Heritage Burlington Advisory Committee Meeting
Agenda

Date: July 10, 2019
Time: 7:00 pm
Location: Room 247, Level 2, City Hall

Pages

1. **Declarations of Interest:**

2. **Approval of Minutes:**

   2.1 Approve minutes from meeting held June 12, 2019 — 1 - 5

3. **Delegation(s):**

   3.1 Cenotaph Centennial plaque - Ed Keenleyside

   3.2 Brant Inn heritage sign at Spencer Smith Park - David Craig

4. **Regular Items:**

   4.1 Heritage Planner update — 6 - 9

      a. Heritage permit application for 1375 Ontario Street — 10 - 17

      b. Consent and minor variance application for 2411 Lakeshore Road — 18 - 32

      c. Rezoning and official plan amendment applications for 2085 Pine Street — 33 - 104

   4.2 Training for evaluation of heritage properties

   4.3 Communication procedures with owners when adding properties to Register

   4.4 Updates to website

   4.5 Downtown heritage tours

5. Other Business:

6. Adjournment:

Heritage Burlington Advisory Committee Meeting

Minutes

Date: June 12, 2019
Time: 7:00 pm
Location: Room 247, Level 2, City Hall

1. Members Present:

Howard Bohan (Chair), Michele Camacho, Sharon Portelli, Sille Nygaard Mikkelsen, David Barker, Diane Miller and Don Thorpe

2. Others Present:

Councillor Rory Nisan, Thomas Douglas (Heritage Planner), Danika Guppy (Heritage Planner) and Jo-Anne Rudy (Clerk)

3. Regrets:

Pauline Laing, Rick Wilson, Elena Dyagileva/Kavanagh and Heather Stevens

4. Declarations of Interest:

None

5. Approval of Minutes:

5.1 Approve minutes from meeting held May 15, 2019

Minutes from meeting held May 15, 2019 were approved as presented.

6. Delegation(s):

6.1 Tours in Kilbride - Helen Callaway

- Helen Callaway and Maureen Trenkler provided some history of the Village of Kilbride and area and shared their desire to capture and preserve this history before the landmarks and early family connections are lost.

- They advised that a website containing Kilbride history, stories, photos and maps is currently being worked on and asked if the link could be shared on the committee's website.

- A Village Tour is planned for Spring 2020 and asked for some guidance regarding rules, requirements and getting the word out. It was suggested that they look into funding opportunities with "Love My Hood", "Community Matching Fund" and "Arts & Culture Fund". Councillor Nisan suggested the possibility of using a bus for shuttling.
  Action - Jo-Anne to forward contact information for above funding opportunities to Helen.
  Motion - Heritage Burlington endorses the initiative for a Kilbride Heritage Tour. **CARRIED**

- Helen and Maureen also asked for assistance in getting a heritage plaque for the Village, acknowledging its establishment in 1853 and a simple memorial at Kilbride School, in memory of Marianne Schuett who was kidnapped in 1967. Committee advised that a memorial at the school would have to be requested through the School Board.

6.2 Port Nelson Park - Diane Gaudaur

- Diane Gaudaur advised that she is researching and writing a book about Port Nelson, one of Burlington's founding communities and added that this study has uncovered a rich history about the Village of Port Nelson, particularly the land upon which the Port Nelson Park now sits. Diane noted that funds have been designated in the capital budget for Port Nelson Park infrastructure renewal with a design being created in 2020 and work scheduled to be done on the playground and pathway in 2021.

- Diane asked that the City consider the following:

  - That a qualified archaeological assessment be undertaken on the subject lands due to its rich history;

  - That the lands and the water lot where the road, beach and water site where the Pier once stood be designated under the Ontario Heritage Act;

  - That any capital project be undertaken with design sensitivity to the historic nature of the site and;

  - That the Park be provincially plaqued to identify the history and purpose of the area, dating back to the early 1800s.

- Committee advised that provincial plaquing would have to be done through the Province and asked whether an archaeological dig was necessary due to cost. Diane responded that recognition is what's most important and that the park be restored in a respectful way.
- Suggestion was made that perhaps a wrap could go on the hydro utility box, similar to what's in Aldershot, highlighting the history of the Park.
  Motion - Heritage Burlington endorses the work Diane Gaudaur is doing and request that City staff include her in the design of Port Nelson Park and development of a plaque. **CARRIED**

7. Regular Items:

7.1 Heritage Planner update

- Thomas welcomed Danika back and advised that she will be replacing him as the Heritage Planner during his job rotation in the Policy Section of the Planning Department.

a. 2419-2421 Lakeshore Road

- As a follow up to last month's meeting, Thomas advised that he is looking to the committee for their thoughts on whether this property may be worthy of designation.
- The committee discussed and agreed that the property looks like it has potential.
  Action - Thomas to respond to the homeowner with possible next steps.

b. 2477 Queensway Drive

- Danika advised that the city has received a heritage permit and site plan application for 2477 Queensway Drive. The heritage permit application is to rehabilitate the 1830's farmhouse for use as a daycare, including removal of old addition, construction of new addition, restoration of north (front) house façade, interior renovations and construction of a new second building on site also for use as a daycare. The site plan application is for the associated site alteration including a new parking lot, relocated driveway, new children's play area with noise wall, new heritage interpretive plaque/panel and landscaping.
- Members discussed and asked if the renovations would negatively impact the appearance of the house and Danika responded that the proposed changes are supported by a

Heritage Impact Study. In terms of appearance, the front façade will be restored and the new addition will not be visible from the front.

Motion - Support the heritage permit and site plan applications for 2477 Queensway Drive. **CARRIED**

7.2 Chair's update

a. Training for evaluation of heritage properties

- Howard advised that he, Michele and Sharon are reviewing the 3 proposals that were received and are waiting for responses to a couple of questions from two of the proponents. A recommendation will come forward to the committee at the July meeting.

b. Draft annual report

- Howard briefly reviewed the committee's draft 2017/2018 annual report scheduled to go to the Planning and Development Committee meeting of July 9, 2019 and noted that he is working on the list of completed and/or obsolete recommendations from the New Approach 2012 which will be attached as an appendix to the report.

  Motion - Support the 2017/2018 Heritage Burlington annual report. **CARRIED**

c. Citizen Action Lab summary

- Howard provided a summary of the Citizen Action Lab that he attended on May 29, 2019 and noted that it was a very good process. Jo-Anne advised that the information received from the Labs will inform the Citizen Committee Review report which will be going to Council in the Fall.

8. Other Business:

8.1 Heritage Tours

- Sille and Don shared a draft of a heritage tour they developed in the St. Luke's area and noted that it is approximately one kilometer in length and includes 27 heritage properties. They are hoping to have two more downtown tours ready for the July meeting.

- Committee suggested that perhaps the tours could be given an historic name based on the area of the tour.

9. Adjournment: 9 p.m.

Heritage Burlington

Planner Update: July 10, 2019

1. Consultation on Heritage Permit Application for 1375 Ontario Street

- This property is designated by by-law 101-2015 (**refer to Schedule A**).
- This discussion concerns a proposal to complete the following work:
    - Repainting of the entire Gingerbread House (i.e., all walls including the posts) in like colours to what is currently on the building, and the installation of cresting and spires on the main house. The detached couch house will not be painted.
    - The paint is water based acrylic with a life span of 20 years. Colours have been selected to match the existing paint colour on the house, which is peeling and exposing wood.
    - The cresting and spires will be installed on the main house while the scaffolding is up to complete the paint work.
- **Heritage Burlington is asked to:**
    - **Review the attached designation By-law 101-2015 (Schedule A only);**
    - **Review the attached application materials**
    - **Pass a motion supporting or opposing the requested heritage permit**

2. Consultation on Consent and Minor Variance Application for 2411 Lakeshore Road

- This detached dwelling is designated by by-law 8-1995 (**refer to Schedule A-3**), which specifically protects attributes on the front (south) and side (west) elevations of the house.

- This owner of the property proposes to sever the westerly portion of 2411 Lakeshore Road to create an additional lot, allow variances to support this severance, and demolish the existing detached garage located on the proposed severed parcel.
- The variances for the retained parcel include:
    - To permit a lot width of 13.9m instead of the minimum required 15m to facilitate a proposed land severance.
    - To permit a 3.5m front yard setback instead of the minimum required 6m for an existing detached dwelling to facilitate a proposed land severance.
    - To permit a 1.9m front yard setback instead of the minimum required 5.35m (6m-0.65m encroachment) for an existing detached dwelling to facilitate a proposed land severance.
    - To permit a height of 4.2m instead of the maximum permitted 3.7 for an existing accessory structure (gazebo) to facilitate a proposed land severance.
- The proposed variances for the severed parcel include:
    - To permit a lot width of 14.6m instead of the minimum required 15m to facilitate a proposed land severance.
    - To permit a 9.5m total hard surface width instead of the maximum permitted 7.5m for an existing driveway to facilitate a proposed land severance.
- **Heritage Burlington are asked to:**
    - **Review the attached designation By-law 8-1995 (this by-law designates three properties – refer to the section for 2411 Lakeshore, or Schedule A-3, only)**
    - **Review the application material**

- **Consider whether the proposed variances will have an impact on the heritage value of the property**
- **Pass a motion supporting or opposing the requested variances, which will inform the decision of the Committee of Adjustment to approve or refuse the application**

3. Consultation on Rezoning and Official Plan Amendment Application for 2085 Pine St

- The City has received an application to amend the Official Plan and Zoning By-law to permit an 11 storey mixed-use building with 39 residential units.
- This property contains the Ogg/Clark House, which is not designated but is listed on the City's Municipal Register and was assessed by ARA Ltd. in 2014 (attached).
- The application details can be found here: https://www.burlington.ca/en/services-for-you/pine-street-burlington-corporation-2085-pine-street.asp. This website will be updated as the review of the application progresses.
- The intent of the redevelopment proposal is to retain the house and the open space on either side and in front of the heritage property, and to visually separate the new building from the existing dwelling. The rear porch addition, the garage, and the brick shed addition will be removed.
- The proposal will relocate the house to an adjacent site to allow the construction of the below grade portions structure.
- A new one storey addition will replace the existing addition to provide a spatial separation and more functional space for commercial use. It will also provide a terrace for the condo common facilities. The gable ends and the front of the Ogg/Clark house will remain visible. Three gable dormers will replace the single shed dormer.

- The applicant has submitted a Heritage Assessment and a Heritage Impact Statement, which acknowledges that the property has heritage value, and discusses how the proposed development will impact the heritage resource, including a Conservation Plan for conserving the resource during redevelopment.
- **Heritage Burlington are asked to:**
    - **Review the attached ARA assessment of the property**
    - **Review the application materials, including the Conceptual Site Plan Elevations and the Heritage Impact Statement (with attention to pages 9-14, 30-39, and 41-48). These can be found under "Supporting Documents" on the website (link provided above).** (Optionally, members may also be interested to look at other supporting documents including the Planning Justification Report).
    - **Pass a motion and/or provide comments to inform the city's decision to approve, refuse, or request modifications of the Rezoning and Official Plan Amendment application.**

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 101-2015

A By-law to designate 1375 Ontario Street, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, as amended

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact By-law to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas the Municipal Heritage Advisory Committee (Heritage Burlington) supports the designation of the property described herein; and

Whereas a Notice of Intention to Designate has been published in the Burlington Post on November 12, 2015 in accordance with the Act; and

Whereas no Notice of Objection has been served on the City Clerk of the City of Burlington;

Now Therefore the Council of the Corporation of the City of Burlington Hereby Enacts as Follows:

1. That the property at 1375 Ontario Street being Plan 90 Lots 11, 12, and Part Lot 13, City of Burlington, Regional Municipality of Halton, more particularly described in Schedule “A”, is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*;

2. That City Clerk be directed to cause a copy of this By-law to be registered against the property described in Schedule "A" to this By-law in the proper Land Registry Office;

3. That City Clerk be directed to cause a copy of this By-law to be served on the owners of the property at 1375 Ontario Street and the Ontario Heritage Trust;

4. That City Clerk be directed to cause a notice of this By-law to be published in a local newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*; and

5. That this By-law shall take effect on the date of its passing.

Enacted and passed this 16th day of December, 2015.

_____ Mayor
Rick Goldring

_____ City Clerk
Angela Morgan

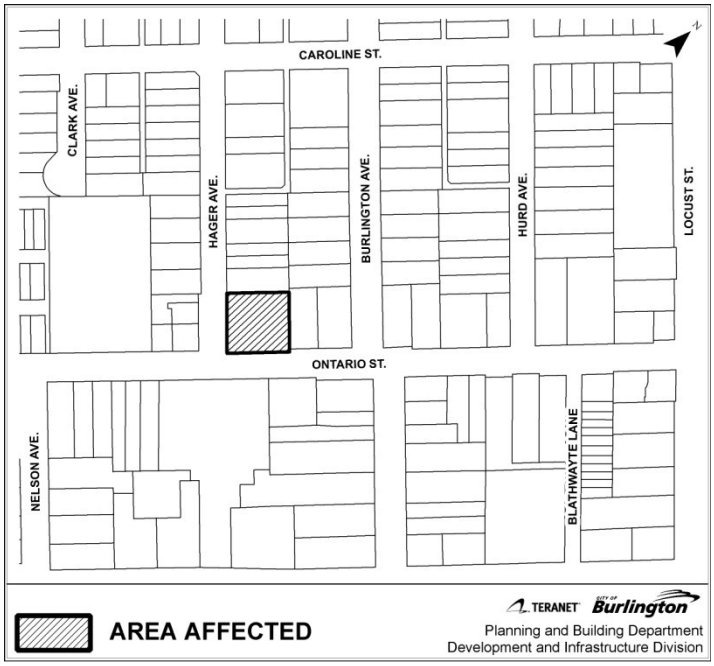
SCHEDULE “A”

Description and Reasons for Designation: 1375 Ontario Street

Legal Description:

Plan 90 Lots 11, 12, and Part Lot 13 (municipally known as 1375 Ontario Street, City of Burlington, and Regional Municipality of Halton)

Description of Property:



The property contains a two-and-a-half storey residence, commonly known as the Gingerbread House, constructed in 1893. The property is located on the northeast corner of Ontario Street and Hager Avenue in Burlington.

Statement of Cultural Heritage Value or Interest:

The Gingerbread House has significant physical or design, historical or associative, and contextual values:

Physical / Design Value
The Gingerbread House is an extravagant example of the Queen Anne Style. Typical of the Queen Anne Style is the complex roofline with dominant gable on the façade, spindle work, various decorative details including the eaves brackets, cornices, decorative bargeboard along the gables, and the various contrasting mouldings throughout the building’s exterior.

The house demonstrates the Coleman Brothers' building techniques. Typical of the techniques are the exuberant display of carpentry and decoration skills. The house's complexity is pulled together by a variety of decorative wood cladding found in bands that continue around the entire house including: Board and Batten, fish scale shingles, square cut shingles, horizontal panels with four rows of beads, and vertical alternating plain and beaded panels. Stained glass windows also add to the building's grandeur, these have a brightly coloured rectangular glass border along the top and sides of the upper sash. Other stained glass windows on the building are found in the bay windows and feature complex flower pattern in the centre and leaf patterns on either side. Although the diversity and variety of details is the predominant characteristic of the house, there are some individual features of note. These features include the chimney with first storey arched stained glass window with brick voussoirs and wood surround and sill set into the chimney; elaborate entablature with moulded cornice, fan motif frieze which also has alternating large then small brackets, and projecting architrave; and the pedimented gable over the verandah with medallion motif made of individual turned posts, wooden balls, dentils; and the verandah itself that features dentils under the roofline and scroll work brackets and turned post balustrades.

The Gingerbread House has been added to over time, but the additions have stayed true to the characteristic over-the-top woodwork and details. The major addition is the L-shaped rear addition that displays the bands of decorative wood cladding and elaborate entablature under the roofline. Another addition of note is the details of the Carriage House. An early drawing shows the carriage house was a plain gable roof structure with Board and Batten exterior, which now has extensive wood details including a finial, bargeboard in the gable, extended roofline with a quarter sunburst pattern, shingle siding, and a balcony supported by a large bracket.

Historical / Associative Value

The Gingerbread House is associated with Alfred Brigham (A.B.) Coleman, a well-known builder not just in Burlington but also in Ontario. The Coleman brothers were major builders in the Town of Burlington from 1890-1900. The Coleman Brothers worked together on many homes as speculative project. A.B. Coleman purchased the Brant House property and established the Brant Hotel in 1900. He is also notable for his construction of buildings at the Canadian National Exhibition, Shea's Hippodrome, Convocation Hall at University of Toronto, Westminster Hospital in London, and some buildings at the Fort Erie Racetrack. He later returned to Burlington to develop Indian Point as an up-scale vacation destination. A.B. Coleman's brother, C.F. Coleman, was a painter and a decorator; and his other brother James was a carpenter. C.F. Coleman took mortgages to build houses on two lots at 447 and 451 Nelson Avenue and on Ontario Street, where the other two identical houses are located (1286 and 1290). All four identical houses and one very similar house at 1280 Ontario Street were built by the Coleman Brothers in 1894 or 1895. A.B. Coleman built his own house at 479 Nelson Avenue (designated in 1982) and the Gingerbread House at 1375 Ontario Street.

Upon its completion, A.B. Coleman sold the house to Dr. George Metherell in 1899. Dr. George Metherell moved to Burlington from Hamilton, where he had been practicing

medicine. The Gingerbread House functioned as both Dr. Metherell's residence and office, a common practice for the time. Dr. Metherell also made house calls to local residents using a buggy he kept in the carriage house.

Contextual Value
The Gingerbread House is located on a prominent corner of Ontario Street and Hager Avenue. The elaborate architecture of the subject house makes it one of the Burlington's best-known landmarks.

Cultural Heritage Attributes

- Contextual relationship of the house to the neighbourhood and Ontario Street for its elaborate architecture;
- Historical relationship of the house to the well-known builder, Alfred Brigham (A.B.) Coleman, in Ontario;
- Two-and-a-half storey frame structure;
- Variety of decorative wood cladding in bands that continue around the entire house as well as in the pedimented gable include: Board and Batten, fish scale shingles, horizontal panels with four rows of beads, and vertical alternating plain and beaded panels;
- Roof with original cedar shingles;
- Original stone foundation except porch; and
- Overall massing of the building:

<u>Façade (South Elevation):</u>

- Asymmetrical façade with one large pedimented gable broken by another offset smaller pedimented gable that tops a two-storey semi-octagonal bay;
- The bay features a corbelled red-brick chimney on façade that runs up the middle and through the smaller pedimented gable that features scroll-like bargeboard:
  - Gable is supported by brackets fashioned from turned spindles with a flower motif that project over the second floor windows;
  - Elaborate entablature with moulded cornice, fan motif frieze, and projecting architrave around the entirety of the exterior below the roofline;
  - Chimney is flanked by quarter-pie stained glass windows in the gable;
  - Second storey of the bay features two sash windows with the original stained glass upper sash topped by two wooden decorative semi-circular fan motifs;
  - An arched stained glass window with brick voussoirs and wood surround and wood sill set into the chimney on the first storey and is flanked by sash windows with the original stained glass upper sash.
- The large pedimented gable features bell-cast eave at one side, bargeboard, decorative shingle cladding, and three stepped windows with wood surrounds and decorative sills:
  - Elaborate entablature with moulded cornice, fan motif frieze, and projecting architrave; and between each fan is a bracket;
  - Second storey façade features with a semi-circular stained glass window with a projecting wooden hoodmould and decorative wood sill; and

- Second storey varandah that runs from the façade along the west elevation wrap around the porch; and is supported by turned posts and abacus detailing at the roof line.

