenants of the property were present within the house. Josiah was joined at the start of the inspection by Kevin Fergin from Reid's Heritage Homes who provided access to the interior of the structure for the inspection.

In addition to the inspection on February 15th, Mr. Fogarty was on-site the morning of February 14th, 2023, with Greg McCulloch of McCulloch Movers, a local building relocation contractor with extensive experience in the relocation of heritage structures. Mr. McCulloch provided insight on the practicalities of a possible relocation. These considerations are included in the following sections.

The exterior of the house was visually inspected for general condition and structural integrity. Specific attention was given to locations which are critical for the loads which would be imposed by a relocation project. The stone foundation and above ground walls were reviewed for stone integrity, quality and completeness of mortar joints, presence of voids in the rubble, and possible conditions which may pose concerns for stability during relocation.

Stones throughout the building were hammer-sounded to evaluate possible voids in the walls and the presence of loose stones. Sounding provides a tactile response to assist in determining the possible condition of the rubble within the wall. Mortar joints were reviewed using a knife and pick to locally remove and visually inspect the pointing mortar and the backing mortar. This process was also carried out for some basic conclusions to be drawn about the type and condition of the mortar used in the wall. Inspection of the structure was limited to a visual assessment with no destructive openings or material testing being completed to evaluate the structure.

FINDINGS

Stone throughout the building was found to be in fair to good condition with few signs of stress to the stones from loading, and no broken stones being observed. Commonly throughout the principal façade, the face of the ashlar stones has spalled up to 1" from the original surface of the stone. This is believed to be the result of the use of cementitious pointing mortars in the joints around the stones. The use of cementitious mortar in pointing, especially when mixed with original lime mortar inside the wall, creates a stiff and impermeable joint which will result in damage to the surrounding stone if the stone is not sufficiently strong to withstand the rigidity created.

Tuck-pointing was present throughout the entire building, and particularly the principal face. The tuck-pointing has been completed using cement mortar and is not of particular high-quality, with significant smearing over the edges of the ashlar stones.



Photo 10: Typical Ashlar with Spalled Face and Tuck-pointing



Photo 11: Typical Ashlar with Spalled Face and Tuck-pointing

Reference: 331 Claire Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

While spalling of the ashlar stone faces was common, it did not appear to have negatively affected the stone integrity. The ashlar all remained well positioned and were not loose when sounded, no broken stones were found spalling beyond the front 1" of the stone. While this condition can lead to major stone deterioration, and subsequent wall deterioration, it appears the stone in the building are of sufficient quality that the backing wall has not been adversely affected in a substantial way. The mortar remains well bonded to the stones, and although the arises have been smeared over, there is little sign of failure in the cementitious mortar.

The rubble stone on the rest of the building was found to have moderately deteriorated mortar joints with areas of heavy deterioration. It appears that the deterioration is mostly located on faces which are exposed to driven rain and has resulted in a wash-out of the mortar joints. Rubble stone at both the south-east and north-east corner of the summer kitchen is severely cracked and showing signs of settlement. The core of the walls in these areas is exposed to water through the cracking, with some mortar joints fully washed out.



Photo 12: Typical Condition of Rubble Wall



Photo 13: Washed-out mortar and loose stones in Rubble Wall

In locations with significant mortar wash-out, the lime mortar of the core was visible. It is not clear that the lime mortar observed is original to the building, however it appeared to be mostly lime and sand. The backing lime mortar was in fair condition, still bonded to the stone and with the lime binder not washed away. The extent of voids within the core of the wall was not possible to determine, however in all locations where the core was visible from the outside, there appears to be few voids between the core stones.

The interior side of the foundation walls were inspected from the basement, and generally appeared to be in good condition. All joints were well mortared, without signs of cracking or de-bonding of the mortar.



Photo 14: Typical Rubble Foundation Wall



Photo 15: Typical Voids at Joist Ends

Reference: 331 Claire Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

Four chimneys are present on the building, one stone on each the north and south walls of the main house, as well as one brick chimney at the shared wall between the main residence and the summer kitchen. One final brick chimney is located at the end of the summer kitchen on the east wall. From the interior there was no evidence of deterioration at the stone flues in the main house. The brick chimneys appear to be in poor condition with significant mortar loss in the brick joints.



Photo 16: Summer Kitchen Brick Chimney



Photo 17: View of House showing all four chimneys

DISUCSSION AND RECCOMENDATIONS

In general, the stone structure of the building appears to be in fair condition with locations of severe deterioration. Of critical importance to a relocation of a stone building is that the stones and mortar are in good enough condition that they can work together as a cohesive unit. In this way, the dynamic stresses of lifting and moving a building can be distributed throughout the masonry walls, rather than being focused on one area. To this end, the following local areas of deterioration are recommended to be addressed prior to any relocation project going forward:

- Rubble wall joints throughout had minor cracking in the mortar and moderate washout. All such joints should be raked out and repointed to a depth of sound mortar in order to stabilize the stones. Approximately 25% of the rubble walls should be repaired before relocation.
- The south-east and north-east corner of the summer kitchen should be locally rebuilt to stabilize the stone and provide stability for the rubble walls during the move.
- Both brick chimneys are in poor condition and should be fully dismantled and rebuilt. If relocation occurs, it is recommended that they be dismantled before moving the building and rebuilt in the final location.
- The wooden porch is in very poor condition with suspect connection to the stone walls. The porch should be removed for relocation and reconstructed in the new location.

The condition of the roof structure is also critical to the stability of the stone walls during relocation. The roof provides lateral support to the walls keeping them stable while moving. If the rafters or sheathing are not sufficient, then the stone walls will be allowed to spread out from the middle, and risk collapse. The roof structure should be locally exposed and inspected prior to relocation, and repair completed as needed to ensure the stability of the stone walls. As the roof is partially vaulted, the rafters will be prone to spreading at the top of the stone walls. Prior to any movement of the building, temporary ties should be installed at the base of the rafters to restrain the roof from spreading during relocation.

Relocation of the building could be completed as one unit without the need to remove the summer kitchen. The construction of the summer kitchen appears to be quite integral to the rubble walls of the main house, and

Reference: 331 Claire Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

therefore separation for moving purposes is not recommended. The house should be lifted from under the timber floor with beams being inserted at any elevation at the top of the foundation walls. The superstructure would then be lifted from the timber floor up, leaving the existing rubble foundation in place.

It is the opinion of this memo that the relocation of the structure located at 331 Claire Rd. E is structurally feasible given the recommendations noted above are undertaken. If relocation is to be pursued further, a contractor with experience in relocation of stone masonry buildings should be consulted to perform planning for the building stabilizing, raising, loading and moving. Detailed plans for all these stages should be developed in conjunction with a structural engineer as needed.

LIMITATIONS AND CLOSURE

This review was limited to a visual inspection of the building as detailed above. No openings were made in the walls or the roof structure to inspect the make-up / condition of the structure that was not exposed. No testing of the stone or mortar was completed to evaluate its strength of material properties, nor were any calculations completed to evaluate suitability for movement.

This memo includes no review for feasibility of the relocation route or raising procedure. These items should be reviewed in conjunction with a relocation contractor if relocation is to be pursued further.

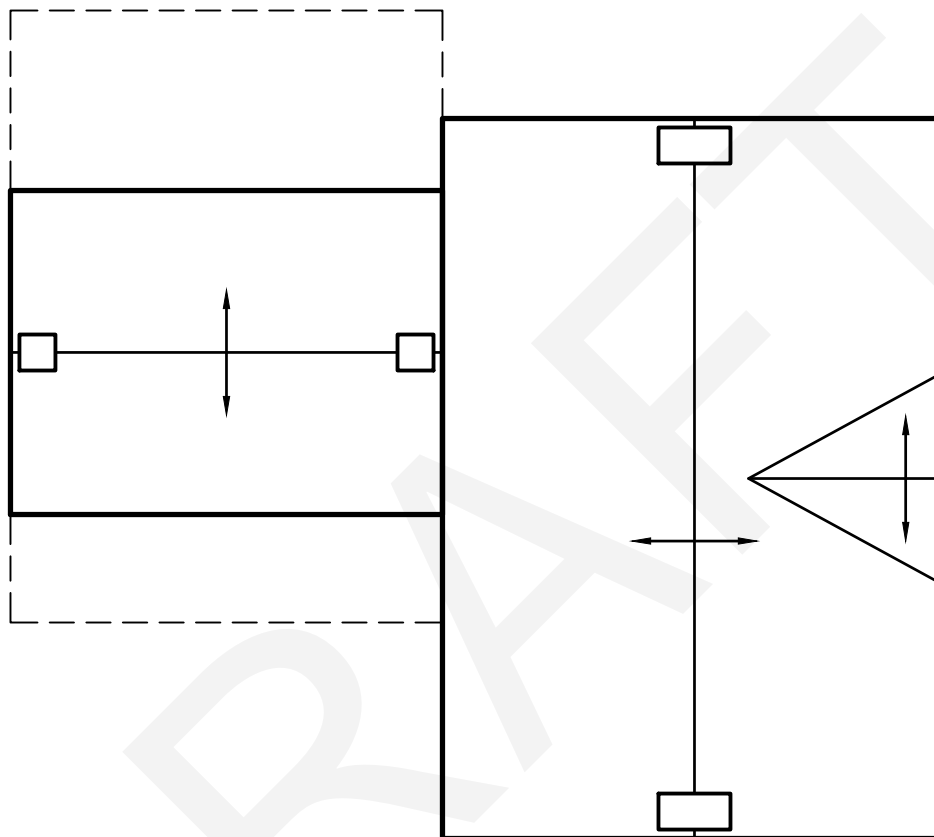
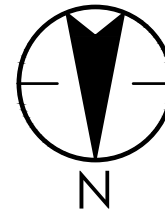
We trust that this memo is sufficient for your purposes, if you have any questions or require clarification, please contact the undersigned.

Regards,

STANTEC CONSULTING LTD.

