# HERITAGE IMPACT ASSESSMENT

## HEADER HOUSE REPLICATION

HANCOCK WOODLANDS, CITY OF MISSISSAUGA

30 Nov 2023

MEGAN HOBSON CAHP
M.A. DIPL. HERITAGE CONSERVATION
Built Heritage Consultant
mhobson@bell.net

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## EXECUTIVE SUMMARY

The proposed replication of the Header House with some modifications so that it can be more accessible to everyone and can be used year-round for a variety of public uses, including ongoing use as a potting shed, is a suitable mitigation strategy for a rustic structure that is too deteriorated to repair.

The following mitigation has already been undertaken:

- the current condition of the existing building has been fully documented with photographs and measured drawings
- historic research has been carried out and historic photos have been located
- original features suitable for salvage and reuse have been identified
- architectural drawings and specifications for the replicated Header House have been prepared by David Premi Architects Inc. and retained features and re-claimed materials have been integrated into the design

The items recommended for salvage and reuse are:

- the brick chimney will be retained *in situ* or dismantled and rebuilt as part of the replicated Header House
- the free-standing wooden potting table will be restored and reused
- some of the shiplap cladding will be reused as an interior feature

The proposed replication will be informed by physical evidence, detailed as-found drawings and historic photos. The exterior wood cladding, exposed wood rafter detail, the wood doors and wood sash and casement style windows will be replicated to preserve the original character.

The retention of the brick chimney, the reuse of the shiplap cladding on the interior, and the reuse of the potting table will provide tangible connections with the original structure. The potential for ongoing use as a potting shed will foster connections with the intangible qualities associated with its historic use and are aligned with values associated with the Hancock Nursery to educate the public about horticulture in Ontario.

The proposed enhancements, including a new foundation, a modern building envelope, thermal windows and an accessible entrance are compatible with the replicated heritage elements and will support the role of the building as an interpretive element connected directly associated with the Hancock Nursery.

Therefore, it is recommended that the demolition and proposed replication be supported through a heritage permit.

## 1.0 INTRODUCTION

Preparation of this report included site investigation, a review of relevant heritage policies and applicable legislation, a review of existing historical information about the subject property and its cultural context and consultation with heritage staff and with Heritage Mississauga.

## 2.0 LOCATION & BACKGROUND INFORMATION

The Header House is a small frame building located in Hancock Woodlands, a municipally owned community park in the Cooksville area of the City of Mississauga. Hancock Woodlands, located at 2151 Camilla Road, is a 6.73-acre site that the City of Mississauga acquired form the Hancock family in 2010 for parkland. The park first opened to the public in 2018. The site was later expanded to 7.17 acres with the addition of the Marjorie Hancock property located at 2182 Corsair Road. The City is currently in the process of constructing additional park amenities based on the outcomes of the 2011 public engagement process to continue to implement the vision for the site.

The Header House is one of two existing buildings on the site, the other historic building is the former Hancock Nursery Office. The Nursery Office is currently being converted into an outdoor open-air pavilion and a new stand-alone washroom structure including two accessible washroom is currently under construction.

Investigation of the Header House determined that it is not suitable for all season public use because it is an uninsulated wooden shed on a concrete slab foundation and that it is too deteriorated to repair. Therefore, the Parks, Forestry and Environment Division is proposing to demolish the building and replicate it as an accessible, all-season building that can support a variety of public uses.


HANCOCK WOODLAND UPGRADES – the Hancock Nursery Office is currently being repurposed as an outdoor pavilion and the Header House will be replicated as an accessible, all-season building for public use.

## 3.0 HERITAGE PLANNING CONTEXT

The Hancock Woodlands was added to the municipal heritage register in 2014. There are two historic buildings within the park, the Hancock Nursery Office, a modern style office building that was built in 1950 and the Header House, a New England style shed that was built in 1936 and subsequently enlarged in the same style.

### Draft Statement of Significance

The Header House is a New England style frame building built by the Hancock's in 1936 and later enlarged twice to its current 7-bay configuration. It was specifically sited so that it backed onto a natural sandy slope on the property. Attached at the rear are three sunken cold frames where young nursery plants were started. The Header House was used as a workshop, potting shed and storage shed. During World War II it was temporarily used to house Japanese Prisoners of War. After the Hancock Nursery property was donated to the City of Mississauga as a community park, the Header House was no longer used. In 2024, as part of improvements to Hancock Woodlands Park, the deteriorated Header House building was replaced with a replica that preserved the original character of the building and provided an accessible, year-round facility for public use.

Heritage Attributes:

- the rectangular form built into a natural sandy slope where three sunken cold frames are located
- the wood frame construction with wooden shiplap cladding on the exterior
- the shallow gable roof with exposed rafter ends
- the symmetrical placement of the windows
- the multi-pane sash and casement style windows
- the wood entrance door with glazing in the upper part
- the brick chimney

## 4.0 CURRENT CONDITIONS

The Header House was originally constructed as a 4-bay potting shed in 1936 and subsequently extended northward to its current 7-bay form. It was built into a natural slope and a cold frame was constructed at the rear, eventually three cold frame were erected. Heat was supplied to the Header House and cold frames by a stove inside the Header House. The brick chimney associated with this rudimentary heating system remains but the stove has been removed.

The Header House is a simple wood frame building that sits directly on a concrete slab foundation. The rear wall of the Header House is partially constructed with concrete block which also serves as a retaining wall for the cold frames that are built into the slope behind the Header House. Only the concrete block foundation walls of the cold frames remain and they are in poor condition. The foundations have been temporarily braced and covered with plastic tarps to prevent water from pooling inside them.

The roof of the Header House is severely deteriorated with open holes in several areas. Wet insulation and debris inside the building was removed so that the condition of the structural elements could be inspected. Further investigation confirmed significant deterioration in the structural framing of the roof and walls, wood windows and exterior cladding.

The exterior of the Header House is clad with wood shiplap siding and the roof overhang has exposed wooden rafter ends. There are double hung wood windows on the front and side elevations and casement style wood windows on rear elevation. There is an entrance door on the front elevation, doors to the cold frames on the rear elevation, and a garage door at one end.

The interior has wood workbenches fixed to the exterior walls with cabinets above, wood bins for soil and other organic material, and one free-standing potting table. This millwork is poorly constructed from plywood and is not original to the building.

HEADER HOUSE ROOF - deteriorated roof shingles

HEADER HOUSE INTERIOR - daylight shining through holes where the roof has collapsed. The roof rafters are rotted and saturated.

HEADER HOUSE FOUNDATION - the frame building sits directly on a concrete pad foundation - there is significant deterioration around the base of the building because it sits directly on grade and is sited at the base of a slope


COLD FRAME FOUNDATIONS – temporary tarping installed to prevent water pooling in the exposed foundations

## 5.0 HERITAGE IMPACT ASSESSMENT & PROPOSED MITIGATION

### Proposed Demolition of the Header House

The Header House is proposed for demolition because it is not suitable for year-round public use and because the original building fabric it is too deteriorated to repair and rehabilitate.

This building was originally constructed in 1936 and contributes to an understanding of the former use of this property as a commercial nursery and the significant contributions to the horticultural industry made by the Hancock family. It also has significance for its use as temporary housing for Japanese Prisoners of War during World War II.

The following mitigation has been undertaken:

- the current conditions have been fully documented with photographs
- the building has been recorded with measured drawings
- historic photos have been provided
- items suitable for retention and reuse have been identified
- architectural drawings and specifications for the new building has been prepared
- retained and re-claimed materials have been integrated into the new design

The following items have been identified for retention and reuse:

- the brick chimney will be 'retained *in situ*' or 'dismantled and rebuilt' as part of the new building
- the wooden potting table will be restored and reused in the new building
- some of the shiplap cladding will be reused as an interior feature in the new building

SALVAGE ITEMS (left to right): free-standing potting table, brick chimney, shiplap wood siding

### Proposed Replication

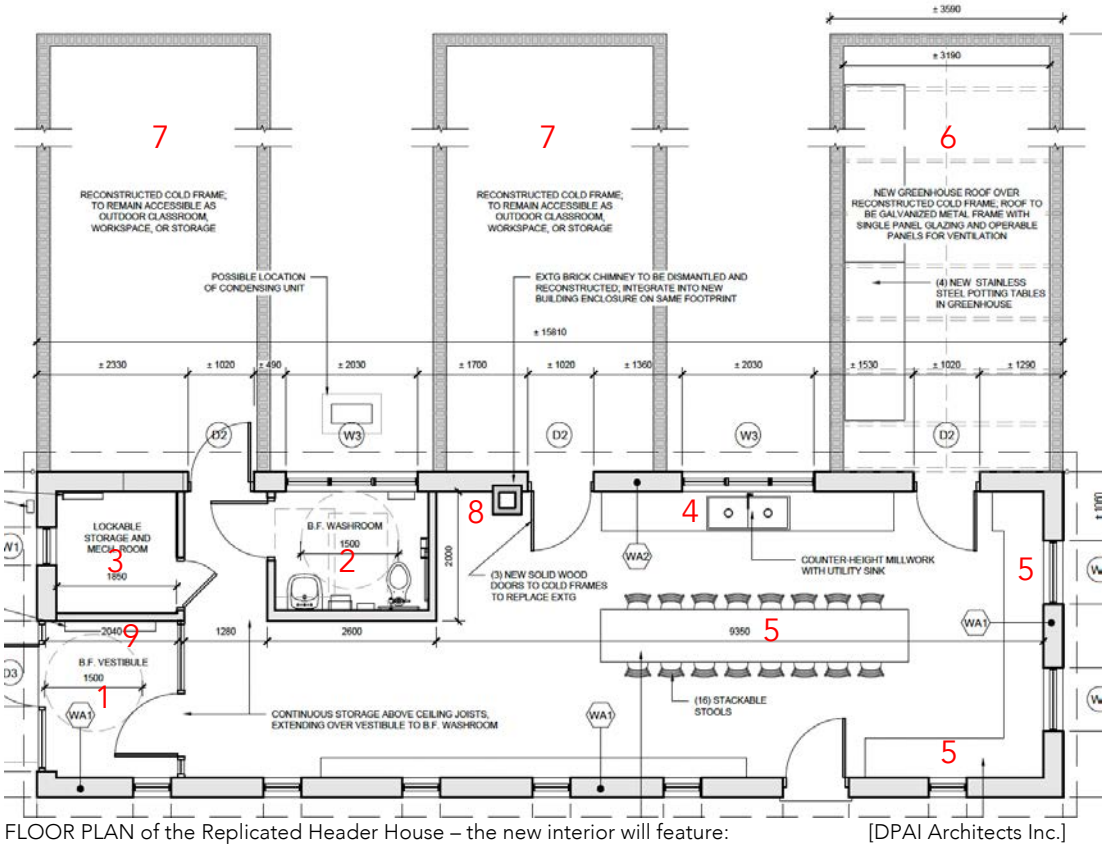
The demolition of the deteriorated Header House will be mitigated through replication.

The replicated Header House will be suitable for a wide range of public uses including ongoing use as a potting shed. In this way, horticultural activities historically associated with the Header house will be preserved and the replicated building will also serve as an interpretive feature within the park.

The new structure will replicate the exterior of the building in the same location using the as-found record drawings supplemented with historic photographs where original features are missing. The intention is to replicate the appearance of the building after it was enlarged to its current 7-bay configuration with 3 cold frames at the rear.