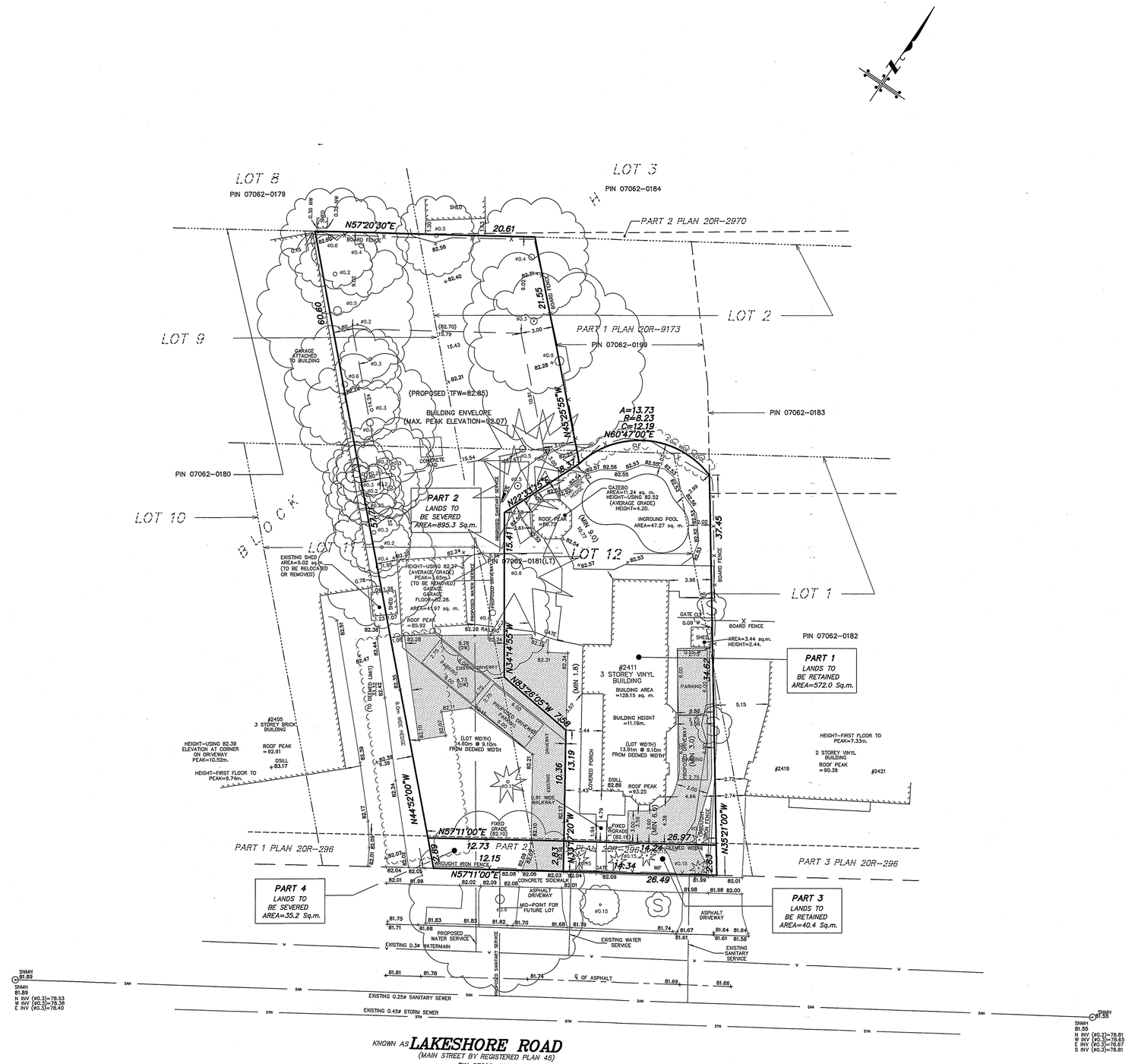
- The façade also features a verandah with a pedimented gable in the first storey:
  - Pedimented gable features an elaborate medallion motif made of individual turned posts, wooden balls, and dentils; and is topped by a finial (new addition);
  - Verandah features dentils under the roofline, scroll work brackets, turned posts under the frieze, and turned post balustrades;
  - Single entrance door at the end of the long porch features a rectangular stain glass transom with wood surround; and
  - A rectangular window opening on the first storey façade between the bay and the front porch.

East Elevation:

- Roof line highlights by an elaborate entablature with moulded cornice, fan motif frieze with alternating large then small brackets, and projecting architrave that continues around the exterior of the entire house;
- Small pedimented gable (centrally located in the original house roof) features decorative bargeboard, and semi-circular multi-paned sash window opening with wooden muntins and decorative wooden sill;
- Under the gable, a two-and-a-half storey bay features a large central window on each storey:
  - Both windows, on each storey, feature a brightly coloured rectangular glass border along the top and sides of the upper sash; and
  - Second storey window with a stained glass transom and the glass panel features a border of brightly coloured rectangular and square panes.

West Elevation:

- Roof line highlights by an elaborate entablature with moulded cornice, fan motif frieze with alternating large then small brackets, and projecting architrave that continues around the exterior of the entire house;
- Large pedimented gable (centrally located in the original house roof) features a balcony trellis enclosure with a large semi-circular opening and turned post balustrade, supported by beaded wood brackets; and
- Two storey square bay, centred under the gable, is identical to the square bay of the east elevation.



KNOWN AS **LAKESHORE ROAD**
(MAIN STREET BY REGISTERED PLAN 45)
PIN 07062-0001

LANDS TO BE RETAINED	
PART 1	– 572.0 sq.m.
PART 3	– 40.4 sq.m.
TOTAL	– 612.4 sq.m.
LANDS TO BE SEVERED	
PART 2	– 895.3 sq.m.
PART 4	– 35.2 sq.m
TOTAL	– 930.5 sq.m.

ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

PROPOSED SEVERANCE OF
2411 LAKESHORE ROAD

CLIENT :
DAVID BARKER

PART OF LOTS 1,2,9,11 & 12 BLOCK H REGISTERED PLAN 45

BEING IN THE

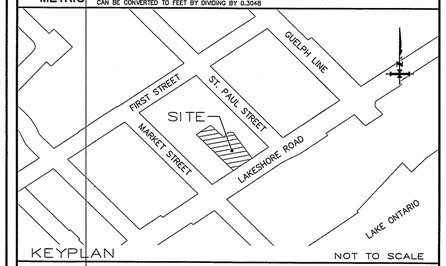
CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

MacKAY, MacKAY & PETERS LIMITED – ONTARIO LAND SURVEYORS
© 2019
"METRIC" DISTANCES SHOWN ON THIS SEVERANCE SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



NOTE :
BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM SURVEY RECORDS & REGISTRY OFFICE INFORMATION.

MAY 16, 2019
DATE

MACKAY, MACKAY AND PETERS LIMITED
PER: ROSS A. CLARKE, O.L.S.

CITY OF BURLINGTON ZONING BY-LAW 2020 ZONING REGULATION – R3.2

ZONE	REQUIRED	RETAINED PROVIDED	SEVERED PROVIDED
LOT WIDTH	15 (min)	13.91	14.60
LOT AREA	425 sq.m. (min)	612.4 sq.m.	930.5 sq.m.
FRONT YARD	6 (min)	3.59	33.22
REAR YARD	9 (min)	10.41	9.02
SIDE YARD	(WITHOUT ATTACHED GARAGE OR CARPORT)		
	1.2 (min) (1 OR 1-1/2 STOREY SIDE)		
	3 (min) (OTHER SIDE)		
	1.8 (min) (2 OR MORE STOREY SIDE)	3.43	1.8
	3 (min) (OTHER SIDE)	3.53	3
	(WITH ATTACHED GARAGE OR CARPORT)		
	1.2 (min) (1 OR 1-1/2 STOREY SIDE)		
	1.8 (min) (2 OR MORE STOREY SIDE)		1.8
STREET SIDE YARD	N/A		
BUILDING AREA	(EXISTING STRUCTURES)	128.15 sq.m.	
	(PROPOSED STRUCTURES)		N/A
	(TOTAL AREA)	128.15 sq.m.	N/A
LOT COVERAGE (WITHOUT ATTACHED GARAGE)	27% + 8% acc. building (max)	20.9%	
PROPOSED 2.83 ROAD WIDENING AREA = 75.5 sq.m.			

Legend :

PIN DENOTES PROPERTY IDENTIFICATION NUMBER
BF DENOTES BOARD FENCE
WF DENOTES WROUGHT IRON FENCE
CLF DENOTES CHAIN LINK FENCE
DSILL DENOTES ELEVATION AT DOOR SILL
(DW) DENOTES DRIVEWAY WIDTH
OHW DENOTES OVERHEAD WIRES
TFW DENOTES TOP OF FOUNDATION WALL
S DENOTES TREE STUMP
x100.00 DENOTES EXISTING ELEVATION
x(100.00) DENOTES PROPOSED ELEVATION
DENOTES DIRECTION OF DRAINAGE

NOTE:
BUILDING HEIGHT IS AS PER CITY OF BURLINGTON BY-LAW –PEAK OF ROOF TO MID-POINT OF STREET ELEVATION

ALL BUILDING TIES ARE TO FOUNDATION, UNLESS OTHERWISE NOTED.

CAUTION
UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

CAUTION : THIS IS *NOT* AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL .
CAUTION : THIS IS *NOT* A PLAN OF SURVEY AND SHALL *NOT* BE USED FOR TRANSACTION OR MORTGAGE PURPOSES .

No.	DATE	REVISIONS
10	MAY 15, 2019	REVISED AS SEVERENCE AS PER CLIENT
9	APR. 9, 2019	REVISED AS PER CITY COMMENTS
8	FEB 15, 2019	REVISED AS PER CLIENT COMMENTS
7	JAN 16, 2019	REVISED AS PER CITY COMMENTS
6	NOV 27, 2018	REVISED AS PER CITY COMMENTS
5	NOV 16, 2018	REVISED AS PER CITY COMMENTS
4	SEPT 28, 2018	SHOWED BUILDING HEIGHT
3	SEPT 26, 2018	SHOWED BUILDING ENVELOPE ON SEVERANCE
2	AUG. 23, 2018	UPDATED SEVERANCE SKETCH, AS PER CLIENT
1	JULY 20, 2018	PREPARED SKETCH

STAMP
REVISED
MAY 29 2019
COMMITTEE OF ADJUSTMENT
B-020/2018
A-133/2018
A-060/2019

MACKAY MACKAY & PETERS LIMITED
Established 1906
ONTARIO LAND SURVEYORS
3360 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 639-1375
FAX: (905) 333-9544
e-mail: halton@mmplimited.com
Records of Sewell & Sewell and Yates & Yates LTD.

CAD FILE: E:\(20)HALTON\REGISTERED PLANS\RP0045\BLOCK H\LOT 1, 9, 11, 12\18-132\18-132-BLD ENV-SK.DWG

DRAWN BY:	PARTY CHIEF:	CHECKED BY:	PROJECT No.	DWG. NO.
E.L./M.S.	J.M.	K.J.D.	18-132-BLD ENV-SK	1

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 8-1995

A By-law to designate properties known as 5772 Guelph Line, 6042 Guelph Line, 2411 Lakeshore Road, 3077 Lakeshore Road and 2349 Lakeshore Road, as property having historical and architectural value and interest pursuant to the Ontario Heritage Act.

WHEREAS by Section 29(6)(a) of the Ontario Heritage Act, R.S.O. 1990, chapter O.18, as amended, the Council of a municipality shall pass a by-law designating property to be of historical and architectural value and interest where no Notice of Objection to the designation has been served on the City Clerk within thirty days after the date of first publication of the Notice of Intention to designate in a newspaper having general circulation in the municipality;

AND WHEREAS Notice of Intention to Designate 5772 Guelph Line, 6042 Guelph Line, 2411 Lakeshore Road, 3077 Lakeshore Road and 2349 Lakeshore Road was published in a local newspaper and served on the owners of the property and on the Ontario Heritage Foundation by registered mail;

AND WHEREAS the reasons for the said designation are set out in Schedules "A-1" to "A-5" attached hereto and forming part of this by-law;

AND WHEREAS no Notice of Objection was served on the City Clerk of the City of Burlington.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

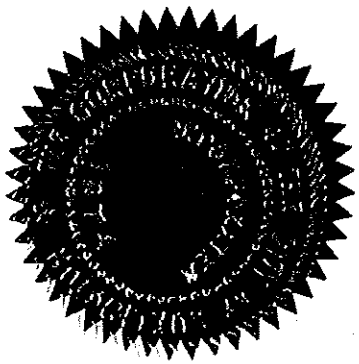
1. THAT 5772 Guelph Line, 6042 Guelph Line, 2411 Lakeshore Road, 3077 Lakeshore Road and 2349 Lakeshore Road, more particularly described in Schedules "B-1" to "B-5" attached hereto and forming part of this by-law, be designated as being of architectural and historical value and interest.

2. THAT the City Clerk be directed to cause a Notice of this by-law to be published in a local newspaper having general circulation in the municipality.

3. THAT the City Clerk be directed to cause a certified true copy of this by-law to be served upon the owners of 5772 Guelph Line, 6042 Guelph Line, 2411 Lakeshore Road, 3077 Lakeshore Road and 2349 Lakeshore Road, and the Ontario Heritage Foundation.

4. THAT this by-law shall take effect on the date of this registration in the Land Registry Office for the Land Registry Division of Halton (No. 20).

ENACTED AND PASSED this 13th day of February, 1995.



MAYOR

CITYCLERK

BY-LAW NUMBER 8-1995

SCHEDULE "A-1"

REASONS FOR DESIGNATION

5772 GUELPH LINE

Built between 1890 and 1900 for John Readhead, the owner of a sawmill in Lowville, this large cross-gabled brick structure in late Victorian vernacular style has decorative "gingerbread" bargeboards in the front and side gables. The original windows with cut-out decorative trim and rough-relief brick voussoirs have been preserved. The setting of this property at Lowville Heights makes a strong contribution to the heritage character of Lowville, especially in relation to the neighbouring designated structures on the historic Guelph Line.

BY-LAW NUMBER 8-1995

SCHEDULE "A-2"

REASONS FOR DESIGNATION

6042 GUELPH LINE

Built in 1872 for Thomas Colling, one of the sons of Joseph Colling, who had immigrated to Lowville in 1819, raised his family there, and gradually acquired the farmland known as the Colling Block. The property remained a mixed farm in the Colling-Coulson family for almost a century, and the large brick house with many gables has been owned and maintained by them for more than 120 years Its arched windows with tear-drop tracery are almost unique in Burlington. The front entrance with transom, sidelights, and original panelled door, is recessed with excellent wood panelling which is repeated in the interior. The location of the house at Lowville Heights makes it a strong asset to the heritage character of Lowville, especially in relation to neighbouring designated structures, the former Wesleyan Church and Manse, both on land donated by the Colling family, on the historic Guelph Line.

BY-LAW NUMBER 8-1995

SCHEDULE "A-3"

REASONS FOR DESIGNATION

2411 LAKESHORE ROAD

Originally owned by the Thomas Hiram Alton family, this building contributes to the character of the Lakeshore streetscape, as well as all of Burlington. The building is one of two such ornate and well preserved Queen Anne style homes in Burlington. When built, one could look out the windows to the busy, bustling Port Nelson with its many ships waiting to pick up products.

The facade is exceptional with the gabled porch with its dentil and dowel cornice, ornate sun motif, columns and balustrade with turned members. The gables and dormers with bisecting chimneys have dentil wood shingles and wide wooden cornices. All building openings have plain wide wood trim. The bay window with its fluted frieze and ornate brackets add style to the plain windows below. The oak front doors has an attractive arrangement of leaded and etched glass windows.

BY-LAW NUMBER 8-1995

SCHEDULE "A-4"

REASONS FOR DESIGNATION

3077 LAKESHORE ROAD

This home is an outstanding example of a Craftsman Style bungalow, with stucco, natural uncut fieldstone and cedar shingled construction, in almost original condition. The home boasts a large central peaked gable with two sets of three, nine-paned windows. Fieldstone chimneys are also original, along with the full width front porch decorated with exposed rafter tails. The sunroom has many six over one and nine over one windows which are typical of the other elevations as well. Wood trim brackets are the only decorative additions on the gable ends. Concrete front steps from the street lead up to a well landscaped lot with mature trees.

The home was built in 1910 in W.D. Flatt's Pine Cove Survey for Rober Morley Hoose and sold in 1920 to Lt. Col. Lionel H. Miller. Located across from Flatt's own Craftsman style home, the former Lakeshurst Villa and next to other houses featured in Flatt's Lake Shore Surveys Development, this property makes a strong contribution to the Heritage Streetscape of Lakeshore Road.

BY-LAW NUMBER 8-1995

SCHEDULE "A-5"

REASONS FOR DESIGNATION

2349 LAKESHORE ROAD

Built in 1881 for Benjamin Johnson and his wife Hannah, in a vernacular farmhouse style. The cross-gabled brick structure with a T-plan and a large kitchen wing at the rear is nearly symmetrical, but oriented towards Green Street. The corners have reliefed brick quoins, not often seen on heritage homes in Burlington. The arched windows are original, and it is planned to restore the lost arched shutters. The property was inherited from Hannah Johnson's father George Nelson Will, whose widow Eliza lived here until 1887. Unspoiled by later alterations and located in the midst of the historic houses of Green Street and Lakeshore Road, this house makes a very strong contribution to the heritage district of old Village of Port Nelson.

BY-LAW NUMBER 8-1995

SCHEDULE "B-1"

DETAILED PROPERTY DESCRIPTION

5772 GUELPH LINE

Part of Lot 5, Concession 3, N.S., City of Burlington, Regional Municipality of Halton. (Two-storey cross-gabled Brick Structure only).

BY-LAW NUMBER 8-1995

SCHEDULE "B-2"

DETAILED PROPERTY DESCRIPTION

6042 GUELPH LINE

Part of Lots 6 and 7, Concession 3, N.S., in the City of Burlington, Regional Municipality of Halton.

BY-LAW NUMBER 8-1995

SCHEDULE "B-3"

DETAILED PROPERTY DESCRIPTION

2411 LAKESHORE ROAD

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Burlington, in the Regional Municipality of Halton and Province of Ontario and being composed of parts of Lots 1, 2, 9, 11 and 12 in Block H according to a plan of the village of Burlington registered in the Land Registry Office for the Registry Division of Halton as No. 45 and which parcel or tract of land may be more particularly described as follows that is to say:

PREMISING that the bearings used herein are assumed astronomic and are referred to Lakeshore Road (formerly Water Street) on a course of North sixty-two degrees, fifty minutes East (N62°50" E) as shown on registered Plan No. 45

COMMENCING at a point in the south eastern limit of the said Lot No. 12 (being a point in the northwestern limit of Lakeshore Road) distant seventy-seven feet (77') measured thereon on a course of south sixty-two degrees fifty minutes (62°50" W) west from the eastern corner of said Lot No. 1 (being a point in the southwestern limit of St. Paul Street).

THENCE North twenty-nine degrees, forty minutes west (29°40" W) one hundred and fifty feet (150') to a point;

THENCE North thirty-five degrees, two minutes west (35°2" W) forty-four and seventy-three one hundredths feet (44.73') more or less to a point in the northwestern limit of the said Lot No. 2 the said point being distant forty-nine and twenty-five one-hundredths feet (49.25') measured along the northwestern limit of the said Lot No. 2 on a course of south sixty-two degrees fifty-nine minutes West (62°59" W) from the northern corner thereof;

THENCE South sixty-two degrees fifty-nine minutes West (62°59" W) along the northwestern limits of the said Lots Nos. 2 and 9 one hundred and fifteen feet and sixty-one one-hundredths feet (115.61') more or less to a point. The said point being distant one hundred feet (100') measured along the northwestern limit of the said Lot No. 9 from the western corner thereof.

THENCE South thirty-nine degrees ten minutes East (39°10" E) one hundred and ninety-eight and eight-three one-hundredths feet (198.83') more or less to a point in the aforesaid northwestern limit of Lakeshore Road, the said point being distance One Hundred Feet measured thereon on a course of North sixty-two degrees, fifty minutes East (62°50" E) from the northeastern limit of Market Street.

.../2

BY-LAW NUMBER 8-1995

SCHEDULE "B-3"

DETAILED PROPERTY DESCRIPTION

2411 LAKESHORE ROAD

(Continued)

THENCE North sixty-two degrees, fifty minutes East (62°50" E) along the last mentioned limit eighty-six and eighty-seven one-hundredths feet (86.87') more or less to the point of commencement.

SAVE AND EXCEPT Part 1 on Reference Plan 20R-9173 registered in the Registry Office for the Registry Division of Halton.

BY-LAW NUMBER 8-1995

SCHEDULE "B-4"

DETAILED PROPERTY DESCRIPTION

3077 LAKESHORE ROAD

Lots 17, 18 and Part Lot 19, Registered Plan 136 in the City of Burlington, Regional Municipality of Halton.

BY-LAW NUMBER 8-1995

SCHEDULE "B-5"

DETAILED PROPERTY DESCRIPTION

2349 LAKESHORE ROAD

Part of the North-easterly half of Lot 6, Concession 3, N.S., in the City of Burlington, Regional Municipality of Halton.

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Description of Property	
Street Address	2085 Pine Street
Lot/Concession	Plan 92, Block L, Part Lots 9, 10
Common Name	The Nelson Ogg-Jabez Clark House
Photo(s)	 
Date of Site Visit	November 21, 2014
Associated Photos (Provided by the City or Historic Photos)	 Caption: The Nelson Ogg – Jabez Clark House, 2085 Pine Street, 1974 Source: Burlington Historical Society Digital Collections Accessed at: http://vitacollections.ca/burlingtonhistoricalsociety/8327/data?n=1 Provided by the City: 

Evaluator(s)	
Category	Heritage Consultant
Name(s)	Kayla Jonas Galvin, B.E.S – Heritage Operations Manager, Archaeological Research Associates Ltd.
Reviewed City/LACAC Documents?	Yes

Ontario Regulation 9/06 Criteria

Evaluation of Property			
Criteria	**Description**	✓	**Value Statement(s)**
A. Design or Physical Value	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓	Good example of an early vernacular farmhouse.
	2. Displays a high degree of craftsmanship or artistic value.		
	3. Displays a high degree of technical or scientific achievement.		
B. Historical or Associative Value	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓	Associated with Nelson Ogg a cooper. He was also one of was Burlington's oldest citizen in 1927.

			Associated with the Roman Catholic Church as services in Burlington were held at this house until Nelson donated the land at the north east corner of Pearl and Pine Streets.
	2. Yields or has the potential to yield information that contributes to the understanding of a community or culture.		
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.		
C. Contextual Value	1. Is important in defining, maintaining or supporting the character of an area.		
	2. Is physically, functionally, visually or historically linked to its surroundings.		
	3. Is a landmark.	✓	As the only historic building on this portion of Pine Street, it is a landmark.

