



Corporate Report

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Heritage Advisory Committee

JAN 24 2012

DATE: December 6, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: January 24, 2012

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: Request to Replace a Structure on a Heritage Designated Property
Old Port Credit Village Heritage Conservation District
24 John Street South
(Ward 1)

- RECOMMENDATION:**
1. That the residential structure at 24 John Street South, located within the Old Port Credit Village Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*, be allowed to be demolished and removed and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
 2. That the Building Inventory for the Old Port Credit Village Heritage Conservation District be updated to indicate that the heritage status of 24 John Street South has changed from a property of "historic interest" to a property that is "complementary."
 3. That the proposed new house be accepted in principle.

BACKGROUND: The subject property forms part of the Old Port Credit Village Heritage Conservation District. The City designated the district in 2004. The district plan recognizes differences among buildings of historic interest, complementary buildings and other buildings. 24 John Street South is identified as a building of historic interest. The District Building Inventory states that it was built between 1917 and 1921 by Ellis Chandler.

The property owner has applied to demolish the existing cottage and build a new one and half storey house. Under the *Ontario Heritage Act*, Council permission, in consultation with the Heritage Advisory Committee, is required to alter a property within a heritage conservation district. A Heritage Impact Statement, which includes a structural assessment and an environmental inspection report, is attached as Appendix 1.

COMMENTS:

As the author of the Heritage Impact Statement (HIS), Richard Collins, suggests, the existing structure was likely classified as a building of historic interest due to its age. The alleged builder, Ellis Chandler, was from a prominent Port Credit family. However, the land transactions suggest that the house was built for resale purposes only. Its first resident was likely Annie Knight, of whom nothing is known.

Collins points out that the cottage's location on the lot and the fact that it is a single storey make the building somewhat unique in its immediate context and within the district respectively. The houses on either side of the subject property sit closer to the front property line than the subject dwelling. This speaks to the post World War II desire for large back yards. Additionally, the subject house is one of only three in the district that are only one storey. Collins suggests that it represents the second phase of home construction in the village, when middle class commuters were settling in the area.

Mark Shoalts, an engineer with extensive heritage experience, conducted a structural assessment of the building and filed a report in September 2011. Shoalts' conclusion is that the house is not worth saving. The dwelling has undergone numerous modifications and was not built well to begin with. Most importantly, Shoalts deems the structural framing "inadequate."

Staff concur that the house is of modest historical value; it would not meet the criteria for designation of a single property under the *Ontario Heritage Act*. However, these criteria do not apply to properties in heritage conservation districts.

The *Ontario Heritage Act* sets no criteria for demolition. Demolition is considered on a case by case basis. Because the cottage has been subject to numerous modifications, was not built well from the start

and is structurally inadequate, staff recommend that Council allow it to be demolished.

Although the house may be removed, because the property forms part of the Old Port Credit Village Heritage Conservation District, it remains designated under the *Ontario Heritage Act*. As such, the proposed replacement is subject to Council approval, in consultation with the Heritage Advisory Committee. Additionally, the status of the property should be changed from a building of historic interest to a complementary building.

Drawings of the proposed new structure are included in the HIS. The proposal complies with the Old Port Credit Village Heritage Conservation District design guidelines. However, because a site plan application has yet to be submitted, it is still subject to review by the Planning & Building department. As such, it is recommended that the proposal be accepted in principle only and that the final plans remain subject to approval.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The subject property forms part of the Old Port Credit Village Heritage Conservation District. Because the structural framing is deemed to be "inadequate" by an engineer with heritage expertise, the building should be allowed to be demolished and replaced with a house that is in keeping with the district guidelines.

ATTACHMENTS: Appendix 1: Heritage Impact Statement



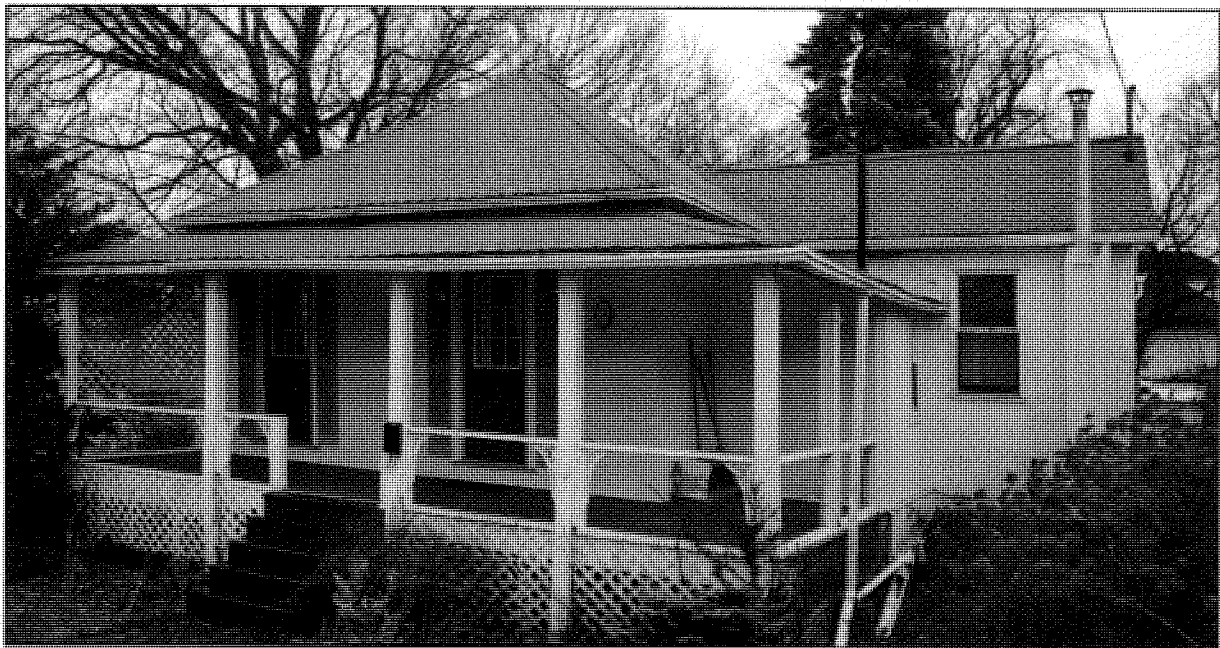
Paul A. Mitcham, P.Eng, MBA
Commissioner of Community Services

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator

Heritage Advisory Committee

JAN 24 2012

HERITAGE IMPACT STATEMENT



A PHYSICAL, HISTORICAL AND CONTEXTUAL ASSESSMENT OF
24 JOHN STREET SOUTH
MISSISSAUGA, ONTARIO

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1.0 IDENTIFICATION

Name(s)

1.11 Historic Place Name

none

1.12 Other Name(s)

Chandler-Branton-Gardiner residence, "Stoneboat Cottage"

Recognition

1.21 Status

designated under Part V of the Ontario Heritage Act
enacted under City of Mississauga bylaw 272-2004

1.22 Inventory Number

613

Location

1.31 Address

24 John Street South

1.32 Postal Code

L5H 2E4

1.33 Lower Tier

City of Mississauga

1.34 Upper Tier

Regional Municipality of Peel

Coordinates

1.41 Latitude

43° 32' 53.9" North

1.42 Longitude

79° 35' 11.6" West

Boundaries

1.51 Lot

part of Lot 7 of the Broken Range, Credit Indian Reserve
Plan 300 West, part of Lots 5 and 6 south of Port Street West

1.52 Property Area

673.8 m²

1.53 Depth

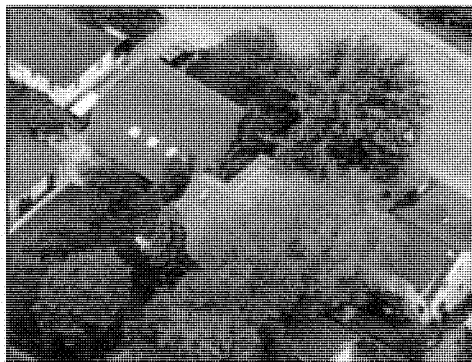
40.23 m

1.54 Water Frontage

not applicable

Contact

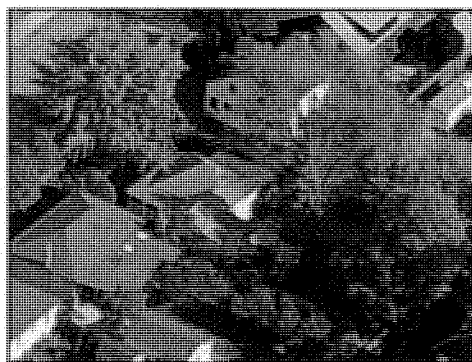
1.61 Robert Boic, 24 John Street S., Mississauga, L5H 2E4
416-580-7137



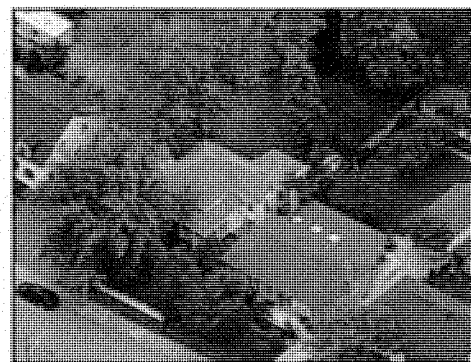
Looking north



Looking west



Looking east



Looking south

1.71 Property Description

The building is located on the west side of John Street South, south of Port Street West and north of Bay Street West, in the former Town of Port Credit, Ontario. The building faces eastward toward John Street South. The house is lower in elevation than its neighbouring buildings. The foremost part of the building is set approximately 14 metres in from the sidewalk, compared to 20 John Street South and 26 John Street South which are approximately nine metres inward from the sidewalk.

1.72 Inventory of Features on the Property

The main one-storey residence.

A temporary canopy to the south of the house is used as a car shelter. In 2011 the present owners applied for construction of 4.2 x 7 metre garage to replace this temporary canopy.

There is a large silver maple tree on the front property, three smaller trees at the back of the property, and a small white pine and smaller hedge trees to the south lot line, bordering 26 John Street South.

1.73 Notable Alterations to the Home

Atelier Architect Madunic performed an interior and exterior study of 24 John Street South in May 2011 and identified a number of changes to the home over the years.

AAM's observations are as follows:

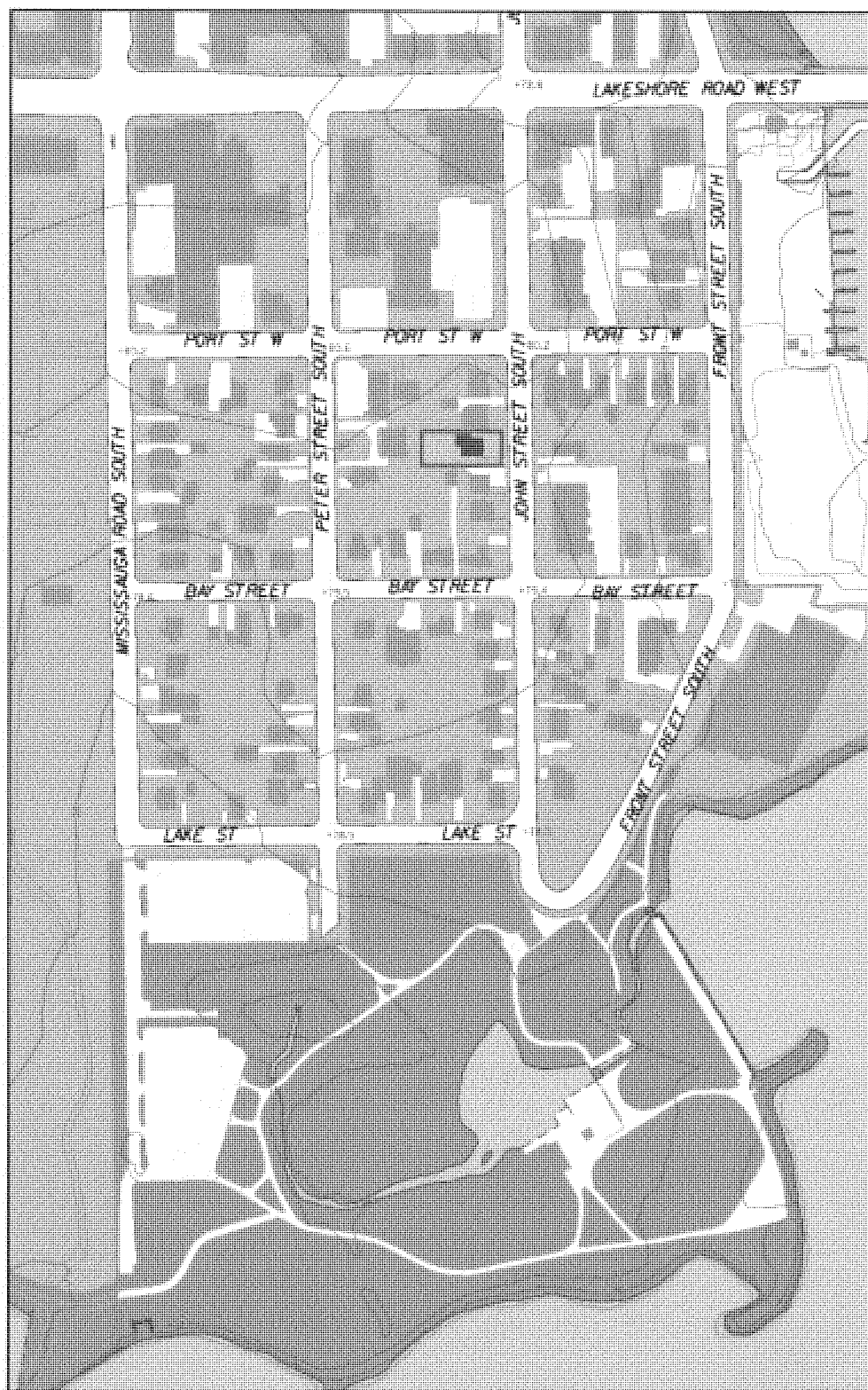
"Subject property is 40.23 m x 16.76 m. The primary home dwelling is a 1-storey, wood frame structure with painted stucco siding. Above-ground living area is approximately 70m². A hipped roof on a varied plan is covered with asphalt shingles.

