

Revised August 30, 2019

Heritage Conservation Management Plan – 6671 Ninth Line, Mississauga ON



FRONT & NORTH ELEVATION, CORDINGLEY HOUSE, 6671 NINTH LINE, MISSISSAUGA

1. Introduction

-An executive summary of the scope of the project:

The proposal is to remove the existing 1-storey sunroom at the south-east corner of the existing home, relocate the existing house 1.6m deeper into the lot, raise the rearmost portion of the home to bring the main floor of this and the front part of the home into alignment (Aug 2019: rearmost part of home will not be brought into alignment with front, both parts of home will be lifted equally), remove the existing foundation beneath the building, create a new, deeper foundation with top of foundation walls 0.2m higher than existing and build a new addition behind and to the south of the existing building. The interior of the home will be entirely renovated. As much of the existing original trims as possible will be maintained but the internal layout of the home will be substantially changed and entirely new plumbing, electrical and heating systems will be installed. All of the interior finishes will be changed as well as all bathrooms and the kitchen.

There is an existing brick building in the rear yard which was built as a dairy shed. This is proposed to be adaptively re-used by converting it to a two-car detached garage. To effect this new garage doors and a new shed roof will be installed on the east side of the building. The brickwork, roof, windows and trims will require extensive conservation during this renovation.

-Background information to document the historical and development history of the site

See attached HIS report.

- Identification of the property owner and stakeholders, current and proposed use

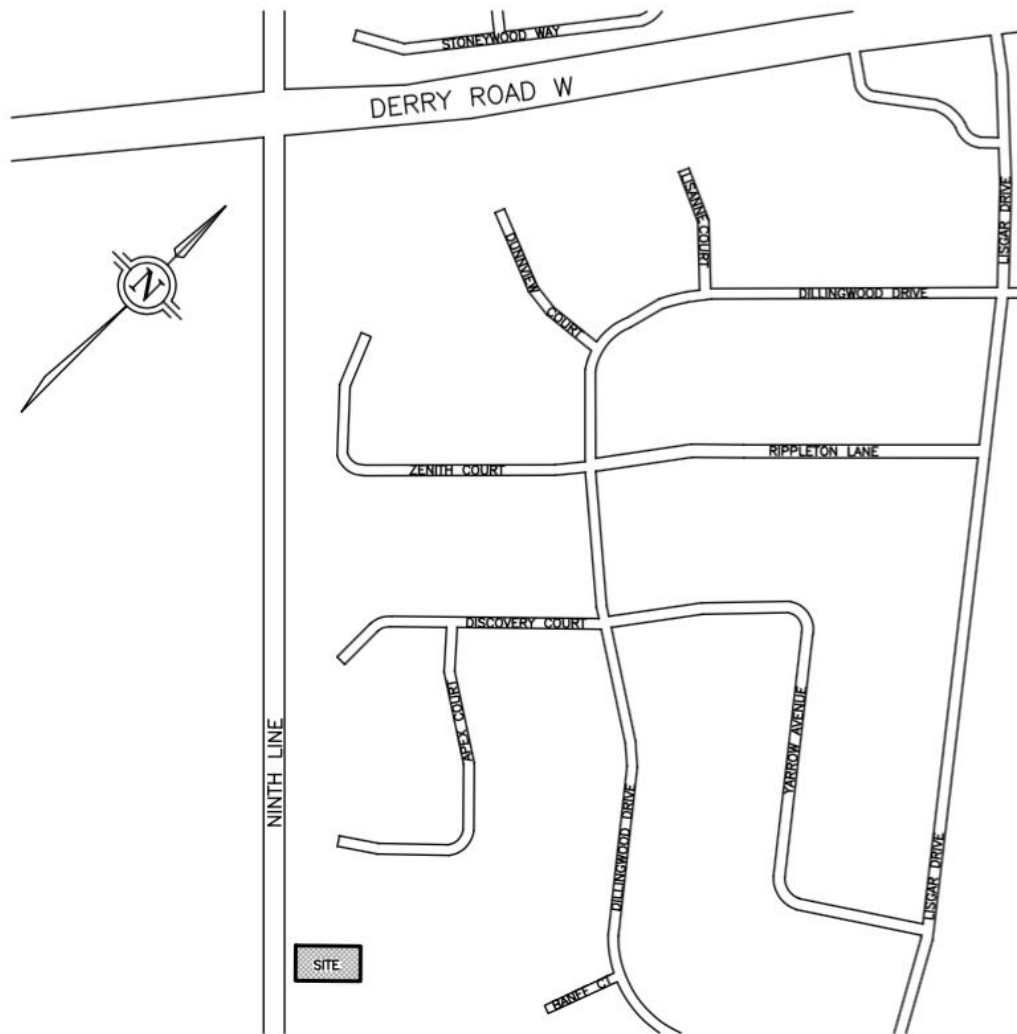
See attached HIS report.