Heritage Burlington Criteria

Design or Physical Value

Style and Design	
Comments/Description	• Good example of an early vernacular farmhouse • One-and-a-half storey end-gabled frame house • Reclad in stretcher-bond brick in the 1870s • Windows are segmental 6/6 wood sash with (replacement) louvered shutters and stone lug sills • Small gabled front dormer and a large shed-roofed rear dormer • Recessed front door has a rectangular transom • Chimney on the west elevation
Rating Category	• Very Good/Unique – 8
Rating Number	8/10

Age	
Comments/Description	• 1847
Rating Category	• 1850s or earlier – 10
Rating Number	10/10

Integrity	
Comments/Description	• Front door is a replacement • Well-designed and constructed one-storey rear addition and side verandah with a truncated hipped roof supported by arched cornices on squared posts and close post balustrade

	was added in 1992
Rating Category	• Minor changes to heritage attributes but character retained – 8
Rating Number	8/10

Historical or Associate Value

Person, Organization or Event	
Comments/Description	• Built in 1847 for Nelson Ogg, Cooper • Nelson and his brother Joseph came from Quebec • Nelson settled in Kilbride then moved to Wellington Square • Nelson and Lucy Ogg had twelve children and later moved to a farmhouse-now 687 Brant Street, built c. 1840? which he sold to George Blair in 1896 (Turcotte *The Growing Years*) • Nelson, Joseph and Nelson's son Joseph N. Ogg were coopers • J.N. Ogg served on council for many years • Perulin Ogg (another of Nelson's sons) was commissioner of the fire department in 1894 and later • Nelson Ogg was Burlington's oldest citizen in 1927 and planted a tree in front of the public library as part of the Confederation Celebrations • Nelson Ogg died at the age of 96 in 1936 • The first Roman Catholic services in Burlington were held at this house ▪ the parish was established in 1849 ▪ the church was not built until Nelson Ogg donated the land at the north east corner of Pearl and Pine Streets ▪ was a mission church until 1925 ▪ church was demolished and replaced in 1952 by St. John's Church on Brant Street (next to the later Ogg House) • BHS Plaque: Nelson Ogg, Cooper 1847 • Sold to Jabez Clark in 1884 ▪ 1897 Voters List: Jebez Clark, Nurseyman, Pine ▪ 1919 Voters List: Jabez Clarke [sic], Gardener, Mrs. J. Clark, Married Woman, Lots 9/10 Pine
Rating Category	• Person, event or organization of primary importance intimately connected with the property – 10
Rating Number	10/10

Architect/Builder	
Comments/Description	• Unknown
Rating Category	• Architect or builder is unknown – 0
Rating Number	10/10

Theme	
Comments/Description	• Associated with the religious history of Burlington
Rating Category	• Patterns of primary importance intimately connected with the

	property – 10
Rating Number	10/10

Contextual Value

Location	
Comments/Description	• Has not been moved
Rating Category	• Has not been moved (or maintains original extent) – 10
Rating Number	10/10

Setting	
Comments/Description	• Surrounded by large modern developments
Rating Category	• Is the last vestige of the area's former use, providing a touchstone to the area's past – 8
Rating Number	8/10

Landmark	
Comments/Description	• As the only historic building on this portion of Pine Street, it is a landmark
Rating Category	• A conspicuous and familiar building, structure or landscape in the context of the neighbourhood – 6
Rating Number	6/10

Future Considerations

Compatibility	
Comments/Description	• Zone code: DRM • Permitted Uses: ▪ Detached dwelling ▪ One Accessory Dwelling Unit ▪ Semi-detached Dwelling Unit ▪ Duplex Dwelling ▪ Triplex Dwelling ▪ Fourplex Dwelling ▪ Townhouse ▪ Street Townhouse ▪ Stacked Townhouse ▪ Back to Back Townhouses ▪ Apartment Building ▪ Retirement Home ▪ Offices in an existing building ▪ Offices on the ground floor of a residential building
Rating Category	• Present use is compatible with current land use and zoning – 5
Rating Number	5/5

Usability/Future Potential	
Comments/Description	• Residential property could be adapted for commercial, office or intuitional uses

Rating Category	• Building, structure or landscape can be adapted to future uses with little changes to its heritage attributes – 5
Rating Number	5/5

Next Steps

Conclusions	
Total Ranking Number	80/100
Recommendation	• Property should remain on the Municipal Heritage Register
Discrepancies Identified	
Further Research Required for Register	
Sources Consulted	LACAC. “2085 Pine Street”

2085 PINE STREET

HERITAGE ASSESSMENT + HERITAGE IMPACT STATEMENT + CONSERVATION PLAN

REVISED APRIL 11 2019

ATA ARCHITECTS INC.

2004, Photograph of 2085 Pine Street, Burlington, photo taken by Les Armstrong
Source: Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/24740/data?n=5

TABLE OF CONTENTS

INTRODUCTION

ATA Architects Inc was retained to undertake a Heritage Impact Assessment of the property listed as 2085 Pine Street, Burlington, ON in regards to a proposal to retain the residence and to build a 11-storey condominium in the rear.

The building at 2085 Pine Street is listed on the Municipal Register for Burlington. To date it has not been designated under the Ontario Heritage Act.

ATA Architects Inc. undertook the following process in completing this assessment:

- Inspection of current site and photographic documentation of existing conditions.
- Obtain background information from the Burlington Historical Society and the City of Burlington's online Heritage Directory.

This report will address the requirements under Section 8.4.1.b of the City of Burlington's Official Plan as follows:

(i) an assessment of the cultural heritage value of the resource;
(ii) a description of the proposal, including a location map showing proposed buildings, existing land uses and buildings, and existing cultural heritage landscape features;
(iii) the physical condition of the resource (including that of any adjacent resource that may be directly or indirectly affected by the proposal);
(iv) a description of the impacts that may be reasonably caused to the cultural heritage resource;
(v) identification of several conservation options taking into consideration the significance of the cultural heritage resource itself, the context of the resource and all applicable municipal, provincial or federal heritage conservation principles. The advantages and disadvantages of each option will be identified, as will a preferred option;
(vi) a description of the actions necessary to prevent, change, mitigate or remedy any expected impacts upon the cultural heritage resource.

Photograph taken in 1974 of the southern elevation of 2085 Pine Street,
Source: Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/47420/data?n=1

ONTARIO HERITAGE ACT

ONTARIO HERITAGE ACT
ONTARIO REGULATION 9/06
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

CRITERIA

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s.1(1).

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

1. The property has design value or physical value because it,
   - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
   - ii. displays a high degree of craftsmanship or artistic merit, or
   - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
   - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
   - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
   - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
   - i. is important in defining, maintaining or supporting the character of an area,
   - ii. is physically, functionally, visually or historically linked to its surroundings, or
   - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

TRANSITION

2. This Regulation does not apply in respect to a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

NOTE: The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.

LOCATION

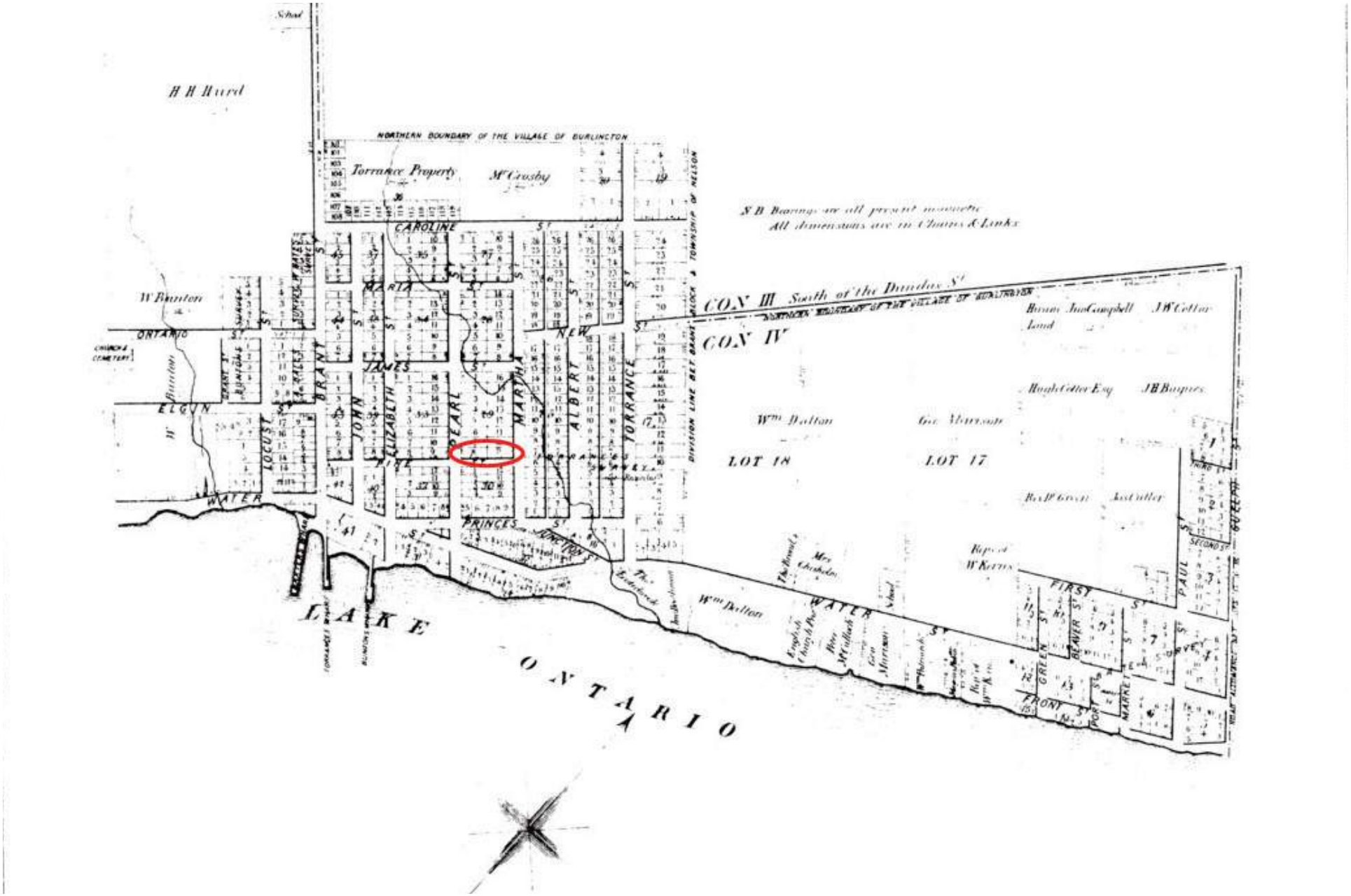
Areal view of 2085 Pine Street, Burlington.
Source: Google Maps

2085 Pine Street is located in downtown Burlington to the east of Brant Street and north of Lakeshore Road. The property is located in a predominantly residential and small business area.

Burlington was first settled by the colonists and Joseph Brant when he received a land grant in 1784. He selected a plot of land, 3450 acres in size, overlooking what was then known as Lake Geneva, formerly called Lake Macassa by the First Nations. Joseph Brant over the years would sell portions of the property off to other individuals when he needed money. The area now known as Burlington, would further increase in 1806. Part of the Nelson Township would be purchased from the Mississauga Indigenous, land that extended from the lake to two concessions north of Dundas Street. Again in 1817, what is now known as Burlington, would be extended to Derry Road as part of a new survey.

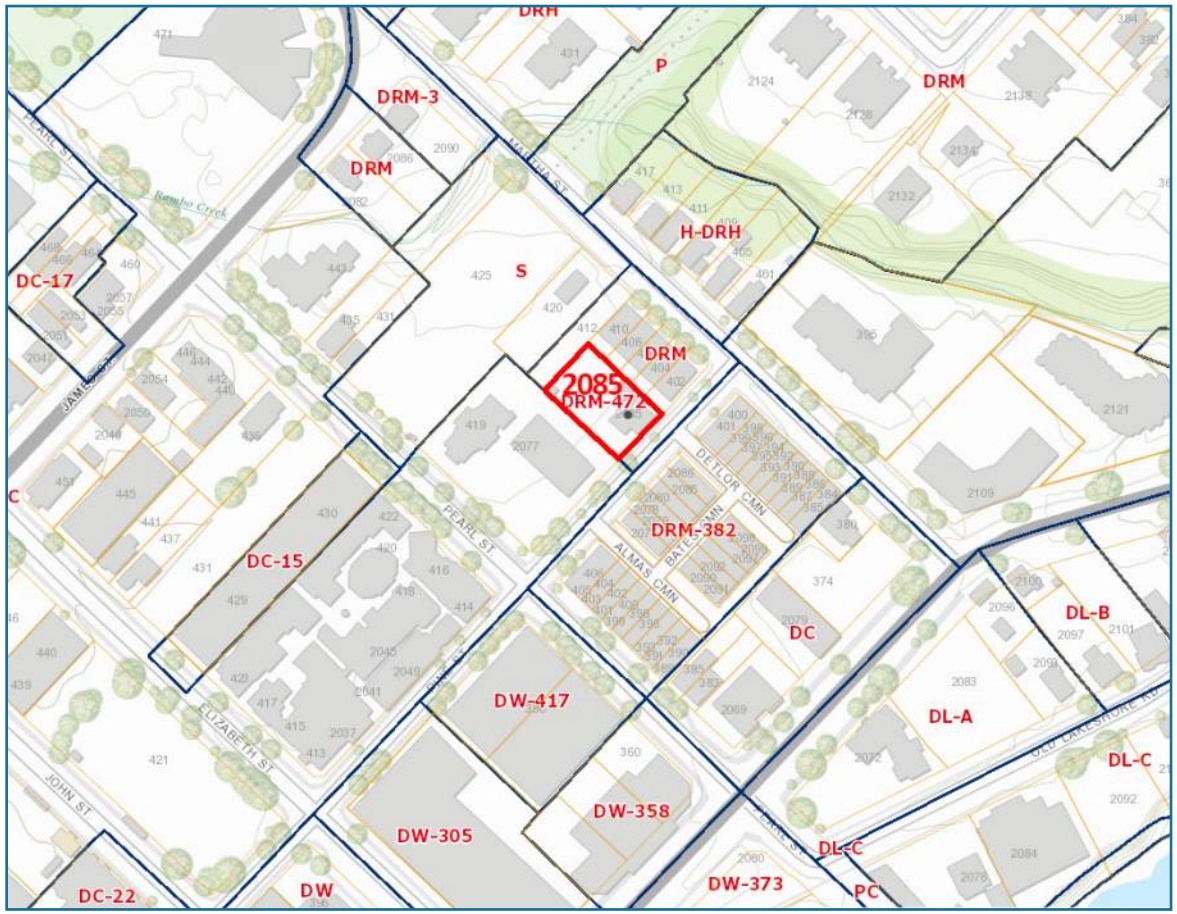
Many farmers settled in the area to make use of the fertile soil, moderate temperatures and easy access to the port to get their goods to market. Although there was a slump in the grain industry after the Crimean War, it was made up for by the cutting of the local forests in the nineteenth century to supply the increased demand for wood. The advent of larger ships though meant that they could no longer use the shallow water docks in Burlington harbour. The area remained famous for its market gardens and orchards and by the turn of the century became known as "The Garden of Canada".

Tremaine Map, Nelson Township South of Dundas Street, 1858
Source: http://images.burlington.halinet.on.ca/2290573/data



Map of the Village of Burlington, 1877
Source: Illustrated Historical Atlas of the County of Halton, 1877, Toronto: Walker & Miles

ZONING



Zoning map of 2085 Pine Street, Burlington.
Source: City of Burlington Interactive Mapping - http://cms.burlington.ca/Page128.aspx

The adjacent zoning map from the City of Burlington's website indicates the property at 2085 Pine Street is zoned as DRM-472 Downtown Medium Density Residential Zone. The following page provides the current zoning information for the site.

The properties neighbouring the site on the same block are zoned DC to the west and S to the north. The DC zone is part of the Downtown Core Regulation Zone and its permitted uses include:

- Retail Commercial
- Service Commercial
- Community
- Office
- Hospitality
- Entertainment and Recreation
- Residential

The S zone is a Utility Services Zone and its permitted uses are;

- Any transportation, communication or utility use
- Open space and outdoor recreation uses such as play fields, parks, walking trails, bike paths and parking lots associated with such uses..

Under Part 1, Subsection 2.25 "Off Street Parking and Loading Requirements" an apartment building must provide the following parking:

- 1.25 occupant spaces per one bedroom unit
- 1.50 occupant spaces per two bedroom unit
- 1.75 occupant spaces per three or more bedroom units
- 0.35 visitor spaces per unit

ZONING

Exception-472

1. Regulations for Apartment Building and Accessory Amenity Building

   a. Lot Width: 25 m

   b. Lot Area: 0.1 ha

   c. Density & Units: 150 units per hectare maximum and 15 units maximum

   d. Building Height: 6 storey maximum taken from fixed grade up to 23 m for an apartment building

   1 ½ storey maximum taken from fixed grade up to 7 m for an accessory amenity building

   e. Amenity Area: 490 m^2

   f. Parking:

   Required Parking shall be permitted in stacked parking spaces

   For the purposes of this By-law, a stacked parking space is defined as a parking space that is positioned above or below another parking space and is accessed only by means of an elevating device. Part 1-2.26 (1) shall not apply to stacked parking spaces. A stacked parking space platform size shall be 2.8 m wide and 5.6 m in length. The stacked parking spaces at the vehicular entrance level shall have a vertical platform separation of 2 m

Occupant Parking Spaces:	20
Visitor Parking Spaces:	0
Loading Spaces:	1
Front yard setback to entrance and exit ramp:	6 m

   g. Front Yard

Accessory amenity building:	2.9 m
Parking structure:	9.5 m
Floors 2 – 6:	9 m
Balconies:	7.4 m

   h. Rear Yard

Parking structure:	0.4 m
Floors 2 – 5:	0.4 m
Floor 6:	3.5 m
Floor 6 balcony:	0.4 m

   i. Side Yard (West)

Parking Structure:	0.4 m
Apartment building including balconies:	1.2 m

   j. Side Yard (East)

Below grade parking structure:	0.4 m
Floors 1 – 3:	3 m
Floor 4:	5 m
Floor 4 balcony:	3 m
Floors 5 & 6:	7 m
Floors 5 & 6 balconies:	4.7 m
Roof top structure for mechanical equipment required for the operation of the building, including elevator and stairway receiving area:	10.5 m

Zoning regulations for DRM - 472 from Zoning By-Law 2020.
Source: City of Burlington - https://www.burlington.ca/en/zoning/exception-472.asp

HISTORICAL SIGNIFICANCE

The house at 2085 Pine Street is believed to have been built in 1847 by Nelson Ogg. Nelson moved with his brother Joseph from Quebec first to Kilbride then later he settled in Wellington Square. By 1857 Nelson's family had grown too large for the home at 2085 Pine Street so a new home was built at 687 Brant Street. Two of Nelson's sons would play significant roles in the community. Joseph N. Ogg would serve as a councillor and Perulin N. Ogg would act as commissioner of the fire department in 1894 and later. In 1927 Nelson was recognized as Burlington's oldest citizen and participated in Burlington's Confederation celebration. He would die at the age of 96 in 1936.

The property at Pine Street was sold by Nelson to Joseph Blanchard in 1852. He, in turn, would sell the property to James Clark in 1856. Eventually the property was passed in 1884 from George Clark to Jabez Clark.

Jabez Clark lived at the house on Pine Street but was the farm manager for a plot of land that ran along Brant Street, extending from Birch Avenue to Baldwin Street. According to the Memoirs of Gordon Blair, former Mayor of the Town of Burlington, Mr. Clark was well respected in particular by the children of the community whom he made welcome at both the farm and his house. Mr. Clark grew a variety of fruits and vegetables such as turnips, squash, currants, plums, apples, pears and gooseberries. There is in fact a gooseberry named after him.

The property on Pine Street itself has significant importance to the community as the house was used to hold the first Roman Catholic services in Burlington. This was because the parish was established in 1894 before a church was built. Nelson Ogg donated the land at the northeast corner of Pearl and Pine Street upon which a mission church was built and operated until 1925. The church was later demolished and replaced with St. John's Church on Brant Street in 1952.

Photograph taken of the west side of 2085 Pine Street, 1974
Source: Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/47423/data?n=3

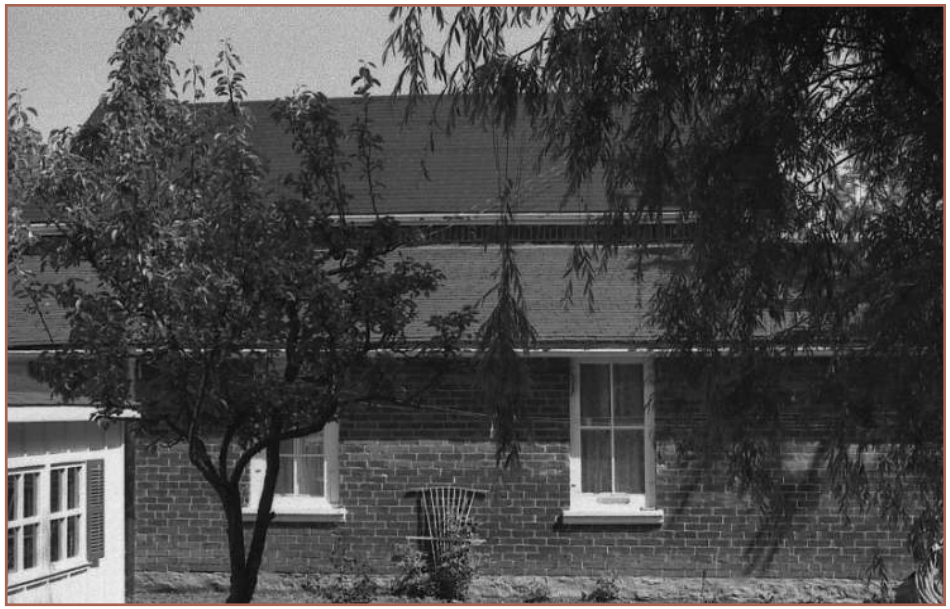
In conclusion though the Ogg family and Mr. Jabez Clark are not provincially well known they appear to have played important roles in the developing community of Burlington. The house itself can be said to have played an important role in the community by holding the first Roman Catholic services in the community.