An originally side-hall plan house, a new entrance door has been inserted in the location of the original ground floor window, and the main entrance was relocated to the center of the house. All of the original windows were replaced with single-hung sash windows sometime around 1995. Other more notable alterations include partitioning of the porch to accommodate a small bathroom, and a one-storey room added at the back,

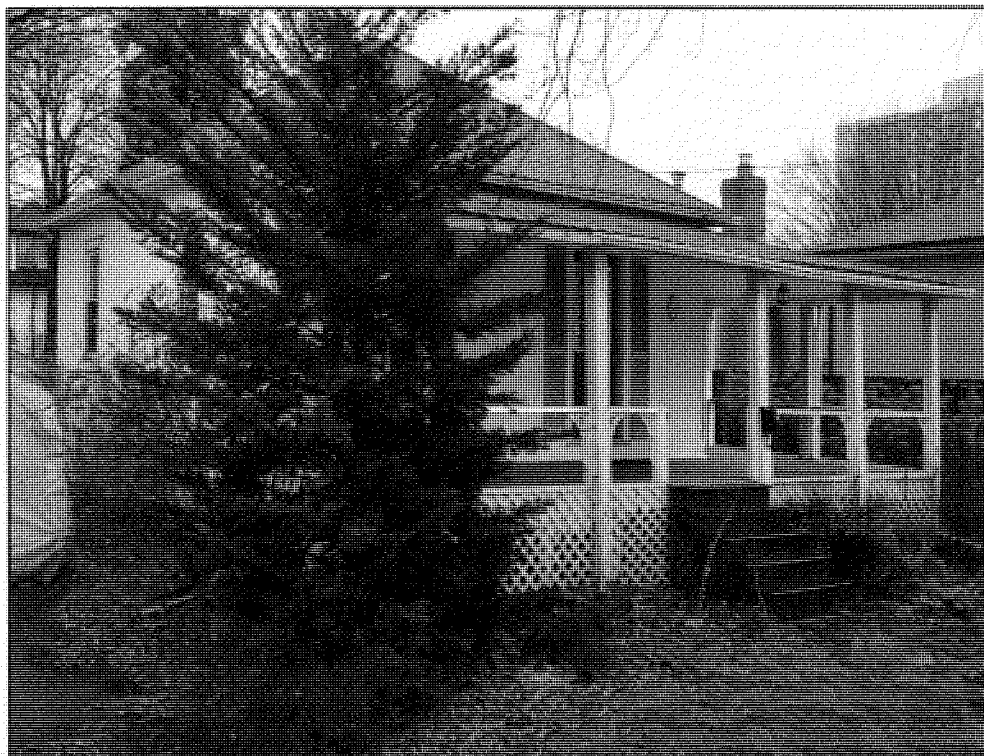
This porch is in urgent need of reconstruction. The structural integrity of the posts that sustain the porch is seriously compromised. The planks of wood on its flooring are cracked and decaying. The roofing is rotten and sagging. The railing was damaged years ago and removed."



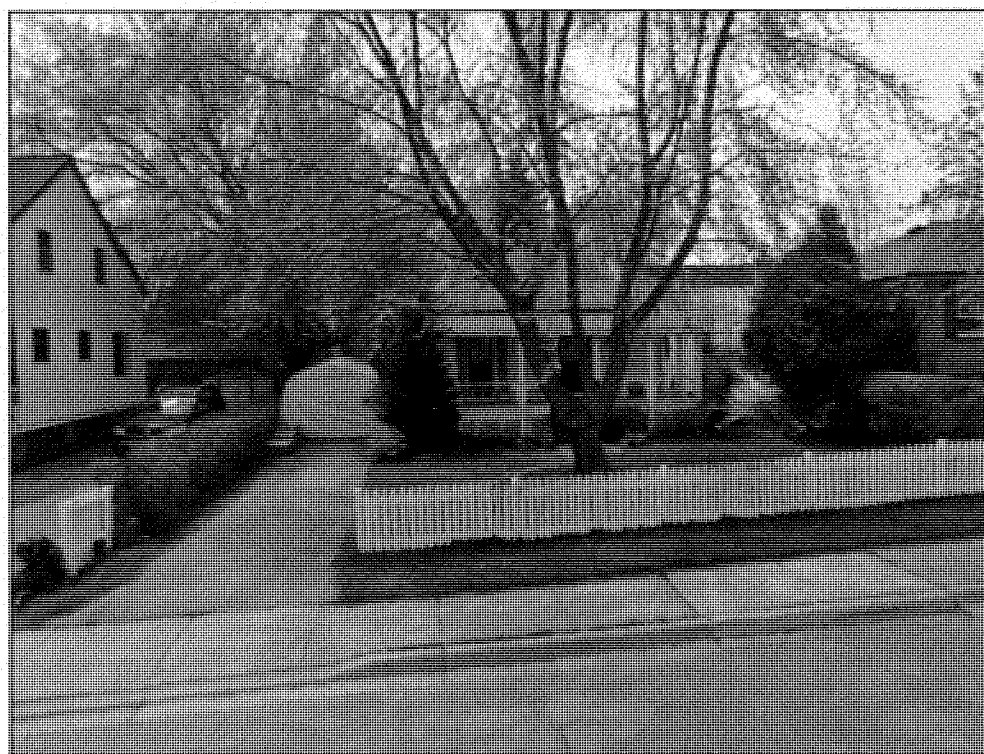
Aerial image showing trees, which are muted in "E-maps" satellite imagery.



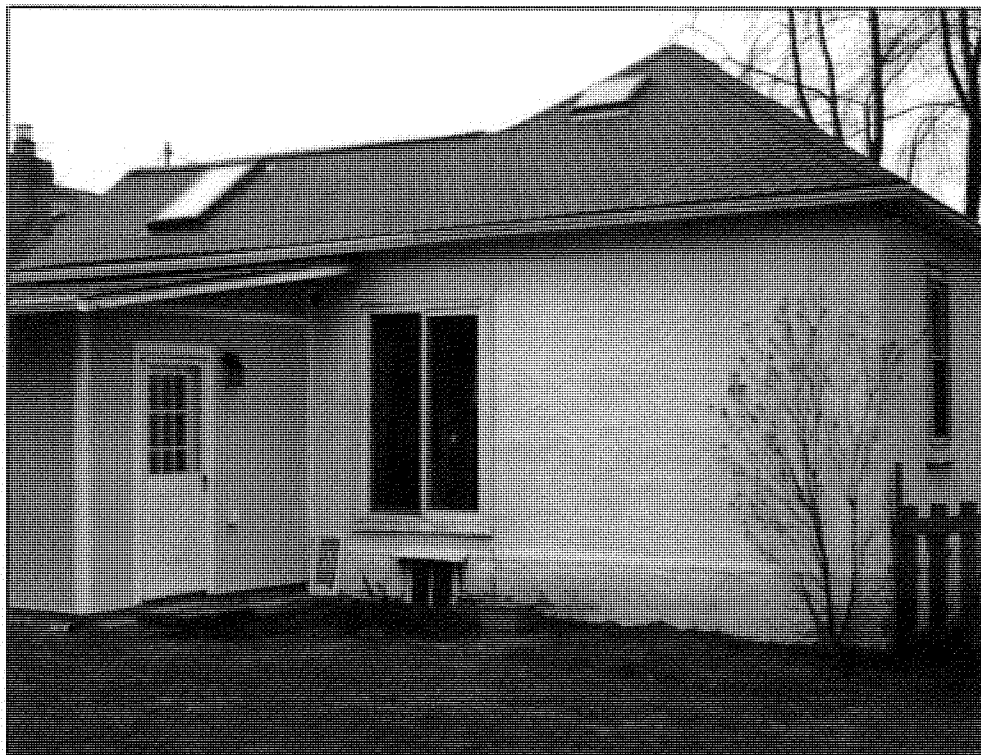
24 John Street South in the Port Credit Heritage Conservation District.



Front of main residence, looking west



Front elevation of main residence, and front lawn.



Back of main residence, looking north



24 John Street South, set further in from the lot line than its neighbours.

2.0 DESIGN AND PHYSICAL VALUE

2.1 Port Credit – The Next Generation

The main residence at 24 John Street South is described in the City of Mississauga's heritage register as being in the "cottage style". Modest in proportion and massing, the home does bear some resemblance to homes in the same style, as identified by Harold Kalman in his landmark reference work, *A History of Canadian Architecture*. However, the architectural style of 24 John Street South is almost too simple to be truly "cottage style" since cottage homes (like the ones that were once common in Lorne Park) were typically adorned with elegant posts and balustrades, and elaborate vergeboards. The woodwork of 24 John Street South, by comparison, is very plain. Balustrades and verandah posts are simple rectangular forms. It does not appear that the homebuilder, Ellis Chandler ever incorporated vergeboards, finials, or other decorative fittings to this home.

This may be a reflection of Chandler's own capable but otherwise basic homebuilding skill. Or perhaps Chandler intended to build a simple cottage more akin to the smaller, lower-cost lakefront cottages of Lakeview Beach than the more refined cottages of Lorne Park Estates. See photos on page 13.

Not so much a cottage in the traditional sense, 24 John Street South is an example of the next phase of home construction in Port Credit, when suburban style homes were built on lots that remained unsold during the Victorian era.

The Charles Goad 1910 map of Port Credit shows that more than half of the lots in today's Heritage Conservation District were undeveloped at that time. At about the time Goad's map was issued, an electric radial was built to Port Credit from the west end of Toronto's extensive street railway network. This, combined with recent expansion at Port Credit's two major employers – St. Lawrence Starch and the Port Credit Brick Company – made the 1910s a time of great opportunity for land developers.

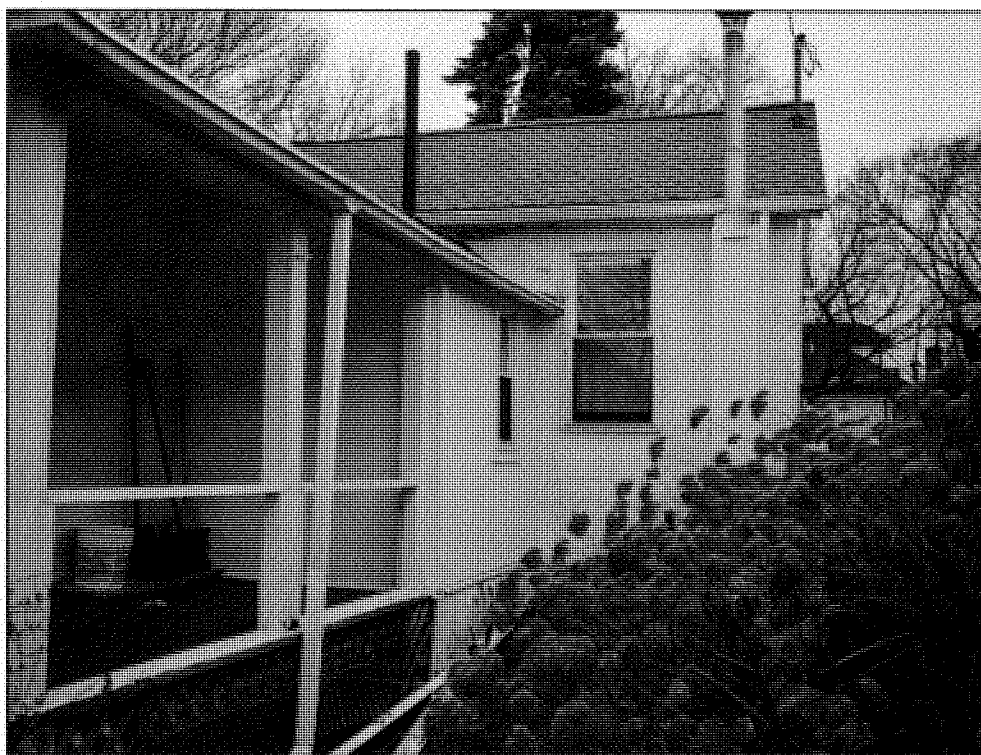
The 82 lots of Plan 300W were laid out, south of Toronto Street (Lakeshore Road West, today) in the 1830s when Toronto Township was experiencing enormous growth, as a result of mass immigration from the United Kingdom. Beginning at about the time of the 1871 census the population of the township and of Port Credit went into a steady 30 year decline, leaving many of the 1830-era lots on the west side of the village still undeveloped two generations later. See map on page 14.