2. Project Description

Property Description:

- Identify the location, municipal address and provide an appropriate location map

*Lot 6, Registered Plan 43M-1929, City of Mississauga
6671 Ninth Line, Mississauga.*



KEY MAP

- Documentation of the existing conditions to include recent specialized photograph documentation, measured drawings, site plan, identification of site features such as topography, landscaping or other on-site features

See attached HIS report.

- Landscape inventory and documentation will include a site plan, views and vistas, water features, tree location and species, land forms, geological formations, fences, walls, berms, pathways, or any other landscape features

See attached HIS report. There are no significant views or vistas into or out of the property. There are no water features, significant land or geological formations.

- Identification of neighbouring properties, including any built form or features, required to illustrate the context of the subject property

See further detail in attached HIS report. To the north and south are new low-rise multiple residential buildings built in faux historical style. To the east is the new Banff Crt. subdivision (located on property that was severed off of this site). To the west, across Ninth Line, is a dense woodlot.



CONTEXT PLAN SHOWING EXISTING BUILDINGS, NEWER SUBDIVISION TO THE EAST, WOODLOT TO THE WEST

- Summary of the history of the property outlining its development over time within a timeframe context

See attached HIS report

- Documentation of land ownership from the original Crown Grant and subsequent records from the land registry office

See attached HIS report

B) Significance:

- Statement of cultural heritage value or interest

See attached HIS report

- Identification of the cultural heritage attributes and values of the property structures and landscape features

See attached HIS report

- Identification of any recognized significance, such as a heritage designation by- law, historic plaque, etc.

The property is designated under Part IV of the Ontario Heritage Act.

C) Planning and Policy Status:

- Provide details of the current land use and related Official Plan policies and Zoning

The property is zoned R1-47 under the Mississauga Zoning By-law 0225-2007. This is a restrictive, site specific by-law put in place at the time recent development of the property. Zoning and approvals issues are discussed in the attached HIS report.

- Identify any regulatory requirements (e.g. heritage designation, flood plain requirements, etc.)

The property is under site plan control. There are no extraordinary other approvals issues. The existing front porch is located on City of Mississauga property – the proposed relocation of the existing house will eliminate this issue as all of the building would now be located inside the property boundary.

3. Project Objectives

- Outline what is to be achieved by this project

The intent of the project is to return this building to use as a single family residence in a way that preserves its heritage value but also gives adequate space and functionality for modern living and provides the required heating, electrical and mechanical systems for modern comfort and safety. The intention is also to create a suitable adaptive re-use situation for the existing dairy shed while also preserving its heritage value.

- Provide short term and long term goals and objectives

Short term and long terms goals are similar – to allow the buildings to function as a single family home with detached garage.