Enhancements that will support a range of future uses by the public, including ongoing use as a potting shed, will be integrated into the design. The replicated Header House will have a proper foundation, an upgraded building envelope suitable for year-round use, and an accessible entrance where there is currently a garage door.

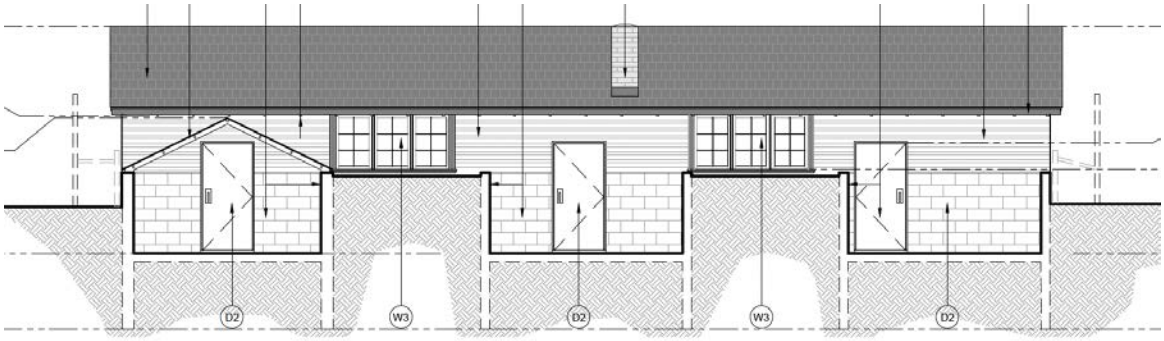
The Header House will retain its physical and functional connection with the cold frames attached at the rear. Currently it is not feasible to restore the cold frames to their original condition, but the intention is to retain all of the foundations to provide a record of the original configuration and to build a new greenhouse structure over one of the foundations that approximates the shape and form of the original cold frames.



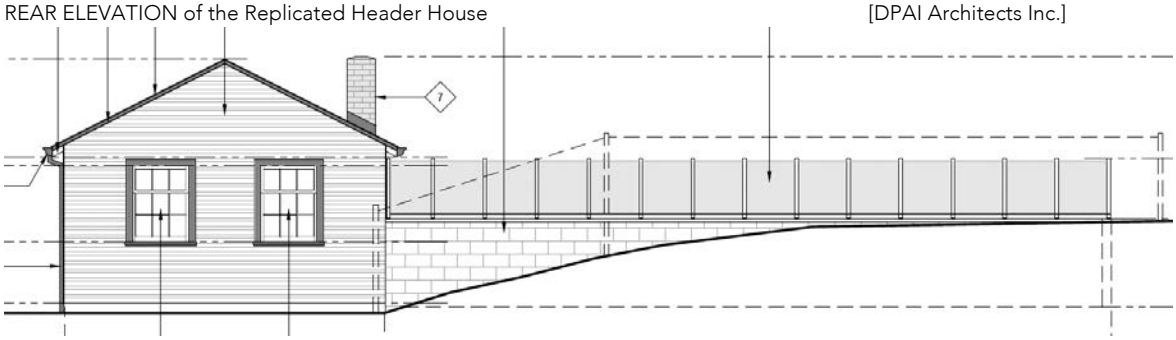

FLOOR PLAN of the Replicated Header House – the new interior will feature: [DPAI Architects Inc.]

1 an enclosed entrance vestibule
2 an accessible washroom
3 a new mechanical and storage room
4 a sink and workbench below the rear windows
5 new workbenches & seating
6 a new and fully functional greenhouse roof.
7 2 reconstructed cold frames
8 retained/rebuilt brick chimney
9 salvaged shiplap siding

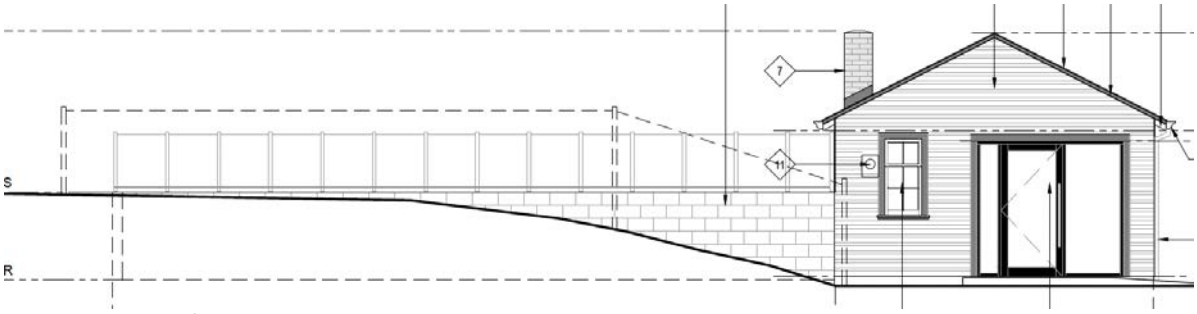
FRONT ELEVATION of the Replicated Header House. [DPAI Architects Inc.]




REAR ELEVATION of the Replicated Header House [DPAI Architects Inc.]




SIDE ELEVATION of the Replicated Header House [DPAI Architects Inc.]




SIDE ELEVATION of the Replicated Header House – the garage doors will be replaced with a new accessible entrance.

## 6.0 CONCLUSIONS & RECOMMENDATIONS

The proposed replication of the Header House with some modifications so that it can be more accessible to everyone and can be used year-round for a variety of public uses, including ongoing use as a potting shed, is a suitable mitigation strategy for a rustic structure that is too deteriorated to repair.

The proposed replication will be informed by physical evidence, detailed as-found drawings and historic photos. The exterior wood cladding, exposed wood rafter detail, the wood doors and wood sash and casement style windows will be replicated to preserve the original character.

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Therefore, it is recommended that the demolition and proposed replication be supported through a heritage permit.

## 7.0 SOURCES

Bellissimo, Stephanie. *The Hancock Family Story; What it tells us about Mississauga History* (student paper)

Chalykoff, D.R. and Landplan Collaborative, *Hancock Woodlands; Cultural Heritage Assessment and Heritage Impact Statement* (2011)

City of Mississauga, Hancock Woodland Improvements (In Progress)
https://www.mississauga.ca/projects-and-strategies/city-projects/hancock-woodlands-improvements/

Golder Associates, *Condition Assessment of the Hancock Property (Nursery) – 2151 Camilla Road, Mississauga*. (August 2012)

Heritage Mississauga, *Hancock Woodlands; Down Memory Lane*.

Ministry of Tourism, Culture & Sport (MTCS), *Ontario Heritage Toolkit* (2006)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

*Rhododendron Society of Canada Bulletin*: 1972-1911 (edited for many years by Leslie Hancock)
http://www.rhodoniagara.org/archives/journal.php

## 8.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian & Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

# APPENDIX A: PHOTO DOCUMENTATION

Header House, Hancock Woodlands

Header House, Hancock Woodlands

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Header House, Hancock Woodlands