Josiah Fogarty M.Eng., P.Eng., CAHP

Structural Engineer
Mobile: 613 769-7923
josiah.fogarty@stantec.com



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Stantec Consulting Ltd.
300-1331 Clyde Avenue
Ottawa ON K2C 3G4
Tel: (613) 722-4420
www.stantec.com



Client/Project
REID'S HERITAGE HOMES

331 CLAIR ROAD EAST
GUELPH, ONTARIO

Project No.
161414325

Title
PLAN

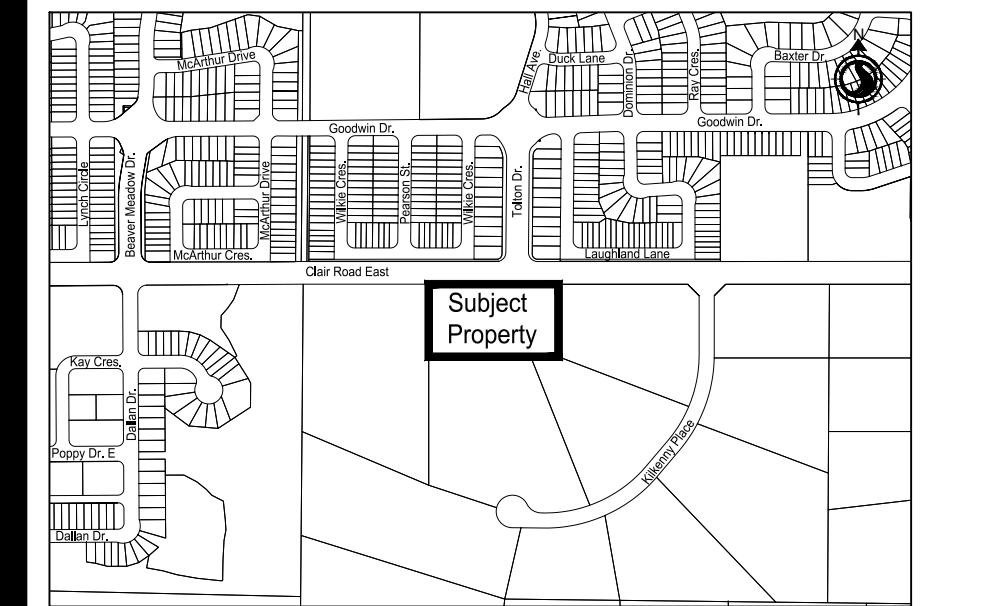
Revision
0

Reference Sheet

Date
2023.03.03

Figure No.
1

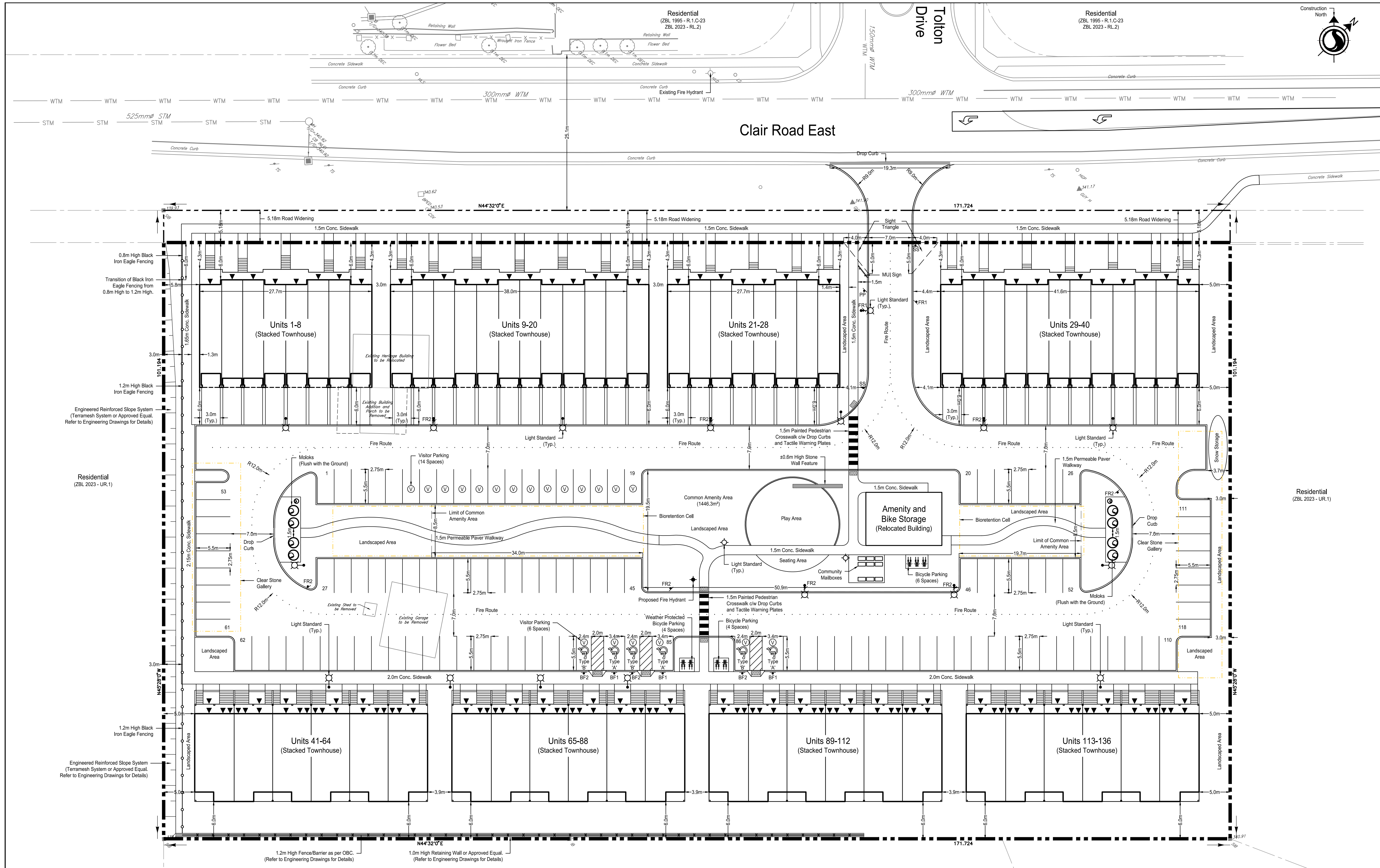
Appendix D – Site Plan & Elevations



Site Details	Required	Provided	Conforms	
Zoning	By-Law (1995)-1484: Residential Cluster Townhouse (R.3A-72(H)) By-Law (2023)-20790: Specialized Medium Density Residential 6 (RM-6-25(H))	R.3A-72(H) RM-6-25(H)	N/A	Yes
Minimum Lot Area	800.0m ²	N/A	16487.6m ²	Yes
Minimum Lot Area Per Unit	120.0m ²	N/A	121.0m ²	Yes
Minimum Lot Frontage	18.0m	30.0m	171.7m	Yes
Minimum Front Yard Setback	6.0m	6.0m	6.0m	Yes
Minimum Exterior Side Yard Setback	4.5m	4.0m	N/A	N/A
Minimum Side Yard Setback	5.5m	5.5m	5.8m	Yes
Minimum Side Yard Setback (All Other Interior Side Yards)	5.0m	5.0m	5.0m	Yes
Minimum Rear Yard Setback	6.0m	Private Road = 6.0m Garage = 6.0m	6.0m	Yes
Maximum Building Coverage	40.0% (6595.0m ²)	40.0% (6595.0m ²)	25.7% (4238.4m ²)	Yes
Maximum Building Height	3 Storeys	4 Storeys	3 Storeys	Yes
Minimum Distance Between Buildings	3.0m	3.0m	3.0m	Yes
Minimum Common Amenity Area	1360.0m ² (10.0m ² /Unit)	1360.0m ² (10.0m ² /Unit)	1446.3m ² (10.6m ² /Unit)	Yes
Minimum Private Amenity Area	1224.0m ² (9.2m ² /Unit)	1224.0m ² (9.2m ² /Unit)	1224.0m ² (9.2m ² /Unit)	Yes
Minimum Landscaped Open Space	40.0% (6595.0m ²)	40.0% (6595.0m ²)	41.1% (6771.6m ²)	Yes
Maximum Accessory Building Gross Floor Area and Height	GFA = 115.0m ² Height = 2 Storeys	GFA = 115.0m ² Height = 2 Storeys	GFA = <115.0m ² Height = 2 Storeys	Yes
Maximum Number of Units in a Row	24 Units	24 Units	24 Units	Yes
Minimum/Maximum Density	Min. = 35 Units/ha Max. = 85 Units/ha	Min. = N/A Max. = 100 Units/ha	83 Units/ha (136 Units)	Yes
Off-Street Parking	156 Spaces	156 Spaces	198 Spaces (118 Surface, 40 Garage)	Yes
BARRIER FREE PARKING	6 Spaces (3 Type 'A', 3 Type 'B')	6 Spaces (3 Type 'A', 3 Type 'B')	6 Spaces (3 Type 'A', 3 Type 'B')	Yes
BICYCLE PARKING	N/A	48 Secure, 14 Visitor	96 Secure, 14 Visitor	Yes

Revision	By	Appd	YYYY.MM.DD
ISSUED FOR SITE PLAN APPROVAL	JJ	EE	2024.04.29
ISSUED FOR REMOVAL OF HOLDING PROVISION	JJ	EE	2024.04.09
REVISED AS PER CITY COMMENTS	JJ	EE	2024.02.21
ISSUED FOR PRE-CONSULTATION	JJ	EE	2023.12.14
ISSUED FOR ZBA	JJ	EE	2023.05.19

Revision	By	Appd	YYYY.MM.DD	
File Name: 161414325_R-3P	JJ	JJ	2023.01.24	
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD



Notes

- THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
- ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
- ALL SNOW STORAGE SHALL BE STORED ON-SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF-SITE AT OWNERS EXPENSE BY PRIVATE REMOVAL SERVICE.
- WASTE COLLECTION IS TO BE PRIVATE PICK UP.
- ALL ACCESSIBLE ROUTES MUST INCLUDE FLAT TRANSITION CURBS (NOT ROLLED CURBS)
- REFER TO SECTION 4.1.10 OF THE FADM FOR CURB RAMP DETAILS. ALL TWSI SHALL BE SETBACK 150-200mm FROM BACK OF THE CURB EDGE.
- UNIT 41 TO UNIT 136 WILL BE EQUIPPED WITH A SECURE BICYCLE STORAGE RACK.
- 80% OF SURFACE PARKING SPACES WILL BE DESIGNATED ELECTRIC VEHICLE PARKING SPACES.
- ALL SIGNS TO BE MOUNTED ON LIGHT STANDARDS WHERE POSSIBLE.

Parking Calculation (Required)

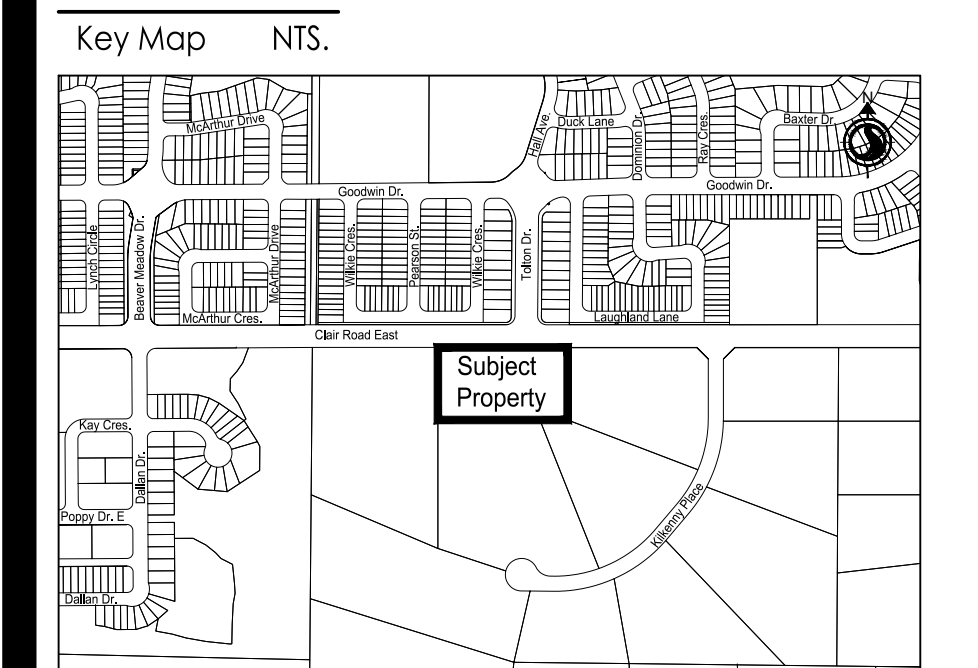
BY-LAW (1995)-1484	BY-LAW (2023)-20790
STACKED TOWNHOUSE PARKING: 1 SPACE PER DWELLING UNIT 136 UNITS x 1 SPACE = 136 SPACES	STACKED TOWNHOUSE PARKING: 1 SPACE PER DWELLING UNIT 136 UNITS x 1 SPACE = 136 SPACES
VISITOR PARKING: 14.5% OF REQUIRED PARKING SPACES 136 SPACES x 14.5% = 20 SPACES	VISITOR PARKING: 0.145 SPACES PER DWELLING UNIT 136 SPACES x 0.145 SPACES = 20 SPACES
BARRIER FREE PARKING: 134-166 REQUIRED PARKING SPACES = 6 SPACES (3 TYPE 'A', 3 TYPE 'B')	BARRIER FREE PARKING: 1 SPACE PLUS 3.0% OF TOTAL SPACES (136 SPACES x 3.0%) + 1 SPACE = 6 SPACES (3 TYPE 'A', 3 TYPE 'B')
BICYCLE PARKING: 1 SPACE PER UNIT WITHOUT GARAGES PLUS 2 VISITOR SPACES PER 20 UNITS (96 UNITS x 1 SPACE) + (136 UNITS/20 UNITS x 2 SPACES) = 110 SPACES (96 SECURE, 14 VISITOR)	BICYCLE PARKING: SHORT TERM (VISITOR) - 0.1 SPACE PER DWELLING UNIT 136 UNITS x 0.1 SPACE = 14 SPACES LONG TERM (SECURE) - 0.5 SPACES PER DWELLING UNIT WITHOUT GARAGES 96 UNITS x 0.5 SPACES = 48 SPACES