- Proposed solutions for conservation of the property's heritage attributes

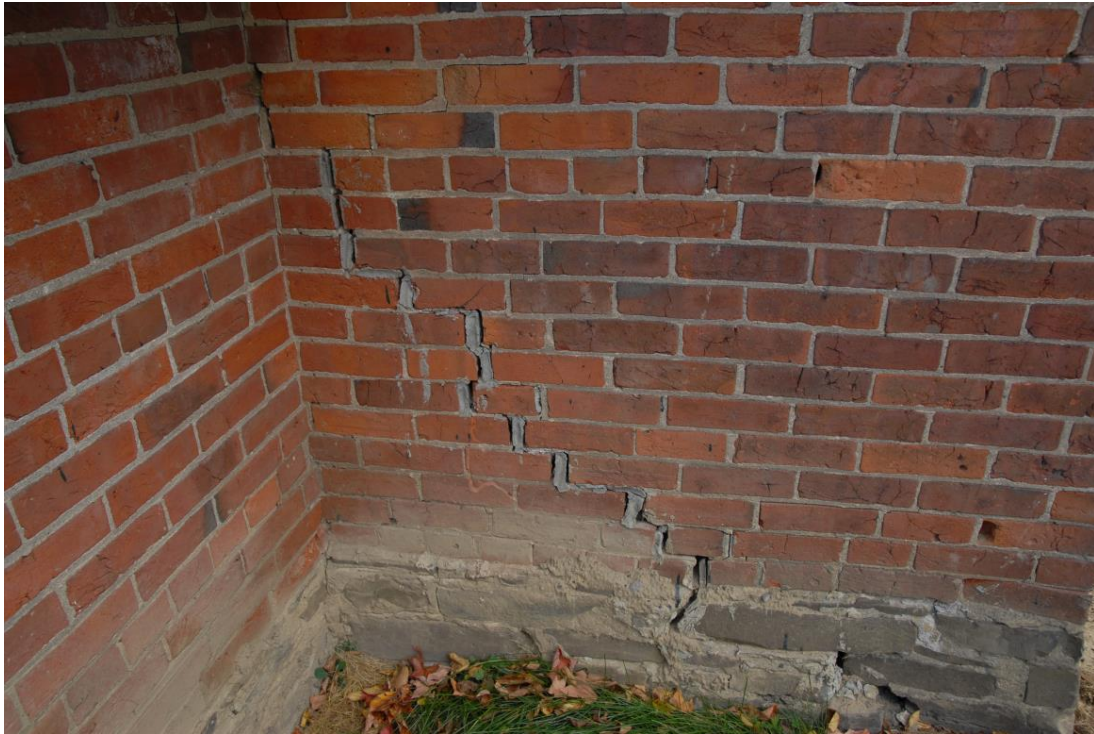
See attached HIS and appendix below.

- Provide the conservation policies to be used in this project (i.e. what conservation principles will be used to ensure long term conservation, maintenance, monitoring, and sustainable use of the property)

This is discussed in detail in the attached HIS and the attached appendix.

House: *Generally the exterior of the existing building is in good condition and appears to have had regular routine maintenance. The existing windows, siding materials and architectural detailing on the 1880's and 1840's elements of the building show evidence of incremental repair and replacement as would be expected on a building of this age but are generally in good condition and expected to be conserved where possible. This should be done by a specialist like Walter Furlan Conservation 905 383 3704. There will be minimal loss of original exterior materials. The nature of the future use makes the likelihood of long term maintenance and sustainable use very high.*

Dairy Shed: *The brick and stonework on the existing dairy shed will require significant examination, re-pointing and repair. Brick cracking visible on parts of the building may indicate foundation settlement and it is likely that foundation repair or underpinning may be required to mediate. The removal of part of the east wall to allow the creation of new garage doors will give a reserve of authentic bricks that will be able to be used to replace existing damaged bricks. The existing windows and the doors are in poor condition and have no historical value – they should be replaced with new wood windows to match those proposed on the new addition at the rear of the house. The roof of the dairy shed is also in poor condition and given the new roof that is proposed above the garage doors it is likely that the roof structure will require extensive re-framing. Both the conservation of the brickwork and the re-framing of the roof can be done without compromising the heritage value of the building. The brick conservation should be done by an expert in this field using traditional mortars and method such as Peter Devine 905 815 7513.*



DAIRY SHED - EXAMPLE OF ORIGINAL BRICK AND STONE WORK REQUIRING CONSERVATION –BRICK AND STONE CRACKING PATTERN MAY INDICATE FOUNDATION WEAKNESS



DAIRY SHED SHOWING DETERIORATED ROOF CONDITION

4. Statement of Heritage Intent

- An explanation is required that proposes the reasoning and considerations behind the choice of conservation treatments.