ARCHITECTURAL SIGNIFICANCE

The building at 2085 Pine Street is a modest one and a half-storey end gable frame structure. The building is described in "A Walking Tour of Burlington Downtown," by the Burlington Historical Society as originally consisting of a square plan. A wing housing a kitchen was later added. The house was reclad in stretcher-bond brick by James Clark in the 1870's.

The exterior of the house has been well maintained though there are a few locations where the brick has been chipped or damaged, in particular at the chimneys. All of the windows in the building are single-hung wood windows of various divisions such as 2/2, 4/4 and 4/2. The 4/4 windows on the shed-roofed dormer are wood simulated divided lites. Two large 6/6 wood sash windows with stone sills are located on the front façade. A small gabled dormer can be seen on the front of the house and a large shed-roofed dormer can be found on the rear. A recessed door, with a rectangular transom, faces Pine Street. There are two chimneys on the original house, one on the west and one on the east side of the building. They add to the sense of balance and symmetry established on the Pine Street façade but in fact only the west chimney is believed to be original to the building. A third chimney is located on the east wall of the kitchen addition. The dormers may not have been original to the building, possibly added at a later date to allow more light into the upper floor. There are several "false" openings on the first floor kitchen wing. They appear as door or windows with shutters that have been closed. Shutters have been provided on many of the doors and windows, in some cases they are operable but in others they have been fixed in place. The wood porch that wraps around the west and north of the kitchen wing is not original to the building.

The interior is also in very good condition and has been well maintained. Many of the original interior finishes have been removed over the years except for the large wood floor boards and baseboards that have been retained and are in good condition. The locations of the original wooden beams supporting the second floor are still visible in



Photograph taken of the north side of 2085 Pine Street, 1974
Source: Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/47421/data?n=2

ARCHITECTURAL SIGNIFICANCE

the living room and bedroom on the ground floor, though they have been furred out and enclosed with drywall. The kitchen addition sits slightly lower than the original house and is a long and narrow addition. The original house is a simple plan with the stairs centrally located and accessed directly from the front entrance. The second floor is a half storey with a ceiling that slopes significantly toward the south and slightly towards the north. A partial basement is located under the original house. It has a low ceiling height. The room is bordered by the north, south and west walls of the original house and the east wall of the stairs. A crawlspace appears to extend under the rest of the original house and the kitchen addition. The basement walls are rubble stone. Openings have been made in them to allow ducts and pipes to be run through the house. A section of the original home's exterior wall, at the top of the basement stairs was unfinished and revealed exposed lath on the interior.

Though the house at 2085 Pine Street is a simple building that does not aspire to any high degree of technical or scientific achievement, it is a good example of a vernacular style Ontario cottage. Its origins are derived from Georgian traditions seen in early Loyalist architecture. Despite the changes that have been made over the years, it has been well maintained over the majority of its history. During the more recent years while largely empty, pending development, there has been a deterioration to the exterior wood work and the structural cracks in the foundation and masonry are more pronounced. The original care and craftsmanship put into the house, however, assures that the house can be effectively rehabilitated still.

CONTEXTUAL SIGNIFICANCE

A number of large scale buildings now surround 2085 Pine Street. The area is in transition and 2085 appears remnant of Burlington's early heritage. It's use as a single family home seems to be incongruous with the commercial activity, the parking lots and new multifamily developments.

Its simplicity, excellent condition and clarity of design provides greater visual prominence than its scale would command. It stands apart from the surrounding context.

Photograph west along Pine Street showing Ukrainian Hall and parking lots.

Photograph east along Pine Street showing the townhouses located at the corner of Martha Street and Pine Street.

RATING SYSTEM
E - Excellent
VG- Very Good
G - Good
F - Fair
L - Low

Municipal Address: 2085 Pine Street, Burlington, ON | Date: Jan 15, 2013 | Evaluator: Alexander Temporale B.Arch, O.A.A., F.R.A.I.C., C.A.H.P.

HISTORICAL VALUE OR ASSOCIATIVE VALUE	Grade					Rationale
1. Has direct associations with a person, organization, or institution that is significant to a community.	E	(VG)	G	F	L	Several members of the Ogg family made significant contributions to the community. Joseph N. Ogg served as a councillor and Perulin N. Ogg acted as commissioner of the fire department. Nelson Ogg donated land to establish the first Roman Catholic church. Jabez Clark was a farmer in the community
2. Has direct associations with an event or activity that is significant to a community.	E	(VG)	G	F	L	Early Roman Catholic services were held at the home before a mission church was built on land donated by Nelson Ogg.
3. Has direct associations with a theme or belief that is significant to a community.	E	VG	(G)	F	L	As previously mentioned the house held the initial church services for the area. It also has a secondary link to the shipping and farming aspects that were important to the community through its owners; Nelson Ogg, a cooper and Jabez Clark, a farmer.
4. Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	(G)	F	L	The history of the house and its owners represents the economic foundations upon which Burlington was established. It is also one of only a few remaining older structures in this section of the Downtown.
5. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	(L)	The house was built by Nelson Ogg, no architect has been attributed to it.
DESIGN OR PHYSICAL VALUE			**Grade**			**Rationale**
6. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	(G)	F	L	The building is representative of an early Ontario cottage and while not unique it has been well maintained.
7. Displays a high degree of craftsmanship or artistic merit.	E	VG	(G)	F	L	Though there have been changes to the building over the years, such as the recladding in brick in the 1870's, care appears to always have been taken in craftsmanship and subtle detailing can be found around the building. Its strength however is in its proportioning and symmetry.
8. Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	(L)	There is nothing exceptional of note in the construction or design of the house.
CONTEXTUAL VALUE			**Grade**			**Rationale**
9. Is important in defining, maintaining, or supporting the character of an area.	E	VG	(G)	F	L	The house is unique on this length of Pine Street and adds to the character of the street.
10. Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	(F)	L	The house is original to the area and has not significantly changed since its construction in 1847 but it is no longer linked to the surrounding context.
11. Is a landmark.	E	VG	(G)	F	L	Despite the small scale of the house its age and unique appearance in comparison to the buildings around it allow the house to stand out as a landmark of Burlington's early history.

SUMMARY OF HERITAGE VALUE

In the opinion of Alexander Temporale, OAA, RAIC CAHP, FRAIC, the house at 2085 Pine Street is of significant heritage value and worthy of designation. The building has strong ties to the history of the City of Burlington and has served an important role in the community. While not unique, the building is a well preserved representation of an Ontario cottage vernacular. Care was originally in its craftsmanship and design. The Nelson Ogg - Jabez Clark house is unique in its surroundings. It stands out in its current context, which is in transition and redeveloping to a greater density.

HERITAGE IMPACT STATEMENT

Note: Photos in this section were taken during a site visit, January 9, 2013

EXTERIOR PHOTOS

South elevation (below) of 2085 Pine Street. The building is clad largely in brick. It has a gable roof with a central dormer on the south elevation and a symmetrical façade.

The arrangement of windows on the west façade (bottom left) is mirrored on the east façade (bottom right). A porch added sometime after 1974 wraps along the west and north sides of the kitchen addition.

EXTERIOR PHOTOS

North elevation of 2085 Pine Street. The porch can bee seen wrapping around the north west corner. A shed dormer can be seen on the second floor. The windows in the dormers are one over one windows with false muntins.

The third chimney is part of the later kitchen addition. An example of a false window is seen here as the "opening" is directly in line with the chimney. The shutters were nailed in place.

A small aluminum clad garage can be found behind the house.

EXTERIOR PHOTOS

The dormers are possibly a later addition installed to allow more light into the building. The photo below and the two photos to the right all show various examples of the modest brick detailing found around the building.

Arched brickwork over basement window.

Stone foundation underneath parged coating.

Note: Photos in this section were taken during site visit, January 9, 2013

EXTERIOR PHOTOS OF THE NEIGHBOURHOOD

Looking West along Pine Street. Three storey live-work units are located on the South side of Pine Street.

1.

Looking East along Pine Street from the corner of Pearl and Pine. The view of the house is not obstructed in this direction as the Ukrainian hall is set back from the street.

2.

EXTERIOR PHOTOS OF THE NEIGHBOURHOOD

The two photos below were taken of the lands north of 2085 Pine Street. They are in large part occupied by municipal parking lots and parking for the church. The one storey building in this photograph is a hydro utility building.

3.

The Holy Protection of the Blessed Virgin Mary Ukrainian Catholic Church and the 5 storey apartment with commercial/service on the ground floor in the distance.

4.

EXTERIOR PHOTOS OF THE NEIGHBOURHOOD

The following three photographs were taken from the back yard of 2085 Pine Street looking North. In the photo below, the Holy Protection of the Blessed Virgin Mary Ukrainian Catholic Church can be seen on the left

5.

As previously mentioned, the majority of the land to the north is given over to parking. There is a one storey building neighbouring on the north in the municipal parking lot but the rest of the buildings are located nearer to James Street. The one storey hydro utility building can be seen on the right.

6.

EXTERIOR PHOTOS OF THE NEIGHBOURHOOD

The three storey townhouses to the East can be seen below stretching from the edge of the lot where it meets Pine Street to the northern extent of the property at 2085.

7.

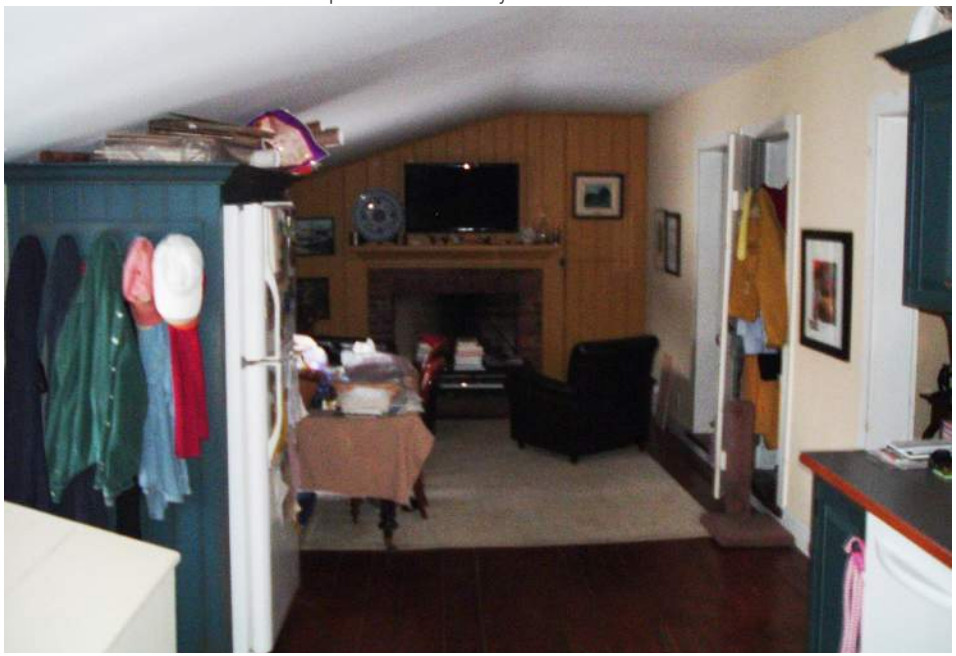
8.

Note: Photos in this section were taken during a site visit, January 9 2013

INTERIOR PHOTOS

GROUND FLOOR

The photographs on this page show the kitchen addition. It is a long narrow addition at the back of the house. At one end is a fire place and chimney.



The ceiling of this space drops down drastically towards to north exterior wall. This space was not original to the building.

INTERIOR PHOTOS

GROUND FLOOR

A small washroom is located on the ground floor.

This bedroom on the ground floor is located just off the front entrance to the house. The original wood beams have been enclosed in drywall.

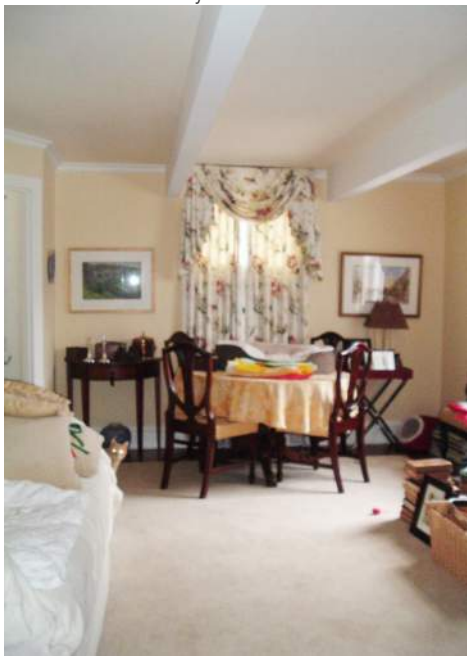
Two windows provide light into this room.

The living room is located on the west side of the house, on the other side of the central staircase from the bedroom.

INTERIOR PHOTOS

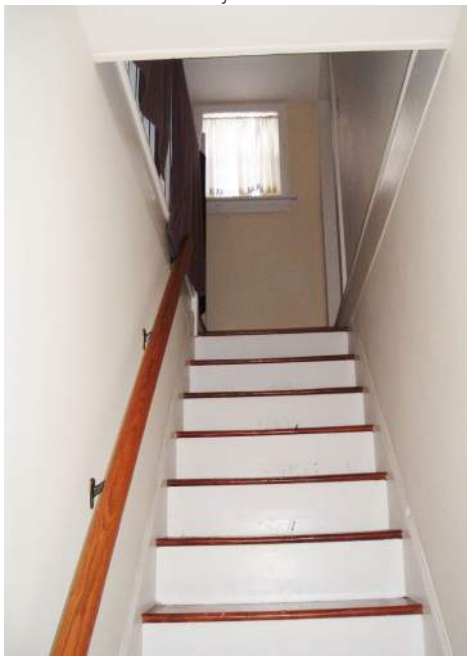
GROUND FLOOR

As with the bedroom, the wood beams have been enclosed in drywall.



The floor is made of large wood planks original to the building. They have been maintained and are in good condition.

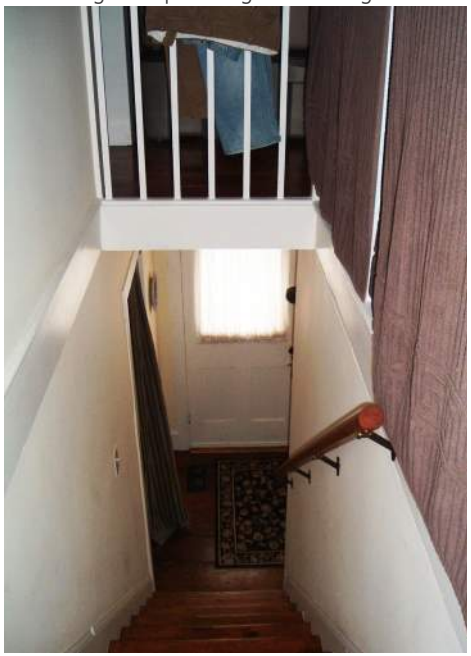
The staircase is located central to the house and is accessed directly from the front door.



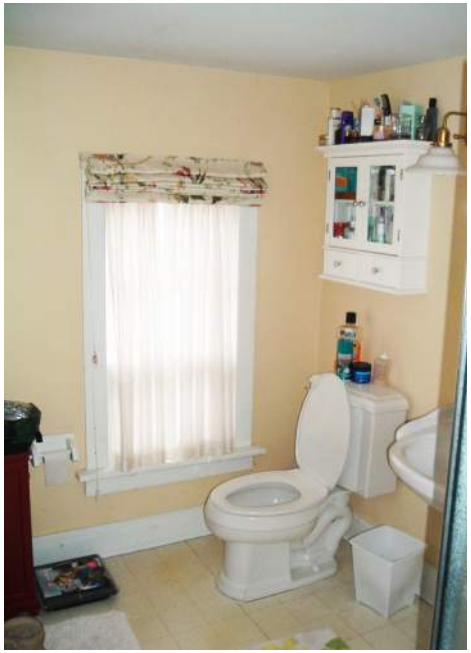
INTERIOR PHOTOS

SECOND FLOOR

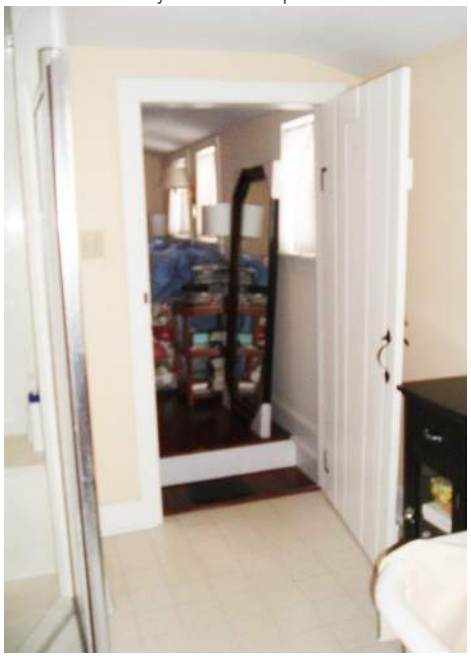
Looking down the staircase to the front door. The railings and panelling are not original



A larger washroom is located on the second floor.



Both the bedroom and the washroom are accessed directly from the top of the stairs.

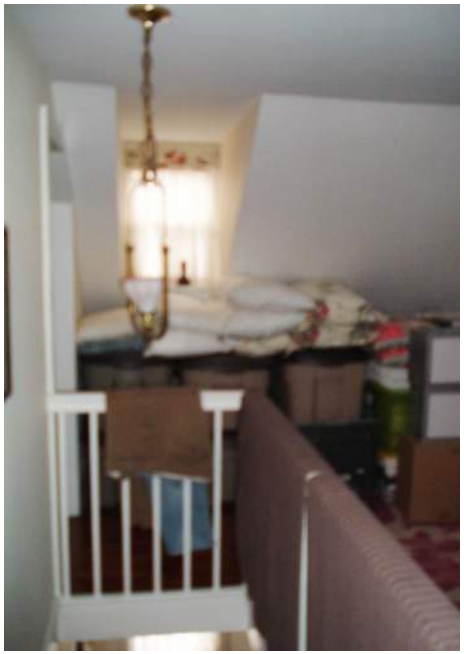


The shed dormer provides additional headroom at the north side of the house as seen in the photo below.

INTERIOR PHOTOS

SECOND FLOOR

The ceiling slopes much more dramatically on the south side of the second floor.



Much of the south side of the second floor is given over to storage.

The windows in the shed-dormer roof on the north side of the second floor are single panes of glass with false snap-in muntins.

INTERIOR PHOTOS

BASEMENT

The basement is an unfinished space with low head clearance located under the portion within the north, west and south walls of the original house and the East wall of the stairwell. The room is only used for storage and utilities. The basement has a concrete floor. Water penetration is occurring through the exterior walls. New parging, waterproofing and weepers are recommended. Steel jacks have been added to support beams and maintain level floors.

INTERIOR PHOTOS

BASEMENT

The photos below show the wood framing for the ground floor and the rubble stone masonry foundations of the house.

The upper photo below shows the crawlspace which extends under the eastern section of the original house and the kitchen addition. The bottom photo shows one of the wooden basement windows. The staining of the wood on the basement windows indicates moisture and drainage problems.

The photo below shows the interior face of the original house's north exterior wall at the top of the basement stairs. The lath has been left exposed here.