Legend

- PROPERTY BOUNDARY
- FIRE ROUTE CENTRELINE
- TACTILE WARNING SURFACE INDICATOR
- BICYCLE PARKING
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- VISITOR PARKING
- LIGHT STANDARD
- STOP SIGN (R-01)
- PRIVATE PROPERTY UNAUTHORIZED VEHICLES TICKETED AND TOWED AT OWNERS EXPENSE. CITY OF GUELPH BY-LAW SIGN
- NO PARKING ON PRIVATE ROADWAY - FIRE ROUTE SIGN
- NO PARKING - FIRE ROUTE SIGN
- ACCESSIBLE PARKING SIGN (R6-93) AND VAN TAB INSTALLED BELOW
- ACCESSIBLE PARKING SIGN (R6-93)

Owner
REID'S HERITAGE
700 Jamieson Parkway, Unit #3, Cambridge, Ontario, N3C 4N6
Phone: (519) 574-3650 Fax: (519) 574-0121
Email: jobrison@reidsheritagehomes.com

Applicant
MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
540 Bingletons Centre Drive, Suite 200, Kitchener, Ontario, N2B 3V9
Phone: (519) 574-3650 Fax: (519) 574-0121
Email: ee@mhbcplan.com



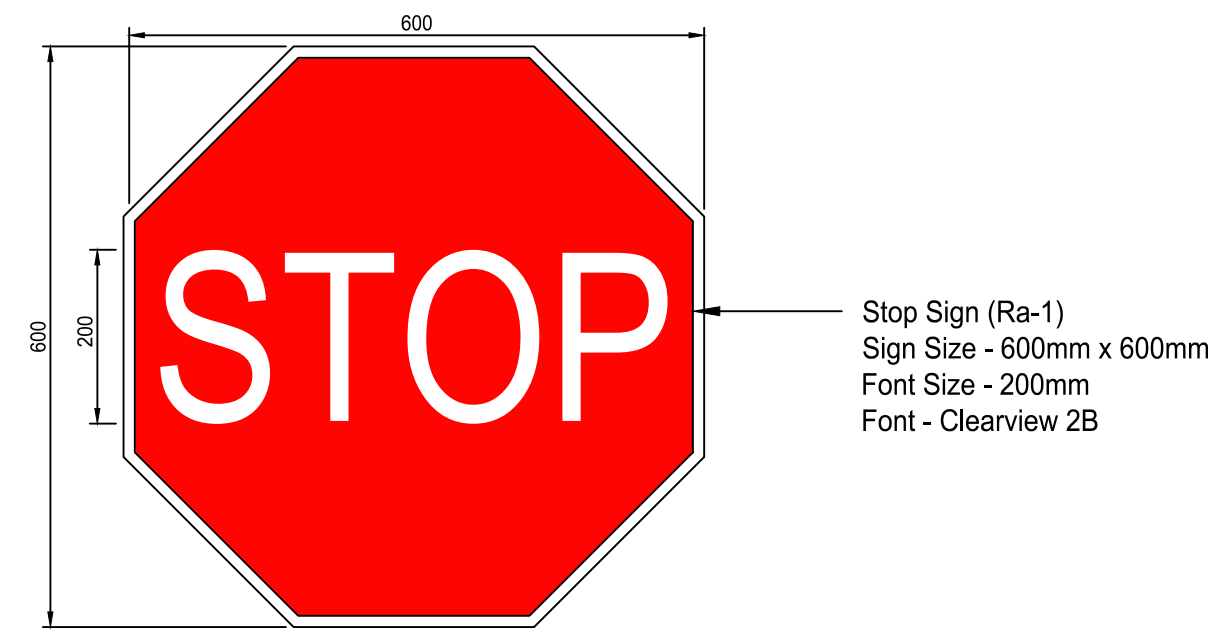
Legal Description
Part of Lot 11, Concession 8,
City of Guelph



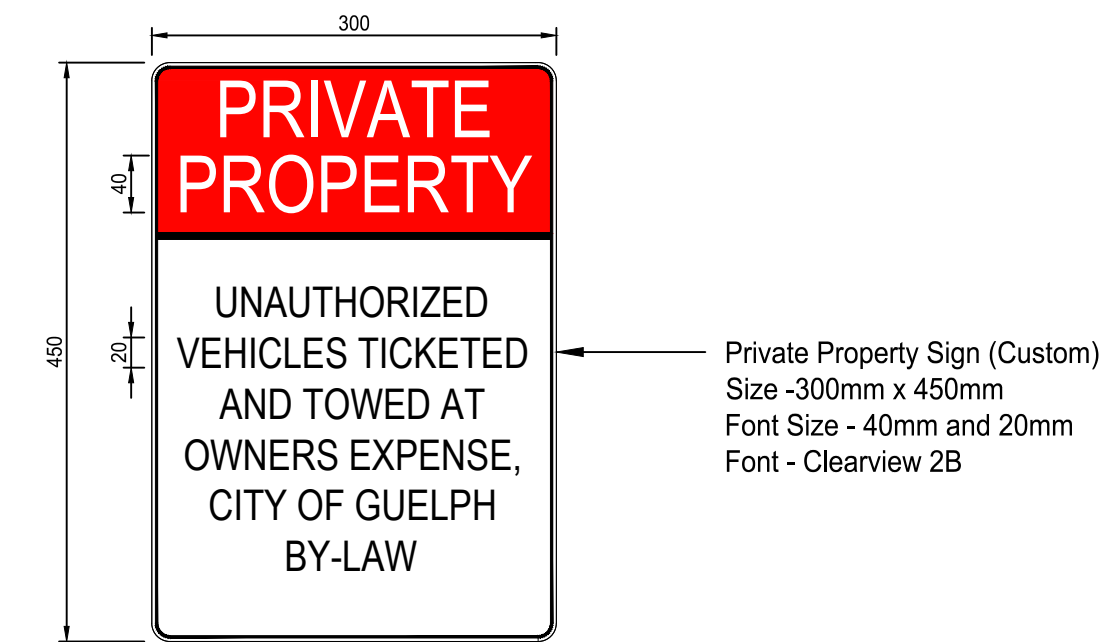
NOTES:
1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
2. SIGN ON POST TO BE AT LEAST 1.5m ABOVE GRADE AND NOT MORE THAN 2.5m WHEN MEASURING FROM GRADE TO THE CENTRE OF THE SIGN.



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2. SIGN ON POST TO BE AT LEAST 1.5m ABOVE GRADE AND NOT MORE THAN 2.5m WHEN MEASURING FROM GRADE TO THE CENTRE OF THE SIGN.
3. TO BE LOCATED AT ENTRANCE OF SITE.

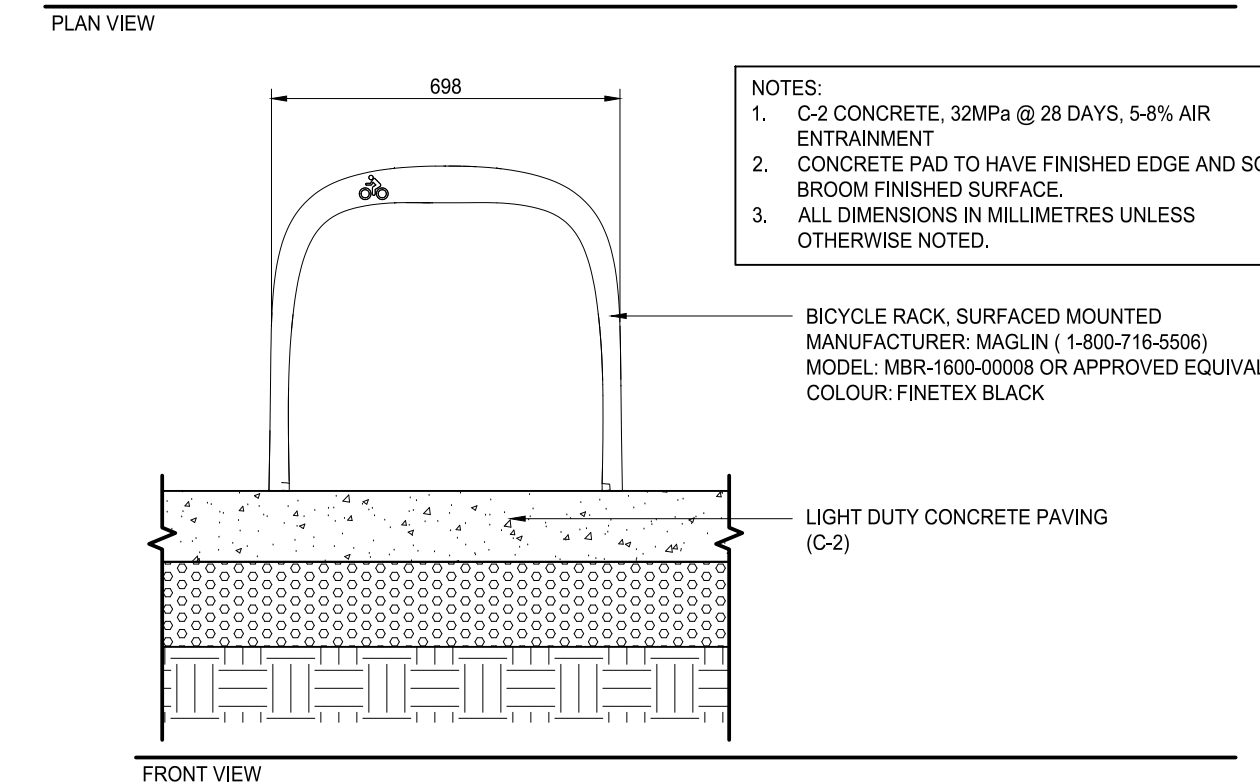
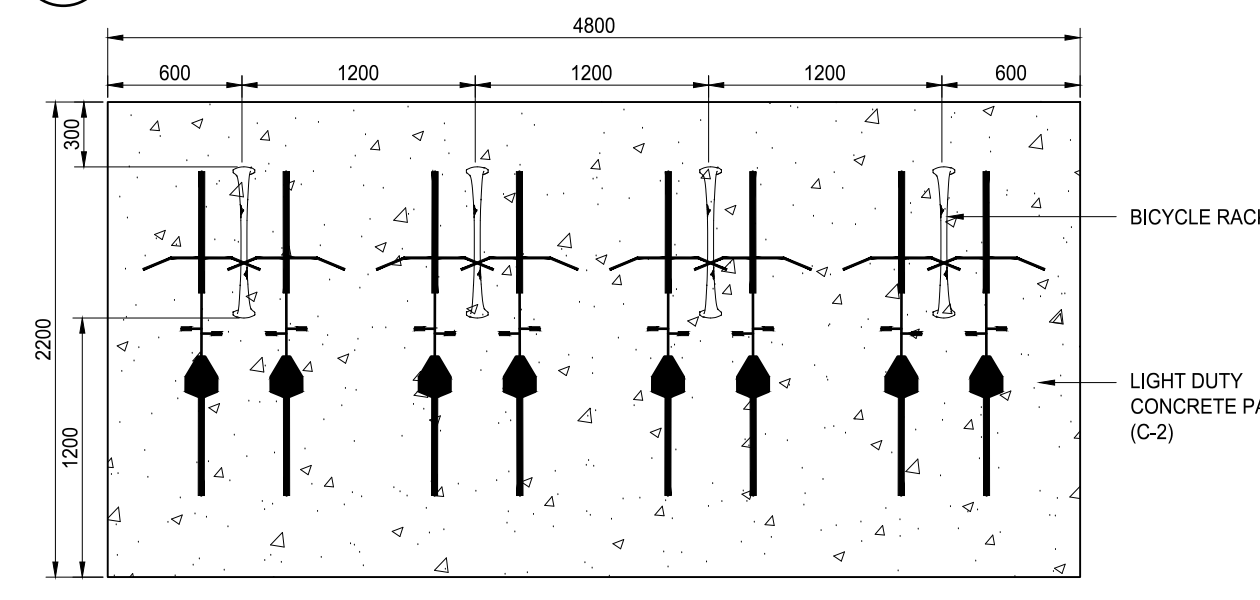