This is discussed in the HIS.

House: *The scope of the project is such that minimal change to the character defining aspects of the building are contemplated and minimal conservation of original materials is required. (Aug 2019: the scope of change to the exterior of the original building is reduced by the decision not to re-align the 1940's and 1880's parts of the building).*

Dairy Shed: *The scope of the project here is greater as regards impact on the existing heritage building. This is driven by the more intrusive intervention into the building because of the adaptive re-use but also because of the poorer condition of the building. The work on the brick exterior is required because of the deterioration of the existing material.*

- Statement as to why one period of restoration over another was selected, rationale for new interventions, background resources used such as principles and conventions of heritage conservation.

This is discussed in the attached HIS. There is no restoration proposed as part of this project and no choice of period. The rationale for the intervention at the rear of the property was that it was minimally visible from the street, demonstrably different from the original building(s) and only as large as required to achieve the necessary increased floor area of the building and to permit vehicle access to the dairy shed.

- Statement as to the recording, inventory and disposition/retention of moveable cultural heritage resources (e.g. artifacts, archival material, salvaged material) and its incorporation into the conservation project.

As noted in the attached HIS it is recommended that any bricks salvaged from the intervention to the dairy shed be retained on-site if required for future maintenance on the building. The material from the sunroom that is proposed to be demolished is not original to the home and of no heritage value. Any other incidental material (trimwork, siding, etc.) that is removed in the course of the work should be saved for re-use.

5. Condition Assessment of the Cultural Heritage Resource(s)

- Condition report of the cultural heritage resource(s) and specific attributes, identifying any deficiencies or concerns.

As noted in the attached HIS and above, the house, with the exception of the foundation, is generally in very good condition. As noted in the attached HIS and above the dairy shed is in poor/fair condition with obvious brick and foundation deterioration that will require re-pointing at a minimum and potentially re-building of some local areas. Some brick replacement may also be necessary. Replacement of the roof cladding is required and there will be some modifications to the structure to support the proposed garage door addition and shed roof.

- Detailed recommendations to mediate and prevent further deterioration. Direction as to use or change in use and how that relates to conserving the heritage attributes.

The house will require ongoing maintenance but no more so than any other similar structure. The brick finish of the dairy shed is very durable and will likely require on-going maintenance after the proposed intervention, but also no more so than any other similar structure. The proposed use will not result in any increased maintenance obligations.

- Outline opportunities and constraints with relation to all aspects of the project (i.e. budget, planning issues, public access, long term needs)

The project requires some minor variance approvals but these are generally to respect existing conditions or driven by them. There will be a typical site plan process typical of most custom homes in Mississauga. There are no requirements for public access. There are no significant long term needs associated with the building.

See detailed budget appended to this document.

- Recommendations for conservation treatments that reference the framework provided in Parks Canada Standards and Guidelines for the Conservation of Historic Places In Canada.

See Appendix at end of this document.

6. Building System and Legal Considerations

- Statement to explain the building and site use from a practical, logistical and legal perspective

The site functioned as a single family home until 2010 after which is served as a sales office/construction office for the Banff Crt. subdivision. This use resulted in minimal exterior or interior changes to the house and none to the dairy shed. At that time the property was accessed via a single car driveway from Ninth Line. There was no garage. The building is notable as one of few surviving heritage buildings in the local community. The proposal is to do an adaptive re-use to return it to functionality as a single family home with detached garage. This use is allowed by the zoning by-law, suitable for the community and will require minimal intervention to the building exterior consisting of a minor raising of the rear part of the building (Aug 2019: the rear part of the building is no longer proposed to be raised independently of the front), replacement of the existing foundation and creation of a new addition to the east and south. The interior renovations are more extensive requiring extensive changes to interior walls and partitions, upgraded mechanical, plumbing and electrical systems and entirely new finishes.