Header House, Hancock Woodlands

# APPENDIX B: HISTORIC DOCUMENTATION

1938 photo

c. 1940 photo

1941 photo

1943 Photo – Shimo and Marjorie Hancock

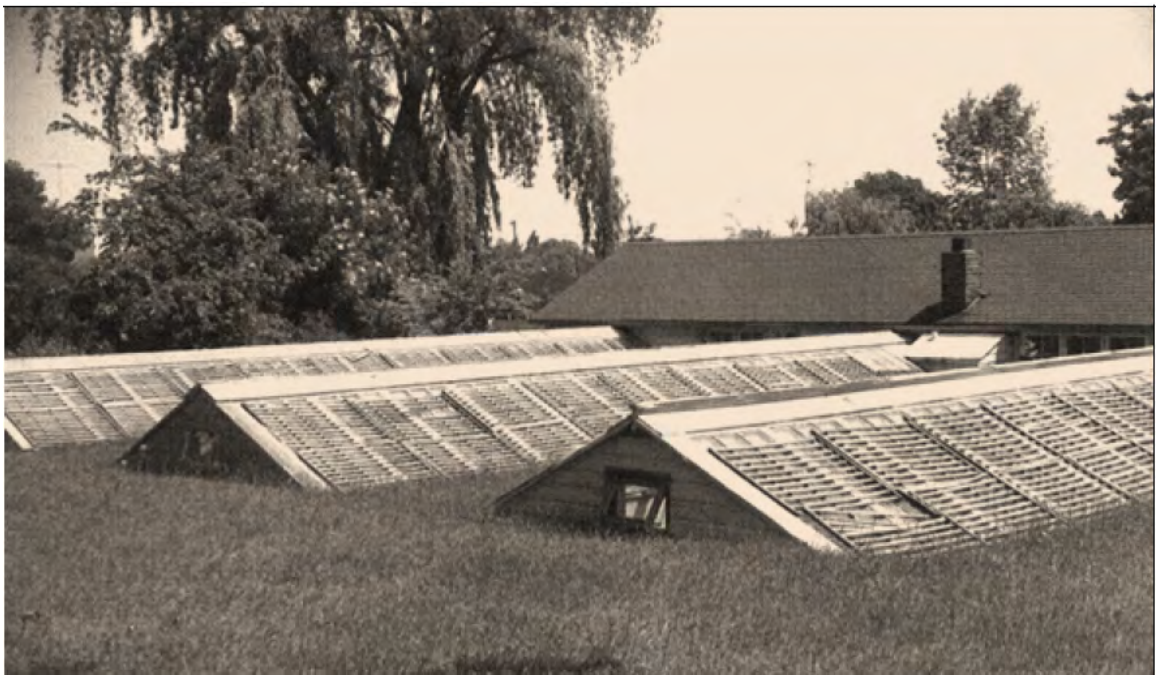

1943 photo – Yoshio Shimoda

1942 photo

1946 photo

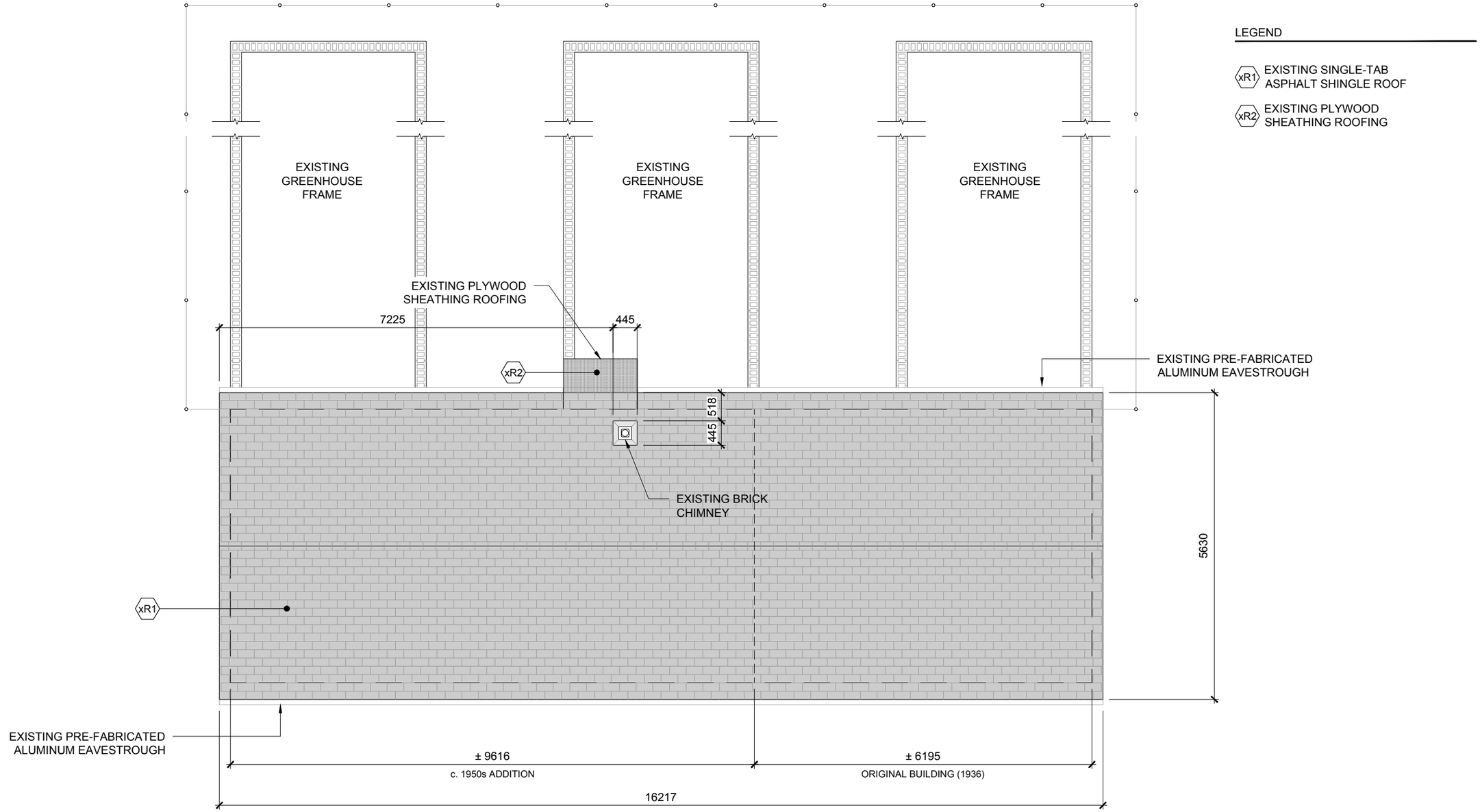
c.1947 photo

1952



1968 photo

2010 Photo




Project No.
12210

H1

**HANCOCK WOODLANDS HEADER HOUSE**
**AS FOUND DRAWINGS**

HEADER HOUSE ROOF PLAN

Scale: 1:75

Date: 2023-11-24

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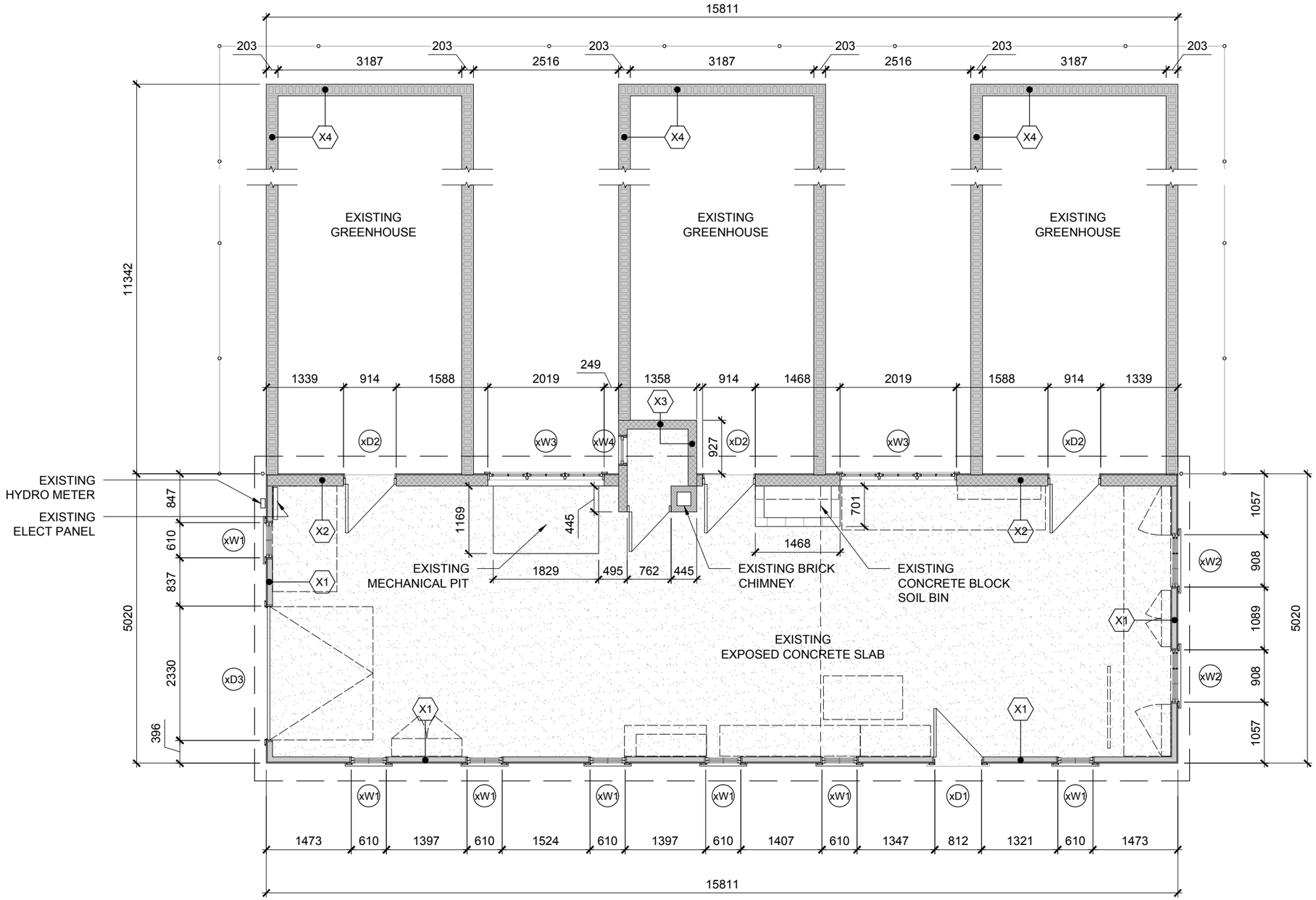


LEGEND

- X1 EXISTING 2X4 WOOD STUDS C/W 3/4" THICK SHIP LAP WOOD SIDING
- X2 EXISTING 8" CONCRETE BLOCK (LOWER HALF), 2X4 WOOD STUDS C/W 3/4" THICK SHIP LAP WOOD SIDING (UPPER HALF)
- X3 EXISTING 8" CONCRETE BLOCK (LOWER HALF), C/W 2X4 WOOD STUDS C/W 3/4" PLYWOOD SHEATHING (UPPER HALF)
- X4 EXISTING 8" CONCRETE BLOCK
- xW1 EXISTING SINGLE GLAZED, 2 OVER 4 WOOD SASH WINDOW
- xW2 EXISTING SINGLE GLAZED, 3 OVER 6 WOOD SASH WINDOW
- xW3 EXISTING SINGLE GLAZED, BLOCK TYPE WOOD WINDOW
- xW4 EXISTING SINGLE GLAZED, WOOD CASEMENT WINDOW
- xD1 EXISTING SOLID WOOD DOOR
- xD2 EXISTING "SHIP-LAP" WOOD DOOR
- xD3 EXISTING OVERHEAD WOOD DOOR

Project No.
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H2

**HANCOCK WOODLANDS HEADER HOUSE**
**AS FOUND DRAWINGS**

HEADER HOUSE FLOOR PLAN

Scale: 1:75

Date: 2023-11-24

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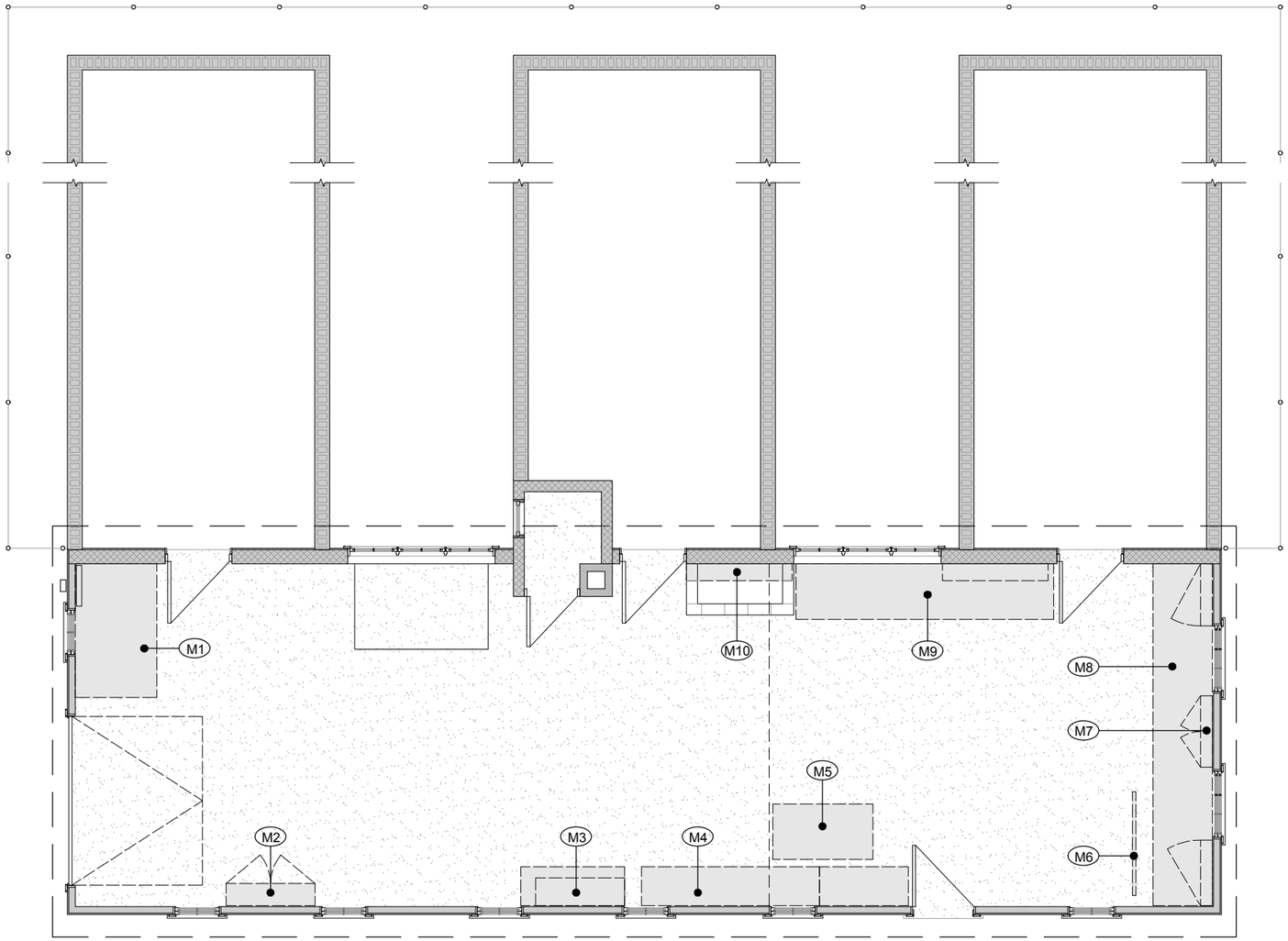