SD 1 FIRE ROUTE SIGNS DETAIL N.T.S.

SD 2 ACCESSIBLE PARKING SIGN DETAIL N.T.S.

SD 3 STOP SIGN DETAIL N.T.S.

SD 4 PRIVATE PROPERTY SIGN DETAIL N.T.S.



SD 5 BICYCLE RACK N.T.S.

Revision	By	App'd	YYYY.MM.DD
ISSUED FOR SITE PLAN APPROVAL	JJ	EE	2024.04.29
ISSUED FOR REMOVAL OF HOLDING PROVISION	JJ	EE	2024.04.09
1. REVISED AS PER CITY COMMENTS	JJ	EE	2024.02.21
ISSUED FOR PRE-CONSULTATION	JJ	EE	2023.12.14
ISSUED FOR ZBA	JJ	EE	2023.05.17

File Name: 161414325_R-SP
Dwn. Dsgn. Chkd. YYYY.MM.DD

Permit-Seal

Client/Project
REID'S HERITAGE HOMES

331 CLAIR ROAD EAST
GUELPH, ON

Title
**SP24-xxx
SITE PLAN DETAILS**

GENERAL NOTES

1. SITE SUPERVISOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE DRAFTING DEPT. BEFORE PROCEEDING WITH ANY WORK. ANY ALTERATIONS OR REVISIONS MUST BE REPORTED TO THE DRAFTING DEPT. BEFORE PROCEEDING WITH ANY WORK.
2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION SAFETY ACT 1980 AND ANY SUBSEQUENT AMENDMENTS.
3. THE FOLLOWING NOTES AND SPECIFICATIONS ARE NOT INTENDED TO REFLECT ALL ASPECTS OF CONSTRUCTION. REFER TO PLANS, DETAILS AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE IN ITS ENTIRETY FOR FURTHER INFORMATION.

FOUNDATION NOTES

1. TOP OF MAIN FLOOR SUB FLOOR ELEVATION IS REFERENCED TO ELEV. 100'-0" (IMPERIAL) ON ARCHITECTURAL ELEVATIONS REFER TO ARCHITECTURAL SITE PLAN FOR FOUNDATION ELEVATIONS RELATING TO ACTUAL GEODETIC REFERENCE.
2. ALL CONCRETE FORMS TO BE WET THOROUGHLY BEFORE POURING CONCRETE.
3. WATER CURING OF CONCRETE IS RECOMMENDED.

FOUNDATION SPECIFICATIONS

1. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH AN ALLOWABLE BEARING PRESSURE OF 75 kPa OR GREATER. OBC 9.15.1.1 / 9.15.3.2
2. REMOVE ALL TOPSOIL, ORGANIC AND LOOSE FILL MATERIAL FROM UNEXCAVATED AREAS BEFORE STARTING CONSTRUCTION. OBC 9.12.1.1
3. THE BOTTOM OF EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER AND PROTECTED FROM FREEZING. OBC 9.12.1.2 / 9.12.1.3
4. COMPACT ALL FILL MATERIAL BENEATH SLABS ON GRADE BEFORE PLACING GRANULAR FILL. OBC 9.16.2.2(3)
5. EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT THE FOOTING FROM FROST ACTION. OBC 9.12.2.2
6. CONCRETE WORK SHALL BE DONE IN ACCORDANCE CAN/CSA-A438. OBC 9.3.1.1 ('R' CLASS CSA A23.1)
7. UNLESS OTHERWISE SPECIFIED CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
 - 32 Mpa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR
 - FLAT WORK
 - 20 Mpa FOR INTERIOR FLOORS, OTHER THAN THOSE FOR GARAGES AND
 - CARPORTS
 - 15 Mpa FOR ALL OTHER APPLICATIONS
 CONCRETE USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 TO 8%. OBC 9.3.1.6

FRAMING NOTES

1. UNLESS OTHERWISE SPECIFIED TOP OF STEEL BEAMS ARE TO BE SET FLUSH TO TOP OF FOUNDATION. USE STEEL SHIMS IF NECESSARY.
2. ALL BEAMS, POINT LOADS AND LINTELS TO BE SUPPORTED FULL WIDTH TO FOUNDATION WALL, FOOTING OR BEAM.
3. ALL NAILING AND FASTENING IS TO BE DONE IN ACCORDANCE WITH SCOPE OF WORK FOR FRAMING AND ALL PARTS OF OBC 9.23.3

STRUCTURAL SPECIFICATIONS

1. STRUCTURAL STEEL SHALL CONFORM WITH CAN/CSA-S16. OBC 4.3.4.1
2. ALL BEAMS TO HAVE AT LEAST 3 1/2' END BEARING. MASONRY LINTELS TO HAVE AT LEAST 6' END BEARING. OBC 9.23.2.1 / 9.20.5.2(4)
3. WELDING OF STRUCTURAL STEEL SHALL BE UNDERTAKEN BY A FABRICATOR APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CLAUSE 23.3 OF CAN/CSA-S16.1. OBC A-4.3.4.1

ONT. BLDG. CODE REQUIREMENTS

1. VISUAL SIGNALING COMPONENTS SHALL BE LOCATED WHERE EACH SMOKE ALARM IS REQUIRED. SHALL BE INTERCONNECTED WITH BATTERY BACK UP, SHALL HAVE SYNCHRONIZED FLASH RATES 9.10.19.1(3) AND SHALL CONFORM TO 18.5.3. NFPA 72 FOR LIGHT, COLOUR AND CHARACTERISTICS. TYPICAL
2. ALL EXTERIOR DOORS AND WINDOWS TO COMPLY WITH RESISTANCE TO FORCED ENTRY

Heritage Home
331 Clair Rd. East



INDEX TO DRAWINGS:

(PROPOSED)

1 of 9	COVER PAGE and O.B.C. REQUIREMENTS
2 of 9	FRONT ELEVATION
3 of 9	RIGHT SIDE ELEVATION
4 of 9	REAR ELEVATION
5 of 9	LEFT SIDE ELEVATION
6 of 9	FOUNDATION PLAN
7 of 9	BASEMENT FLOOR PLAN and BLDG SECTION
8 of 9	MAIN and SECOND FLOOR PLAN
9 of 9	ROOF PLAN

DECLARATION OF DESIGNER:
I have reviewed and take responsibility for the design activities in accordance with the 2012 Building Code Compendium, Div. C-3.2.5.1

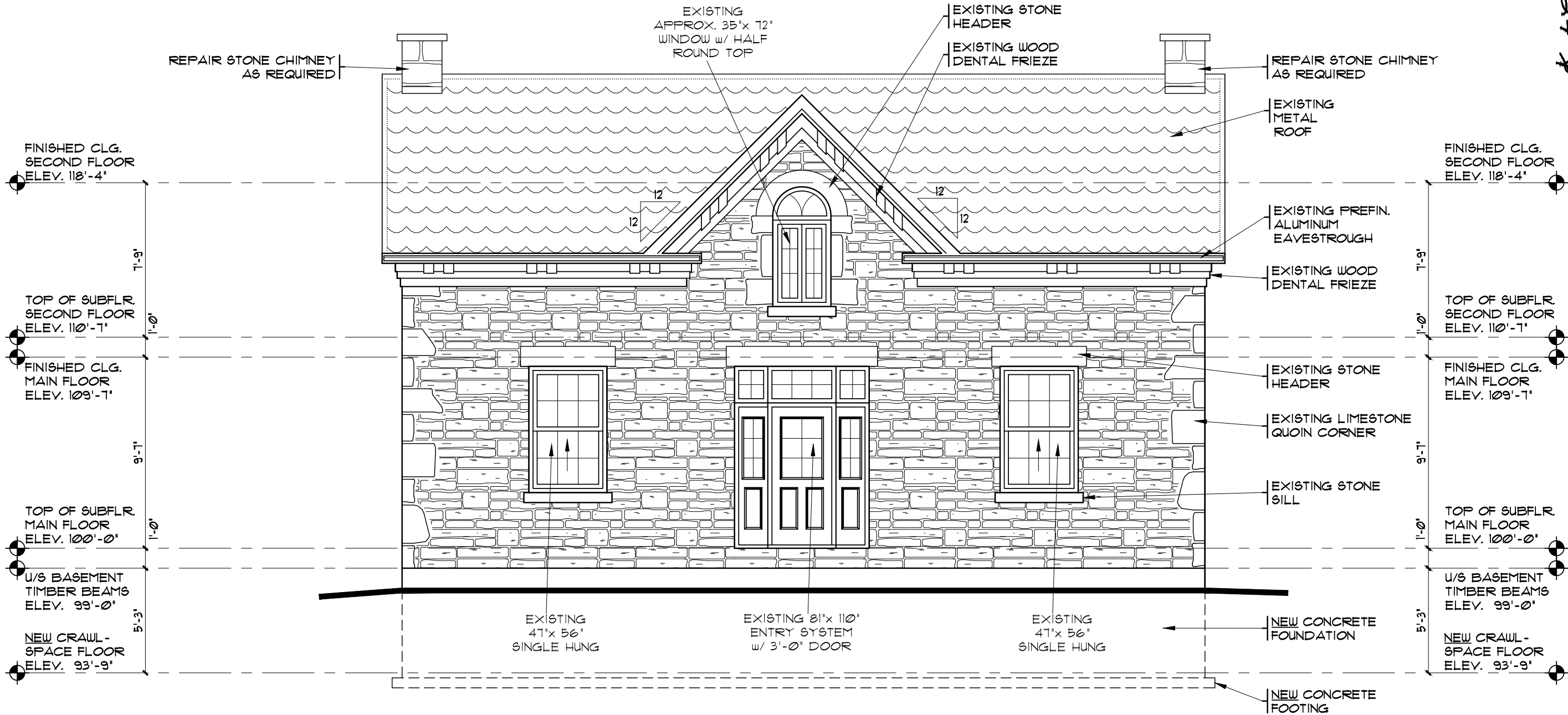
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 B.C.I.N.: 22923 NAME: KRISTA EELKEMA