- Input from structural, mechanical, electrical, planning, geotechnical, trades, and all other required fields of expertise to ensure the project is viable and sustainable. Building and site system review may include:

- Site Work (e.g. landscaping, drainage, servicing)

Skira & Associates are the civil engineering consultants on this project. They have extensive experience in the Mississauga area.

- Trees, shrubs, other plantings,

Landscaping opportunities are minimal on this site given the narrow setbacks on all sides. The site will be sodded and detailed landscaping left to the discretion of the future owner. There are minimal trees or vegetation on or near the property now.

- Archaeological concerns and mitigation

No archaeological concerns have been identified.

- Structural elements (e.g. foundation, load bearing)

Mark Shoalts of Shoalts Engineering has been retained to do the required structural engineering consulting. He has extensive experience in the conservation of historic buildings. (Aug. 2019: Criterium-Jansen Engineers are now structural engineers for the project)

- Building Envelope (roof, wall cladding, window type), Ontario Building Code, Accessibility

SMDA are the architectural and heritage consultants on the project

- Mechanical, Plumbing, Electrical

Qualified consultants retained to do mechanical, plumbing and electrical consulting as the project moves to building permit approvals stage

- Finishes and Hardware

No significant finishes or hardware are proposed

- Fire Safety and Suppression

There are no requirements for fire safety and suppression on this type of building

- Environmental Considerations, Lighting, Signage and Wayfinding, Security

No significant environmental considerations are expected. There are no requirements for exterior lighting, signage, wayfinding or security on this type of building.

- Legal Considerations (e.g. easements, encroachments, leasing, etc.)

The present owners will be carrying out the work and then the building is proposed to be sold. There are no leasing arrangements. As indicated above there is an existing issue with respect to an encroachment of the front covered porch on City property. This situation will be eliminated by the proposed re-location of the building 1.6m eastward.

7. Work Plan

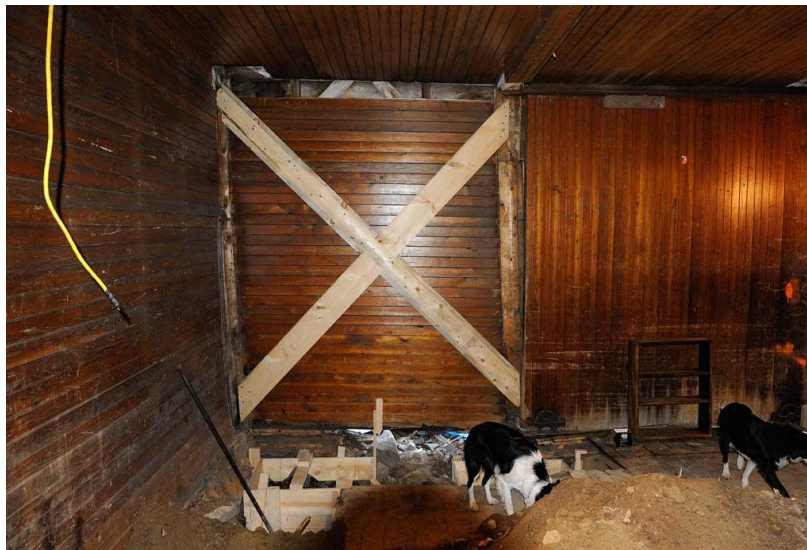
- Timeline to describe, in chronological order, to meet the objectives and goals Statement as to specialized trades or skills that will be required to complete the work

The work will consist of:

House:

-local demolition and removal of the sunroom addition

-cross-bracing and reinforcement of 1840's and 1880's elements of the building under the supervision of the structural engineer.