The present home at 24 John Street South was built during the second climb in population that is first officially recorded with the 1911 census. This renewed growth was made up mostly of "suburbanites" – Mississauga's first commuters – who followed the recently built Toronto and York Radial trolley line westward from the big city. The house at 24 John Street South is smaller than homes built in the nearby Credit Grove and Hiawatha-on-the-Lake neighbourhoods, but was built contemporaneous to these commuter subdivisions on the east side of Port Credit.

It is possible that Chandler may have built 24 John Street South as late as the mid-1920s, after the village of Port Credit completed its waterworks. This was a clear attraction for potential new homebuyers. (Development of the Credit Grove and Hiawatha-on-the-Park neighbourhoods – both begun in the



"Wrap-around" front porch, typical of earlier homes on John Street South.



Corner of east-west and north-south axes of 24 John Street South.

1910s – remained slow until “running water” came to Port Credit in 1923.)

However, it appears that the present washroom was added later. Common interior floorboards, and differing exterior stucco texture are evidence that this present washroom was built on part of the far west end of the original L-shaped verandah. If the washroom was a later addition, then it's possible that Chandler built the home prior to the opening of Port Credit's water supply network in 1923.

2.2 One-Storey Homes

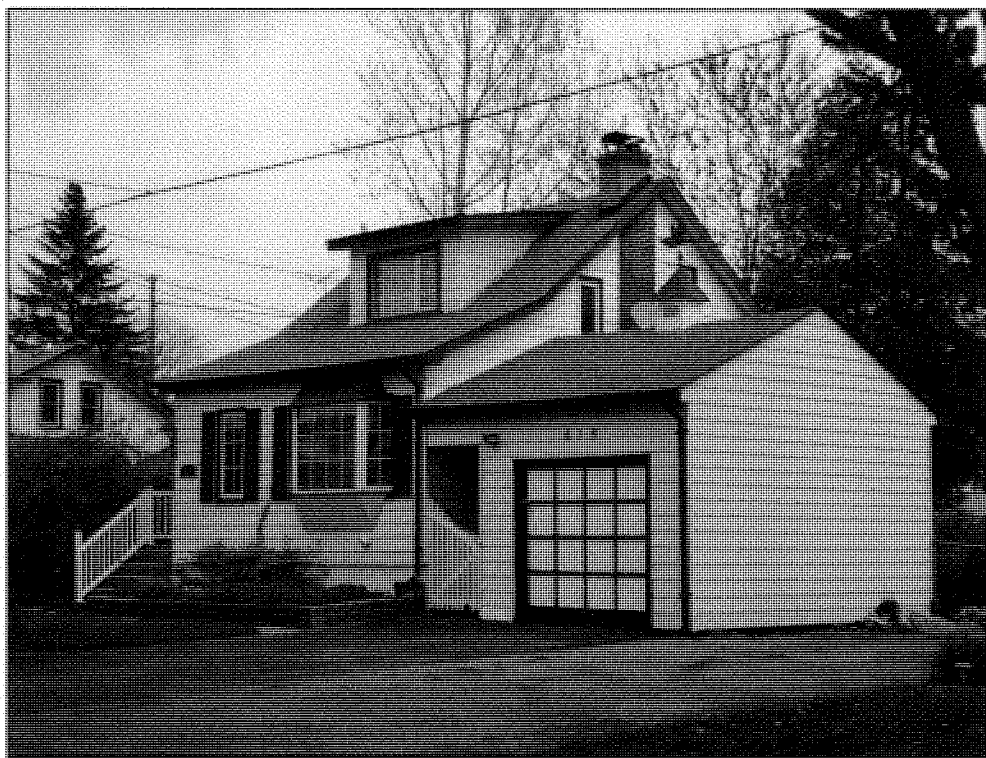
If 24 John Street South stands out in any way architecturally, it is unique in being one of only three homes in the Port Credit West neighbourhood to be one storey. Thirty-two family homes still standing in the neighbourhood today are defined as being of “historical interest”, and of these, 29 are multi-storied homes – most of these being one-and-a-half storey. See map on page 16.

That Chandler built 24 John Street South as a one-storey home, when almost all other existing homes in the neighbourhood were larger, adds further credit to the likelihood that Chandler intended to market the new home to middle class cottagers like those of Lakeview Beach, rather than the more affluent cottagers of Lorne Park.

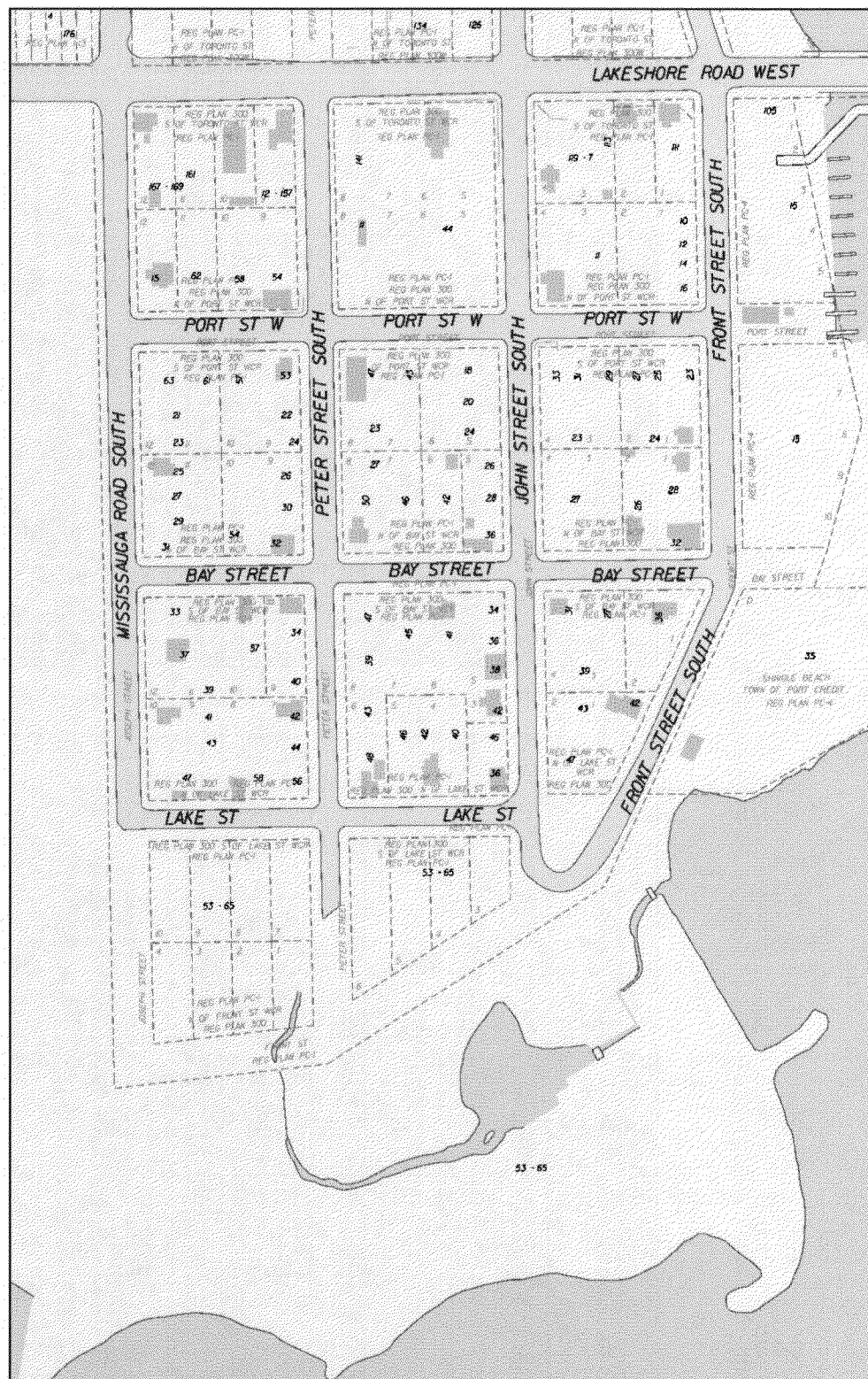
Chandler either preferred one-storey homes, or had sufficient finances to build only a smaller-sized home. Otherwise, it is rare to see contemporary one-storey homes elsewhere in Port Credit, even today. Of the other two one-storey homes in the HCD, Abram Block's much-altered home at 42 Front Street South was built about 70 years before 24 John Street South, during the village's earliest years.



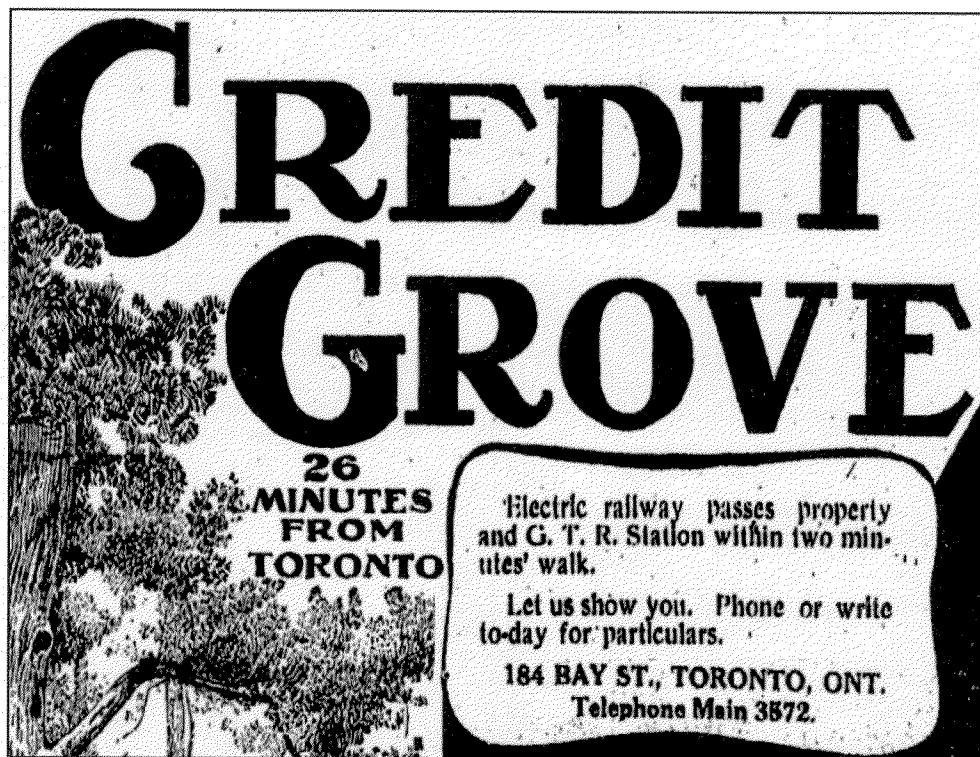
An elaborate Lorne Park Estate cottage: 893 Sangster Avenue.



A typical Lakeview Beach cottage home: 618 Curzon Avenue.



Buildings and lots appearing on the 1910 Charles Goad map.



CREDIT GROVE

26 MINUTES FROM TORONTO

Electric railway passes property and G. T. R. Station within two minutes' walk.