COVER PAGE and O.B.C. REQM'TS PROPOSED ADAPTIVELY
 PROPOSED ACCESSORY STRUCTURE RE-USED HERITAGE BUILDING

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 700 JAMIESON BOULEVARD, CAMBRIDGE, ON PHONE 519 658-6656

HERITAGE HOME
 331 Clair Rd. East
 GUELPH, ON

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 Folder: 331 Clair...
 File: 331 Clair_PERMIT
 Scale: 3/16"=1'-0"
 Date: NOV. 2023
 Last Rev: MAY 13, 2024
 Architectural Design Department



NOTE:
FOR RAINWATER DISCHARGE,
REFER TO MUNICIPAL
REQUIREMENTS

NOTE:
REPAIR WOOD FRIEZE TRIM /
EAVES & FASCIA WHERE REQUIRED

PATCH AND REPAIR STONE /
MASONRY WHERE REQUIRED

NOTE:
ANY WINDOWS REQUIRING REPAIR OR
REPLACEMENT WILL BE SUBJECT TO A
PHASE II HERITAGE PERMIT APPLICATION

DECLARATION OF DESIGNER:

I have reviewed and take responsibility for the design activities in accordance with the 2012 Building Code Compendium, Div. C-3.2.5.1 B.C.I.N.: 22923

Krista Eelkema
SIGNATURE:

Firm B.C.I.N.: 122611

NAME: KRISTA EELKEMA

DATE: MAY 13/2024

FRONT ELEVATION
PROPOSED ACCESSORY STRUCTURE
PROPOSED ADAPTIVELY
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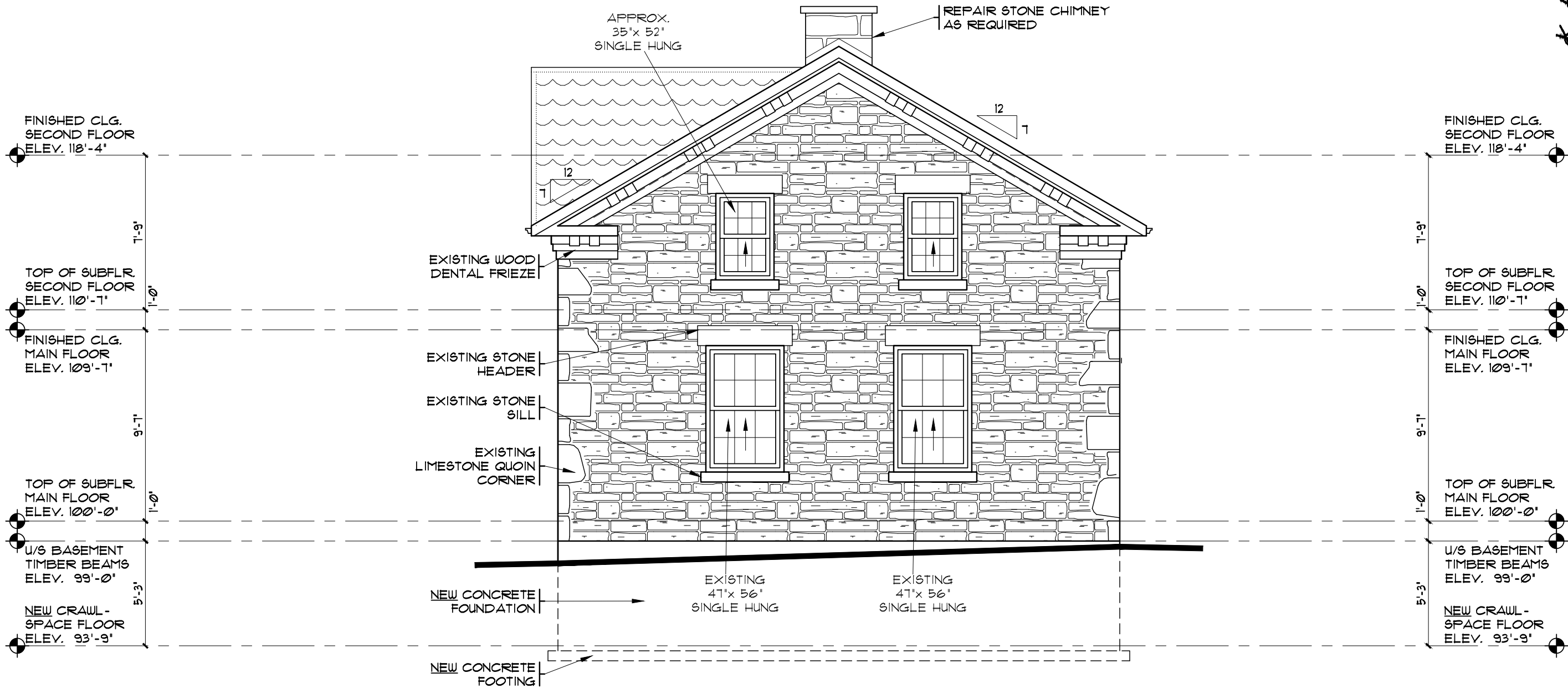
2 of 9

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Firm B.C.I.N.: 122611 SIGNATURE: *Krista Eelkema*
NAME: KRISTA EELKEMA DATE: MAY 13/2024

RIGHT ELEVATION
PROPOSED ACCESSORY STRUCTURE
PROPOSED ADAPTIVELY
RE-USED HERITAGE BUILDING

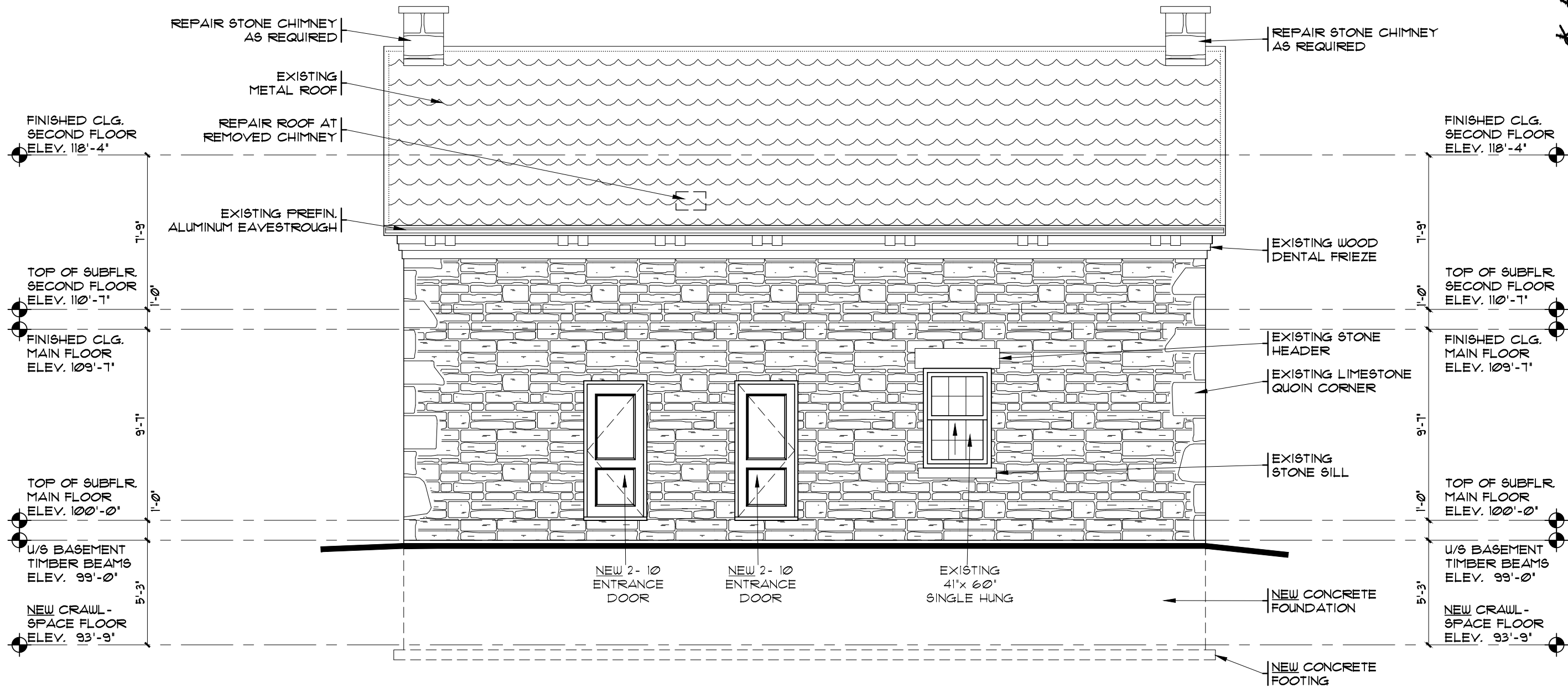
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HERITAGE HOME
331 Clair Rd. East
GUELPH, ON

700 JAMIESON BOULEVARD, CAMBRIDGE, ON
PHONE 519 658-6656

3 of 9

Dwn. By: BLR D&D
Folder: 331 Clair...
File: 331 Clair_PERMIT
Scale: 3/16"=1'-0"
Date: NOV. 2023
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Design
Department



NOTE:
FOR RAINWATER DISCHARGE,
REFER TO MUNICIPAL
REQUIREMENTS

NOTE:
REPAIR WOOD FRIEZE TRIM /
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PATCH AND REPAIR STONE /
MASONRY WHERE REQUIRED