LEGEND

- M1 EXISTING SOLID METAL TABLE
- M2 EXISTING UPPER PLYWOOD CABINET
- M3 EXISTING UPPER & LOWER PLYWOOD CABINET
- M4 EXISTING UPPER & LOWER PLYWOOD CABINET
- M5 EXISTING SOLID WOOD, POTTING TABLE
- M6 EXISTING "WOODLAND NURSERIES" WOOD SIGN
- M7 EXISTING UPPER PLYWOOD CABINET
- M8 EXISTING BUILT-UP SOLID WOOD WORK BENCH SURFACE
- M9 EXISTING BUILT-UP PLYWOOD WORK BENCH SURFACE
- M10 EXISTING UPPER PLYWOOD CABINET

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H3

**HANCOCK WOODLANDS HEADER HOUSE**
**AS FOUND DRAWINGS**

HEADER HOUSE MILLWORK PLAN

Scale: 1:75

Date: 2023-11-24

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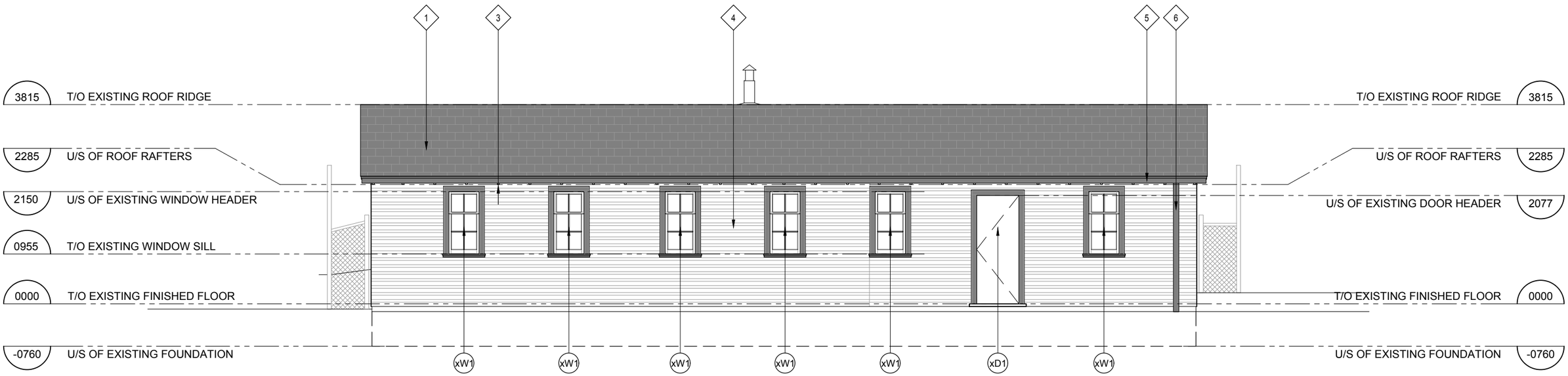


# 1 EXISTING EXTERIOR ELEVATION - SOUTH

**LEGEND**

- 1 EXISTING SINGLE-TAB ASPHALT ROOF
- 2 EXISTING ROOF WOOD FASCIA
- 3 EXISTING EXPOSED ROOF RAFTER (TYPICAL)
- 4 EXISTING SHIP-LAP WOOD SIDING
- 5 EXISTING PRE-FABRICATED ALUMINUM EAVESTROUGH
- 6 EXISTING PRE-FABRICATED ALUMINUM DOWNSPOUT
- 7 EXISTING BRICK CHIMNEY
- 8 EXISTING CONCRETE BLOCK WALL
- 9 EXISTING PLYWOOD SHEATHING ROOFING
- 10 EXISTING SUPPORT OF FORMER GREENHOUSE GLASS STRUCTURE
- 11 EXISTING POWER METER BASE
- xW1 EXISTING SINGLE GLAZED, 2 OVER 4 WOOD SASH WINDOW
- xW2 EXISTING SINGLE GLAZED, 3 OVER 6 WOOD SASH WINDOW
- xW3 EXISTING SINGLE GLAZED, BLOCK TYPE WOOD WINDOW
- xW4 EXISTING SINGLE GLAZED, WOOD CASEMENT WINDOW
- xD1 EXISTING SOLID WOOD DOOR
- xD2 EXISTING "SHIP-LAP" WOOD DOOR
- xD3 EXISTING OVERHEAD WOOD DOOR

Project No.
12210

H4

**HANCOCK WOODLANDS HEADER HOUSE**
**AS FOUND DRAWINGS**

HEADER HOUSE EXTERIOR ELEVATIONS

Scale: 1:75

Date: 2023-11-24

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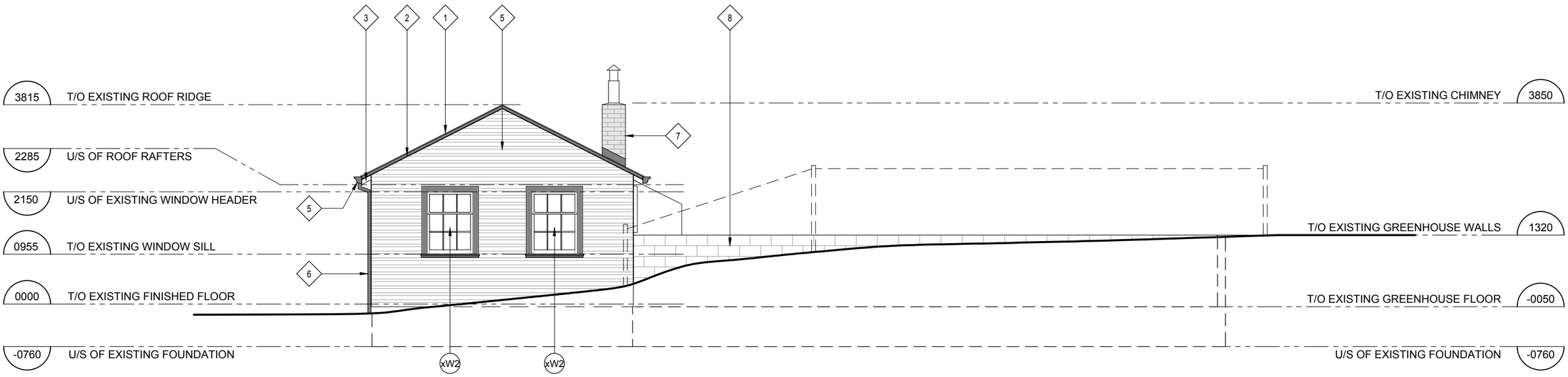


## 2 EXISTING EXTERIOR ELEVATION - EAST

LEGEND

- 1 EXISTING SINGLE-TAB ASPHALT ROOF
- 2 EXISTING ROOF WOOD FASCIA
- 3 EXISTING EXPOSED ROOF RAFTER (TYPICAL)
- 4 EXISTING SHIP-LAP WOOD SIDING
- 5 EXISTING PRE-FABRICATED ALUMINUM EAVESTROUGH
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- xD1 EXISTING SOLID WOOD DOOR
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- xD3 EXISTING OVERHEAD WOOD DOOR

Project No.
12210

H5

**HANCOCK WOODLANDS HEADER HOUSE**
**AS FOUND DRAWINGS**

HEADER HOUSE EXTERIOR ELEVATIONS

Scale: 1:75

Date: 2023-11-24

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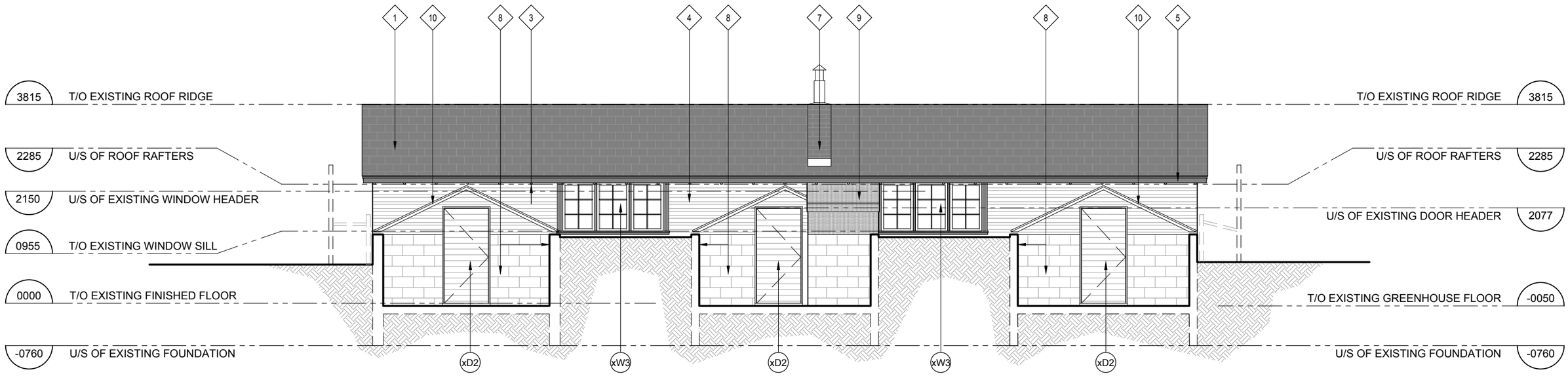


## 3 EXISTING EXTERIOR ELEVATION - NORTH

LEGEND

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- 2 EXISTING ROOF WOOD FASCIA
- 3 EXISTING EXPOSED ROOF RAFTER (TYPICAL)
- 4 EXISTING SHIP-LAP WOOD SIDING
- 5 EXISTING PRE-FABRICATED ALUMINUM EAVESTROUGH
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- xW3 EXISTING SINGLE GLAZED, BLOCK TYPE WOOD WINDOW
- xW4 EXISTING SINGLE GLAZED, WOOD CASEMENT WINDOW
- xD1 EXISTING SOLID WOOD DOOR
- xD2 EXISTING "SHIP-LAP" WOOD DOOR
- xD3 EXISTING OVERHEAD WOOD DOOR