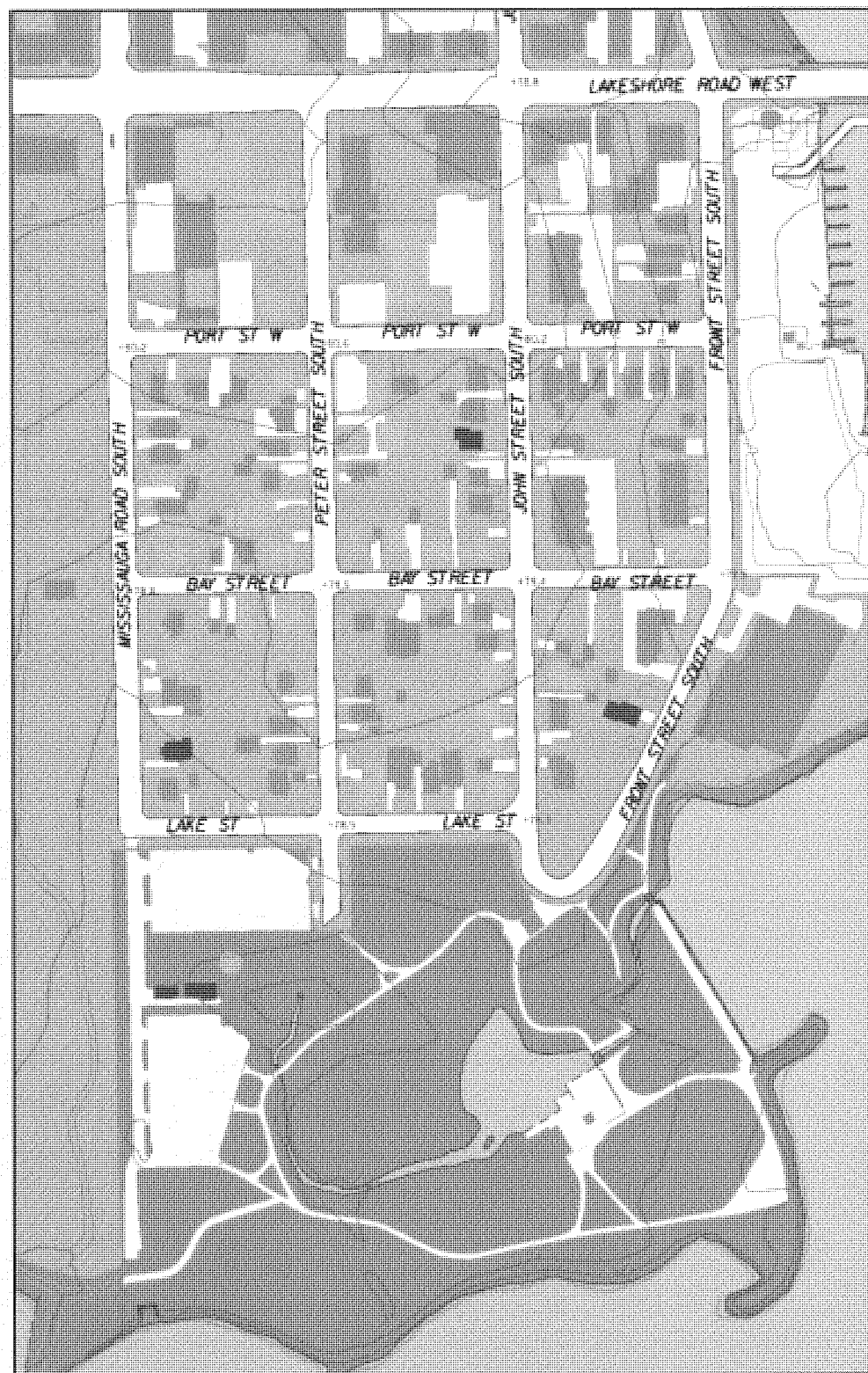
Let us show you. Phone or write to-day for particulars.

184 BAY ST., TORONTO, ONT.
Telephone Main 3872.

The radial line serving Credit Grove terminated just short of 24 John St. S.



The Port Credit Public Utilities waterworks system began operation in 1923.



"Buildings of Historic Interest" (pink) with one-storey historic buildings (red).

2.3 Features in Common with Earlier HCD Homes

In spite of Chandler's curious preference for low-rises, his resale home at 24 John Street South does take some architectural cues from homes that already existed along John Street South. Notable among these features is the wrap-around veranda. These were a nearly universal feature on late Victorian-era homes, such as the nearby Peer brother homes at 38 and 42 John Street South. However, wrap-arounds became less popular in the early 20th century, replaced by full-width, front façade-only porches. The house at 24 John Street South was built during this later period when full-width front porches were common, yet Chandler opted for a more traditional L-shape verandah.

Many of the contemporary homes on the east side of Port Credit have front-façade porches, typical of the suburban "bungalow" craze that prevailed at the time 24 John Street South was built. See photo on page 18.

2.4 Building Setback

It is also unique that 24 John Street South sits farther back from the front property line than its neighbours.

The homes immediately north and south of 24 John Street South were built after World War II and, consistent with homes in this later period, both are characteristically set closer to the front property lines to maximize back lawn space. Large back yards were a popular feature of post-WWII homes when hammocks, lawn chairs and family barbecues became popular.

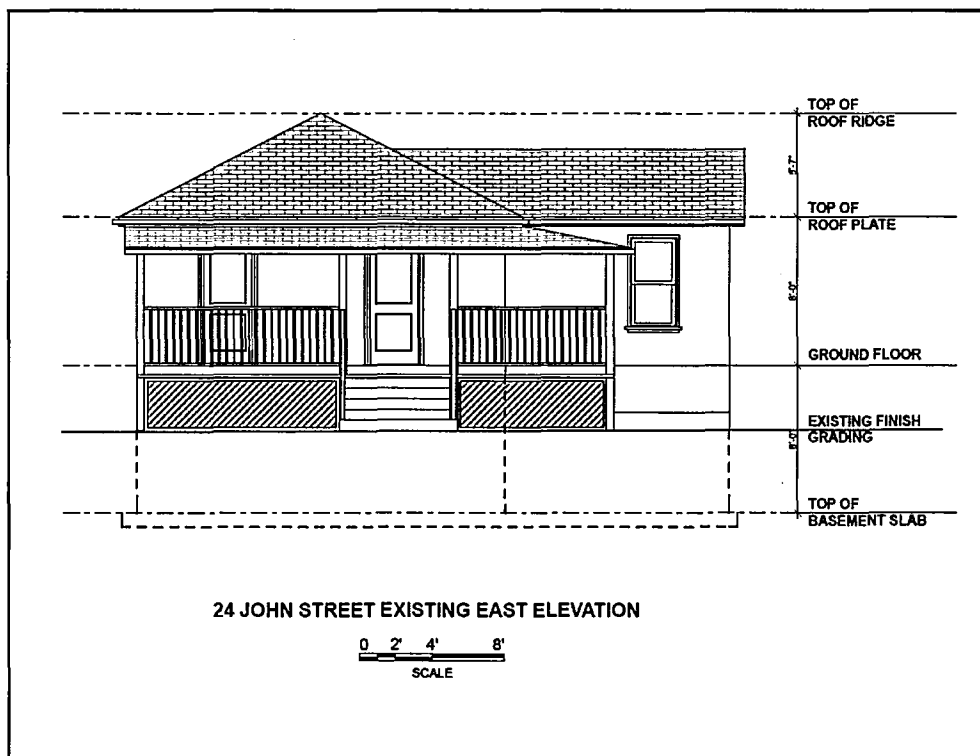
Ellis Chandler positioned 24 John Street South on its lot in the tradition of Victorian and contemporary Edwardian fashion when a wide, large front lawn was a sign of sophistication and affluence.



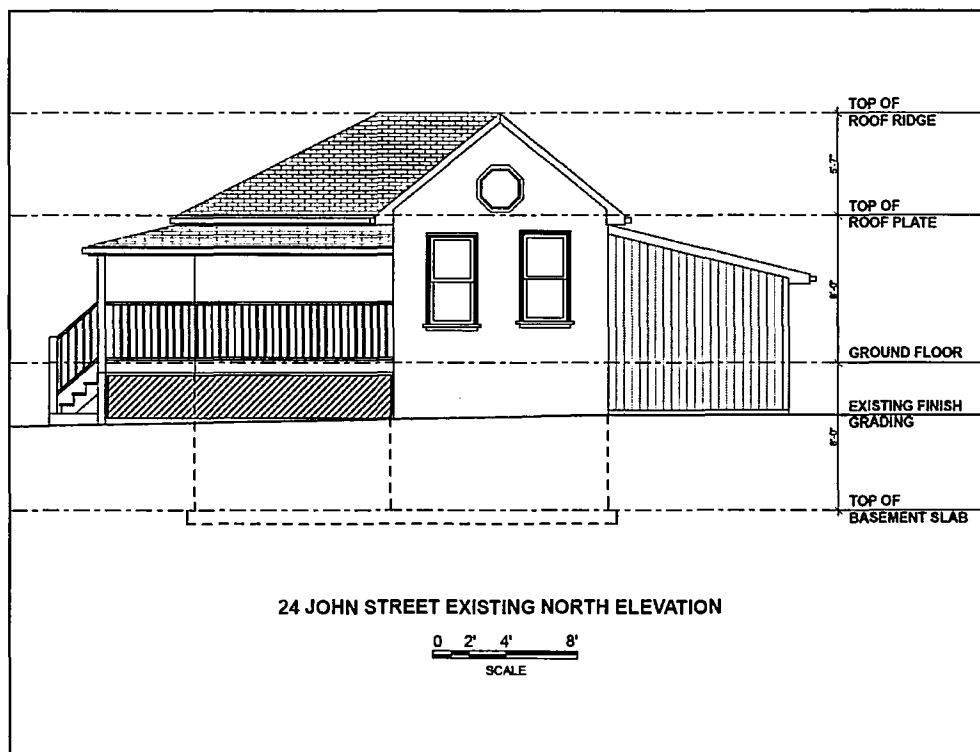
An earlier home with a "wrap-around" verandah: 36 John Street South.



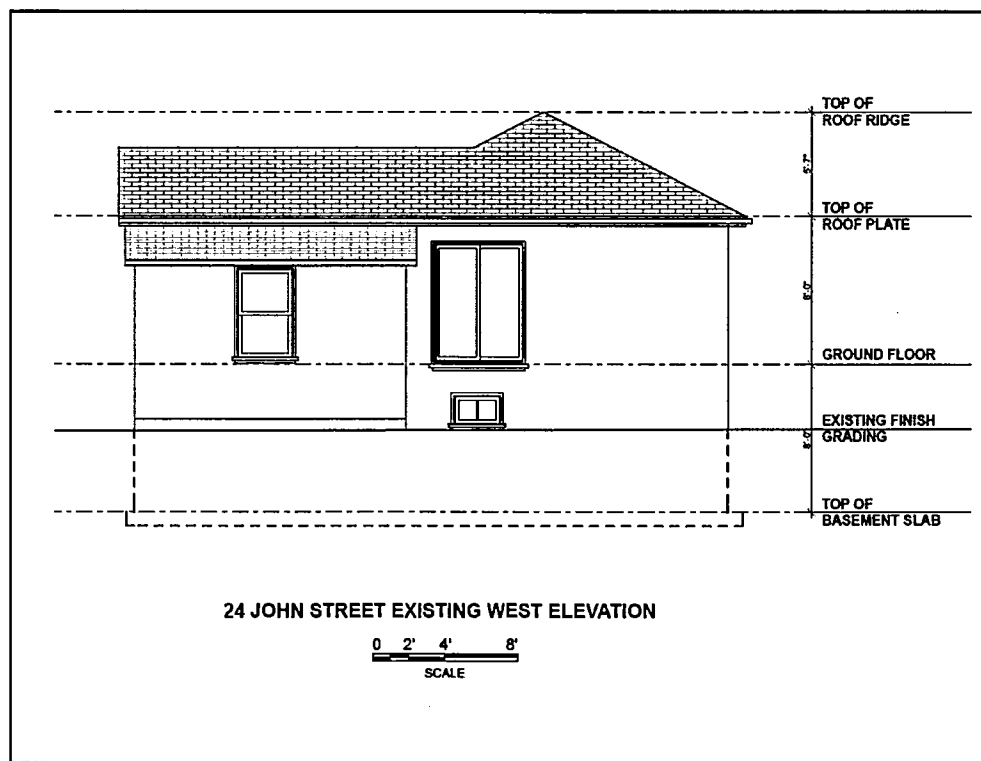
A suburban home with a full-width front porch: 39 Minnewawa Road.