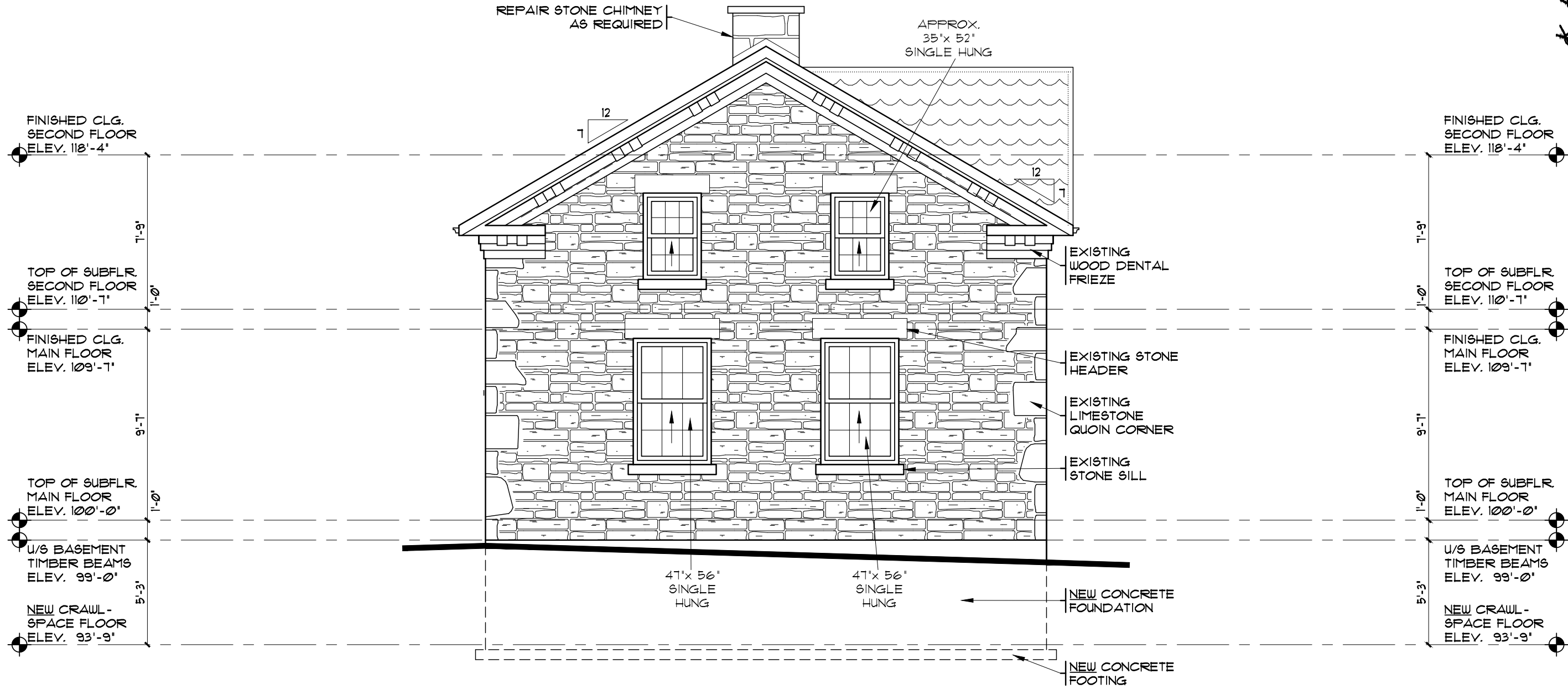
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DECLARATION OF DESIGNER:
I have reviewed and take responsibility for the design activities in accordance with the 2012 Building Code Compendium, Div. C-3.2.5.1
Firm B.C.I.N.: 122611 SIGNATURE: *Krista Eelkema* DATE: MAY 13/2024
NAME: KRISTA EELKEMA B.C.I.N.: 22923

REAR ELEVATION
PROPOSED ACCESSORY STRUCTURE
PROPOSED ADAPTIVELY
RE-USED HERITAGE BUILDING

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700 JAMIESON BOULEVARD, CAMBRIDGE, ON PHONE 519 658-6656

HERITAGE HOME
331 Clair Rd. East
GUELPH, ON
Architectural
Design
Department
Dwn. By: BLR D&D
Folder: 331 Clair...
File: 331 Clair_PERMIT
Scale: 3/16"=1'-0"
Date: NOV. 2023
Last Rev: MAY 13, 2024



NOTE:
FOR RAINWATER DISCHARGE,
REFER TO MUNICIPAL
REQUIREMENTS

NOTE:
REPAIR WOOD FRIEZE TRIM /
EAVES & FASCIA WHERE REQUIRED

PATCH AND REPAIR STONE /
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Firm B.C.I.N.: 122611 SIGNATURE: *Krista Eelkema*
NAME: KRISTA EELKEMA DATE: MAY 13/2024
B.C.I.N.: 22923

LEFT ELEVATION
PROPOSED ACCESSORY STRUCTURE
PROPOSED ADAPTIVELY
RE-USED HERITAGE BUILDING

ELEVATION NOTE

TOP OF FINISHED MAIN FLOOR ELEVATION IS REFERENCED TO 100'-0" (IMPERIAL) FOR FOUNDATION AND FOOTING ELEVATIONS SHOWN.

ELEV. 100'-0" IS EQUAL TO GEODETIC ELEVATION 342.52m

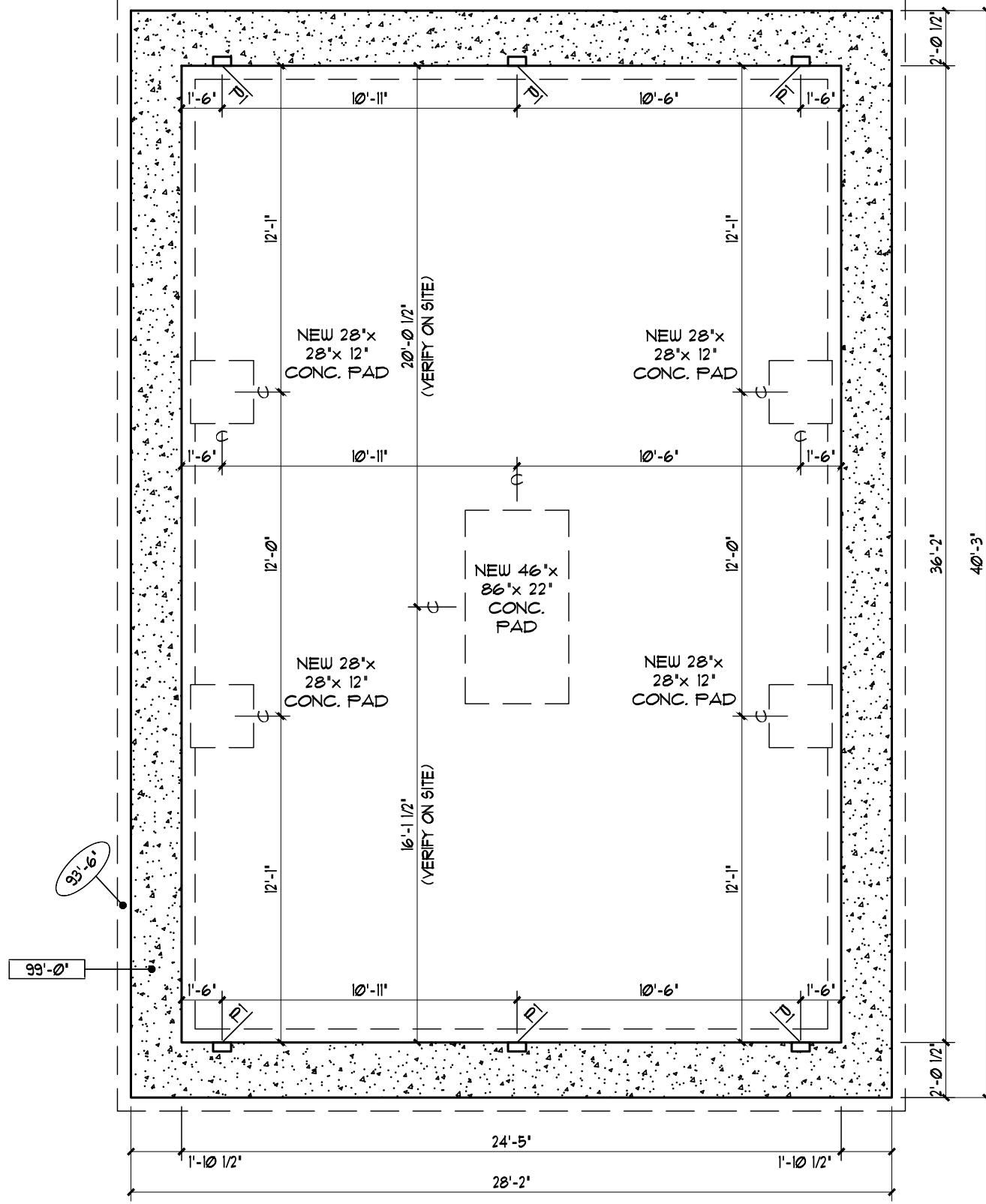
LEGEND

 8' LONG x 4' WIDE x 10' DEEP BEAM POCKET (FOR 8" STEEL)

TOP OF FOUNDATION WALL ELEVATIONS SHOWN THIS:  99'-0"

TOP OF FOOTING ELEVATIONS SHOWN THIS:  93'-6"

NOTE: ENSURE NEW FOUNDATION MATCHES EXISTING HOUSE PROFILE. ADJUST ON SITE AS REQUIRED FOR FULL BEARING BELOW EXISTING STONE WALLS.



DECLARATION OF DESIGNER:

I have reviewed and take responsibility for the design activities in accordance with the 2012 Building Code Compendium, Div. C-3.2.5.1 B.C.I.N.: 22923 NAME: KRISTA EELKEMA DATE: MAY 13/2024

Krista Eelkema

Firm B.C.I.N.: 122611 SIGNATURE:

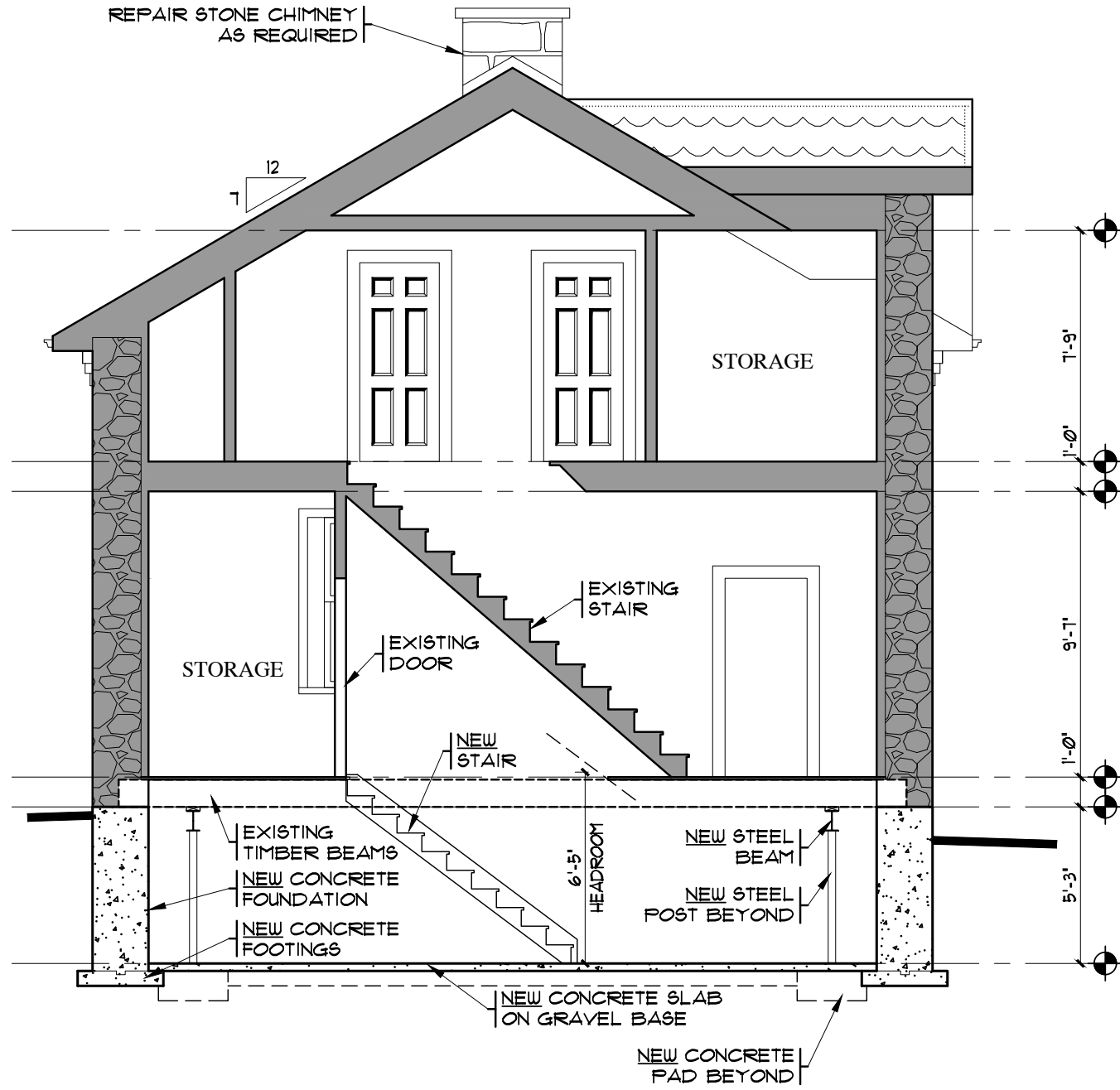
FOUNDATION PLAN
PROPOSED ACCESSORY STRUCTURE
PROPOSED ADAPTIVELY RE-USED HERITAGE BUILDING

REID'S HERITAGE HOMES LTD.