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

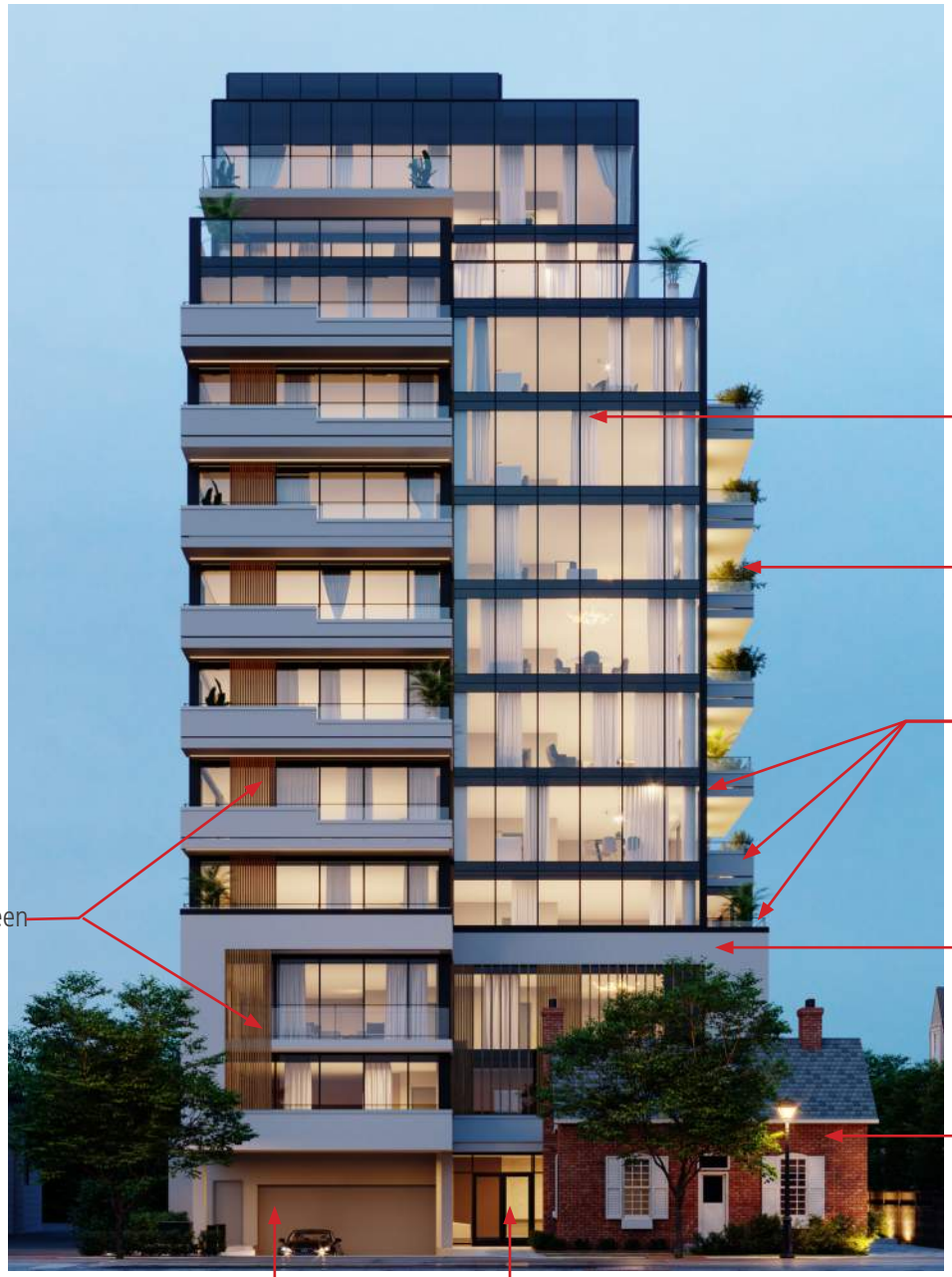
SITE PLAN

The current site is surrounded by a townhouse condominium, a parking lot and a hall. The site faces a three storey mixed use development. Nearby, at the corner of Pine St. and Pearl St. a large condominium development is under construction. The area is under redevelopment and the Nelson Ogg – Jabez Clark house remains as a part of the history of Burlington's downtown. Its use as a single family home on a large lot is out of context with the intensification of the area.

The intent of the redevelopment proposal is to retain the house and the open space on either side and in front of the heritage property, and to visually separate the new multi-family residence from the existing dwelling. The rear porch addition, the garage and the brick shed addition will be removed. The proposal will relocate the house to an adjacent site to allow the construction of the below grade portions structure. A new one storey addition will replace the existing addition to provide a spacial separation and more functional space for commercial use. It will also provide a terrace for the condo common facilities. The gable ends and the front of the Ogg/Clark house will remain visible. Three gable dormers will replace the single shed dormer.

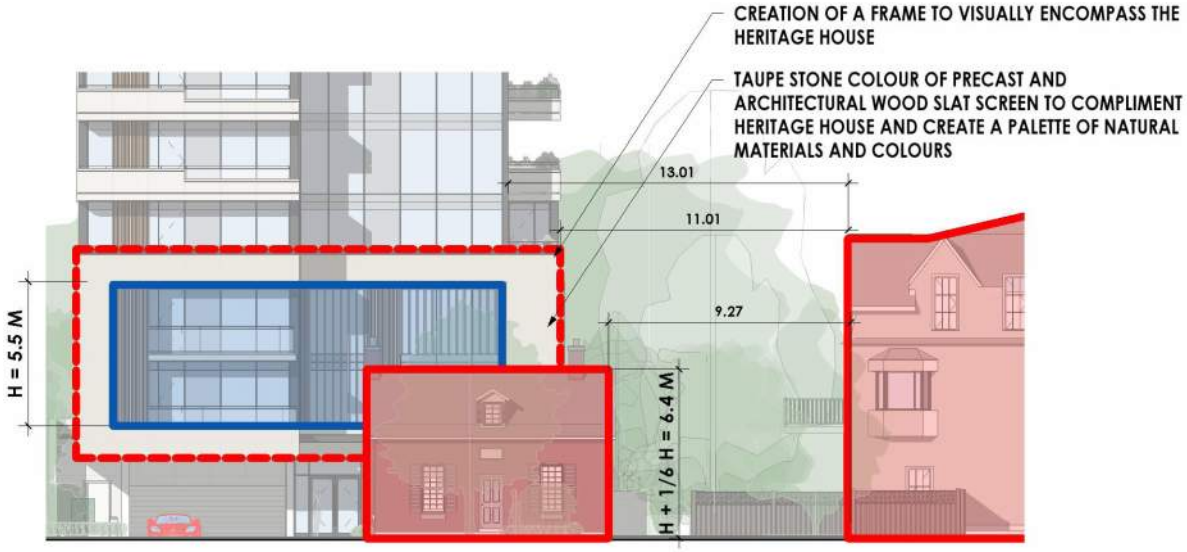
The proposed design option best protects the heritage value of the Ogg/Clark house. The existing rear addition which is in poor shape and is not part of the heritage designation, is replaced and the new portion is used to visually separate the condo from the heritage house. The addition will be put to use as commercial space. The condo is in general alignment with the rear wall of the Ogg/Clark house. This minimizes the encroachment of the condo on the home and leaves the original 3 walls of the house untouched and fully visible. The pedestrian view of the home is unaffected.

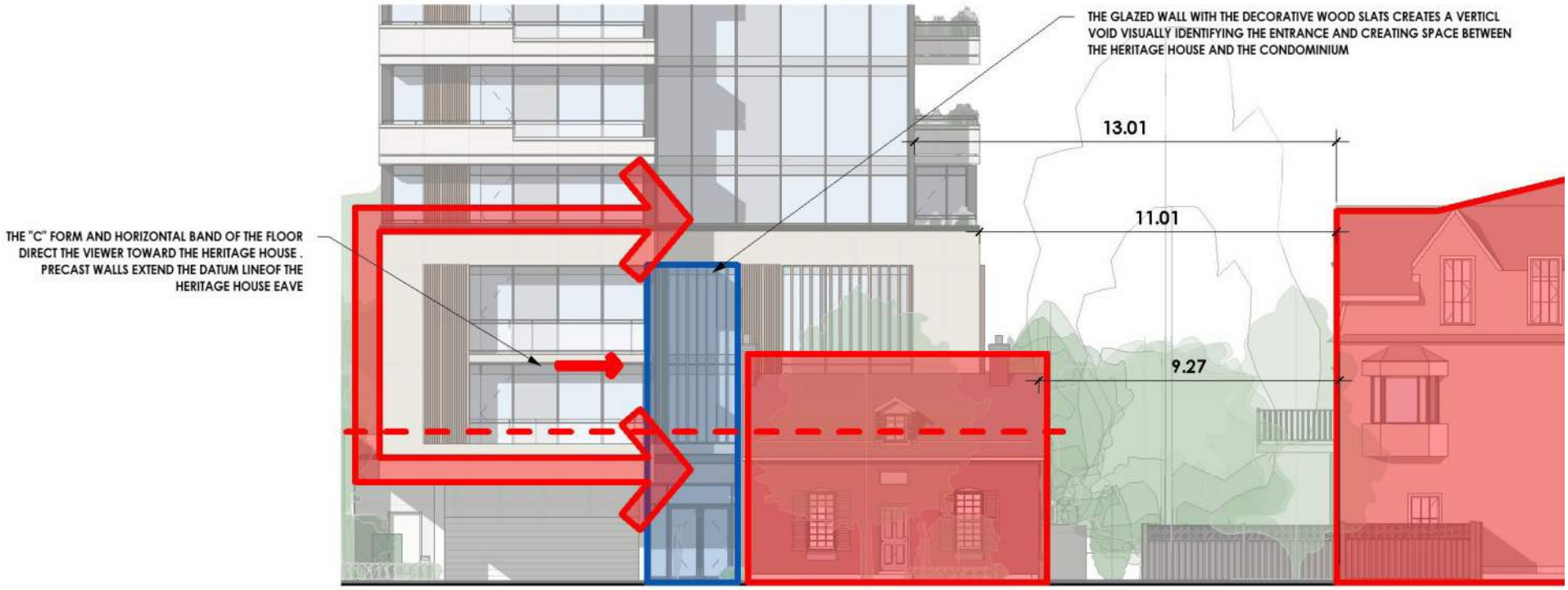
CONDOMINIUM DESIGN

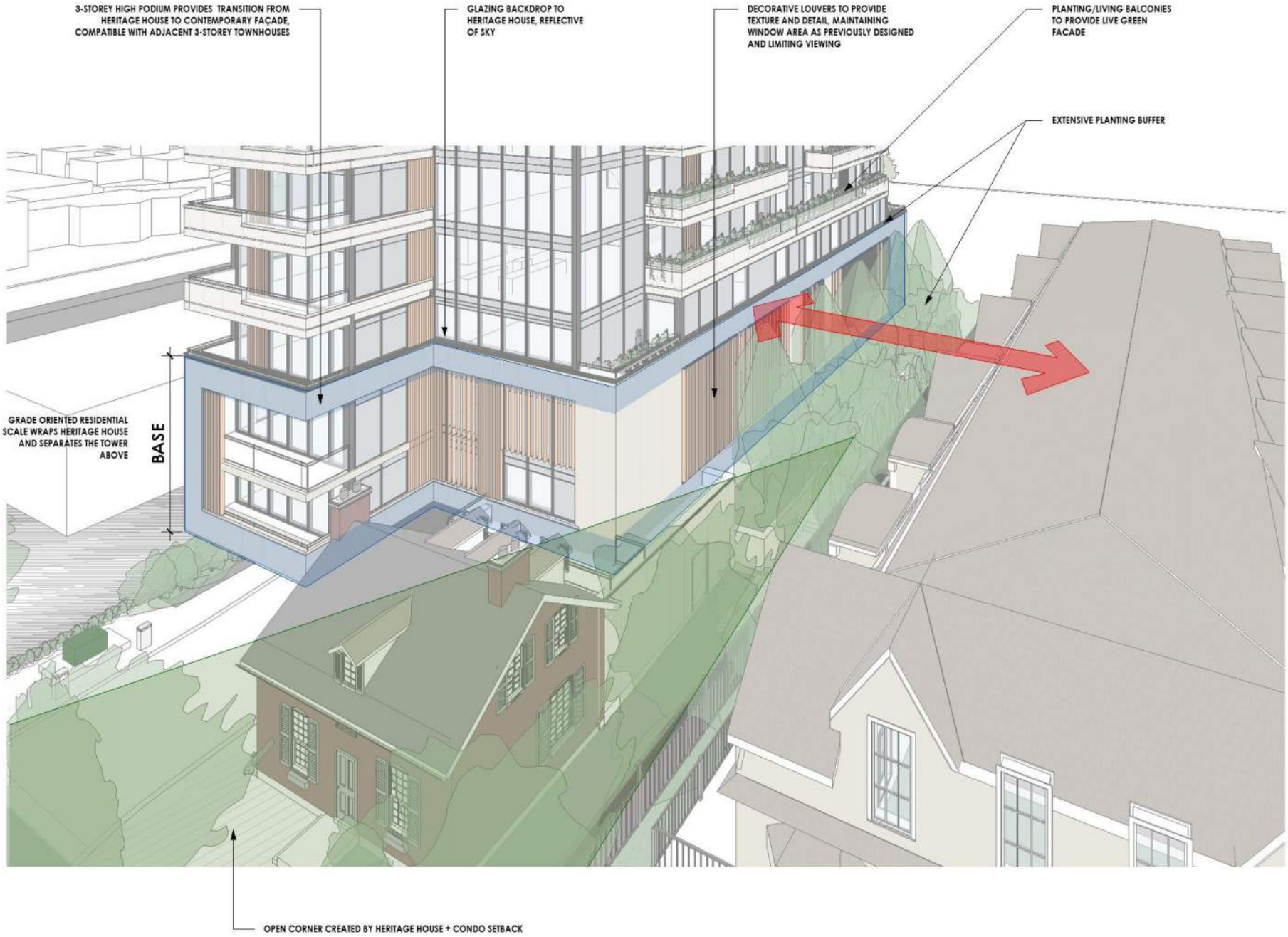


FRONT ELEVATION


13.01
11.01
9.27
H+1/4H = 8.0 M
H = 6.4 M


CREATION OF A FRAME TO VISUALLY ENCOMPASS THE HERITAGE HOUSE
TAUPE STONE COLOUR OF PRECAST AND ARCHITECTURAL WOOD SLAT SCREEN TO COMPLIMENT HERITAGE HOUSE AND CREATE A PALETTE OF NATURAL MATERIALS AND COLOURS
13.01
11.01
9.27
H = 5.5 M
H + 1/6 H = 6.4 M


THE GLAZED WALL WITH THE DECORATIVE WOOD SLATS CREATES A VERTICL VOID VISUALLY IDENTIFYING THE ENTRANCE AND CREATING SPACE BETWEEN THE HERITAGE HOUSE AND THE CONDOMINIUM
13.01
11.01
9.27
THE "C" FORM AND HORIZONTAL BAND OF THE FLOOR DIRECT THE VIEWER TOWARD THE HERITAGE HOUSE . PRECAST WALLS EXTEND THE DATUM LINEOF THE HERITAGE HOUSE EAVE


3-STOREY HIGH PODIUM PROVIDES TRANSITION FROM HERITAGE HOUSE TO CONTEMPORARY FAÇADE, COMPATIBLE WITH ADJACENT 3-STOREY TOWNHOUSES
GLAZING BACKDROP TO HERITAGE HOUSE, REFLECTIVE OF SKY
DECORATIVE LOUVERS TO PROVIDE TEXTURE AND DETAIL, MAINTAINING WINDOW AREA AS PREVIOUSLY DESIGNED AND LIMITING VIEWING
PLANTING/LIVING BALCONIES TO PROVIDE LIVE GREEN FACADE
EXTENSIVE PLANTING BUFFER
GRADE ORIENTED RESIDENTIAL SCALE WRAPS HERITAGE HOUSE AND SEPARATES THE TOWER ABOVE
BASE
OPEN CORNER CREATED BY HERITAGE HOUSE + CONDO SETBACK

ENLARGED SIDE ELEVATION

GENERAL HERITAGE STANDARDS

The following is taken from "Standards and Guidelines for the Conservation of Historic Places in Canada" issued by Parks Canada
The following is taken from "Standards and Guidelines for the Conservation of Historic Places in Canada" issued by Parks Canada.

- Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
  (Building will be retained in its current location)

- Conserve changes to a historic place which, over time, have become character-defining elements in their own right.
  (Ogg/Clark largely unchanged on exterior. Additions will be removed including the large shed dormer and the shed style brick addition at the rear)

- Conserve heritage value by adopting an approach calling for minimal intervention.
  (The elevation of the house will be maintained on three of its four sides - the prime views to be seen from the street)

- 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.
  (Proposed new rear dormers utilize double glazing and 2 over 2 design in contrast to existing windows.)

- Find a use for a historic place that requires minimal or no change to its character-defining elements.
  (New use requires minimal change and the front entrance will be maintained as the doorway into the heritage house)

- Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
  (Existing residence to be protected and rehabilitated. City of Burlington to be immediately contacted if archaeological artifacts are discovered on excavation)

- 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.
  (Character-defining elements not affected by the design proposal. Masonry repairs are identified. The storey and half house will be placed on a solid foundation)

- 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.
  (In generally good condition, refer to standard masonry specification)

- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.
  (If required, will be defined during working drawing phase)

- Repair rather than replace character-defining elements. Where character-defining

GENERAL HERITAGE STANDARDS CONTINUED

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.

(Not applicable, shutter and masonry repair only)

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

  (As proposed)

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

  (Accomplished)

- 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.

  (Character defining elements are not proposed to be altered)

- 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.

  (Not applicable)

HERITAGE BEST PRACTICES

- Minimize changes to heritage-defining features.
- Clearly define new construction from the existing heritage building.
- Preferable to incorporate new uses compatible with the existing structure.
- Additions are preferably located to the rear of the heritage structure.
- Additions to the side of the heritage building should be set back from the face of the heritage structure.
- Minimize changes to the public view of the heritage structures from the public street.
- Retention and repair of existing materials and elements is preferable to replacement or replication.

  (Proposal addresses all the above best practices)

CONDOMINIUM DESIGN REVIEW AND HERITAGE IMPACT STATEMENT

The 1-storey connection between the new development and the house will be below the eaves of the existing house creating a terrace above, adjacent to the condominium amenity space. The proposed use of the house as commercial office space means that the elevations of the house will remain largely undisturbed. The existing porch addition is proposed to be removed and the areas surrounding the house will be landscaped with high quality materials. The façade of the house will be restored and remain residential in appearance. The front door will continue to be the main access from the street.

The new addition will have a flat roof and ceiling inside to provide additional functional space for the continued use and sustainability of the property.

A bronze plaque identifying the history of the property is recommended as an additional measure to mitigate any impact of the redevelopment. It will also add to the heritage value of retaining the existing house location to be determined through the site plan process.

In clearly defining new versus existing, the existing house is given greater presence than it currently has. It sets the benchmark related to human scale by retaining the 1-1/2 storey heritage house. The design then visually steps the proposed condominium's height to the 3-storey podium. The total 3-storeys behind the Nelson Ogg – Jabez Clark house also relates to the height of the adjacent townhouses. The podium provides additional scale and interest to the grade oriented base of the building. The use of colours and textures of natural materials is to harmonize with the heritage house and provide a compatible context.

CONTEMPORARY APPROACH TO CONDOMINIUM DESIGN

The approach is designed to be compatible with the traditional architecture but also reflective of a modern progressive downtown.

To reduce any negative impact to the heritage house, the contemporary design has incorporated the following design features:

1. Reduce the visual height of the building by creating a 3-storey podium band at the base of the building, starting at the first floor.
2. Introduction of colours and textures representative of natural materials on the elevations adjacent to the heritage house, designed to compliment the heritage house brick.
3. One storey connection, provides outdoor amenity space and needed added functional interior space. The connection is set in on the east elevation and below the eaves of the existing house.
4. New landscaping to enhance the presence of the heritage house on the street.
5. Retention of the open views to the heritage house. The shape of the house and original gable ends remain clearly visible.
6. Upper floors are separated by the 3-storey podium. The glazing directly above the house to be a vertical glazed screen, reflective of the sky, due to southern exposure.
7. Precast at the podium level is designed to direct view to the heritage house. The "C" shape of the precast form, unglazed corner and the glazing behind the heritage house creates a light but detailed transparent backdrop to the solid brownish red masonry of the house.
8. The precast design both creates a visual frame behind the house, and the "C" shape at the western edge visually defines the view and directs it towards the heritage house.

SUMMARY

SUMMARY OF HERITAGE IMPACT ASSESSMENT

In summary, if the above approach is taken, the heritage value of the Nelson Ogg – Jabez Clark House will be retained and rehabilitated. An appropriate landscape is proposed in front of the house to preserve a sense of context. The heritage impact will be minimal. The original front portion of the house retained. The new addition creates visual space between the historical front section and the condominium. The storey and a half form, as a result, will remain visually prominent. An appropriate commercial use is proposed of the existing structure that will allow retention of the building façade in its original form. The nature of the proposal is in keeping with the surrounding intensification and will provide a compatible backdrop to the historic building. As well there is minimal shading of the heritage structure due to the south orientation of the heritage home. Refer to the shadow drawings in the Appendix.

The 11-storey proposal with 48 parking spaces will require a rezoning. In the consultant's opinion these variances from the existing zoning do not negatively impact the heritage value of the Nelson Ogg - Jabez Clark house.

MITIGATING MEASURES

- During the construction process the house will be relocated to an adjacent site. The move will be reviewed by a structural engineer and undertaken by a qualified house mover with experience in moving heritage buildings.
- During both moves, the house will be monitored for vibration and reviewed as to any structural damage.
- The Ogg/Clark house should be monitored as to vibrations during the construction period to avoid damage to the masonry.
- The masonry and windows of the Ogg/Clark house are generally in good repair and require refinishing rather than patching. Attached in the appendix is ATA's general specification for masonry repairs and window repairs which will be followed, if required, at the time of the redevelopment and as part of the ongoing maintenance.
- The front yard should be landscaped and graded to assure drainage away from the house. Water is the most common source of deterioration of the interior and exterior of the building shell.
- Any resulting damage to the brick masonry will be reinforced and regrouted.