TEMPORARY CROSS-BRACING (TYPICAL)

-installation of beams, jacks and cribbing under the 1840's and 1880's elements of the building under the supervision of the structural engineer



BUILDING SUPPORTED BY BEAMS, JACKS AND CRIBS



BUILDING ON TEMPORARY SUPPORTS, FOUNDATION ENTIRELY REMOVED

- removal of the foundation below entire building under supervision of heritage consultant and structural engineer
- excavation by hand and using small equipment below entire building to new foundation depth
- installation of wheels beneath building
- movement of building 1.6m east (pulled by excavator or through power directly applied to the wheels)



HOUSE SUPPORTED ON TEMPORARY WHEELS

-“surgical” severing of structural or finishing materials that connect 1840’s and 1880’s elements of the building, removal of any elements that would interfere with the lifting of the 1840’s element, severing of connections between 1840’s building and foundation. This to be done under the supervision of the structural engineer and heritage consultant (Aug. 2019: this severing of the structural and finishing elements of the 1840’s and 1880’s building is no longer required)

-lifting of the 1840’s building under the supervision of the structural engineer and heritage consultant (Aug. 2019: see below)

-stabilizing the 1840’s building at its new height under the supervision of the structural engineer (Aug. 2019: see below)

-re-attachment of 1840’s and 1880’s building, local roof and wall modifications as necessary (Aug. 2019: 1840’s and 1880’s building elements will now be supported and lifted equally and simultaneously. Re-attachment and local modifications no longer required)

-excavation for new addition

-build new foundation for existing and proposed parts of building



FORMWORK FOR NEW FOOTINGS/FOUNDATION UNDER TEMPORARILY SUPPORTED HOUSE

-connection of existing building elements to new foundation, removal of cross-bracing and reinforcement under supervision of heritage consultant and structural engineer

- construction of building addition
- removal of existing interior partitions as necessary, creation of new interior partitions, structural work as required in existing building under supervision of heritage consultant and building engineer
- conservation work on existing building cladding, windows, decorative and trim components under supervision of heritage consultant
- installation of new windows, trims, siding on addition under supervision of heritage consultant.
- required mechanical, electrical, plumbing, insulation, drywall
- required new finishes, bathrooms, kitchen
- final completion and commissioning of building

Dairy Shed:

- examination of existing building by heritage consultant and structural engineer for signs of structural insufficiency or other factors that could be causing visible cracking and brick failure
- potential foundation repairs, underpinning to stabilize building under supervision of heritage consultant and structural engineer
- local re-pointing, replacement of broken bricks under supervision of heritage consultant
- partial new foundation around garage door addition area
- pouring of new interior floor slab
- removal of existing roof cladding, re-structuring of roof to permit new partial roof and garage door under supervision of heritage consultant and structural engineer
- installation of new doors, roof cladding, trimwork under supervision of heritage consultant
- closing up existing window openings with brick from new opening for garage door
- final completion and commissioning of building

The work will require qualified local trades but nothing particularly specialized. It is not expected that it will be difficult to find trades to execute the work.

The contractor chosen to do the lifting and supporting of the heritage building should have demonstrated experience in this type of work.

- Proposed budget to meet and sustain the goals and timeline; long term and short term maintenance schedule

See proposed budget appended to this document. There is no maintenance schedule as the building is proposed to be sold following completion

- Monitoring schedule, process and identify those responsible for monitoring

The professionals noted above will be responsible for review during the construction period.

8. Qualifications

- Heritage Conservation Management Plans will only be prepared by accredited, qualified professionals with demonstrated experience in the field of heritage conservation

A CV for Rick Mateljan is included in the attached HIS.

- Conservation Plans are usually a multidiscipline exercise whereby all consultants on the project must demonstrate accredited professionalism, experience and knowledge in their chosen field of expertise

All of the consultants are appropriately licensed in Ontario and have experience on similar projects.

9. Additional Information

- Bibliography of all documentation resources
- List of consultants and other professionals related to the project

The Consultant team is named above.

10. Additional Reports that may be required:

- Archaeological report, Arborist's report, Structural engineering report

Noted above

- Any other report that City staff may require to assess the project

11. Approval Authority

The City of Mississauga will be the approval authority for a Heritage Conservation Management Plan

Contact Information:

Inquiries regarding the submission and requirements of a Heritage Conservation Management Plan should be addressed to Heritage Planning, Culture Division, City of Mississauga

Email: heritage.planning@mississauga.ca

APPENDIX:

Commentary based on Parks Canada Standards and Guidelines for the Conservation of Historic Places In Canada

1. 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.