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HERITAGE HOME
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 Last Rev: MAY 13, 2024
 Architectural Design Department

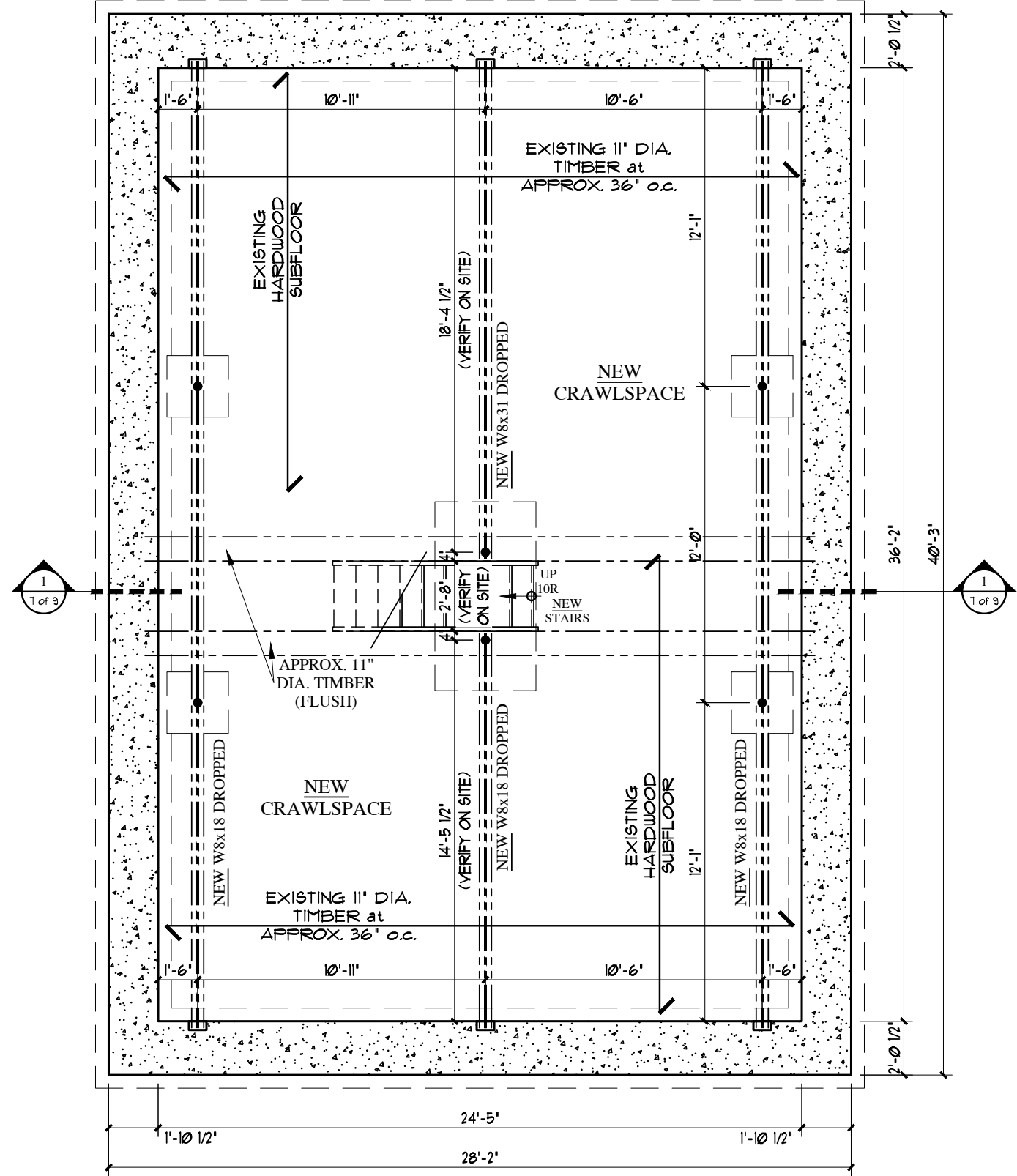


1 BUILDING SECTION
1 of 9
3/16"=1'-0"

COLUMN LEGEND

- 3/4" STEEL S.T.S. SUPERPOST

NOTE:
NEW STAIRS TO CRAWLSPACE TO MEET 'SERVICE STAIR' REQUIREMENTS IN TABLE 9.8.4.1:
MAX RISE = NONE, MIN RISE = 5',
MAX RUN = 14', MIN RUN = NONE



BASEMENT PLAN

DECLARATION OF DESIGNER:
I have reviewed and take responsibility for the design activities in accordance with the 2012 Building Code Compendium, Div. C-3.2.5.1
Firm B.C.I.N.: 122611 SIGNATURE: *Krista Eelkema* DATE: MAY 13/2024
B.C.I.N.: 22923 NAME: KRISTA EELKEMA