CONSERVATION PLAN

CONSERVATION PLAN

DESCRIPTION OF HERITAGE-CONTRIBUTING FEATURES

The Nelson Ogg – Jabez Clark house is a simple storey and a half three bay design. The elements that contribute to its architectural character and heritage value are as follows:

- Symmetrical three bay façade
- Central doorway with transom (door not original)
- Single hung segmented windows (6 over 6) on the south façade
- Arched masonry window openings
- Existing brick façade (not original but dates to late 1800's)
- The original form and shape of the 1847 residence

Traditionally homes constructed in 1847 did not have dormers, but relied on windows in the gables. As time passed the dormers were frequently added to increase the amount of light and to provide additional room. The board and batten siding and the false muntins in the windows of the rear shed dormers are indicative of a later addition and/or a recent renovation and recladding. The front dormer provides light into the stairway but the dormer is small and out of proportion to the area of the roof. In the consultant's opinion the dormers could be eliminated. It would however, be preferable to retain the front dormer which has been present on the facade for over 40 years. The large rear dormer could be replaced by individual dormers of an appropriate size and scale for the roof area.

View of the house south-west corner from the street. Dec 2017.

SIDE PORCH AND REAR ADDITION

Similarly the covered side porch and rear brick kitchen addition are not original to the home. The one storey rear addition slopes away from under the original eave line creating a low ceiling internally. The roof of the rear addition is not of historic or architectural value and will be removed. The small chimney of the addition will also be removed.

CONSERVATION PLAN

SHUTTERS

The house currently has shutters that add a level of detail and texture to the front and side elevations. In the consultant's opinion, shutters should remain part of the design in any redevelopment of the site. It would be recommended; that the shutters in poor condition be replaced with new wood shutters; each half the width of the opening; shaped to fill the arched openings and operable.

The roof of the original house would have been sawn wood shingles or shakes in lieu of asphalt. Due to proximity of the heritage structure and the proposed development, wood may not be permitted. Also, due to the visibility of the roof from the amenity terrace, it would be desirable if possible. In lieu of artificial wood style shingles, it would be preferable to maintain standard asphalt shingles.

Attached in the appendix is ATA Architect's masonry + window repair specification.

OCCUPANCY

The house will be made secure and fenced to assure that it is not vandalized while off the site.

Examples of areas of masonry requiring crack repair and repointing over openings and near the corners of the house.

CONSERVATION PLAN

DEMOLITION

The garden shed and garage are light construction and will be demolished. The shed has been removed as of December 2017. The garage is not architecturally significant, and it is an utilitarian structure. It is to the builder's discretion whether any materials can be salvaged and reused from the garage. The frame porch has railings, columns, steps and a wood structure that may be of value to the builder for reuse but in general are in poor condition. It should be noted that the porch is an open exterior structure and therefore its physical impact on the existing house is minimized; however, the rear addition projects beyond the west face of the original house and this portion shall be removed and the bricks salvaged for use on the front pillars and for repairs.

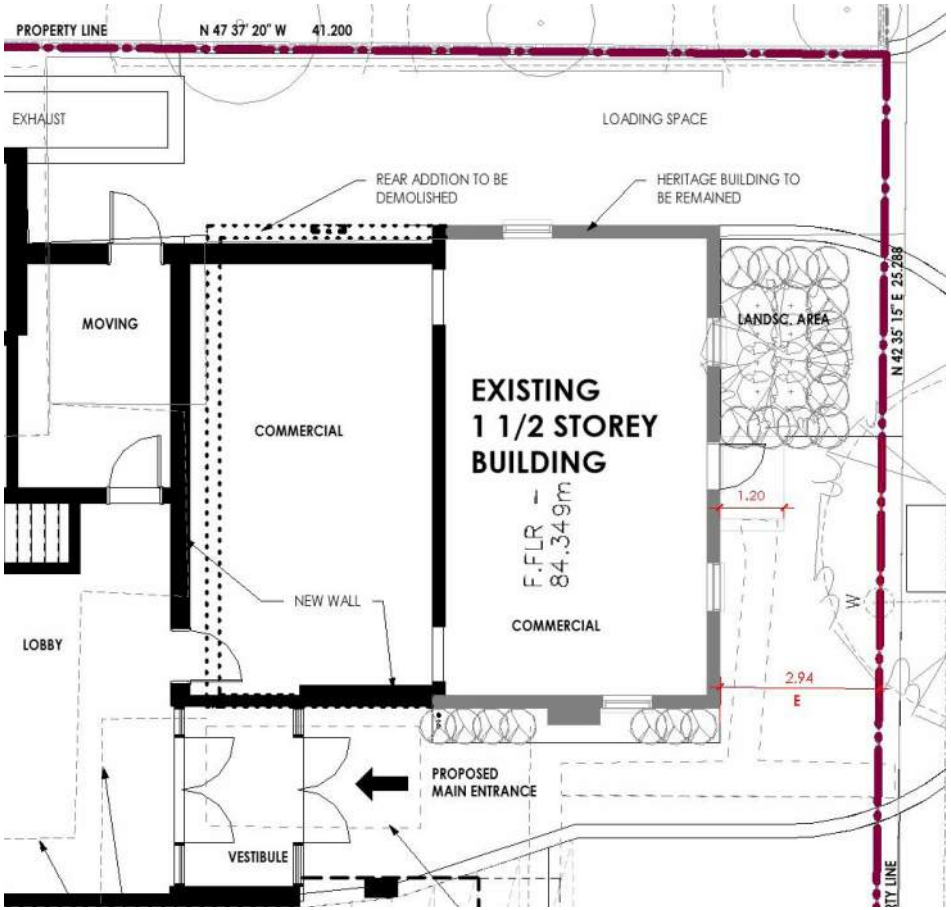
OPENINGS

No new openings will be created. Existing rear doorways will be used to access the addition.

INTERFACE (EXISTING AND NEW)

The condominium exterior is separated from the rear of Ogg/Clark house. The heritage house will be set on the deck of the new parking garage and landscaped and will appear in all aspects to match the existing siting.

The new glazed one storey entry to the condominium is set back from the rear wall of the heritage house and the canopy extends only to the rear wall. The form of the gable will be maintained. Previously it was partially hidden by the porch.



Interface between existing heritage house and new construction

CONSERVATION PLAN

During construction the heritage house will be relocated and is to be monitored for vibration during the moves.

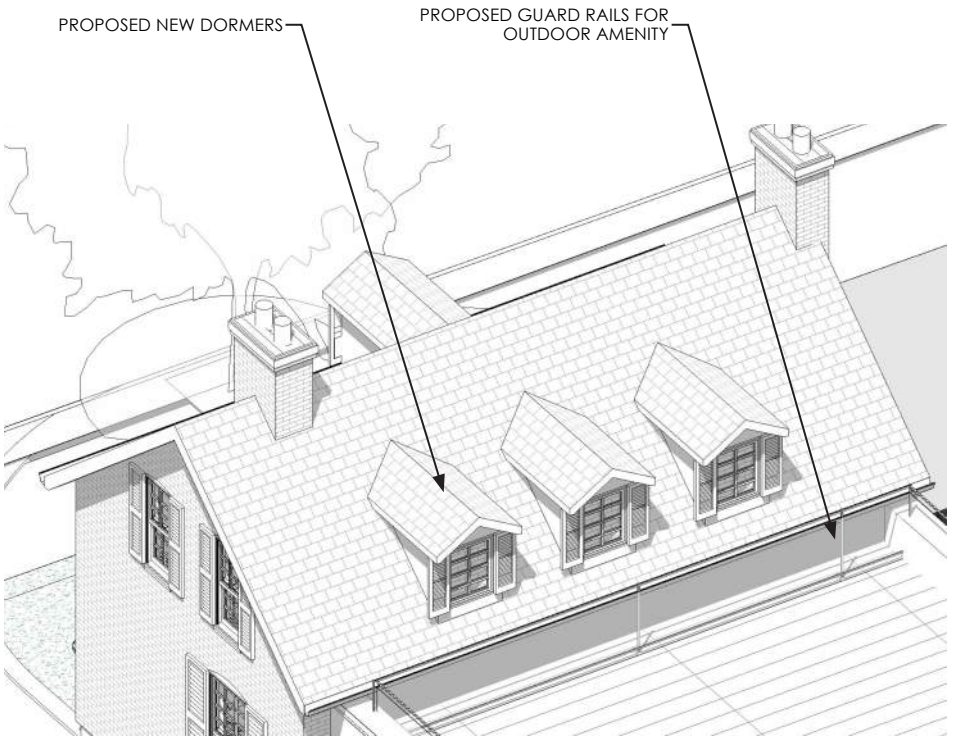
Any structural damage will be remedied once the building is relocated back to its original location on new foundations (clad in stone) on the deck of the parking garage.

NEW DORMERS

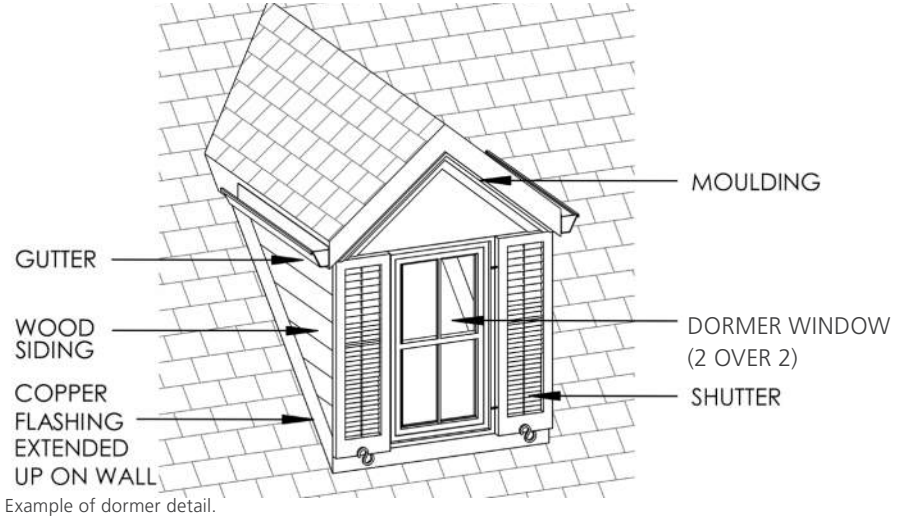
Three individual dormers are proposed to replace the long shed dormer. Several condominium units will have views of the roof and an articulated roof of three dormers will enhance the rear appearance and retain created visibility of the original roof form. Refer to the attached drawing.

NEW SHUTTERS

The existing shutters are heavily overpainted. Several are in poor condition and beyond restoration. Those that can be salvaged will be stripped and reinstated. All existing hardware to be removed, stripped, repainted and reinstalled. New shutter hardware to match existing where it is missing or not operable. Any new shutters will be operable, clear pine or cedar, shaped and sized to fill the masonry window opening.

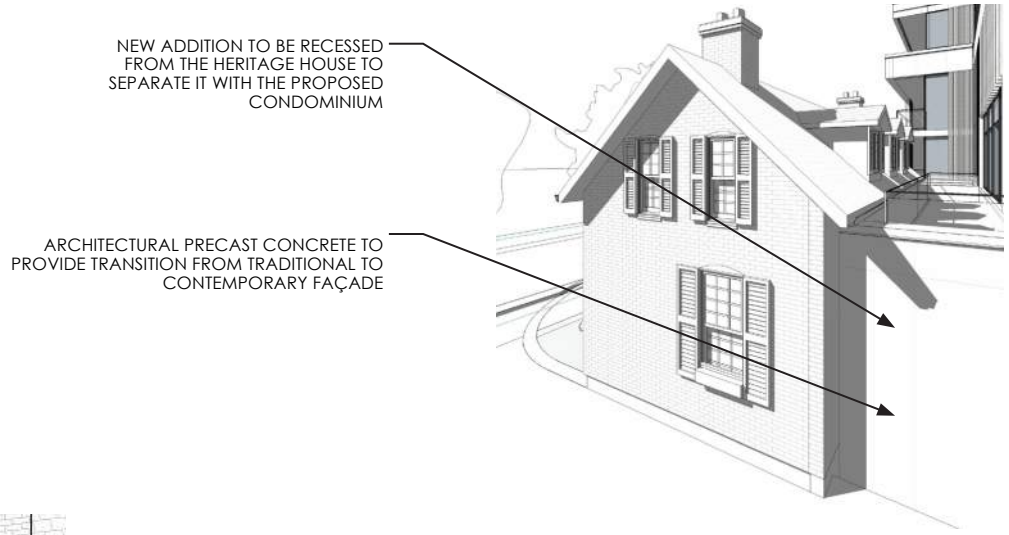


Proposed new dormers to replace the long shed dormer on the rear of the building.

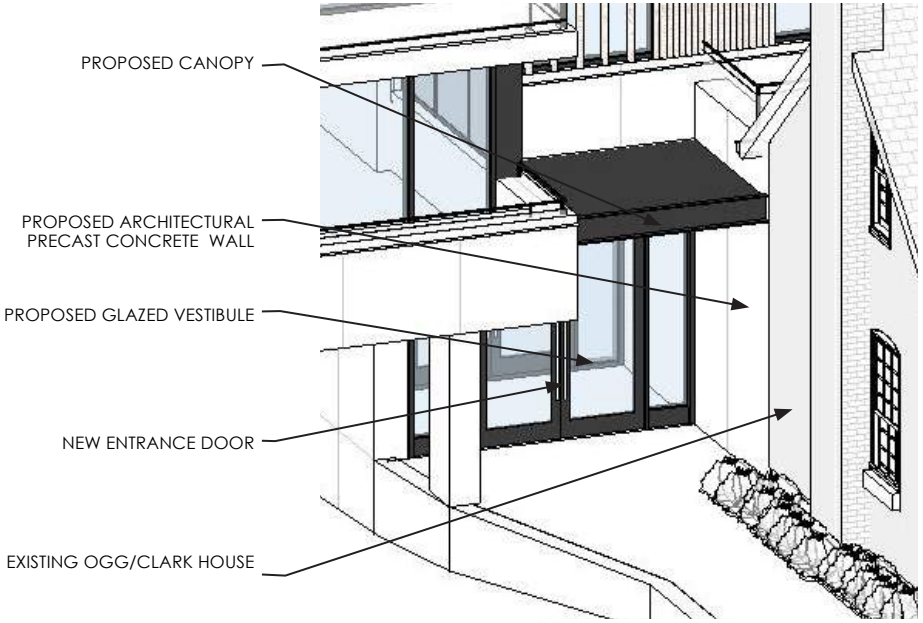


Example of dormer detail.

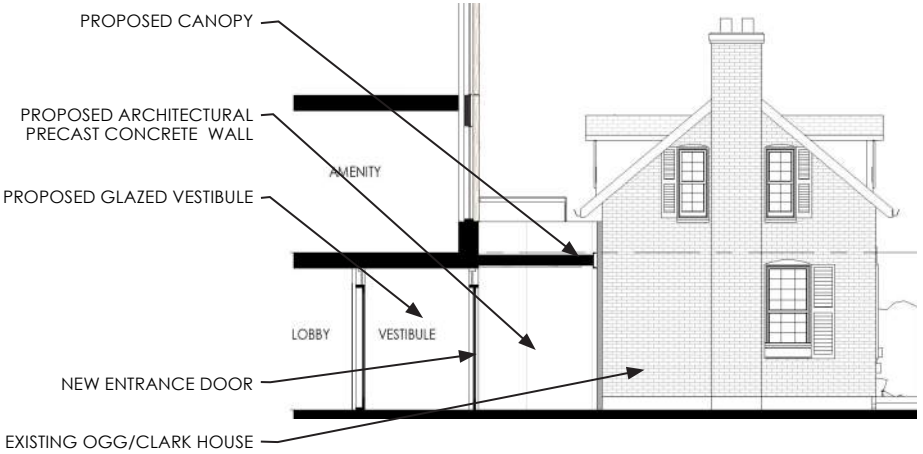
CONSERVATION PLAN



Section of proposed new entrance looking at main doors



View of proposed condominium entrance beside heritage building

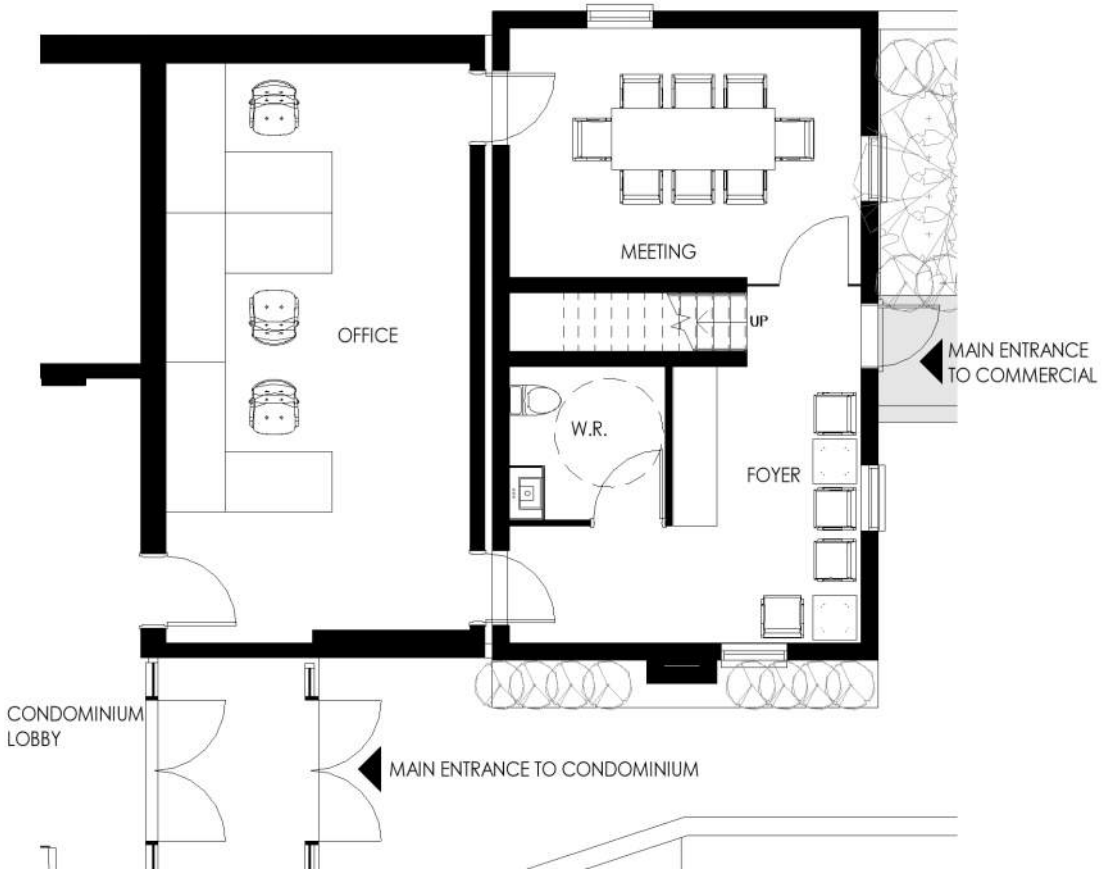


Section of proposed new entrance looking at main doors

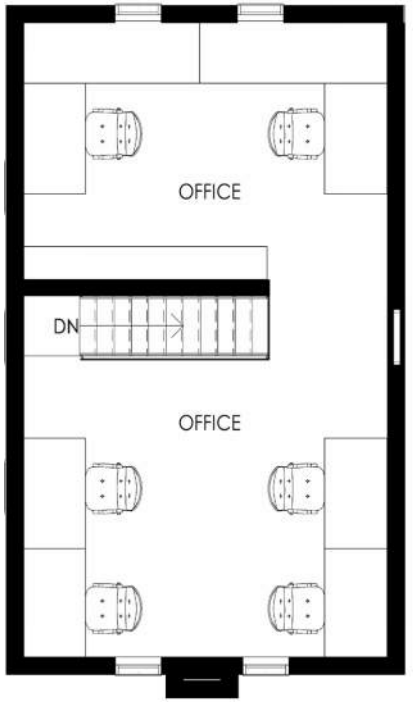
CONSERVATION PLAN

INITIAL CONCEPTS

GROUND FLOOR OGG/CLARK HOUSE, COMMERCIAL



2ND FLOOR OGG/CLARK HOUSE, COMMERCIAL



CONSERVATION PLAN

Maintenance	Short Term	Medium Term	Long Term
1. Foundation (repointing)	Temporary repairs	Will be addressed by new foundation on concrete deck	
2. Weeping Tile/ Sump		Will be addressed by new foundation on concrete deck	
3. Foundation Structural Repairs		Will be addressed by new foundation on concrete deck	
4. Masonry Cracks (major)	Immediate	Remainder will be addressed when the house is relocated to the deck	
5. Masonry Repointing		After house is set on new foundation	10 years
6. Front Steps (Stone)	Immediate	Will be replaced	8-10 Years
7. Three Dormers/ Roof Repairs	Roof Repairs Immediate		15-25 Years Replacement/ Upgrade
8. Windows Repairs	Immediate	5 Years Maintenance	
9. Shutter Repairs/ New Shutter	Remove	Repair and replace	
10. Storm Windows (Wood)		5-8 Years	
11. Painting	Immediate	5 Years	
12. Landscape Maintenance	Yearly		
13. Snow Removal	Yearly		
14. Electrical Service/ Lighting	----		15-25 Years Replacement/ Upgrade
15. Mechanical	-----		15-25 Years Replacement

CONSERVATION PLAN

EXTERIOR
The Ogg/Clark house will be repainted. Window sills have peeled in many instances. All windows and trim to be sanded back to bare wood. Cracked window putty is to be replaced.