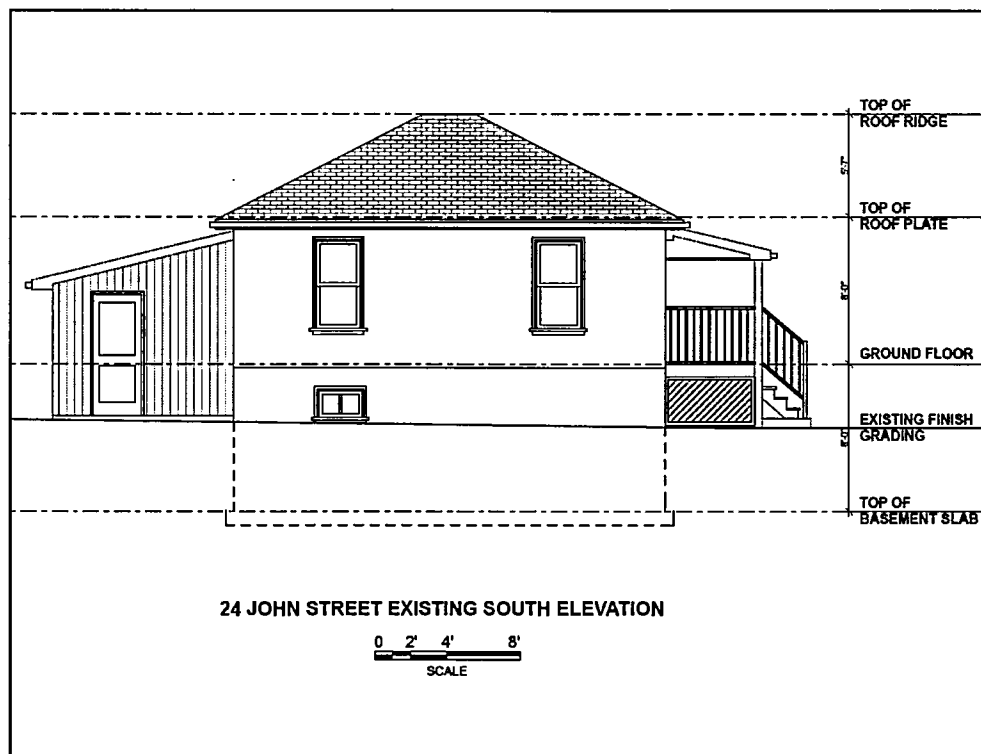
Elevation of the existing home: east (front) elevation



Elevation of the existing home: north elevation



Elevation of the existing home: west (rear) elevation



Elevation of the existing home: south elevation

3.0 HISTORICAL VALUE

3.1 History of the Home

As with most other homes in Port Credit's Heritage Conservation District, it is difficult to pinpoint a specific date of construction for 24 John Street South. George Corey was Port Credit's first building inspector. He was hired by the village in 1924. Before this time, there was no formal procedure for applying for and approving building permits and therefore no official register of "housing starts".

The fact that two fire insurance maps of Port Credit are 18 years apart makes narrowing down specific construction dates next to impossible. All that can be said with certainty about 24 John Street South is that it was built sometime between 1910 and 1928. The home appears on the later map but not the former.

The City's records state that this house's decade of construction was the 1910s. This is based logically on the fact that the land was sold to Ellis Chandler in 1917 for \$400 and resold by Chandler in 1921 for \$2,500. The six-fold rise in value of land is likely the result of the lot being "improved" by the addition of a home. This narrows the construction date, with some certainty, to the 1917-1921 period.

It is also likely that Chandler did not build the home for his own family. The Chandlers already had a larger, one-and-a-half storey home at what is presently 31 Mississauga Road South. Ellis' son, William built a home for his family next door, to the north.

3.2 Ellis Chandler (March 23, 1842 to October 21, 1934)

An historical account of Ellis Chandler from the City of Mississauga's heritage register states that Chandler was a "gardener from New Toronto", but there is no other record of Chandler working as a gardener and it is known from family records that Chandler lived most of his life (outside of the UK) in Port Credit and only moved to the home of his son Ned in New Toronto after retirement. When his wife Jane (née, Leeming) died in New Toronto, Ellis returned to Port Credit to live with his daughter Louisa and her husband William Gill, who were living in the home that Ellis had built at 31 Mississauga Road South in 1911 – two years after he moved to Port Credit. Ellis Chandler died in this home, at 91. Five of his 19 grandchildren served as pallbearers. Chandler had another 17 great grandchildren.

Chandler's obituary in the Toronto Daily Star stated that he started Port Credit's first dairy, delivering milk and cream each morning to his ten customers. This was probably an early part-time business. It is likely that Chandler moved to Port Credit specifically to work at the brickyard across the street from his future Mississauga Road South home. Ellis' two sons (William Ellis and Joseph Redvers Chandler) also worked at the brickyard. An article on Chandler in the Toronto Star in honour of his 90th birthday noted that he worked at the large brickworks in Weald, England near his hometown of Capel, Surrey. Chandler started making bricks when he was eight – not an unusual age in this Dickensian era of poverty, disease and child labour.

Forty years later, Chandler's doctor advised him to move to Canada for the sake of his health. (The same doctor told Chandler, who had quit smoking,

to take up smoking again for his health. "I got well and have been well ever since", Chandler commented to the Star reporter.)

Chandler was 50 when he arrived in Port Credit, after a short stay in Caledon Township as a farmer. (It may be because of this brief tenure on a Caledon farm that later records came to refer to Chandler as a gardener.) Considering his 32 years of prior experience as a brickmaker in the UK, it is quite likely that Chandler moved to Port Credit the following year to work for the Sullivan and Packham Brick Company (later, the Port Credit Brick Company). Chandler worked full time for the next 12 years as a kiln foreman at the brickyard located on the west side of present-day Mississauga Road South.

The Toronto Daily Star obituary also notes that Chandler became a contractor as an adult, supporting the belief that he built (or at least contributed with his sons in building) 24 John Street South.

In later years, Brother Chandler was a master of the "Lake Shore" L.O.L. #163 Orange lodge – a Protestant lodge otherwise filled to the rafters with Blocks, Blowers and Peers amongst other Chandler neighbours in the village.

3.3 House on the Move . . . ?

Anecdotal histories should always be accepted with one part anticipation and three parts skepticism. This is especially so when stories of a home's history are told by later homeowners not related to the homebuilder or original homeowner.

A story came to fore in recent years that the main structure at 24 John Street South was originally built on a lot "at the foot of Mississauga Road South" and that this house was later moved to 24 John Street South. The likely basis for this story is the otherwise accurate fact that Ellis Chandler did own both the property at 24 John Street South and the property at 43 Mississauga Road South near the "foot of Mississauga Road". Beyond that, there is no explanation as to why a house would have been moved.

The only other "foundation" for accepting this story relates to the poured concrete foundation of 24 John Street South. A structural report prepared by Shoalts Brothers Construction Limited in 2011 identified inconsistent dimensions between the original poured concrete foundation and the existing dimensions of the home that sits atop it.

That the dimensions of the home's floor plan is not consistent with the foundation is hardly irrefutable evidence that a house from elsewhere was moved to this site. However the fact that an otherwise unexplained inconsistency does exist opens the door to debate.



Ellis Chandler's home: 31 Mississauga Road South (formerly Joseph St. S.).



The house of Ellis' son, William Chandler: 29 Mississauga Road South.

3.4 List of Grantees

As with many of the lots in Port Credit's heritage conservation district, land ownership records are incomplete. The entry for Lots 5 and 6 South of Port Street in Book 1 of the Peel County register is blank. Book 2 opens with an entry from 1917. This date is confirmed only as a result of a new survey of Robert Lynn's 1834 Port Credit survey made in 1927. The land deed in the possession of the owners of 24 John Street South in 1927 included registry information dating back to 1917.

The following is a list of registered property owners.

Adam Weir

The blank entry in Book 1 is an indication that the property remained unsold from the time of the 1830s surveys. The first entry in Book 2 identifies Adam Weir "and others" as executors, not just of Lots 5 and 6 south of Port Street but of "other lands". If there had been an owner prior to Weir's appointment as an executor, the existing land title search would have opened with some form of deed, grant or quit claim. Without a record of these it is likely that the executors were appointed by the crown (which would still be the "owners" of any land from the 1820 CIR treaty still unsold) to sell the lot to someone who would build a home on that lot.

Weir was the notary public who executed the transfer of sale to Ellis Chandler. Weir was chief accountant at the St. Lawrence Starch Company. The Rabba Fine Foods store at Lakeshore Road East and Elizabeth Street North now stands where Weir's home once stood.

Ellis Chandler

In August 1917, Ellis Chandler purchased the two undeveloped properties of Plan 300 West of the Credit River identified as Lots 5 and 6 South of Port Street. Today, these two lots include the present homes at 18, 20 and 24 John Street South.

The value of the property climbed during the four years Chandler owned it. This sharp rise in price suggests that Chandler built a home somewhere on this lot (possibly the present home) thus improving the lot for resale.

John Pinkney

The "bargain and sale" record of July 1921 confirms that Chandler sold the property outright to John Pinkney. Pinkney was likely a real estate dealer, considering that he sold the property less than a year later (May 1922) at a \$500 profit.

Annie Knight

Land registry records suggest that Annie Knight was the first resident at 24 John Street South. Knight lived here for 24 years. Research has uncovered no further information on Knight. There has been some speculation that Knight was the wife of Ellis Chandler's son Fred, whose first name was also Annie. This brought up the possibility that the house was built by Ellis for his son. However a genealogical search confirms that Fred Chandler's wife's maiden name was O'Sullivan and that Fred and Annie were still living in Caledon during the time Knight lived at 24 John Street South.

Alice Copeland

In January 1946, Lots 5 and 6 were bequeathed to Alice Copeland. Alice and her husband George Copeland subdivided these two vertical lots (lots with a longer north-south axis, each with an east-west width of "one chain", or 20.1 metres) into three horizontal lots (with longer east-west axes of 40.2 depth and 13.4 m frontage). This explains why there are three houses today on what was originally two surveyed lots. Goad's 1910 map does not show a lot line separating Lots 5 and 6, implying that the two lots were under one ownership, thus making it easier for the Copelands to "re-divide" the lots horizontally. See the map on page 24.

Research has found little information on the Copelands other than that they were long-time members of First United Church in Port Credit.

Later Owners

After the Copeland's 41 year tenure at 24 John Street South, the house had eight different owners over the next 21 years, leading up to the present owners; Robert and Luciana Boic, who have lived here for four years.

The home was owned by Andrea Branton and Robert Gardiner in 2004, when 24 John Street South was designated along with 89 other properties as the Port Credit Heritage Conservation District. The property is listed in Mississauga heritage records as the "Chandler-Branton-Gardiner Residence" even though Branton and Gardiner lived in the home less than six years. They just happened to be the residents at the time of designation.

Later owners Tony and Marianne Policelli named the home "Stoneboat Cottage" in 2005. The name is undoubtedly derived from Port Credit's days as a centre of the stonehooking trade from the 1870s to about 1910. However the cottage itself was built after the decline of stonehooking, as slate resources in the Port Credit were depleted.