The character-defining elements of the existing home are the front (west) elevation and the north elevation as well as the overall massing of the building. The location of the building as one of the few remnants of the former McCurdy's Corners settlement is also significant and character-defining.

The proposal to lift the 1840's part of the building to bring it into alignment with the 1880's part will likely involve the loss of some siding and trim materials (the extent of this loss will only be known once work begins but it should be limited to the area where these two parts of the building come into contact) however this loss is mitigated by the benefit of this lifting, which is to create a more reasonable relationship between the finished grade and the main floor of the building and so to prevent long term deterioration from having wood materials in contact with the ground. The siding and trim in this case are simple, flat profiles that can easily be replicated as necessary to replace lost pieces. There also is the possibility of re-using pieces taken from rear or south elevation as the proposed additions in these areas are constructed. (Aug. 2019: this differential movement is no longer proposed)

The proposal to re-locate the existing home 1.6m to the east as part of the replacement of the foundation is justifiable as this slight re-location will not affect the character-defining nature of the building's location – ie. the relationship to McCurdy's Corners – and is mitigated by the benefit of the re-location which is to move the building away from Ninth Line (which is proposed to be widened from two to four lanes in the near future) and to remove the encroachment of the existing front porch onto City property.

The proposal does involve some changes to window locations and new windows on the south and east elevations. There will be loss of original siding and trim materials here but these are not character-defining elements of the building.

The character-defining elements of the dairy shed are the overall massing, low slope roof, brick walls, stone foundation and the location of the building at the rear of the existing home. The west and south elevations that are visible from the house are significantly character defining. The north and east elevations are less character-defining. The proposed changes to the dairy shed will result in some loss of original materials but these are on less character-defining parts of the building and this loss is mitigated by the benefit of creating an adaptive re-use of this building that will keep it relevant and useful for the foreseeable future.

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

The addition to the building that was added in the mid-20th century is not a character-defining element in its own right.

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

The proposed intervention to the character-defining elements of the exterior of the building is minimal. The intervention on the interior is greater in scope but only to the extent that the program requirements and modern mechanical and electrical systems demand. Existing interior trims and finishes will be retained where possible.

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

There is no attempt to create a false sense of development.

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

The proposed use is an excellent adaptive re-use of this property.

6. 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 disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

The building has been effectively stabilized since 2010. The intention here is to return it to use. The site has been highly disturbed by the development of the adjacent subdivision and it is highly unlikely that any archaeological resources exist.

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

The existing condition of the character defining elements is good for the house and fair/poor for the dairy shed.

As noted above, the only character defining elements of the house proposed to be altered are some areas of siding and trim on the north elevation necessary to effect the raising of the 1840's building and to create the addition (Aug. 2019: this raising of the 1840's building is no longer proposed; the amount of siding material to be removed is reduced). Some windows and window openings will be removed or changed on non-character defining parts of the house but these are generally non-original windows in the building. No original, character defining windows will be removed. Generally, this is a gentle intervention to the existing house.

The character defining elements of the dairy shed are in poorer condition and will require greater intervention just to stabilize and conserve them. There will be significant change to the east elevation of the dairy shed to effect the adaptive re-use but the most important views from the west and south will not be affected.

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

Noted. The proposed use of the building as a single family residence with detached garage makes good the likelihood that a high standard of maintenance will be achieved.

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

The interventions will be high quality and will be demonstrably different from the original building. The original building is documented in the HIS report attached.

DANCO

HOUSE RAISING AND MOVING

CESTA DEVELOPMENTS INC.
905-873-3335

QUOTE

cestacarmine@gmail.com

January 29, 2020

JOB: 6671 NINTH LINE

1. CUT HOLES IN FOUNDATION FOR STEEL BEAMS
2. SETUP CRIBBING IN BASEMENT AND INSTALL STEEL BEAMS
3. RAISE HOUSE AND SUPPORT
4. WHEN NEW FOUNDATION IS COMPLETE LOWER HOUSE ON NEW FOUNDATION AND REMOVE STEEL BEAMS

\$44500.00 PLUS HST

TOTAL-\$50285.00

ANY QUESTIONS PLEASE CALL DANNY MYETTE

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