STORM WINDOWS
The existing windows have aluminum storms. At a future date, replacement with wood storms would be recommended.

INTERIOR
The interior is not designated. Because it is an integral part of the condominium concept and commercial space will be for a high end commercial use. The interior has been modernized over time; however, where possible original interior finishes shall be maintained.

MISCELLANEOUS
Existing dormer siding is to be replaced and new flashing installed to a minimum height of 200mm above the roof surface. The existing basement window well is to be widened and formed with dry laid stone. A drainage pipe and gravel bed is to be installed. The basement window is to be restored.

Soft heritage brick was used for garden edging and front steps. The material is unsuitable for wet conditions and the front steps will be required to be rebuilt with natural stone, similar to the foundation and capped with large flagstone pieces 38mm to 50mm in thickness.

ALTERATIONS AND RESTORATION BUDGET (REVISED JANUARY 25 2018)

Demolition	$5,000.00
Relocation/Moving	$45,000.00
Vibration Monitoring	$8,000.00
Foundation, Stone finish+foundation	$25,000.00
Eavestrough and downspouts (aluminium)	$1,500.00
Window repairs	$4,000.00
Shutter repairs	$1,500.00
Painting (exterior)	$2,500.00
Masonry repairs (repointing and crack repairs)	$17,500.00
Interior repairs	$10,000.00
SUBTOTAL COST	**$120,000.00**
Miscellaneous/contingency	$12,000.00
TOTAL COST	**$132,000.00**

APPENDIX

BIBLIOGRAPHY

RESEARCH

"A Walking Tour of Burlington Downtown by the Burlington Historical Society"; Burlington Historical Society; http://tourismburlington.com/pdf/Walking%20Tour%20of%20Downtown%20Burlington%20revised%200ct%2006.pdf

Jane Irwin, director, The Burlington Historical Society

"Heritage Properties Detail Page – 2085 Pine St.", Heritage Burlington; http://www.burlington.ca/heritagedirectory/detail.aspx?prop=2307742

"Burlington - How It All Began"; The Burlington Historical Society, http://www.burlingtonhistoricalsociety.ca/index.php?option=com_content&view=article&id=29&Itemid=34

"Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada

IMAGES

Photograph of 2085 Pine Street, Burlington, photo taken by Les Armstrong, 2004, Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/24740/data?n=5

Photograph of the southern elevation of 2085 Pine Street, taken in 1974, Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/47420/data?n=1

Photograph taken of the west side of 2085 Pine Street, 1974, Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/47423/data?n=3

Photograph taken of the north side of 2085 Pine Street, 1974, Burlington Historical Society Digital Collection, http://vitacollections.ca/burlingtonhistoricalsociety/47421/data?n=2

MAPS

Google Maps

Tremaine Map, Nelson Township South of Dundas Street, 1858, http://images.burlington.halinet.on.ca/2290573/data

Map of Village of Burlington, 1877, Illustrated Historical Atlas of the County of Halton, 1877, Toronto: Walker & Miles

Zoning map of 2085 Pine Street, Burlington, City of Burlington Interactive Mapping, http://cms.burlington.ca/Page128.aspx

ALEXANDER TEMPORALE CV

Alexander L. Temporale, B.Arch., O.A.A., C.A.H.P., F.R.A.I.C.

Education

University of Toronto, B.Arch.

Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their "Main Street" program.
In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum's rehabilitation and a significant increase in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. Below are other previous offices held:

Current Offices

The Ontario Association of Architects
Fellow of The Royal Architectural Institute
Member of ICOMOS
Member of APT
Director of the Right Angle Architectural Journal
Canadian Association of Heritage Professionals, Heritage Trust of Canada

Past Offices

CAHP Director, Chair of the Communications Committee
Perspectives Editorial Committee, O.A.A.
Jurist, 2010 Mississauga Urban Design Awards
Chairman, Mississauga Heritage Committee
Member of Meadowvale Heritage District Advisory Committee
Director, Visual Arts Ontario
President, Port Credit Business Association
Director, Brampton Heritage Board
Director, Mississauga Heritage Foundation
Director, Columbus Centre
Director, Villa Columbo, Toronto
Resource Consultant, Heritage Canada's Main Street Program

Projects: Heritage & Urban Design Studies

> 103 Dundas Street Heritage Assessment, Oakville
> 3060 Seneca Drive Heritage Assessment, Oakville
> 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
> 2347 Royal Windsor Drive Heritage Assessment, Oakville
> 107 Main St. E. Heritage Assessment, Grimsby
> 74 & 76 Trafalgar Road Heritage Assessment, Oakville
> 7005 Pond Street Heritage Assessment, Meadowvale
> 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
> 44 & 46 Queen Street South Heritage Assessment, Streetsville
> Fred C. Cook Public School Heritage Assessment, Bradford West Gwilimbury
> 265 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
> Heritage Impact Statement, Trunk Sewer at Harris Farm, Mississauga
> Harris Farm Feasibility Study, City of Mississauga
> Benares Condition Assessment Report, City of Mississauga
> Lyon Log Cabin Relocation, Oakville, Ontario
> 42 Park Avenue Heritage Assessment, Oakville, Ontario
> The Old Springer House Heritage Assessment, Burlington, Ontario
> 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
> 153 King Street West Heritage Assessment, Dundas, Ontario
> Brampton Civic Centre Study, Brampton, Ontario
> 139 Thomas Street Heritage Impact Study, Oakville, Ontario
> Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
> Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
> Binbrook Heritage Assessment, Glanbrook, Ontario
> Canadian Tire Heritage Assessment, Mississauga, Ontario
> Fergusson House Heritage Assessment, Burlington, Ontario
> Bodkin Residence Heritage Assessment, 490 Brant Street, Burlington, Ontario
> Hannon Residence Heritage Assessment, 484 Brant Street, Burlington, Ontario
> Fuller Residence Heritage Assessment, 8472 Mississauga Road, Brampton, Ontario
> Donald Smith Residence, Heritage Assessment, 520 Hazelhurst Road, Mississauga, Ontario
> Historic Alderlea Due Diligence Study, Brampton, Ontario
> 11953 Creditview Road Heritage Assessment, Chinguacousy Township, Brampton, Ontario
> Oakville Harbour Marina Building Study, Oakville, Ontario
> 111 Forsythe, OMB Urban Design Consultant, for the Town of Oakville
> Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
> Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
> Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
> St. Mildred Lightbourne School Expansion, Urban Design Consultant, Town of Oakville
> OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
> Kennedy Road, Victorian Farmhouse Study, City of Brampton
> Chisholm Estate Feasibility Study, City of Brampton

> Urban Design Guidelines, Hurontario / 403, Housing for Ontario Realty Corp., Mississauga
> Urban Design Guidelines for Infill Development, Town of Oakville
> Urban Design Study Canadian General Tower Site, Oakville
> Port Credit Storefront Urban Design Study (Townpride)
> Port Credit Streetlighting Phases I and II, Lakeshore Road
> Victoria Park Square Heritage District Study, Brantford
> Bullock's Corners Heritage Conservation District Study, Town of Flamborough
> Urban Design Study for the Town of Grimsby Downtown Area
> Burlington East Waterfront Study
> Brant Avenue Heritage Conservation District Study, Brantford
> Oakville Downtown Urban Design and Site Plan Guidelines Study
> Burlington Downtown, Urban Design and Façade Improvement Study
> Clarkson Village Community Improvement Study as a member of the Townpride Consortium
> Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
> Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
> Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
> Erindale Village Urban Design Study (Stark Temporale)
> Brampton Four Corners Urban Design Study (Stark Temporale)
> Aurora Library/Public Square Study (Townpride)
> Oakville Dorval Glen Abbey Study of High Density Residential
> Halton Regional Museum Feasibility Study and Master Plan Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.
> Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)

Projects: Heritage/ Restoration

> Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
> 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
> Adamson House Roof Repair, Mississauga
> Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Benares Historic House, Derry House and Chappell Estate
> Holcim Waterfront Estates Banquet and Conference Facility (Bell Gairdner Estate), City of Mississauga, Ontario
> Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
> The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
> Fergusson House Restoration, Burlington, Ontario
> Bovaird House Window Restoration, Brampton, Ontario
> Vickerman Residence Renovations Design, Oakville, Ontario
> Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
> Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
> Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)
> Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
> Port Credit Streetscape Improvements (Stark Temporale)
> Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
> Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
> Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
> Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)
> Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
> St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
> McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
> Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
> Watts Residence, Late Victorian, Renovation and Addition, Brampton
> Faculty Club Renovations and Interiors, Heritage Building, University of Toronto

> Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
> Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
> Wilcox Inn Renovations and Restoration, Mississauga
> Chappel Riverwood Estate, Restoration and Alterations Concepts for residential use
> Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
> Owens-Baylay House, Mississauga, relocation and renovation to designated Century Farmhouse
> Queen Street Store, Streetsville, exterior restoration and renovations/addition
> Atchinson Residence, Brick Late Victorian, Brampton
> Cameron Residence, Design Victorian, Brampton
> Reid Residence, Victorian Farmhouse, Caledon
> Stonehaven Farm, restoration of stone heritage building, Ajax
> National Competition: Spark Street Mall (Honourable Mention)
> Strathrobyn Feasibility Study and Restoration Project, Defence Canada, Toronto
> Medical Arts Building, Toronto, Feasibility Study and Restoration of Art Deco Lobby
> Heritage Strategy for City of Brampton re Municipality owned heritage buildings.
> Greenwood Residence, 1830's Renovation/Additions, Oakville
> Reynolds Street, Heritage District 1940's Cape Cod Style Renovation/Addition, Oakville
> Gray Residence, 1940's Cape Cod Style Addition/Renovation, (twin of Reynolds Street).
> Uxbridge Museum Visitor Centre Design, Town of Uxbridge

Recent Awards

2015 City Brampton Urban Design Awards, Award of Merit Commercial/Mixed Use Project, Hurontario and Steeles
2014 Lieutenant Governor's Ontario Heritage Trust Award for Excellence in Conservation, Holcim Waterfront Estate, Mississauga
2014 Mississauga Urban Design Awards, Award of Merit for Long Term Strategy and Innovation, Holcim Waterfront Estate, Mississauga
2013 Cultural Heritage Property Award - Heritage Mississauga, Award of Excellence, Holcim Waterfront Estate, Mississauga
2013 Oakville Livable by Design 2013 Awards, Citation, Award of Excellence, Historic BMO (Anthropologie)
2013 CAHP Awards, Award of Merit in Heritage Planning – Adaptive Reuse Study, Alderlea Heritage Estates
2013 The Heritage Canada Foundation, Ecclesiastical Insurance Cornerstone Award for Building Heritage, the Adaptive Use and Rehabilitation of the Historic BMO Building
2012 Brampton Urban Design Awards, Citation, Most Promising Project, Unipetro
2012 Interiors Magazine, Best of the Year Awards, Award of Merit
2012 CAHP Awards, Award of Merit, Canadian Tire Gas Bar, Mississauga
2011 Design Exchange Award, Honourable Mention, Montgomery Youth Centre, Toronto
2007 Mississauga Urban Design Award, Cracovia Square
2004 Town of Oakville Urban Design Award, Greenwood Residence (Heritage Property)
2002 Masonry Design Award, Kennedy Youth Centre
2002 Town of Oakville, Urban Design Award, Bronte Beach Pavilion
2000 Town of Oakville Urban Design Award, Wyndham House (ATA Architect Inc., Urban Design Consultant to the Town of Oakville – Hicks-Pettes Architects Inc., Architect of Record/Award Recipient)
1998 Town of Oakville Urban Design Award of Excellence, The Towne Square (Urban Design Consultant – Stone Kohn McQuire Vogt, Architect of Record/Award Recipient)
1998 Town of Oakville Urban Design Award of Excellence, Bray's Lane (Urban Design Consultant–Ontario Realty Corp.–Borgon Petroff, Architect of Record/Award Recipient)
1997 City of Brampton Gold Leaf Award, Lionhead Golf Club
1991 Financial Post Design Effectiveness Award of Merit, Lionhead Golf Club

1990	Mississauga Urban Design Citation, Queen and James Streets Mixed Use Project, Infill project in historic Streetsville area of Mississauga
1990	Urban Design Institute Award of Excellence, Emerald Centre for office buildings.
1990	Urban Design Institute Award of Excellence, for Airport Executive Centre, Commercial Court for office campus.
1988	Mississauga Urban Design Awards, Citation, Richards Memorial Pumping Station
1988	Brampton Development Design Awards, Award of Merit, Conestoga Square Shopping Centre
1986	Ontario Renews Awards, Honourable Mention, Hammond Residence, Toronto
1986	Beautify North York Award, Pusateri's Market
1985	Mississauga Urban Design Award, Citation, Froebel Foundation School
1985	Mississauga Urban Design Award, Citation, Erinpark Town Offices
1985	Sparks Street Mall, Ottawa; National Competition Honourable Mention
1984	Ontario Renews Awards, Honourable Mention Watts Residence Addition, Brampton
1984	Mississauga Urban Design Awards, Citation Martin Residence Addition/Renovation, Mississauga

Publications

2016, March	"Glass and the 2030 Challenge – Exploring Experimental Glazing Strategies" Construction Canada
2016, February	"Gusty Design – Architects Alex Temporale and Mark Driedger used wind tunnel studies to calibrate the look of a home built on a blustery strip of land" Globe and Mail
2016, January	"Officials cut ribbon on $20 million North Oakville Medical Centre" Oakville Beaver
2015, Winter	"Heritage Thresholds - Ghost Houses" OAA Perspectives
2015, March	"Holcim Estate restoration earns Ontario Heritage Award" Oakville Beaver
2014, May	"Glazing Performance and Sustainable Design" Construction Canada
2013, Winter	"The Chirstie Antique Show (A Pop-up Village)", Perspectives
2013, Dec	"Banking on History, ATA Architects Demonstrates its excellence with BMO restoration", Oakville Magazine
2013, Sept	"Holcim Waterfront Estate gears up for spring opening", Mississauga.com
2013, May	"Local firm designs new hospital medical building", Oakville Beaver
2012, Nov 9	"Modernism preserved in a Canadian Tire gas bar", The Globe and Mail, Canadian Tire Gas Bar, Southdown Road
2012, Oct 30	"Architect honoured for role in saving historic site", Mississauga News, Canadian Tire Gas Bar, Southdown Road
2012, May/Jun	"A bang-up job, ATA Architects Inc. turns a derelict indoor rifle range into a dynamic youth centre.", Canadian Interiors, Don Montgomery Youth Centre
2012 Feb	"Wall Assemblies and Reality", SAB Magazine
2011 Spring	"A Modern Classic", Homes and Cottages, Brooker Residence
2011 Spring	"Spanning the Generation", Homes and Cottages
2010 Summer	"Getting to the Top of the Awards Pile, A Practitioner's View", Perspectives
2010 Spring	"Forest Manor Public School", Steel Design
2009 Nov/Dec	"ATA Architects Sustainable Design", Canadian Builders Quarterly

2009 Fall	"ATA Architects Inc. Appreciation of Natural Environment and Clients' Needs Garners Clientele Across Assorted Sectors", Canadian Builders Quarterly
2009 Spring	"GTA OMB News" 809 Brant Street, NRU Greater Toronto Area Edition
2008 Summer	"Design Excellence Awards, Ten Thoughts for Consideration", Perspectives
2008 Summer	"One With the Land" Leggett Cottage, Muskoka & Georgian Bay Retreats
2008 Spring	"New Muskoka Style, High End Leisure Homes Move to Subtle Designs Blended Seamlessly Into the Landscape" Leggett Cottage, West of the City
2007	"Organic Architecture" Gutowski Residence, Canadian Homes and Cottages
2007 Fall	"Ontario Places – Citation Motors, Oakville", OAA Perspectives
2006	"Muskoka Adventure – Contemporary Meets Traditional" – Stormy Point, Canadian Homes and Cottages
2006 Fall	"Critical Architectural Issue – Vision Architectural Advocacy and Education, the Environment, Urban Design and Now", OAA Perspectives
2005 Winter	"Oakville and Burlington Waterfronts", OAA Perspectives
2005	"A Primer for the Renovation/Rehabilitation of Older Historic Schools Western Technical School" (Sponsored by Natural Centre for Preservation Technology and Training), CEFPI, School Building Association
2004 Winter	"Letting Go – A Personal Story", OAA Perspectives
2002 Winter	"Masonry Awards – published Kennedy Youth Centre, Ajax", OAA Perspectives
2001 Winter	"Beyond the Big Smoke", OAA Perspectives
2000 Winter	"Human Scale", OAA Perspectives
2000 Spring	"Where are we going and what go is there – a perspective on design", OAA Perspectives
2000	"People Places and Parking Lots", Building Magazine
1996 Winter	"Ontario Places – Toronto Postal Delivery Building", OAA Perspectives
1990 Fall	"Airport Executive Place", Steel Design Magazine
1990 Fall	"Burlington Studies", Business and Finance Magazine
1989	"Architects on Architecture", Renew Magazine

Martin Residence, Toronto
Star Martin Residence, Toronto Life
Watts Residence, Toronto Life
D'Alessandro Cottage, Toronto Life McNicols Residence, Toronto Life Whitten Residence, Your Money Magazine

Past Awards Stark Temporale Architects and Planners

1981	Commercial Category, Mississauga Urban Design Award Clarkson Galleria
1979	Ontario Mason's Relations Council Award, Sunquest Vacations Office, Toronto
1977	O.A.A. Design/Award Applewood Heights Park Pool, Mississauga
1975/76	Art Directors Club of Toronto Award of Merit, Port Credit Secondary Plan Poster
1975	Canadian Architect Award of Excellence, Lewis Bradley Park Pool, David Ramsey Park Pool, Applewood Heights Park Pool, Mississauga
1974	Canadian Housing Design Council Award for Residential Design, Mumford Residence, Bolton

HERITAGE/MASONRY RESTORATION GENERAL SPECIFICATIONS

MASONRY RESTORATION

PART 1 GENERAL

1.1 SUMMARY

.1 Conform to Sections of Division 1 as applicable

1.2 RELATED WORK

Section 01 50 00 - Temporary Facilities
Section 01 73 00 - Execution
Section 01 76 00 - Protecting Installed Construction
Section 02 41 19 - Selective Demolition
Section 04 03 40 - Restoration Mortar and Grout
Section 04 25 10 - Masonry Cleaning
Section 06 10 00 - Rough Carpentry
Section 07 62 00 - Sheet Metal Flashing and Trim
Section 07 92 00 - Sealant/Caulking
Section 08 51 40 - Restoration of Steel Windows

1.3 DESCRIPTION OF WORK

.1 To rehabilitate the damaged portions of the exterior building envelope as outlined on Architectural Drawings. The Architectural Drawings provide guidance as to the extent of the repair, replacement and repointing required. It does not limit the responsibility of the General Contractor and Mason to make their own assessment of the scope of work.

.2 To use the following methods and techniques to repair, restore and/or replace damaged historic brick masonry.

.3 To use methods and techniques that will not damage existing heritage masonry.

1.4 QUALIFICATION

.1 Provide for all work to be done by skilled and experienced tradesmen specializing in the type of work specified with minimum 5 years of experience in heritage masonry work.

.2 The work of this section shall be executed under the continuous supervision and direction of a competent mason. Provide qualifications and references for Consultant and Owner approval

.3 One thoroughly experienced, reliable and competent workman shall be in charge of all mortar mixing for the duration of the job. Provide qualifications and references for Consultant approval.

1.5 INSPECTION AND TESTING

.1 Routine testing of materials, of proposed mortar mix, and of final work for compliance with the specification will be carried out by the Consultant and the authorized inspection and testing company.

.2 If test results show that performance criteria are not met, removal and repair of rejected work shall be performed at no additional cost to the Owner. All work must be done to the original specification.

1.6 SAMPLES

.1 Clearly Labelled samples of all materials to be used on the job shall be submitted to the Consultant for approval before work starts.

.2 The approved samples shall become the standard materials used on the job. Substitutions shall not be permitted without written approval from the Consultant.

1.7 STORAGE AND HANDLING OF MATERIALS

.1 Store cementitious materials in accordance with CSA A5. Store aggregated in accordance with CSA A23.

.2 All materials are to be kept dry and protected from weather and contamination. Masonry units are to be stacked on pallets.

.3 Manufacturers' labels and seals must be intact upon delivery.

.4 Any material that has deteriorated or has been contaminated shall not be incorporated into the work, and must be removed from the site.

1.8 ACCESS TO AREA OF WORK

.1 Any temporary head, environmental enclosure and safety protection of the scaffold area is the responsibility of this Section.

.2 The Contractor is to provide all protection to existing windows and associated frames and adjacent masonry.

.3 The Contractor will provide all hoarding protection required.

1.9 ENVIRONMENTAL REQUIREMENTS

.1 All materials must be kept above 5°C (41°F).

.2 No mortar may be placed when the temperature is below 5°C (41°F) and falling. Repointing must not be done at temperatures above 27°C (80°F) unless shading and water misted burlap is provided over new work.

.3 All new laid masonry mortar shall be protected against freezing until it is set and dry.

HERITAGE/MASONRY RESTORATION GENERAL SPECIFICATIONS

1.10 PROTECTION

.1 All methods of enclosure and protections shall be to the approval of the Consultant.

.2 Newly laid mortar shall be protected from excessive exposure to rain and full sunlight until the surface is thumb-print hardened.