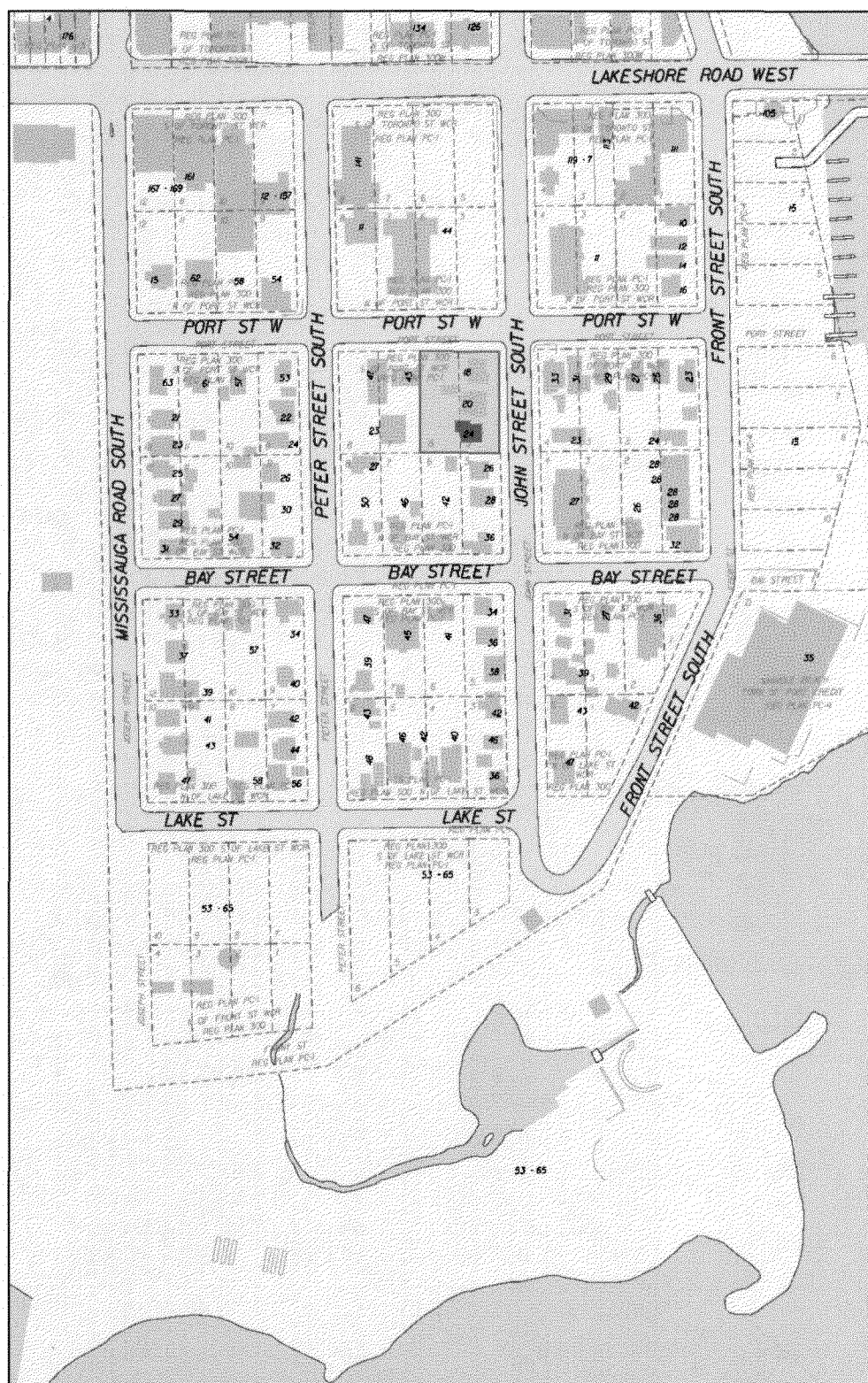
3.5 Condition of the Present Home

A structural report by Shoalts Brothers Construction Limited reports that the stucco surface of the exterior walls is crumbling at many places. Most of the wood on the verandah is rotting. From the author's own personal observations, the foundation appears to have shifted over the years. The interior floors are now uneven. An environmental inspection report by Environmental Services Group has registered levels of mould in the basement and excess moisture content in the home's subfloor.

Possibly as a result of poor maintenance over the years, or perhaps even as a result of Chandler's limited abilities as a contractor, 24 John Street South has been subject to much decay over the years.

Ellis Chandler's obituary in the Toronto Daily Star did state that he had been a contractor, so it seems odd that an experienced homebuilder would build a home with so many structural faults such as lack of proper roof and basement ventilation, improper application of stucco, and misaligned joists and rafters, as identified by Shoalts Brothers and ESG Group.

However, if the house was built sometime between 1917 and 1921 then Ellis Chandler was at least a septuagenarian at the time. At this advanced age, the two sons that were known to be living in Port Credit at the time may have



Plan 300 West, highlighting lots 5 and 6 south of Port Street West.

assisted Ellis in building 24 John Street South. The sons may have lacked their fathers' experience.

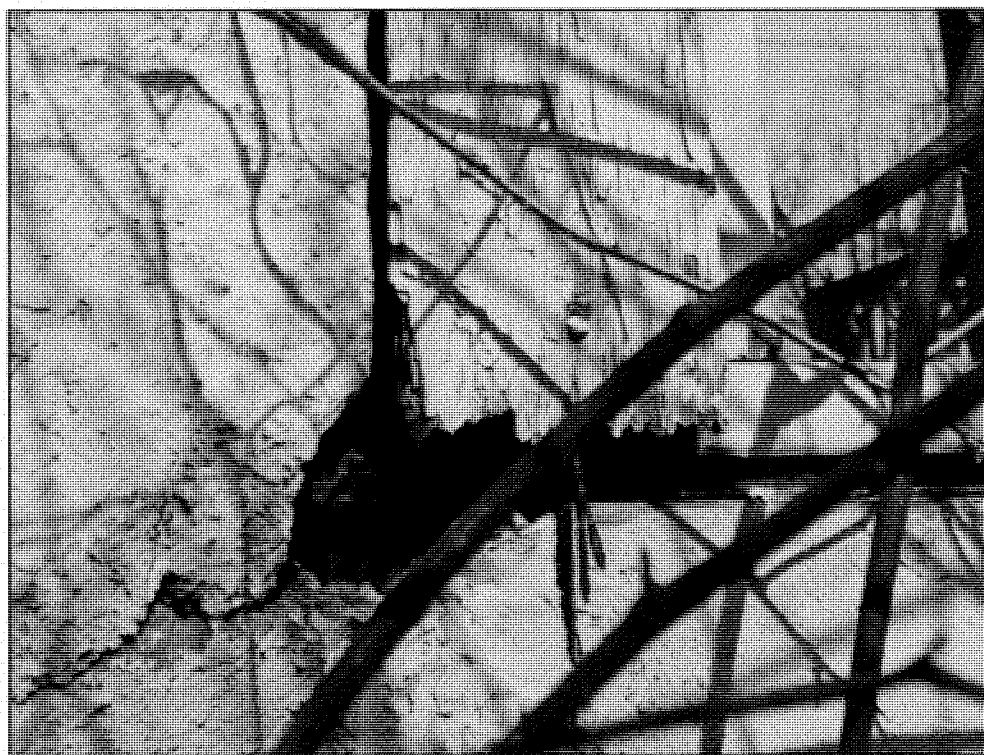
Or it may simply be that limited financial resources and/or a desire to build the resale home as cheaply as possible are to account for the poor condition of the home today. Either way, poor construction has come to haunt 24 John Street South in recent years.



Groundwater seepage in the basement.



Poor condition of the porch.



Rotting wood and chipped stucco.

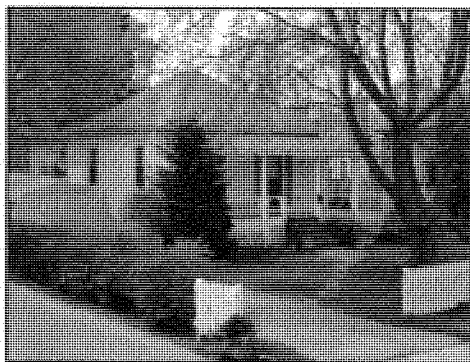
4.0 CONTEXTUAL VALUE

4.1 Apart from its Neighbours

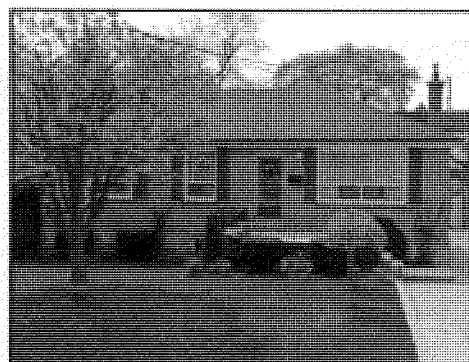
Port Credit's heritage conservation district is dominated by fine homes built at a time when Port Credit's fortunes, and the young country's fortunes, were at a peak. In contrast to the many homes in the district defined as being of "historical interest", 24 John Street South is not Victorian in either the architectural or historical sense.

That 24 John Street South is unlike its Victorian neighbours does not make it of lesser importance. It's the differences that make this little cottage home stand out from its neighbours. This home is a rare example of a single-storey residence built during Port Credit's renaissance as a commuter village. Despite the fact that owners earlier in the 21st century named this home "Stoneboat Cottage", it's not likely that 24 John Street South was ever a summer-only cottage, nor was it related in any direct way to the stohehooking trade which had all but vanished by the time this home was built.

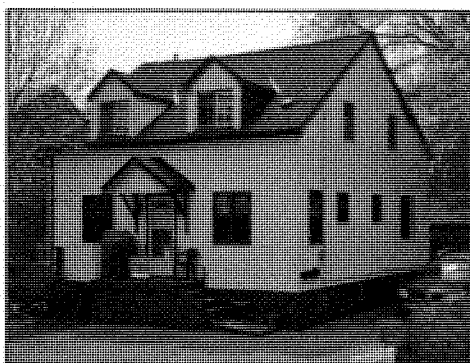
None of 24 John Street South's neighbours, on either side or across the street, are of particular architectural, historical or contextual importance. The section of John Street South between Port Street West and Bay Street is a rather unremarkable segment of an otherwise historically-important neighbourhood. By comparison, the next block south on John Street seems to be perpetually closed to traffic as a result of movie companies looking for a film setting with that undisturbed Victorian charm.



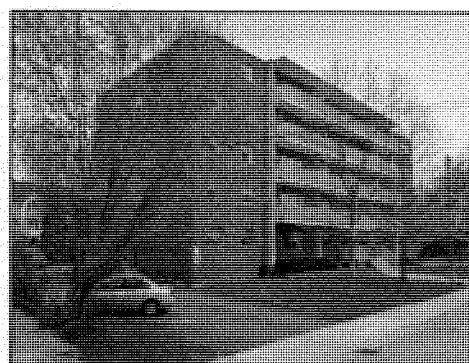
24 John Street South



20 John Street South



26 John Street South



27 John Street South



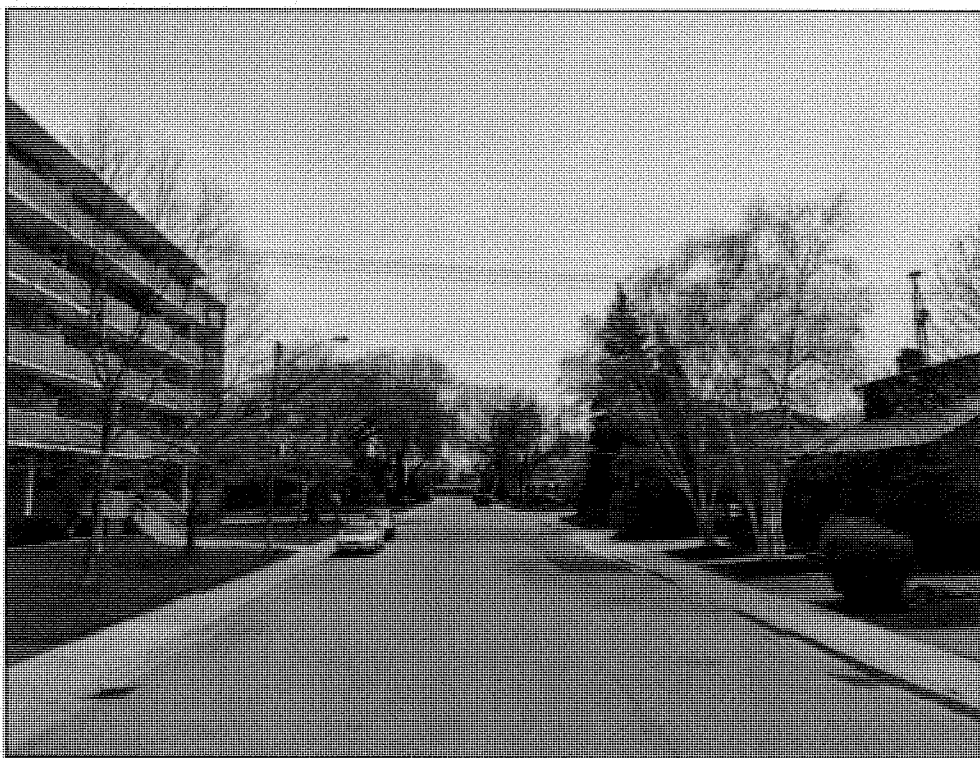
Aerial map of neighbourhood: 1954



Aerial map of neighbourhood: 2011



John Street South, looking north.



John Street South, looking south.

4.2 The Homebuilder

The most noteworthy contextual aspect of this suburban home is its likely builder, Ellis Chandler. The Chandlers were a prominent family in Port Credit, and Ellis himself a church elder and Orange leader. Ellis and at least two of his sons worked at the Port Credit Brick Company during its peak. However, as a homebuilder 24 John Street is not one of Chandler's finer works, either in terms of architecture or in quality of construction. Chandler's own home at 31 Mississauga Road South is a finer example of his contracting skills, both in terms of architecture and quality of construction. His house at 31 Mississauga Road South is also a more suitable landmark of this notable man because it was the home he and his family lived in. The house he built at 24 John Street South was never occupied by the family. It was built as a resale home.