Project No.
12210

H6

**HANCOCK WOODLANDS HEADER HOUSE**
**AS FOUND DRAWINGS**

HEADER HOUSE EXTERIOR ELEVATIONS

Scale: 1:75

Date: 2023-11-24

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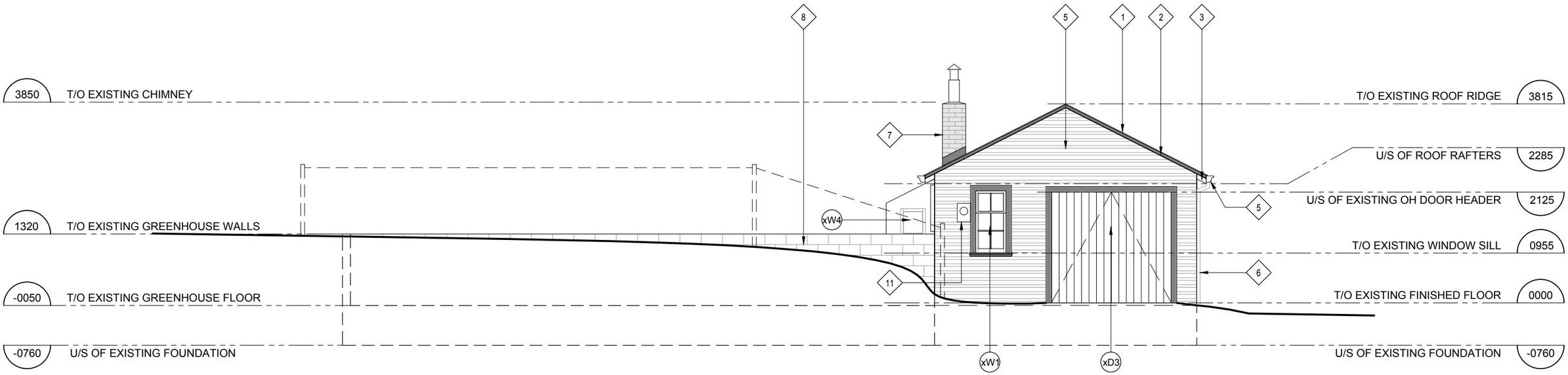


# 4 EXISTING EXTERIOR ELEVATION - WEST

**LEGEND**

- 1 EXISTING SINGLE-TAB ASPHALT ROOF
- 2 EXISTING ROOF WOOD FASCIA
- 3 EXISTING EXPOSED ROOF RAFTER (TYPICAL)
- 4 EXISTING SHIP-LAP WOOD SIDING
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Project No.
12210

H7

**HANCOCK WOODLANDS HEADER HOUSE**
**AS FOUND DRAWINGS**

HEADER HOUSE EXTERIOR ELEVATIONS

Scale: 1:75

Date: 2023-11-24

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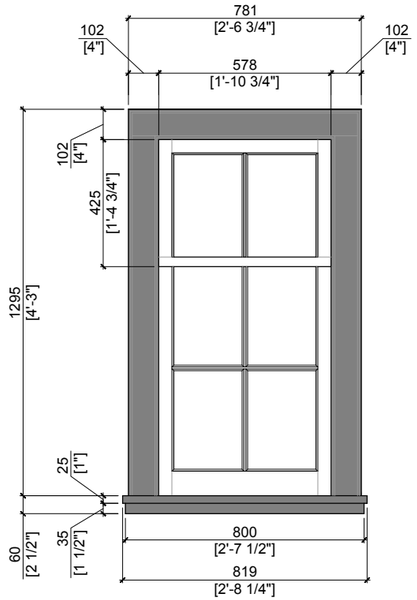
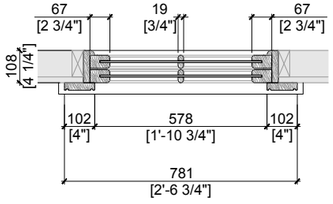
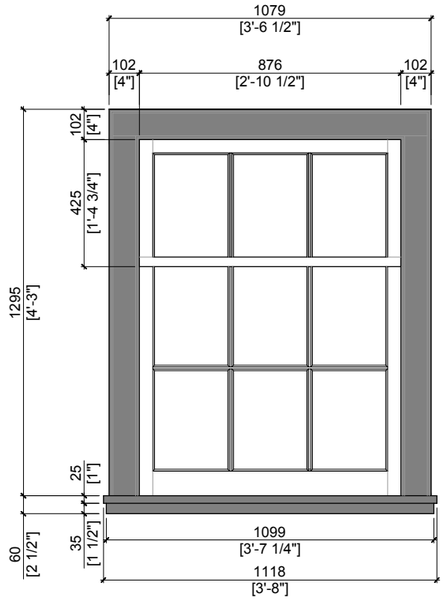
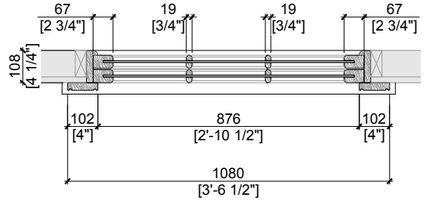



xW1

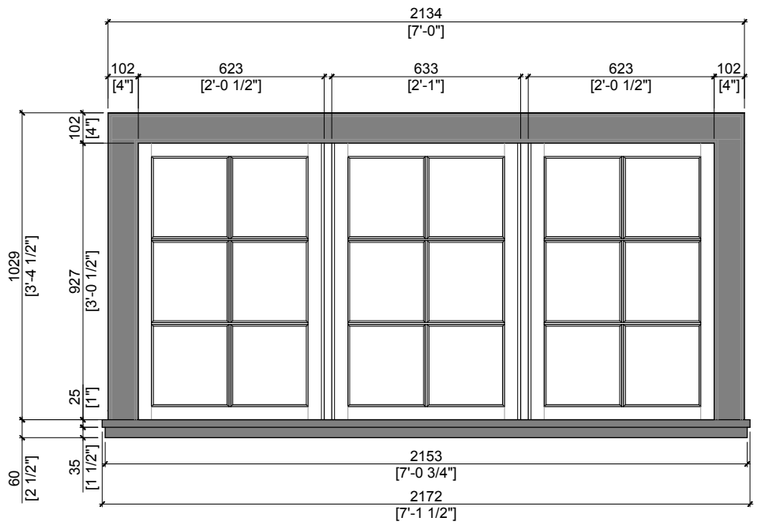
WINDOW TYPE 1

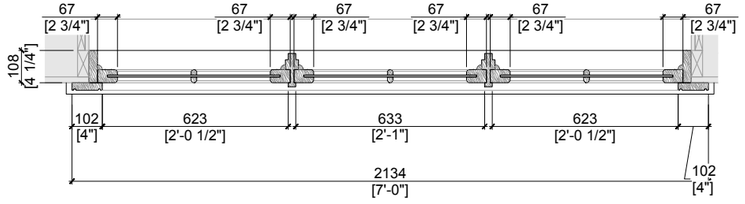



xW2

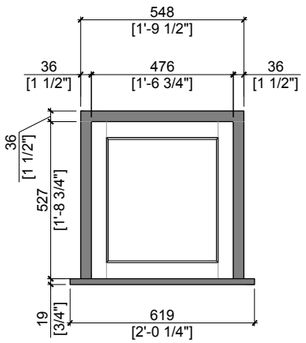
WINDOW TYPE 2

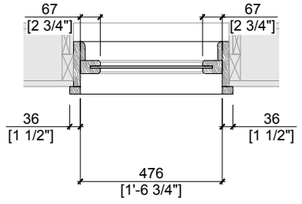



xW3

WINDOW TYPE 3




xW4

WINDOW TYPE 4

Project No.
12210

H8

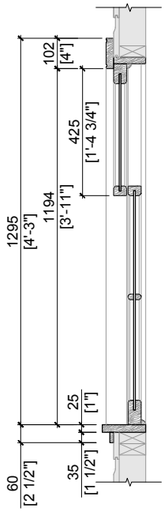
**HANCOCK WOODLANDS HEADER HOUSE**
**AS FOUND DRAWINGS**

HEADER HOUSE EXISTING WINDOWS & DETAILS

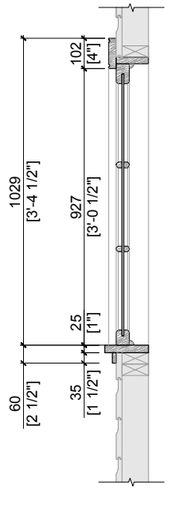
Scale: 1:20

Date: 2023-11-24

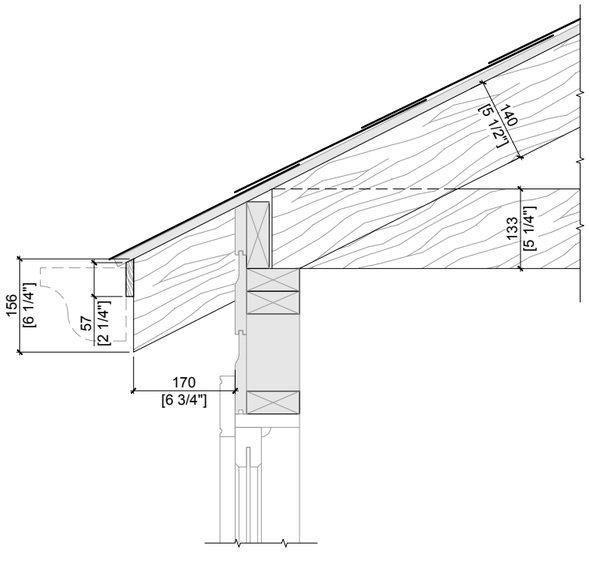
DPAI
Design Partners in
Architecture and Interiors