.3 Provide and maintain protection for masonry walls at all times when work is suspended to prevent water from entering partially repointed masonry.

.4 Protection shall consist of non-staining heavy duty plastic sheets, tarpaulins or burlap secured to prevent lifting in high winds. Protect horizontal surfaces with plywood.

.5 Provide protection boards to exposed corners, vulnerable decorative work and all openings such as doors and windows which may be damaged by construction activities. Maintain protection for the duration of operations. Remove and dispose of protective material. Refer to Section 01 74 11 (Cleaning and Waste Management) and Section 01 50 00 (Temporary Facilities and Controls)

.6 Provide protections against the spread of dust, debris and water at or beyond the work area by suitable enclosures of sheeting and tarpaulins.

.7 All workmen must be protected from the effects of dusts during cutting-out operations. The contractor shall ensure that all workmen wear adequate, approved protective equipment during these operations and as required at other times.

1.11 EXITING CONDITIONS

.1 The contractor shall report to the Consultant in writing any areas of severely deteriorated masonry revealed during the work that were not identified on the Architectural Drawings. The contractor shall than await instruction regarding repair or replacement of the masonry units.

.2 Additional major brick repair work will be paid for on a unit basis according to pre-established unit prices. Measurement will be based on the number of bricks replaced.

.3 Additional major crack repair work will be paid for on a unit basis according to pre-established units prices. Measurement will be based on the length of the crack repair.

.4 Major work necessary for the completion of the work in this section will not be paid for separately, but will be considered as incidental to work of this section.

.5 Carry out all repair work with caution as to not damage the existing masonry or cause it to deteriorate.

.6 Protect existing surfaces adjacent to the work and the grade area surrounding the masonry pointing and repair zone used by workers.

1.12 REFERENCES

.1 Canadian Standards Association (CSA International)

.1 CAN/CSA A23.1-[04]/A23.2-[04], Concrete Materials and Methods of Concrete Construction/Methods of Test and Standard Practices for Concrete.

.2 CAN/CSA A28-[04], Mortar and Grout for Unit Masonry.

.3 CSA-A371-[04], Masonry Construction for Buildings.

.2 Minimum accepted procedures for restoration are those published by the Ministry of culture and Communications, Province of Ontario, Annotated Master Specifications for the Restoration of Brick.

1.13 DEFINITIONS

.1 Raking: The removal of loose/deteriorated mortar until sound mortar or a minimum of 25mm, whichever is greater.

.2 Repointing: filling and finishing masonry joints from which mortar is missing or has been raked out.

.3 Tooling: finishing of masonry joints using tool to provide final contour.

.4 Repair: using adhesives to re-bond sections of fractured masonry or to repair cracks with the use of anchors.

.5 Consolidation: strengthening masonry units to prevent deterioration.

.6 Descaling: the removal of loose portions of the masonry (usually spalled area) through impact with a brush hammer or similar device.

.7 Re-build: removal of more than the face brick(s) to replace interior brick(s) as well to strengthen the wall.

1.14 SYSTEM DESCRIPTION

.1 Work of this Section includes but is not limited to:

.1 Visually inspecting for obvious signs of deteriorated masonry in conjunction with the Architectural Drawings.

.2 Unsound joints identified by raking.

.3 Preparation of masonry surface including joints surface cleaning, flushing of voids and open joints, and masonry wetting.

.4 Repointing of identified masonry joints.

.5 Rotating the deteriorated face brick to use the backside once cleaned.

.6 Resetting of dislodged masonry units.

.7 Ensure cure of mortar.

.8 Grouting by hand, small voids.

.9 Consolidation of fractured masonry units or spalled units.

.10 Replacement of deteriorated or missing units.
.11 Replacement of brick along a crack line and invisibly adhering the face brick to the structural bricks behind.

1.15 SAMPLE REVIEW AND TESTING
.1 Review and acceptance of sample materials of new or salvaged brick masonry is based on matching existing materials. The following are the criteria to be used when matching existing:
.1 Absorption
.2 Colour
.3 Dimension and profile
.4 Texture
.5 Compressive strength
.2 It is unlikely that new brick will match and the source of additional brick will come from the heritage mason's storage yard or from a vintage brick supplier in Ontario.
.3 All new or salvaged brick masonry to be used in the restoration work must match the properties of the existing brick unless directed otherwise by the Consultant.

1.16 MOCK-UPS
.1 Prepare min 1200 x 1200 mock-up panels in the brick, which will form the models for the required scope of work.
.2 Mock-up panels to demonstrate including but not limited to the following: dressing, tooling, cutting out, laying, re-pointing, patching, re-building, replacement and consolidation.
.3 Mock-up panels may be incorporated into the final work if permitted by the Consultant.
.4 Prepare mock-up panels according to techniques specified for each aspect of work indicated in the contract documents.
.5 The sample areas will be identified at the site by the Consultant.
.6 The Consultant may require additional mock-up panels if the workmanship and the match to original masonry is not achieved.
.7 The accepted mock-up panels shall be recorded on the record drawings and photographed. The panels shall be used as the standard by which work is judged to be acceptable or is rejected.
.8 Masonry restoration shall not begin until all mock-ups have been approved by the Consultant.
.9 Mock-ups are required for the following:
.1 Cutting out and repointing of exterior face brick, including tooling of mortar joints to match original condition.
.2 Removal and rotation of exterior face brick which has spalled or been badly soiled including cleaning of the brick and tooling of the mortar joints to match original condition.
.3 Replacement of the exterior face brick with salvaged or new brick including tooling of the joints to match original conditions.
.4 Removal of two wythes of brick including repair of all internal brick with patching mortar and re-building of the wall section with salvaged or new brick, including tooling of the joints to match original condition.
.5 Repair of cracked masonry including partial dismantling and rebuilding the surrounding area including invisible anchoring of the brick and tooling of the joints to match original condition.

1.17 DELIVERY STORAGE AND HANDLING
.1 Packing, shipping, handling and unloading
.1 Store cementitious materials and aggregates in accordance with CAN/CSA A23.1.
.2 Keep material dry. Protect from weather, freezing and contamination.
.3 Ensure that manufacturer's labels and seals are intact upon delivery.
.4 Remove rejected or contaminated material from site.
.5 At end of each working day, cover unprotected work with waterproof membranes. Membranes should extend to 0.5m over surface area of work and be tightly installed to prevent finished work from drying out too rapidly.
.6 Protect adjacent finished work against damage.
.7 Store brick on pallets off the ground.
.2 Waste Management and Disposal:
.1 Separate waste materials for reuse and recycling in accordance with Section 01 74 11 – Cleaning and Waste Management

1.18 AMBIENT CONDITIONS
.1 All materials must be kept above 4 degree C. (40 degree F.) except as otherwise indicated by the manufacturer's direction.
.2 Maintain masonry temperature between 10 degrees C and 25 degrees C for duration of work.
.3 When ambient temperature is a minimum of 10 degrees C.
.1 Store cements and sands for immediate use within heated enclosure to allow cement and sands to reach minimum temperature of 10 degrees C.
.2 Heat and maintain water to minimum of 20 degrees C and maximum of 30 degrees C.

.4 At time of use temperature of mortar to be minimum of 15 degrees C and maximum of 30 degrees C.
1. Do not mix cement with water or with aggregate or with water-aggregate mixtures having higher temperatures than 30 degrees C.

2. Maintain aggregate temperature between 10 degrees C and 30 degrees.
3. Maintain mortar mix between 10 degrees and 30 degrees.
4. No mortar may be placed when the temperature is below 4 degrees Centigrade, or below 8 degrees C when the temperature is falling unless heated enclosures are provided.
5. Repairs and repointing must not be done at temperatures above 30 degrees C. unless shading and water misted burlap over new work is provided. Shaded and moist conditions shall be maintained for a minimum of 72 hours.
6. Allow at least one month (28 days minimum) for mortar to cure after any restoration work is complete at which time the moisture content should be less than 10%.
7. As noted above masonry repairs and repointing are not recommended for temperatures below 4 degrees C. The heritage mason shall undertake the masonry restoration during optimum weather conditions and must schedule the work accordingly. Any supply of heating required for curing of mortar and other cementitious material as well as the necessary enclosure is the responsibility of this section. Heat must be provided on a 24 hour basis and overheating and accelerated drying must be prevented.

1.19 PROTECTION

.1 The work of this section must be co-ordinated and scheduled by the Contractor with other exterior work and protection provided of both the site, the scaffolded area and adjacent work underway or completed.

.2 Protect newly laid mortar from excessive exposure to rain and sunlight until the mortar surface is hardened to the touch.

.3 Protection shall consist of net tarpaulins securely anchored and covering the masonry work.

.4 Protect the environment, the public and workers during the cleaning and disposal process in accordance with all the applicable regulations.

.5 Provide protection of interior areas of the building from dust debris and water.

.6 Protect the grade area within and surrounding the work zone of this section from damage. Protect landscaping, vegetation and asphalt surfaces in particular. It is the responsibility of this section to restore the grade area to its original condition prior to masonry restoration.

.7 Stamped engineered drawings for scaffolding must be submitted and approved by local authorities. The design, approval, erection and maintenance of the scaffolding is solely the responsibility of this section.

1.20 WORKER SAFETY

.1 All workers shall be protected from the dust (including silica dust), chemicals and hazardous materials.

.2 All workers must wear approved protective clothing and equipment appropriate to the work.

.3 The work site conditions must meet applicable legislation.

.4 The applicable regulations of the Ministry of Labour and the Ministry of the Environment shall apply to all aspects of this work including clean-up of workers and the disposal of the materials.

PART 2 PRODUCTS

2.1 MATERIALS

.1 Refer to Section 04 03 40 Restoration Mortar and Grout for mortar materials.

.2 Brick: salvaged and new to match existing.

.3 Anchors: stainless steel helical or spiral anchors to 304 grade

.4 Masonry reinforcement: stainless steel ladder style to 304 grade

.5 Adhesives: epoxies, mastics and contact cements for fastening applications; use in accordance with manufacturer's recommendations.

.6 Fastener accessories: in accordance with anchor manufacturer's recommendations.

.7 Potable water.

.8 Power-Driver Fasteners: Pin styles and lengths to suit fastening application in accordance with manufacturers instructions and specifications.

PART 3 EXECUTION

3.1 PREPARATION

.1 Confirm restoration methods prior to commencing work.

.2 Complete submittals and testing.

.3 Complete building and site protection.

.4 Complete mock-ups and obtain related approvals.

3.2 MASONRY WALL PREPARATION

.1 Remove all plugs and fasteners from the face of the masonry shown on the drawings or found on inspection of the walls to be restored.

.2 Corroded metal anchors and pins no longer functional to be removed. Drill out with water cooled coring bits.

.3 Provide repairs where fasteners have been removed with a combination of epoxy and brick dust ground from salvaged damaged brick.

.4 Remove existing signage and reinstall after restoration and cleaning is completed.

3.3 DISMANTLING OF MASONRY

.1 Provide "Method Statement" to Consultant prior to commencing work.

.2 Provide engineered shop drawings for bracing and dismantling

.3 Dismantle and salvage brick as indicated on drawings and as specified.

.4 Inspect adjacent structure and cladding including interior and exterior of the building and ensure that condition and stability is recorded prior to work.

.5 Number all salvage brick in walls, and record locations in drawings and photography prior to dismantling.

.6 Examine existing structure before, during and after dismantling to ensure that no structural change has occurred.

.7 Temporarily remove existing electrical conduit and lighting protection, maintain function and system continuity during construction and reinstate in original locations at the end of construction. Refer to drawings for scope of replacement of existing conduit.

3.4 BRICK MASONRY REBUILDING

.1 Deteriorated brick is to be replaced and repointed with approved new or salvaged units designated for replacement on the Drawings. In addition, in areas called up for brick replacement, allow an additional 15% of the designated replacement area for unseen work (include overhead and profit in the Base Bid Price).

.2 Bricks to be laid in bonded patterns to match the existing as indicated on the architectural drawings and found on the site. The patterns are to appear continuous, level and at the correct height.

.3 Installation:

- .1 Remove loose and foreign materials from supporting bed surfaces to ensure bonding.
- .2 Lay masonry in full bed of mortar, and buttering corners.
- .3 Fully bond intersections, and external corners.
- .4 Use chipped and blemished units only where concealed. Do not use broken units.
- .5 Provide solid masonry units at piers and structural bearing points.
- .6 A uniform blend of brick colours is mandatory. Avoid spotty appearance. Contrasting bricks shall not be laid as part of the overall range.

3.5 RAKING JOINTS

.1 Power tools are not permitted to remove mortar in brick masonry.

.2 Joints to be raked have loose or missing mortar, powdery or crumbling mortar or cracks.

.3 Use manual raking tool reviewed by the Consultant to remove deteriorated mortar to sound mortar, full depth of deteriorated mortar, but in no case less than 25mm leaving square corners and a flat surface at back of cut. Clean out voids and cavities encountered.

.4 Ensure that no masonry units are chipped, altered or damaged by work to remove mortar.

.5 Clean by compressed air with non-ferrous brush or by moderate water wash, surfaces of joints without damaging texture of exposed joints or masonry units.

.6 Flush open joints and voids; clean open joints and voids with low pressure water and if not free draining blow clean with compressed air.

.7 Leave no standing water.

.8 Proceed with repointing only after review of the Consultant.

3.6 REPOINTING

.1 Dampen joints.

.2 Keep masonry damp while pointing is being performed.

.3 Completely fill joint with mortar. If surface of masonry units has worn rounded edges keep pointing back from surface to keep same width of joint. Avoid feather edges. Pack mortar solidly into voids and joints.

.4 Tool and compact using jointing tool to force mortar into joint.

.5 Build-up pointing two lifts not exceeding 12mm in depth for masonry. Allow each layer to set before applying subsequent layers. Maintain joint width.

.6 Tool joints to match existing profile.

.7 All masons to use identical tools for repointing. The cost of providing a tool to match the jointing of the original masonry is the sole responsibility of this section.

.8 Typical mortar joint shall be a struck weathered joint. Consultant may ask that the joint depth correspond with the current condition of the sound joints in regards to depth.

3.7 EXPOSED MASONRY

.1 Wherever possible existing brick shall be reused by flipping or rotating the brick so that the backside of the existing brick becomes the new exposed face.

.2 The deteriorated face of the brick may be repaired prior to installation by mortaring the surface.

.3 The new brick face must be cleaned using potable water, brush and a mild non-ionic detergent before being laid.

3.8 CORNERS

.1 Where necessary to temporarily stop horizontal runs of masonry, and at building corners;

.1 Step-back masonry diagonally to lowest course previously laid.

.2 "Tooth in" new masonry with old; Saw-cut terminations of masonry not permitted.

.3 Fill in adjacent courses before heights of stepped masonry each 900mm.

3.9 CRACK REPAIR, BONDING AND TYING

.1 Bond walls of two or more wythes using stainless steel connectors in accordance with CSA-S304.1, CAN/CSA A371 and as indicated.

.2 Tie masonry veneer to backing in accordance with NBC, CSA-S304.1, CAN/CSA A371 and as indicated.

.3 Install unit, adjustable, single wythe and multiple wythe joint reinforcement where indicated and in accordance with CAN/CSA A370 and CAN/CSA A371 and manufacturer's instructions.

.1 Bond walls of two or more wythes using stainless connectors in accordance with CAN/CSA A371 and as indicated.

.2 Install horizontal joint reinforcement 400mm on centre.

3.10 CLEANING

.1 Clean surfaces of mortar droppings, stains and other blemishes resulting from work of this contract as work progresses.

.2 Remove droppings and splashings using clean sponge and water.

.3 Do further cleaning using stiff natural bristle brushes after mortar has obtained its initial set and has not fully cured.

.4 Final cleaning of masonry: refer to Section 04 25 10 – Masonry Cleaning

END OF SECTION

RESTORATION OF WOOD WINDOWS GENERAL SPECIFICATIONS

RESTORATION OF WOOD WINDOWS

PART 1 – GENERAL

1.01 DESCRIPTION

.1 Division 1, General Requirements, is a part of this Section and shall apply as if repeated here.

.2 Work performed by other Sections and which is related to this Section is specified in:
Section 06 10 00 Finish Carpentry
Section 09 90 00 Painting and Finishing

1.02 QUALITY ASSURANCE

.1 Subcontractor Qualifications:

.1 Provide repair and restoration specified in this Section only by a Subcontractor who has adequate plant, equipment, and skilled tradesmen to perform it expeditiously, and is known to have been responsible for satisfactory restorations similar to that specified during a period of at least the immediate past five years.

1.03 SCOPE OF WORK

.1 Reconsolidation of window sills and frames is outlined in Section 06 32 20 Preservatives.

.2 Removal of flaking paint.

.3 Replacement of broken and cracked glazing to match existing in colour and pattern.

.4 Repair of muntins.

.5 Reinforcement of sash.

.6 Painting of windows outlined in Section 09 90 00.

.7 Caulking outlined in Section 07 90 00 Sealant and Caulking.

PART 2 – PRODUCTS

2.01 MATERIALS

.1 Putty:
Oil-based, non-staining and non-bleeding

.2 Glazing:
Utilize salvaged glass from the period of the building if glazing is damaged during painting or putty repairs.

.3 Wood:
Species to match original. Utilize where possible salvageable portions of windows requiring replacement.

.4 Primer:
Alkyd wood primer.

PART 3 – EXECUTION

3.01 EXAMINATION

.1 To ensure that all work of this section proceeds in a satisfactory manner and that the quality of work meets the intent of the contract documents, the Contractor is to inspect all the wood windows using the architectural drawings as a guideline. Any variances should be noted on the drawings and any question regarding approach or procedures should be discussed with the Owner and the Consultant prior to commencing work.

.2 The architectural drawings are a guideline and do not limit the responsibility of the Contractor at the tendering phase to assure himself of the full extent of the work.

.3 Carefully remove the window to prevent damage to the surrounding wood trim and replace with secured plywood. Make note of and number each window, which is the upper and lower sash, and which side faces the interior or exterior for ease of replacing once work is complete. The Contractor, can however work in repairing and repainting the existing window in place in lieu of removal and infact this approach is preferable

.4 At least one window shall be used as the sample restored window; preferably a window which requires considerable repair and restoration.

.5 In undertaking the repair and repainting, the craftspeople must wear masks, heavy gloves, eyewear, and other protective gear to assure safety on the job site.

RESTORATION OF WOOD WINDOWS GENERAL SPECIFICATIONS

3.02 REMOVAL OF FLAKING PAINT

.1 Examine the surface and check that the wood is not damp.

.2 Prior to commencing repair of the surface, take a sheet of 6 mil polyvinyl to protect the glazing.

.3 Sand away the flaking paint down to a sound surface. Use scrapers and sanding blocks. Power equipment shall not be used unless approved by the consultant.

.4 Make sure that the surface is completely dry prior to patching or priming the exposed wood and that the glass is protected, all surfaces to be primed and painted.

.5 Patch in locations where damage has been sanded away. Use epoxy resins specified in Section 06 32 20 Preservatives.

.6 Build-up the depressed section and prime smooth, level and flush with original wood surface.

3.03 REPAIR OF ROTTEN OR DAMAGED SECTIONS OF SASH AND FRAME

.1 Surface repair: Follow instructions as set out in Section 06 32 20 Preservatives For Wood In Historic Buildings.

.2 Dutchman Patch - repair of deep rot and significantly damaged or missing sections:

.1 Chisel/cut out rotten or damaged section of wood down to sound wood and square off cut.

.2 Cut out a new section to match profile of damaged or missing section to be replaced.

.3 Glue section into place using waterproof marine glue and screw it into place burying the screw head.

.4 Ensure the grain of the replacement wood runs in the same direction as the existing wood.

3.04 REMOVAL OF BROKEN, MISSING OR CRACKED PUTTY

.1 Remove the putty with a scraper. Do not gouge the wood muntins or sash.

.2 Sand the groove and apply a coat of primer or a half and half mixture of linseed oil and turpentine.

.3 Lay a thin bed of putty approximately 3mm thick and list all the panes which should be 3mm smaller than the actual dimensions of the frame.

.4 Press the glass against the putty and install glazier's points a minimum of 2 per side and on larger windows one every 200mm.

.5 Apply the putty in a loose role. Pack the putty into place with a flat, sharp tool, such as a chisel. Then run the chisel or the putty knife along the putty in a continuous motion at 45°. If there are any bumps or ridges, use a wet putty knife to smooth them out.

.6 Do not paint putty immediately. Allow it to harden for at least 48 hours.

3.05 REPAIR MUNTINS

.1 If a muntin is damaged it may be replaced with a new muntin which must be made to match the original profile of the remaining muntins.

.2 If a principal muntin has thoroughly rotted at the junction of muntin and sash, or broken, the entire sash will have to be taken apart because the muntins are joined to the sash at both ends.

.3 The secondary muntins connect between a principal muntin and the sash or between muntins and to repair them the glass must be removed from both sides.

.4 The secondary muntin to be removed should be sawed in half on a diagonal and glued, pegged and clamped in place for 12 hours.

.5 Salvage and replace the glazing.

.6 Reputty the window as noted above in 3.03 Removal of Broken or Cracked Glass

3.06 FINISHING

.1 Leave window ready for painting. Windows shall be free of flaking paint, free of loose, cracked or broken putty, all surrounding surfaces made good, caulked, and free of all deteriorated wood at the completion of this Section.

END OF SECTION