PORT CREDIT

Eight Cents a Day Was Good Pay When Ellis Chandler Was Young

Port Credit, March 24. — Ellis Chandler was just turned seven years old when he got his first job, cutting barrel staves in a forest in Surrey, England. His salary for this dawn-to-dusk work was 48 cents a week. Today, hale and hearty, Mr. Chandler is celebrating his 91st birthday at the home of his daughter, Mrs. William Gill.



Speaking yesterday of his life, Mr. Chandler recalled that his wages on his first job did not matter very much, because his employer ran away and never paid him, anyway. The next summer, when he was turned eight, Mr. Chandler took a job in a brick yard at double wages—16 cents a day.

"Then I went with some Quaker farmers, who paid me at the rate of \$1.66 a month. I worked with them for six months, but they thought I wasn't strong enough, and I left. Later I went back, and worked with them four years."

When he grew up he turned to farming and contracting. When his wife fell ill, the doctor told Mr. Chandler to take her to a different climate or she would die, and so they came to Canada. Mrs. Chandler died only two years ago, at nearly 90 years of age.

Smoking has contributed to his health, Mr. Chandler maintains, and his pipe is still his constant companion. "Once I gave up smoking for seven years," he said, "and the only time I was seriously ill was during that time. The doctor advised me to start smoking again, and I got well and have been well ever since."

The year of Mr. Chandler's birth, 1842, was recently verified by a granddaughter, who wrote to the registration offices of the village in Surrey where he was born. Mr. Chandler has four children living, Charles, in Weston, Ned, New Toronto, Sid, in Oshawa, and Mrs. Gill. His descendants number 19 grandchildren and 17 great-grandchildren.

The Toronto Daily Star: March 24, 1934; page 22.

5.0 ASSESSMENT

5.1 Elements that Contribute to Design and/or Physical Value

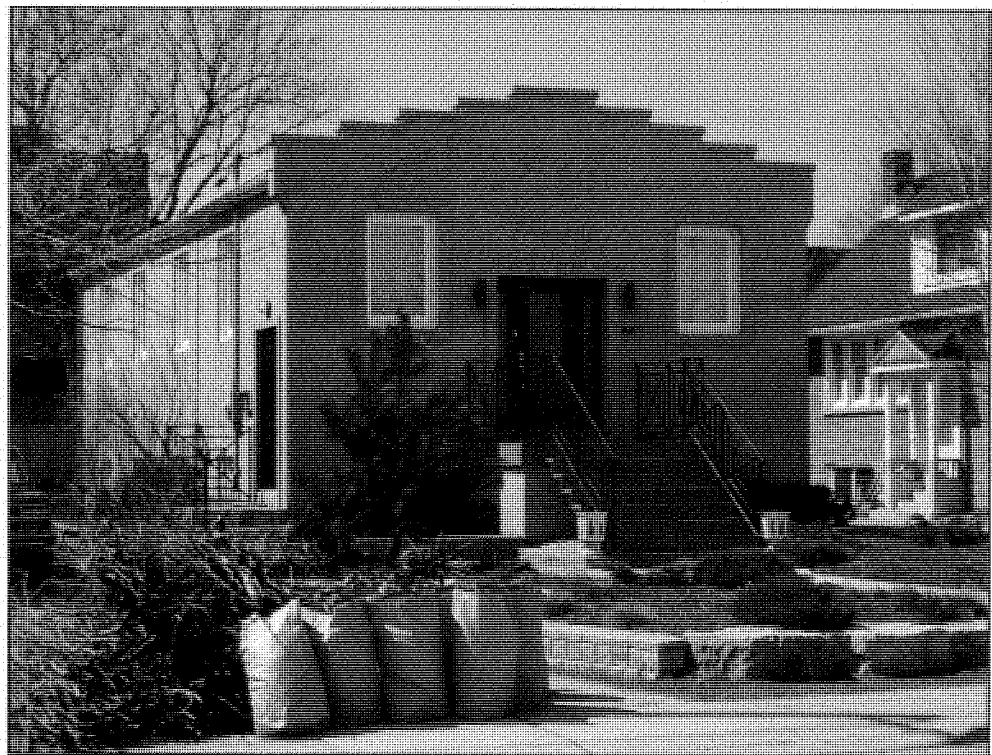
- 24 John Street South is an early example of a suburban home in a neighbourhood of mostly Victorian-era homes,
- The architecture features a mix of both late-Victorian and post-WWI suburban styles, and
- It is a rare example of a one-storey home in a neighbourhood of mostly one-and-a-half, and two-storey homes.

5.2 Elements that Contribute to Historical Value

- The builder of the home was an long-time resident of Port Credit and was active in the community.

5.3 Elements that Contribute to Contextual Value

- The home is representative of Port Credit's second stage of growth as a commuter village.



Former L.O.L. #163, where Ellis Chandler served briefly as lodge master.

5.4 Dates of Significance

- 1805 The British crown purchases the "Mississauga Tract" from the Mississauga nation, excluding one mile on both sides of the Credit River, including the future site of 24 John Street South.
- 1820 The Mississauga nations sells the land on which 24 John Street South now stands to the British crown.
- 1834 Lots are surveyed west of the Credit River (later registered as Plan 300 West) and the first homes are built in a village still known informally just as "Credit".
- 1842 Ellis Chandler is born in Capel, Surrey, U.K.
- 1871 The population of Port Credit begins a 30-year downward slide.
- 1905 The Toronto and York Radial opens from Sunnyside to Port Credit
- 1909 Ellis Chandler moves to Port Credit.
- 1911 The recent census shows the first growth in population in Port Credit and Toronto Township since 1871.
- 1912 Port Credit's first planned suburban neighbourhood (Plan F12 – Credit Grove) is approved on the east side of the Credit River, north of Lakeshore Road.
- 1917 Lots 5 and 6 South of Port Street are sold to Ellis Chandler.
- c. 1920s The present home at 24 John Street South is built.
- 1922 Annie Knight purchases 24 John Street South.
- 1923 Port Credit Public Utilities Commission's waterworks system opens.
- 1934 Ellis Chandler dies in Port Credit.
- 1946 Alice Copeland is bequeathed 24 John Street South.
- 1949 Alice and George Copeland subdivide Lots 5 and 6, and sell the northern portion in two lots.
- 1987 24 John Street South is granted to Guido Bruni, Luigi Condotta and Herbert Boch, who sell the lot to Paul and Darlene Bilawski.
- 1990 24 John Street South is added to the City's heritage inventory.
- 1991 24 John Street South is purchased by Donald Heald.
- 2001 Andrea Branton purchases 24 John Street South.
- 2004 The Port Credit Heritage Conservation District is established, including 24 John Street South.
- 2005 24 John Street South is purchased by Tony and Marianne Policelli.
- 2007 Present owners, Robert and Luciana Boic, purchase 24 John Street South.
- 2011 A proposal is made to move home forward on the lot and to add an extension to the rear of the property. In consultation with City of Mississauga staff a second proposal is made to replace the existing home. The owners commission a structural assessment and an environmental inspection of 24 John Street South.

6.0 REGULATION 9/06

A municipal council may designate heritage resources by by-law pursuant to Section 29 of the Ontario Heritage Act based on criteria set forth in Ontario Regulation 9 / 06; Criteria for Determining Cultural Heritage Value or Interest.

Subsection 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.

Subsection 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.

Subsection 3

The property has contextual value because it is;

- i: important in defining, maintaining or supporting the character of area,
- ii: physically, functionally, visually or historically linked to its surrounding,
- iii: a landmark.

6.1 Analysis of Compliance with Section 29

As summarized in item 5.0, page 33, the subject property exhibits the following merits for designation under the Ontario Heritage Act.

Subsection 1

The property has design value or physical value because it;

- i: is a blend of Victorian and post-WWI suburban styles.

Subsection 2

The property has historical value because it;

- i: has a direct association with a person of historical significance in Port Credit,
- ii: yields information about Port Credit during the transition from a stonehooking village into a popular commuter suburb.

Subsection 3

The property has contextual value because it is;

- ii: historically linked to its surroundings as a building classified as being of "historical interest" in an existing heritage conservation district.

6.2 Summary of Suitability for Designation

The subject property complies with four of nine items of Regulation 9/06 of Section 29 of the Ontario Heritage Act, including at least one item in all three subsections.

However, in most of the items, 24 John Street South is not a definitive example of its kind in the Port Credit Heritage Conservation District.

In summary:

Subsection 1

The home at 24 John Street South is unique in that it blends styles by way of its Victorian wrap-around verandah and deep setback, combined with post-WWI suburban elements. However, many of these elements have been altered over the years.

As recent owners have come to discover, the home not only does not comply with Item 2 of Subsection 1, the home is noteworthy for being a contradiction of Item 2. Either due to limited funds and limited homebuilding skills, the house was poorly constructed. It does not display a high degree of craftsmanship.

Subsection 2

The property is associated with Ellis Chandler, who is a person of historical significance in Port Credit. However, Chandler was in fact only a brief landowner. Another home in the heritage conservation district, built and lived in by Chandler for most of his life in Port Credit, still stands and is still occupied by Chandler's descendents. In terms of architecture, direct association to a person of historical interest, and quality of home construction, Chandler's own home is a more appropriate landmark in the community than 24 John St. S.

The house at 24 John Street South does yield information about Port Credit during a time of transition, but the home itself was not well built and is now in a state of disrepair partly as a result of poor construction techniques used by Chandler in building the resale home.

It cannot be stated with certainty that Chandler even built 24 John Street South, based on the apparent contradiction that Chandler has been cited as an experienced contractor, yet the home credited to him was so poorly designed and built.

Subsection 3

The house is regarded as being of "historical interest" based partly on the City of Mississauga's condition that the home was built prior to 1925. This date appears to be an arbitrary marker since it does not relate to any specific historic event in Port Credit's history and is not a date of specific importance in the development of Canadian architecture. Smaller than most other buildings on John Street South and of later construction date than other buildings of historic interest on this street, 24 John Street South is not regarded locally as a landmark.

6.3 Conclusion

In its prime, the house at 24 John Street South revealed some unique architectural characteristics, but these have been altered over the years and the home itself is in a state of decline due in part to poor construction. The home has been defined as being of historical interest based primarily on the fact that the home was built prior to 1925. It would be a stretch to consider the home a landmark, especially in a neighbourhood with so many fine examples of homes built during an earlier period when Port Credit was at a height of vitality and importance on the Great Lakes as a stonehooking centre.

As many of the present members of Mississauga's Heritage Advisory Committee know, the author of this Heritage Impact Statement strongly believes that any structure that complies with at least one item in all three subsections of Regulation 9/06 is worthy of protection under the Ontario Heritage Act.

However, responsibilities are inherent with the rights of designation authority. To restore this home to a state where it could truly be considered of historic and architectural merit would require considerable financial commitment on behalf of the owners. While the City of Mississauga does offer grants for restoration, the extent of work required to restore this home is likely beyond the means of the City's level of grant funding at this time. Indeed it may not be a laudable goal to restore a home that (based on the research provided by Shoalts Brothers Construction) was not properly built at the outset and does not reveal a high standard of craftsmanship.

7.0 PROPOSAL

City staff have informed the owners that, under the terms of the Old Port Credit Heritage Conservation District Plan, it is preferable to maintain existing buildings classified as being of historical interest in situ, unless there is sufficient reason to remove the existing building.

This Heritage Impact Statement has researched the history of the property, of the homebuilder, and of the residents of the home, and has found that the house is of historical interest but has little contextual value and may in fact be deficient in terms of design and physical value, having been built poorly and likely built only as a resale home.