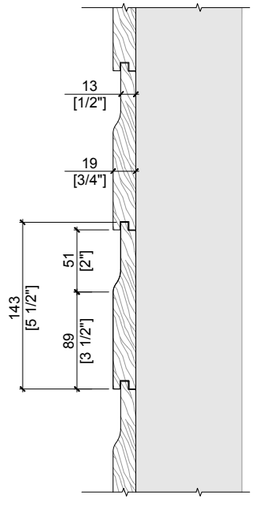

xW1 & xW2 - TYPICAL SECTION




xW3 - TYPICAL SECTION




EXISTING
ROOF RAFTER DETAIL SECTION




EXISTING
SHIP-LAP WOOD SIDING
DETAIL SECTION

Project No.
12210

H9

**HANCOCK WOODLANDS HEADER HOUSE**
**AS FOUND DRAWINGS**

HEADER HOUSE EXISTING WINDOWS & DETAILS

Scale: 1:20

Date: 2023-11-24

DPAI
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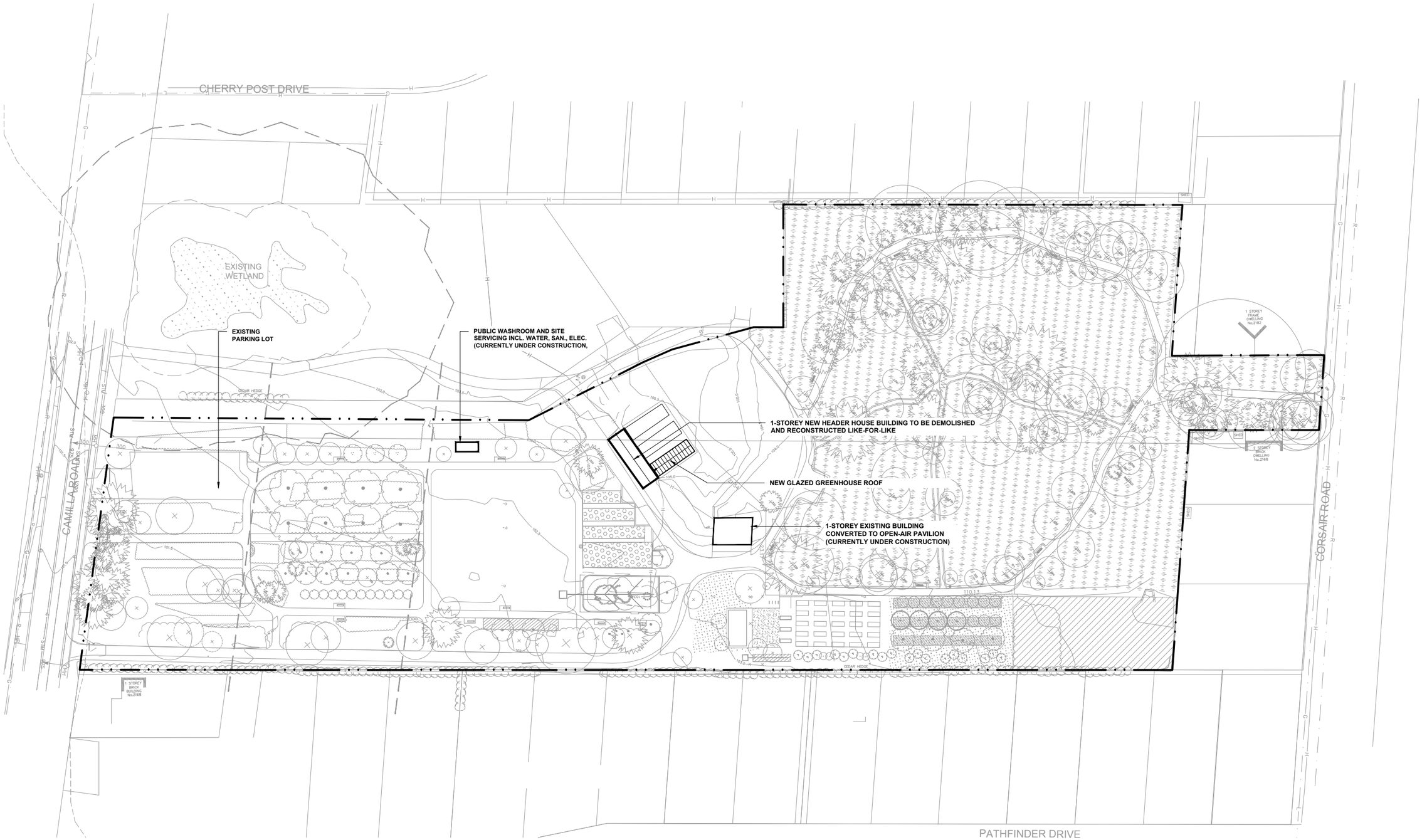


Project No.
12210

A0

**HANCOCK WOODLANDS HEADER HOUSE**
**PROPOSED BUILDING DRAWINGS**

HEADER HOUSE SITE PLAN

Scale: 1:1000

Date: 2023-11-24

DPAI
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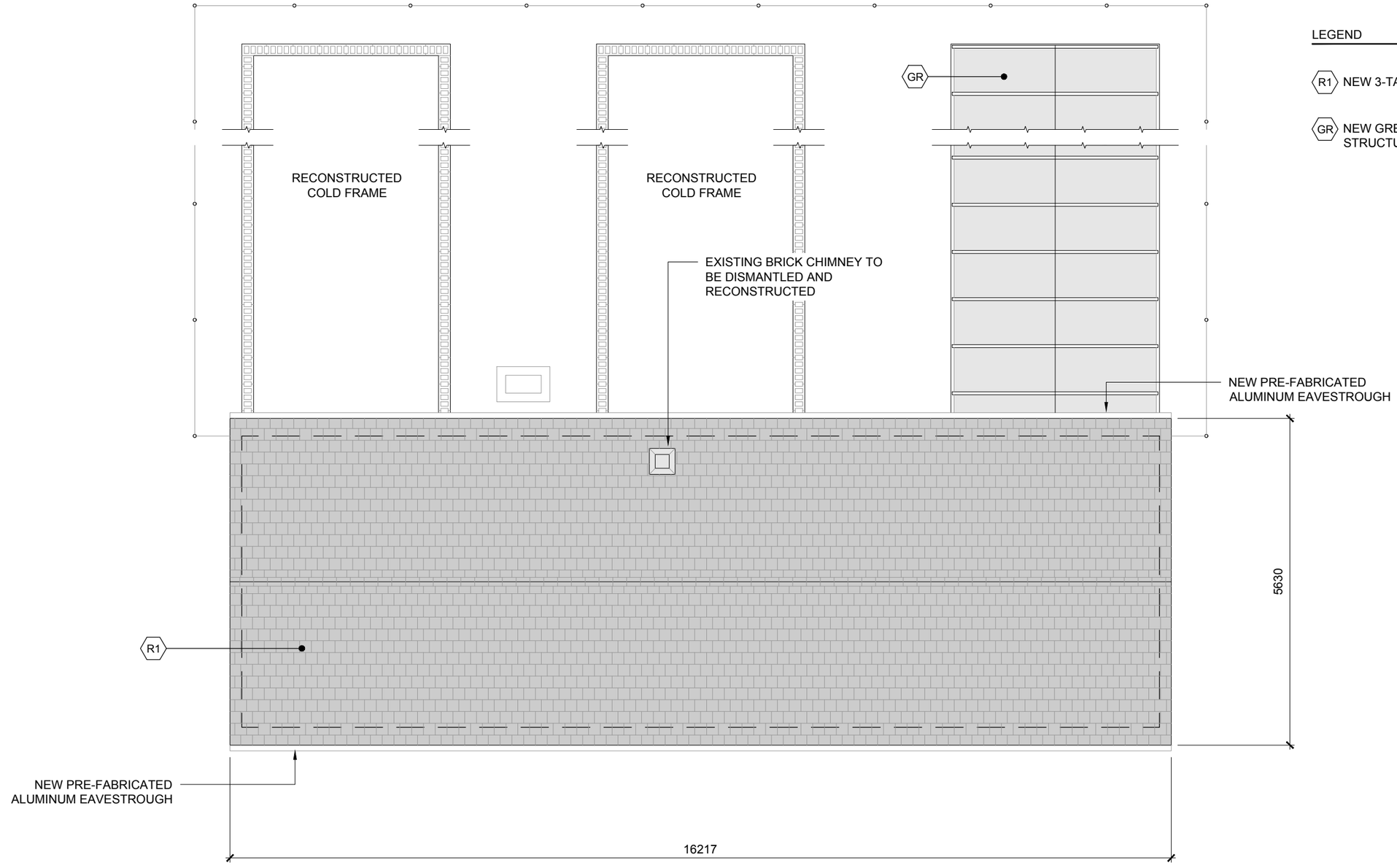


LEGEND

R1 NEW 3-TAB ASPHALT SHINGLE ROOF

GR NEW GREENHOUSE GLASS STRUCTURE

Project No.
12210

A1

**HANCOCK WOODLANDS HEADER HOUSE**
**PROPOSED BUILDING DRAWINGS**

HEADER HOUSE NEW ROOF PLAN

Scale: 1:75

Date: 2023-11-24

DPAI
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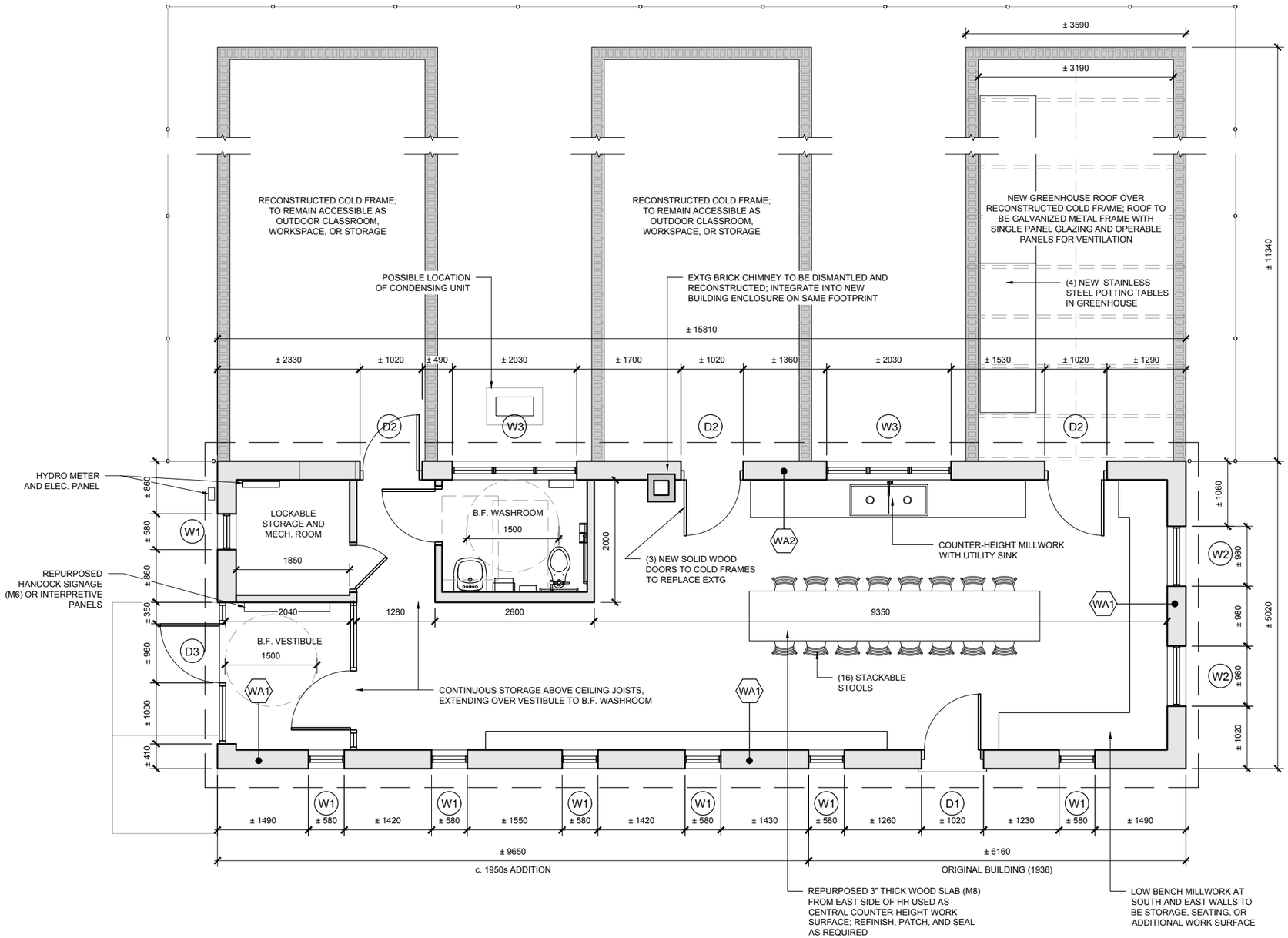
Architecture and Interiors




## LEGEND

- WA1 — NEW EXTERIOR WALL: 3/4" THICK SHIP-LAP WOOD SIDING, C/W VERTICAL STRAPPING, MINERAL WOOD INSULATION, WRB MEMBRANE, EXTERIOR PLYWOOD SHEATHING ON 2X4 WOOD STUDS C/W MINERAL WOOL CAVITY INSULATION, VAPOR BARRIER, SERVICE CAVITY & PLYWOOD INTERIOR FINISH.
- WA2 — NEW EXTERIOR WALL: UPPER PORTION: SAME AS WA1 LOWER PORTION: DIMPLE MAT ON RIGID INSULATION. SELF-ADHERED WRB MEMBRANE, ON 8" CONCRETE BLOCK, VAPOR CONTROL MEMBRANE, SERVICE CAVITY C/W MINERAL WOOL INSULATION, & PLYWOOD INTERIOR FINISH.
- W1 — NEW TRIPLE GLAZED, 2 OVER 4 ALUMINUM CLAD WOOD WINDOW
- W2 — NEW TRIPLE GLAZED, 3 OVER 6 ALUMINUM CLAD WOOD WINDOW
- W3 — NEW TRIPLE GLAZED, CASEMENT TYPE ALUMINUM CLAD WOOD WINDOW
- D1 — NEW ALUMINUM CLAD, SOLID CORE WOOD DOOR
- D2 — NEW ALUMINUM CLAD, SOLID CORE WOOD DOOR
- D3 — NEW THERMALLY BROKEN ALUMINUM DOOR & FRAMES C/W TRIPLE GLAZED IGU.