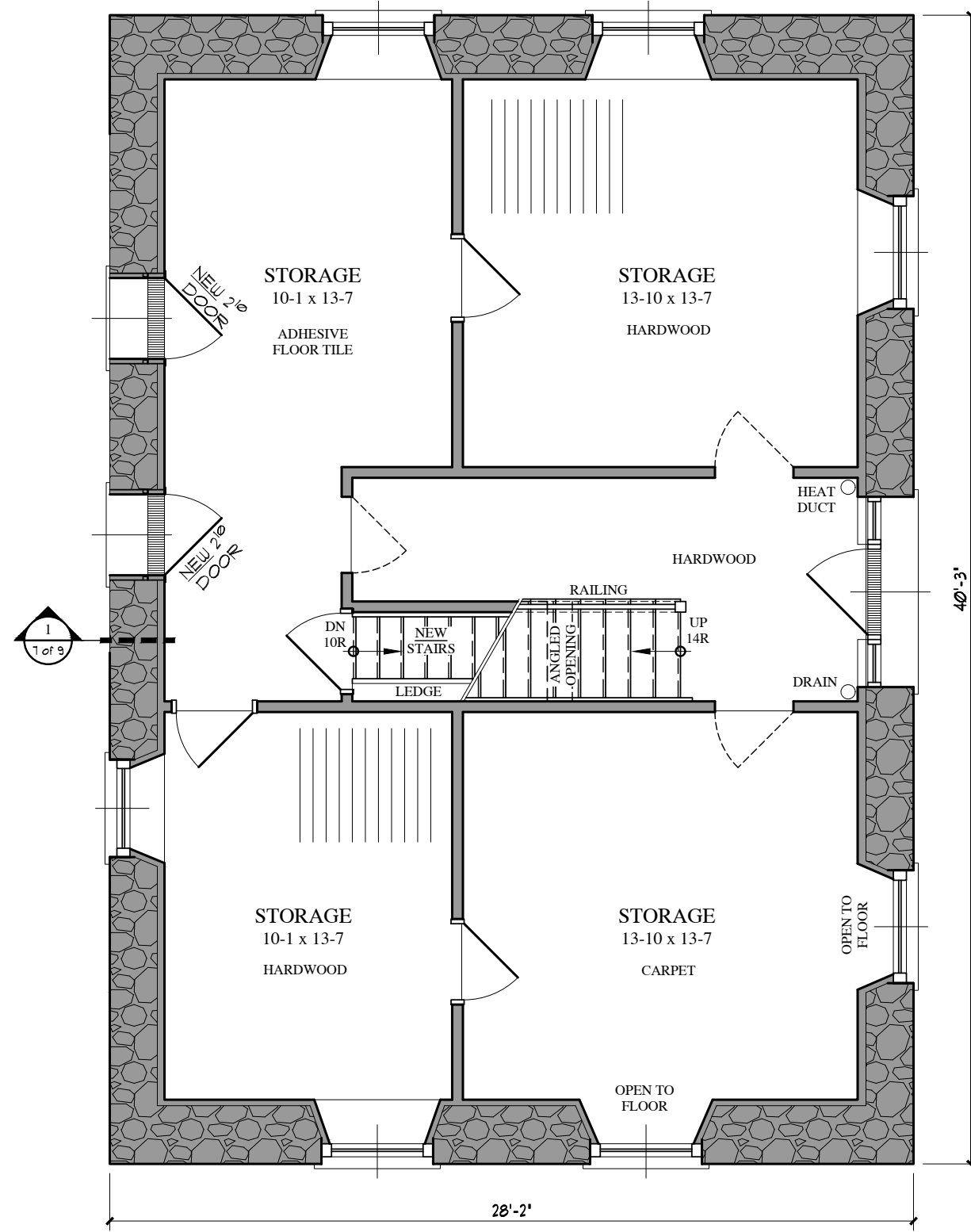
BASEMENT PLAN and BLDG SECTION PROPOSED ADAPTIVELY RE-USED HERITAGE BUILDING

REID'S HERITAGE HOMES LTD.
700 JAMIESON BOULEVARD, CAMBRIDGE, ON PHONE 519 658-6656

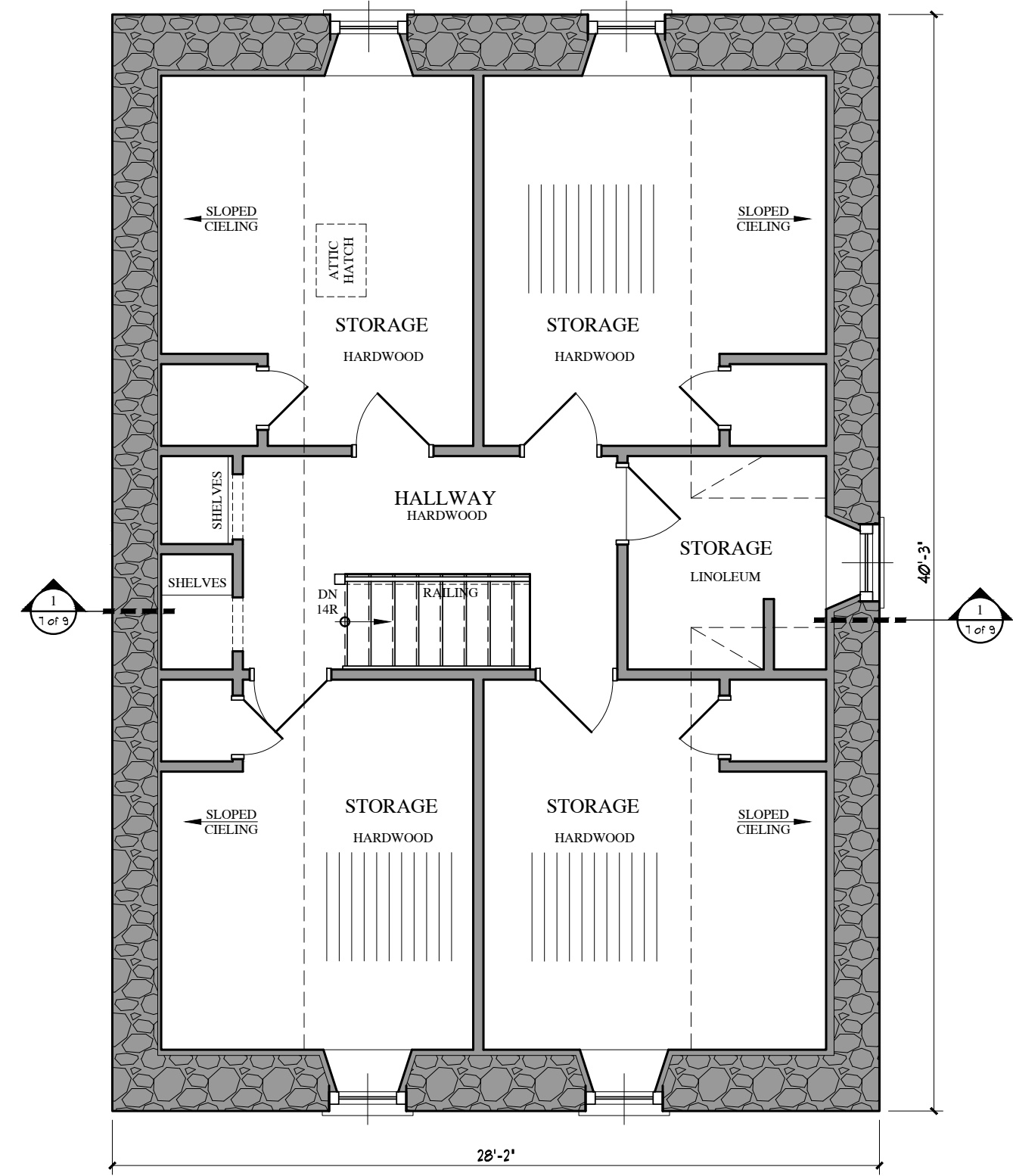
HERITAGE HOME
331 Clair Rd. East
GUELPH, ON

Dwn. By: BLR D&D
Folder: 331 Clair...
File: 331 Clair_PERMIT
Scale: 3/16"=1'-0"
Date: NOV. 2023
Last Rev: MAY 13, 2024
Architectural Design Department

NEW AREA:
 MAIN FLOOR AREA - 1134 sq.ft.
 2ND FLOOR AREA - 1134 sq.ft.
 TOTAL FINISHED AREA - 2268 sq.ft.



MAIN FLOOR
 NOTE:
 ALL WALLS SHOWN ARE EXISTING



SECOND FLOOR
 NOTE:
 ALL WALLS SHOWN ARE EXISTING

DECLARATION OF DESIGNER:
 I have reviewed and take responsibility for the design activities in accordance with the 2012 Building Code Compendium, Div. C-3.2.5.1

Firm B.C.I.N.: 122611 SIGNATURE: *Krista Eelkema*
 B.C.I.N.: 22923 NAME: KRISTA EELKEMA DATE: MAY 13/2024

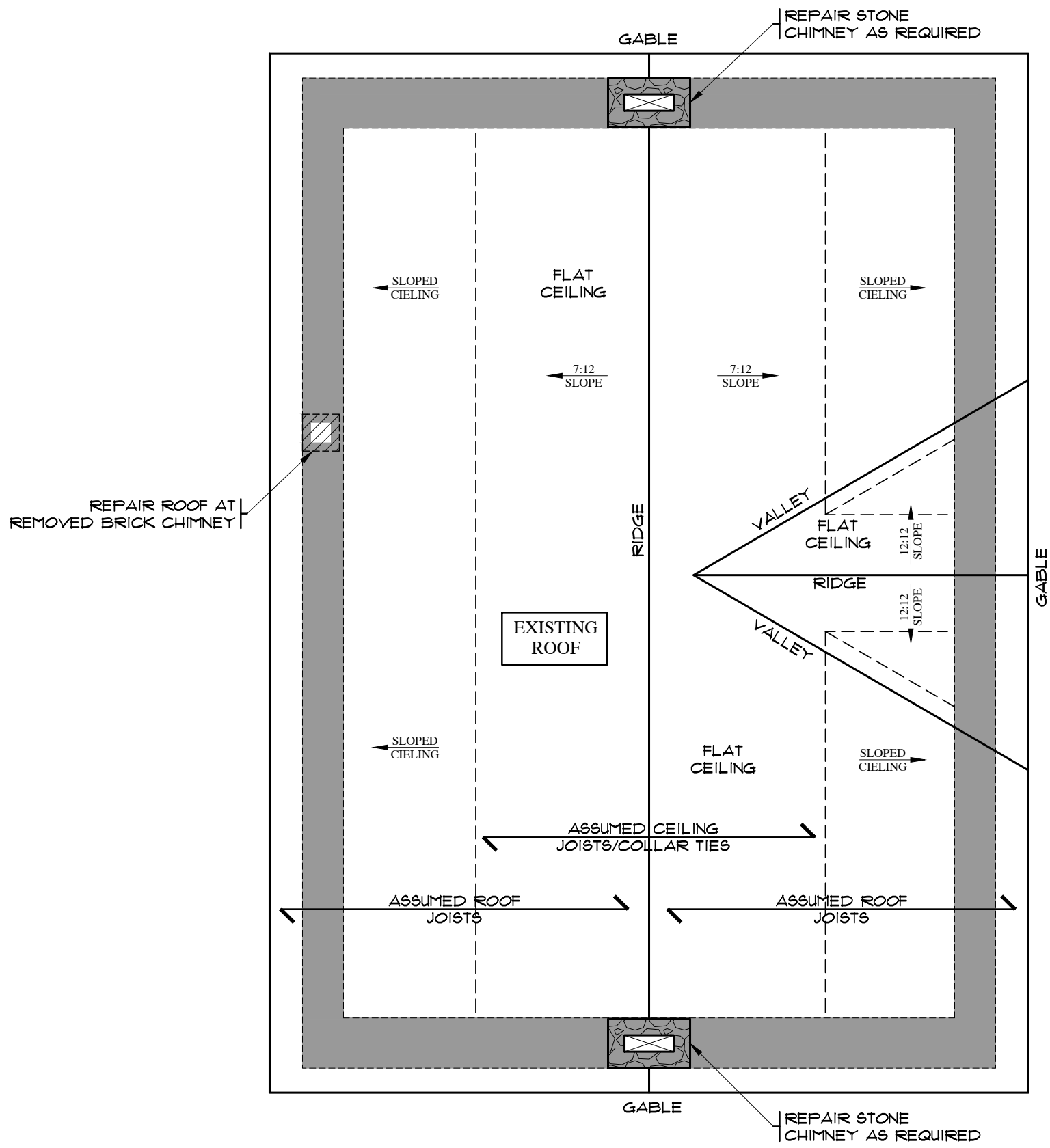
MAIN and SECOND FLOOR PLAN
PROPOSED ADAPTIVELY RE-USED HERITAGE BUILDING
PROPOSED ACCESSORY STRUCTURE

REID'S HERITAGE HOMES LTD.
 700 JAMIESON BOULEVARD, CAMBRIDGE, ON PHONE 519 658-6656

HERITAGE HOME
 331 Clair Rd. East
 GUELPH, ON

Dwn. By: BLR D&D
 Folder: 331 Clair...
 File: 331 Clair_PERMIT
 Scale: 3/16"=1'-0"
 Date: NOV. 2023
 Last Rev: MAY 13, 2024

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DECLARATION OF DESIGNER:
I have reviewed and take responsibility for the design activities in accordance with the 2012 Building Code Compendium, Div. C-3.2.5.1

Firm B.C.I.N.: 122611 SIGNATURE: *Krista Elkema*
B.C.I.N.: 22923 NAME: KRISTA ELKEMA DATE: MAY 13/2024

ROOF PLAN
PROPOSED ACCESSORY STRUCTURE | **PROPOSED ADAPTIVELY RE-USED HERITAGE BUILDING**

REID'S HERITAGE HOMES LTD.
700 JAMIESON BOULEVARD, CAMBRIDGE, ON PHONE 519 658-6656

HERITAGE HOME
331 Clair Rd. East
GUELPH, ON

Dwn. By: BLR D&D
Folder: 331 Clair...
File: 331 Clair_PERMIT
Scale: 3/16"=1'-0"
Date: NOV. 2023
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Appendix E – Maintenance Checklist

331 Clair Road (heritage structure): Recommended Inspection and Maintenance Checklist

Fail indicates that item being inspected is not operating or functioning adequately and needs to be addressed.

Inspection: SPRING / FALL SEASON Bi-Annual Inspection		331 Clair Road	Notes/Location of damage/issue:
1.	Roof functioning (no leaks, damages, etc.)	PASS / FAIL	
2.	Lights/lamps functioning (outdoor lamps, light standards, sconces)	PASS / FAIL	
3.	Heating/electrical utilities functioning	PASS / FAIL	
4.	Water directed away from the building (all gutters, downspouts clean & operational, sump pump lines, etc.)	PASS / FAIL	
5.	All windows and doors & locks remain functional	PASS / FAIL	
6.	Check for infestations (rodents, insects, etc.)	PASS / FAIL	
7.	Snow loads (poses danger)	PASS / FAIL	
8.	Figure Extinguishers, safety equipment	PASS / FAIL	
9.	Trees/landscaping inspected to ensure damaged trees, foliage, vines, etc. are removed	PASS / FAIL	
10.	Masonry: check for deteriorating masonry, cracks, spalling, pitting, etc.	PASS / FAIL	
11.	Wood elements (condition, deteriorating paint, cracks, rot, etc.)	PASS / FAIL	

Appendix F – Staff Bios.

Dan Currie, B.A., B.E.S, M.A., M.C.I.P, R.P.P, C.A.H.P

Dan Currie, a Partner with MHBC, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of policy and development work. Dan has experience in a number of areas including strategic planning, growth plan policy, secondary plans, watershed plans, housing studies and downtown revitalization plans. Dan specializes in long range planning and has experience in growth plans, settlement area expansions and urban growth studies. He has provided expert planning evidence to the Local Planning Appeals Tribunal and heritage planning evidence to the Conservation Review Board.

Vanessa Hicks, M.A, C.A.H.P

Vanessa Hicks is an Associate and Senior Heritage Planner with MHBC. Vanessa and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects. Vanessa is a full member of the Canadian Association of Heritage Professionals (CAHP) and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation.



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A R C H I T E C T U R E