Project No.
12210

A2

**HANCOCK WOODLANDS HEADER HOUSE**
**PROPOSED BUILDING DRAWINGS**

HEADER HOUSE NEW FLOOR PLAN

Scale: 1:75

Date: 2023-11-24

DPAI
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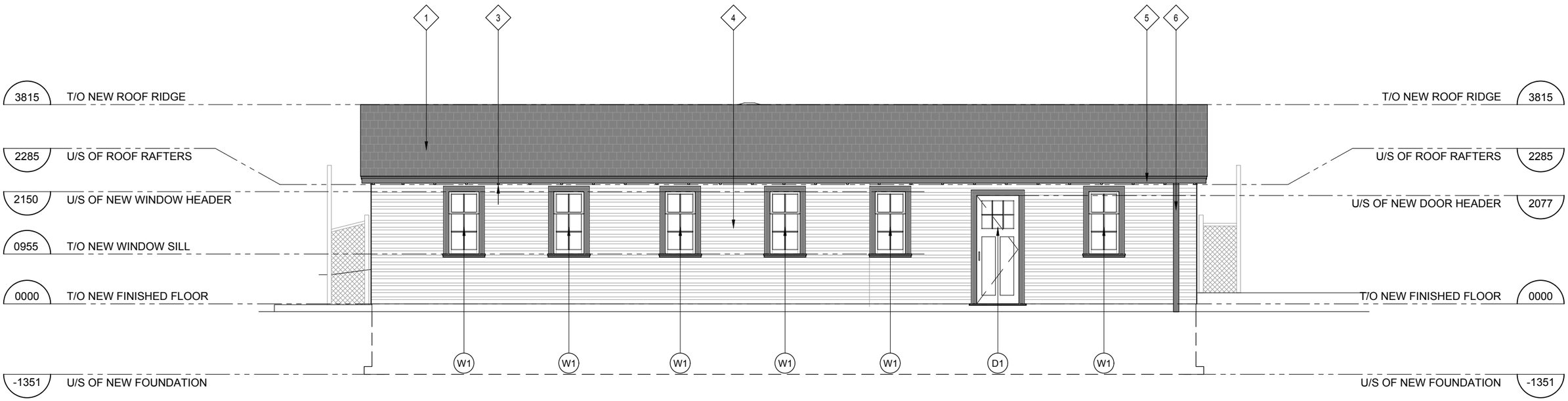


# 1 NEW EXTERIOR ELEVATION - SOUTH

LEGEND

- 1 NEW 3-TAB ASPHALT SHINGLE ROOF
- 2 NEW ROOF WOOD FASCIA
- 3 NEW EXPOSED ROOF RAFTER (TYPICAL)
- 4 NEW SHIP-LAP WOOD SIDING
- 5 NEW PRE-FABRICATED ALUMINUM EAVESTROUGH
- 6 NEW PRE-FABRICATED ALUMINUM DOWNSPOUT
- 7 RE-BUILT BRICK CHIMNEY
- 8 EXISTING CONCRETE BLOCK WALL
- 9 RESERVED
- 10 NEW GREENHOUSE GLASS STRUCTURE
- 11 NEW POWER METER
- W1 NEW TRIPLE GLAZED, 2 OVER 4 ALUMINUM CLAD WOOD WINDOW
- W2 NEW TRIPLE GLAZED, 3 OVER 6 ALUMINUM CLAD WOOD WINDOW
- W3 NEW TRIPLE GLAZED, CASEMENT TYPE ALUMINUM CLAD WOOD WINDOW
- D1 NEW SOLID CORE WOOD DOOR
- D2 NEW SOLID CORE WOOD DOOR
- D3 NEW THERMALLY BROKEN ALUMINUM DOOR & FRAMES C/W TRIPLE GLAZED IGU.

Project No.
12210

A4

**HANCOCK WOODLANDS HEADER HOUSE**
**PROPOSED BUILDING DRAWINGS**

HEADER HOUSE NEW EXTERIOR ELEVATIONS

Scale: 1:75

Date: 2023-11-24

DPAI
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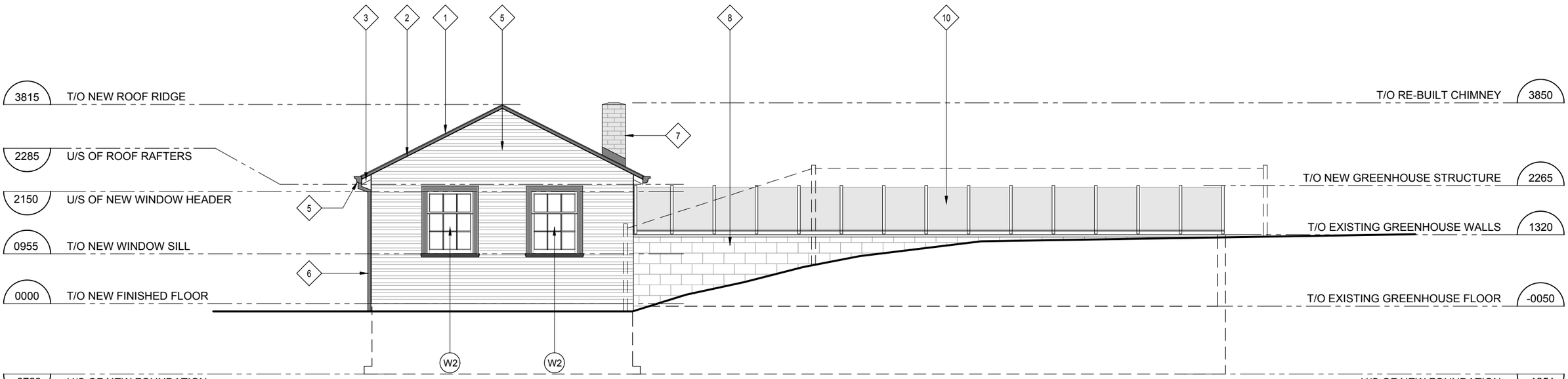



## 2 NEW EXTERIOR ELEVATION - EAST

LEGEND

- 1 NEW SINGLE-TAB ASPHALT ROOF
- 2 NEW ROOF WOOD FASCIA
- 3 NEW EXPOSED ROOF RAFTER (TYPICAL)
- 4 NEW SHIP-LAP WOOD SIDING
- 5 NEW PRE-FABRICATED ALUMINUM EAVESTROUGH
- 6 NEW PRE-FABRICATED ALUMINUM DOWNSPOUT
- 7 RE-BUILT BRICK CHIMNEY
- 8 EXISTING CONCRETE BLOCK WALL
- 9 RESERVED
- 10 NEW GREENHOUSE GLASS STRUCTURE
- 11 NEW POWER METER
- W1 NEW TRIPLE GLAZED, 2 OVER 4 ALUMINUM CLAD WOOD WINDOW
- W2 NEW TRIPLE GLAZED, 3 OVER 6 ALUMINUM CLAD WOOD WINDOW
- W3 NEW TRIPLE GLAZED, CASEMENT TYPE ALUMINUM CLAD WOOD WINDOW
- D1 NEW SOLID CORE WOOD DOOR
- D2 NEW SOLID CORE WOOD DOOR
- D3 NEW THERMALLY BROKEN ALUMINUM DOOR & FRAMES C/W TRIPLE GLAZED IGU.

Project No.
12210

A5

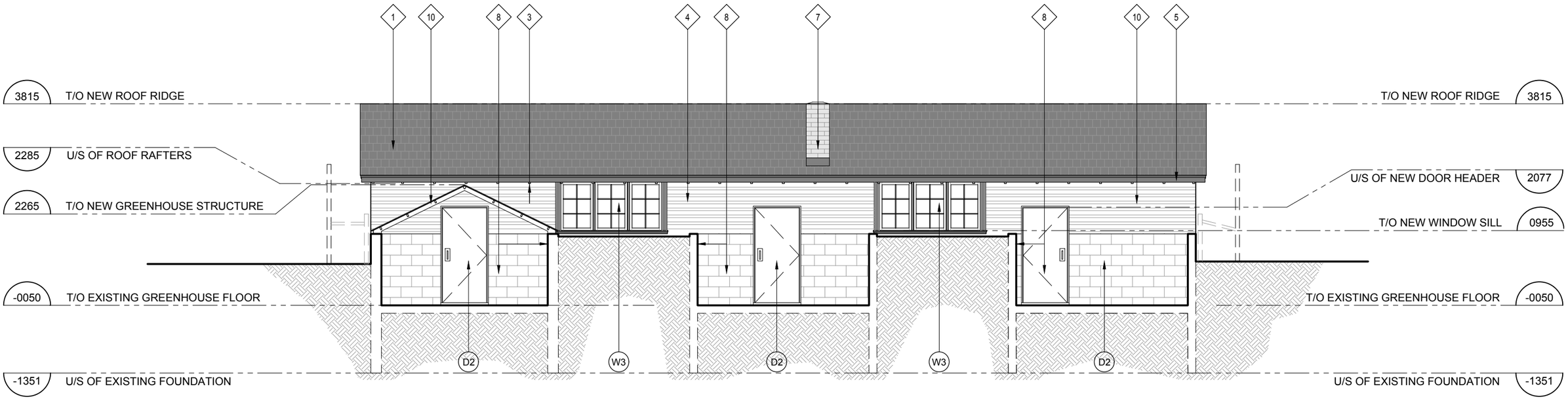
**HANCOCK WOODLANDS HEADER HOUSE**
**PROPOSED BUILDING DRAWINGS**

HEADER HOUSE NEW EXTERIOR ELEVATIONS

Scale: 1:75

Date: 2023-11-24

DPAI
Design Partners in
Architecture and Interiors




# 3 NEW EXTERIOR ELEVATION - NORTH

LEGEND

- 1 NEW SINGLE-TAB ASPHALT ROOF
- 2 NEW ROOF WOOD FASCIA
- 3 NEW EXPOSED ROOF RAFTER (TYPICAL)
- 4 NEW SHIP-LAP WOOD SIDING
- 5 NEW PRE-FABRICATED ALUMINUM EAVESTROUGH
- 6 NEW PRE-FABRICATED ALUMINUM DOWNSPOUT
- 7 RE-BUILT BRICK CHIMNEY
- 8 EXISTING CONCRETE BLOCK WALL
- 9 RESERVED
- 10 NEW GREENHOUSE GLASS STRUCTURE
- 11 NEW POWER METER
- W1 NEW TRIPLE GLAZED, 2 OVER 4 ALUMINUM CLAD WOOD WINDOW
- W2 NEW TRIPLE GLAZED, 3 OVER 6 ALUMINUM CLAD WOOD WINDOW
- W3 NEW TRIPLE GLAZED, CASEMENT TYPE ALUMINUM CLAD WOOD WINDOW
- D1 NEW SOLID CORE WOOD DOOR
- D2 NEW SOLID CORE WOOD DOOR
- D3 NEW THERMALLY BROKEN ALUMINUM DOOR & FRAMES C/W TRIPLE GLAZED IGU.

Project No.
12210

A6

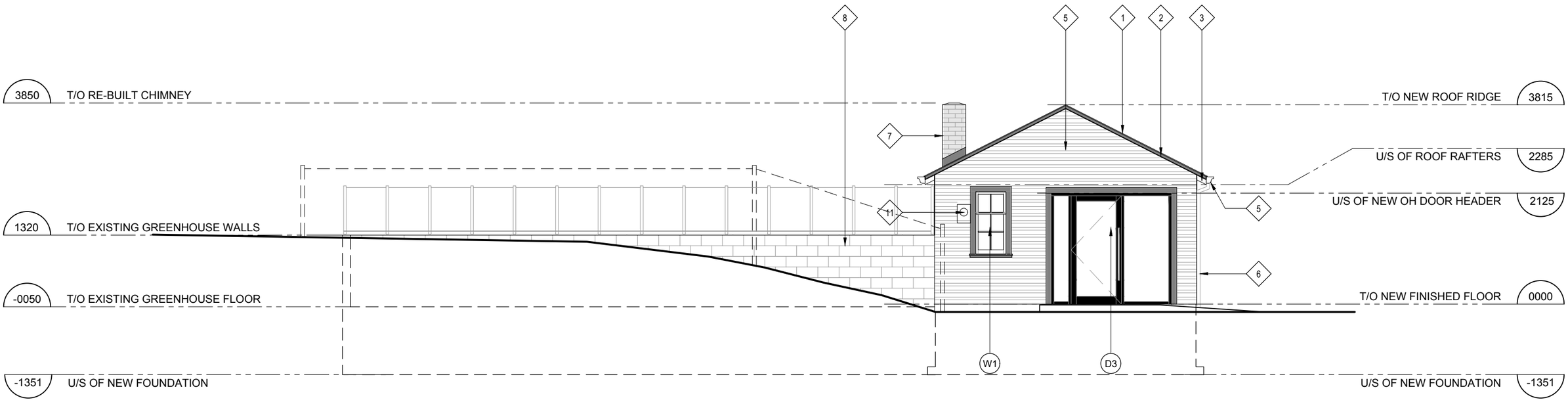
**HANCOCK WOODLANDS HEADER HOUSE**
**PROPOSED BUILDING DRAWINGS**

HEADER HOUSE NEW EXTERIOR ELEVATIONS

Scale: 1:75

Date: 2023-11-24

DPAI
Design Partners in
Architecture and Interiors




# 4 NEW EXTERIOR ELEVATION - WEST

LEGEND

- 1 NEW SINGLE-TAB ASPHALT ROOF
- 2 NEW ROOF WOOD FASCIA
- 3 NEW EXPOSED ROOF RAFTER (TYPICAL)
- 4 NEW SHIP-LAP WOOD SIDING
- 5 NEW PRE-FABRICATED ALUMINUM EAVESTROUGH
- 6 NEW PRE-FABRICATED ALUMINUM DOWNSPOUT
- 7 RE-BUILT BRICK CHIMNEY
- 8 EXISTING CONCRETE BLOCK WALL
- 9 RESERVED
- 10 NEW GREENHOUSE GLASS STRUCTURE
- 11 NEW POWER METER
- W1 NEW TRIPLE GLAZED, 2 OVER 4 ALUMINUM CLAD WOOD WINDOW
- W2 NEW TRIPLE GLAZED, 3 OVER 6 ALUMINUM CLAD WOOD WINDOW
- W3 NEW TRIPLE GLAZED, CASEMENT TYPE ALUMINUM CLAD WOOD WINDOW
- D1 NEW SOLID CORE WOOD DOOR
- D2 NEW SOLID CORE WOOD DOOR
- D3 NEW THERMALLY BROKEN ALUMINUM DOOR & FRAMES C/W TRIPLE GLAZED IGU.

Project No.
12210

A7

**HANCOCK WOODLANDS HEADER HOUSE**
**PROPOSED BUILDING DRAWINGS**

HEADER HOUSE NEW EXTERIOR ELEVATIONS

Scale: 1:75

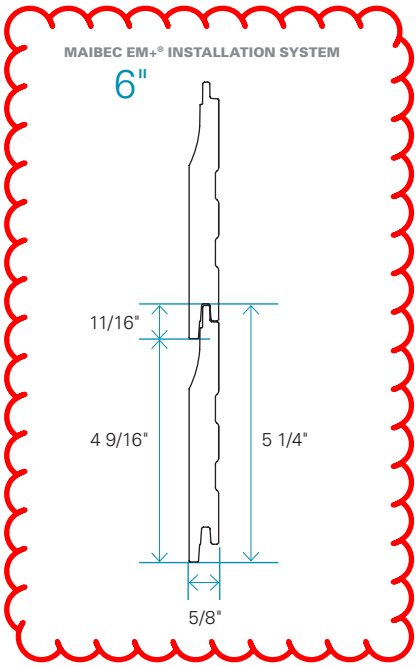
Date: 2023-11-24

DPAI
Design Partners in
Architecture and Interiors

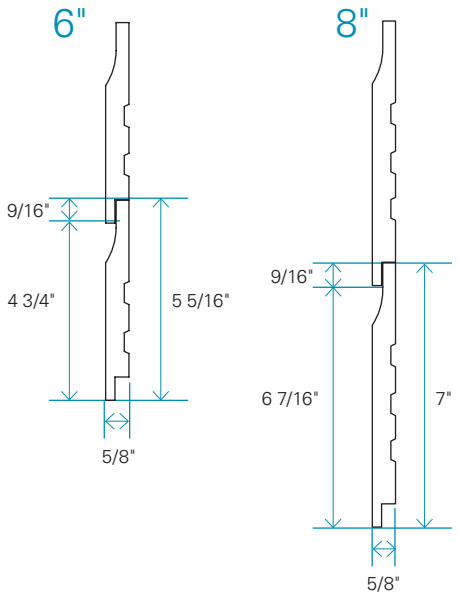
# Cove

## TEXTURED FINISH

MAIBEC EM+® INSTALLATION SYSTEM




REGULAR INSTALLATION SYSTEM




| NOMINAL DIMENSION | INSTALLATION SYSTEM | FINISH | ACTUAL DIMENSIONS | EXPOSED SURFACE | OVERLAP | INSTALLATION |
|---|---|---|---|---|---|---|
| 6" | Regular | Textured | 5/8" x 5 5/16" | 4 3/4" | 9/16" | Horizontally |
| | Maibec em+® | Textured | 5/8" x 5 1/4" | 4 9/16" | 11/16" | Horizontally |
| 8" | Regular | Textured | 5/8" x 7" | 6 7/16" | 9/16" | Horizontally |

## General Specifications

### SPECIES

- Spruce - Fir (SPF) / Sound tight knot

### MANUFACTURING

- Kiln-dried (KD) between 12% to 16% humidity
- Available in a textured finish

### PACKAGING

- 4' to 16' random lengths in bundles

### AVAILABLE COLOURS

Textured finish

- Maibec solid stain colour chart
- Maibec Natural tones
- Solid colours (2 coats). Unlimited choice of solid colours, with our TrueMatch® system

### FACTORY-STAINING

- Siding is factory-coated on all six sides in a controlled environment for maximum stain absorption and retention. This also provides increased protection from the damaging effects of the sun and the elements.
- Low-volatile organic compounds (VOCs) water-based stains

For exterior use only.

* SEE THE CALCULATION METHOD UNDER THE SUPPORT TAB MAIBEC.COM

# Cove

## Preparing the Wall for Installation

Siding must be installed over a standard maximum 16" on centre stud built wall with OSB (oriented strand board) sheathing or plywood, and an approved water-resistive barrier. The final step in preparing the wall for siding is to nail furring strips vertically into the studs according to all applicable building codes and the Maibec installation requirements. When used in combination with ventilation and drainage accessories, these furring strips create a continuous air gap between the siding and the water-resistive barrier.

For details, see the Maibec Regular Siding or the Maibec em+® Siding Installation Guide, depending on the product you are installing at maibec.com under the SUPPORT tab.

## Installation Systems

**NAILS**
**(REGULAR INSTALLATION SYSTEM)**

- Use Maibec hot dipped zinc galvanized ring shank nails with textured head that are corrosion resistant and factory-stained to match the siding. These nails must be ordered at the same time as the siding.
- A plastic hammer end cap is provided to protect the stain on the nail heads.
- Simple nailing: 15 lbs of nails per 1,000 sq. ft.
- Double nailing:
  - Siding 6": 30 lbs of nails per 1,000 sq. ft.
  - Siding 8": 20 lbs of nails per 1,000 sq. ft.

Specific requirements apply to the installation of Maibec siding in coastal regions†. For details, see the Maibec Regular Siding or Maibec em+® Siding Installation Guide, depending on the product you are installing.

† APPLICABLE COASTAL REGIONS INCLUDE THOSE LOCATED LESS THAN 600 M (2,000 FT) FROM THE COASTLINE IN THE ATLANTIC PROVINCES (NEW BRUNSWICK, PRINCE EDWARD ISLAND, NOVA SCOTIA, NEWFOUNDLAND AND LABRADOR), IN SAINT-PIERRE-ET-MIQUELON, AND IN THE U.S. EAST COAST STATES.

**STAPLES**
**(FOR MAIBEC EM+® INSTALLATION SYSTEM)**

- The siding is fastened to the wall using 2", 7/16" crown, 16 gauge, resin-coated stainless steel SUS 304 staples. The list of recommended pneumatic staplers is available on our website at maibec.com under the SUPPORT tab.
- 3,000 staples (1 box) needed per 750 sq. ft. Order also 1 lb of 2" nails per 1,000 sq. ft. to nail the starter course, top of walls, top and bottom of windows, etc.

Maibec strongly recommends using the Maibec em+® stapler guide* which simplifies and speeds up the installation of Maibec em+® siding.

* AVAILABLE THROUGH YOU MAIBEC RETAILER. DO NOT FORGET TO ADD IT TO YOUR SIDING ORDER.

Recommended pneumatic staplers compatible with the Maibec em+® stapler guide:

- HITACHI™**(N5008 AC 1" and AC 2")
- MAKITA™** (AT1150A)
- SENCO™** (SNS41) and discontinued models (SNS50XP, SNS45XP, SNS44XP)

** THE MENTIONED TRADEMARKS ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS.

## Complementary accessories

**VENTILATION AND DRAINAGE ACCESSORIES**
Maibec ventilated strips feature a perforated 50% open pattern and adapt to all types of installations where ventilation and drainage are required. They also prevent rodents and certain insects from infiltrating behind the wall. Whether you're installing regular or Maibec em+® siding, all our ventilated products comply with our installation requirements and will help to ensure the optimal performance of your Maibec products.

**METAL CORNERS**
With their sleek design, our inside and outside corners are the perfect finishing touch for the Maibec URBAHN® Series. 10' lengths.

**WARRANTY*– SIDING**
**TEXTURED FACE**


* SOME RESTRICTIONS APPLY. SEE DETAILED WARRANTIES.

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