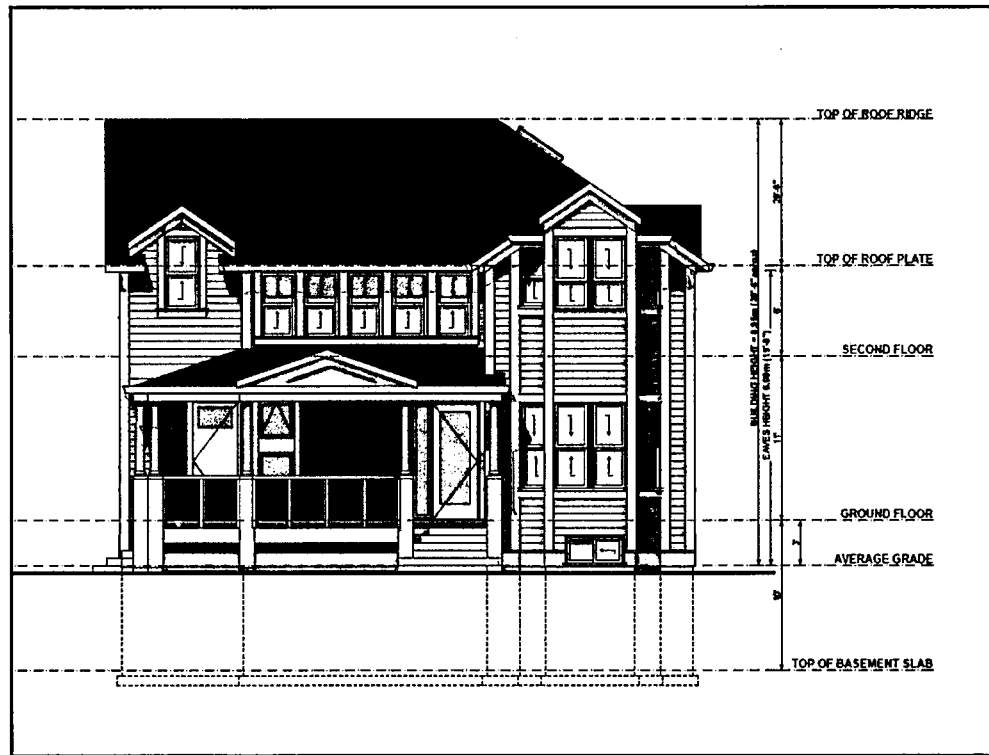
The structural report by Shoalts Brothers Construction (see addendum) has found a number of design and structural deficiencies in the home. Unsafe living conditions are backed up by a second independent report by Environmental Service Group (see addendum) which has identified structural damage due to improper ventilation and water drainage, as well as unsafe levels of mould.

Based on the unsound condition of the home and the modest historical value of the home relative to others in the HCD, the owners of 24 John Street South have applied for demolition of 24 John Street South and to replace it with a new home that complies with the conditions as established by the terms of the Old Port Credit Heritage Conservation District.

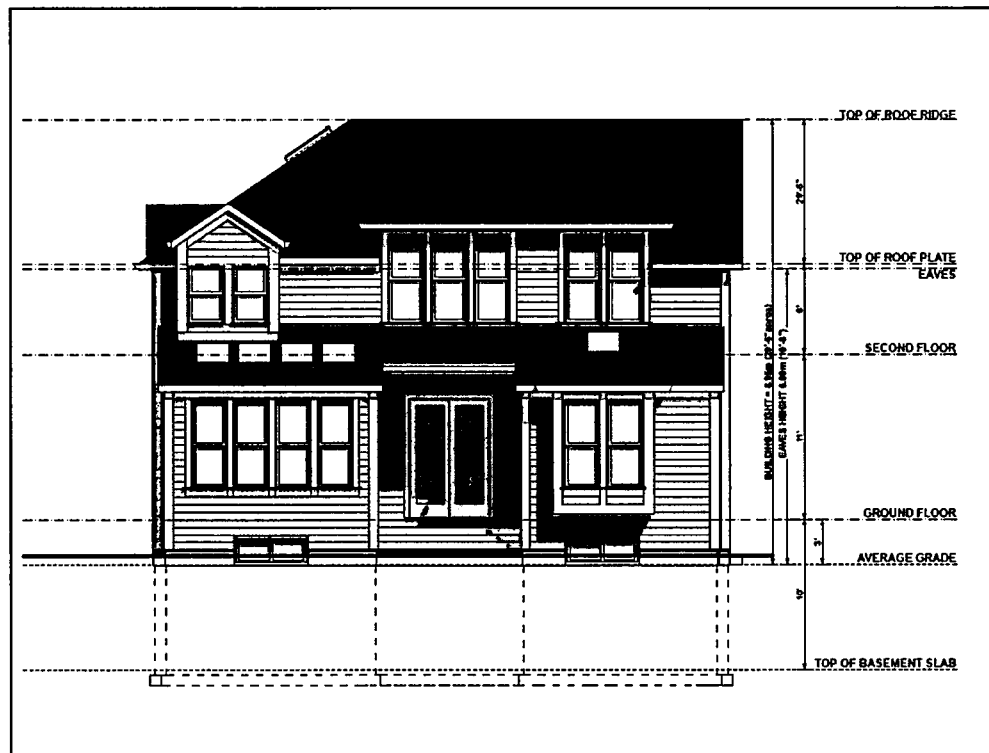
In addition, the proposed house also complies with R15-1 zoning regulations, as follows:

Zoning Designation: R15-1 (Detached Dwellings – Port Credit)	Allowed under Zoning By-laws	Proposed
Lot Area	Min 460 m ²	674.64 m ²
G.F.A.	303.89 m ²	294.7 m ²
Porch	N/A	33.7 m ²
Garage	30 m ²	29.56 m ²
Driveway	N/A	108.03 m ²
Landscaped Area (% of the lot area)	Min 40%	55.11%
Minimum front yard	5 m	5.36 m
Maximum encroachment of a covered porch into a required front yard	1.8 m	0.46 m
Minimum interior and exterior side yards	3.0 m on one side and 1.2 m on the other side	3.74 m on one side and 1.2 m on the other side
Maximum height - highest ridge	9.0 m	8.95 m
Maximum height of eaves: from average grade to lower edge of the eaves	6.8 m	6.1 m





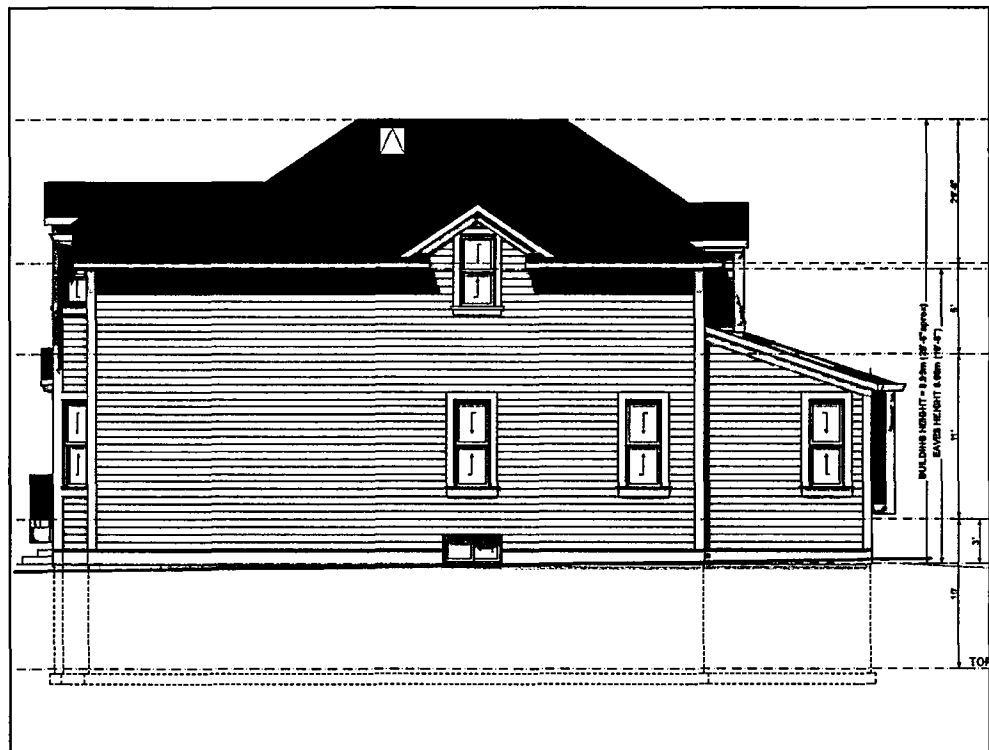
East (front) elevation



West (rear) elevation



South elevation



North elevation



Proposal for 24 John Street South; looking west



Proposal for 24 John Street South; looking east



Proposal for 24 John Street South; looking south



Proposal for 24 John Street South; looking north



Port Credit house with two-floor bay window: 37 Oakwood Avenue South.



Exterior paint colour of an existing HCD homes: 42 John Street South.

7.2 Compliance with Old Port Credit Village HCD Guidelines

As stated on page 38, the proposed residence at 24 John Street South complies with the requirements of the City of Mississauga's R15-1 zoning regulations.

However, because the existing lot is within the Old Port Credit Village Heritage Conservation District, conditions for new homes must also comply with requirements set out in Sections 6.0 and 7.0 the Old Port Credit Village Heritage Conservation District Plan by George Robb Architect for the City of Mississauga; June 4, 2004, governing design guidelines for new construction (6.0) and landscape conservation guidelines (7.0).

Guideline 6.3 states: "Make the height of the new house no taller than two storeys."

According to the architect, the proposed residence at 24 John Street South is a one and a half story structure.

Guideline 6.4 states: "Save ample open space around the new house." The official guidelines do not set specific standards to define "ample", however the guideline does state, "There should be a modest front yard setback and a deeper backyard."

The location of the new building has been carefully selected to minimise impact on the neighbouring properties, and is consistent with the dominant street setbacks and siting. The setback of the proposed residence is 5.36 metres, which is in alignment with the front of the residences of both neighbouring properties; 20 and 26 John Street South. Refer to the plan on page 39. The outward projection of the proposed bay window and verandah at 24 John Street South are to be set further back from the front lot line than the existing porch of 26 John Street South. The proposed back yard is 17.98 metres. This sets the proposed house farther back than its neighbours, but remains in compliance with the condition of Guideline 6.4 that the back yard be deeper than the front yard. The proposed back yard is more than three times deeper than the front yard.

Guideline 6.5 states: "Save significant trees when siting and building your new house."

Only the silver maple (a common species in the neighbourhood) in the front of the house is proposed to be removed.

Guideline 6.6 states: "Any new house should be sited parallel to the street (not angled)."

The proposed residence is parallel to John Street South.

Guideline 6.7 states: "Choose a wall material that complements buildings of historic interest."

The siding material for the new structure will be HardiePlank lap siding in a neutral colour. According to the architect, this is the typical cladding for district houses complementing buildings of historic interest

Guideline 6.7 also states: "The wall material you choose should be the same across the wall, not a mix of materials."

The proposed residence will use a horizontal plank style on all four façades. Refer to illustrations on pages 42 and 43. The proposed wall surface

colour is comparable to the green shade of the historic John Charles Peer house at 42 John Street South. Refer to photo on page 44.

Guideline 6.8 states: "Choose stock windows that are flat-headed and taller than they are wide."

The dwelling will contain flat-headed windows dressed with modest decorative wood trim. The proportions of windows are taller than they are wide, consistent with the district's buildings of historic interest. At the request of City staff, windows of an earlier design were replaced throughout with double-hung windows that now meet the conditions of Guideline 6.8.

Guidelines 6.8 also states: "Avoid multi-paned sashes."

The proposed residence meets this condition.

Guidelines 6.8 also states: "Place any large, full-length, two-storey or picture window away from street view."

In compliance with this guideline, there are no two-storey windows, and larger picture windows, while still of one-storey height, are located only at the rear of the proposed residence.

Guideline 6.9 states: "Choose a gable, hip or truncated hip roof of medium pitch."

The main roof of the proposed residence is in a gable fashion. The roof over the central projection of the proposed house is a slightly truncated hip roof. The angle pitch is consistent with existing homes of historical interest on John Street South. Refer to images on pages 18 and 44. The pitch of the proposed roof is at about the same angle as the pitch of the existing residence at 24 John Street South.

Guideline 6.9 also states: "Asphalt shingle is the typical roof covering in the district, and should be used."

The roof will be covered with asphalt shingles.

Guideline 6.10 states: "Your new house should be respectful of the district's historical patterns, but it should not pretend to be old. Consider modern or traditional styles, but avoid incorporating features that mimic historic features."

Lacking specific terms, this guideline is open to wide interpretation. However the proposed residence at 24 John Street complies with all previously-reviewed guidelines which require new homes to be of a complementary style to existing buildings of historic interest without specifically attempting to mimic the exact style of any one or more homes in the HCD.

Guideline 6.11 states: "Keep the design of your new house simple."

The proposed home does not propose to use faux Victorian blandishments such as vergeboards.

Guideline 6.12 states: "Install chimneys, vents, skylights and mechanical or electrical equipment away from street view."

As seen in the elevations and illustrations on pages 40 to 43, mechanical, electrical and ventilation elements are not visible from the street level. There is only one small skylight on the north elevation, away from the street view. There are no chimneys on the proposed structure.

Guideline 6.13 states: "Site your garage behind the front wall of the house."

The detached garage situated at the back of the property (application HPA 11-111) was approved by the City of Mississauga on June 6, 2011.

Section 7.2 of the Old Port Credit Village Heritage Conservation District Plan governs landscape elements for proposed developments on private property within the Port Credit HCD.

Guideline 7.2a states: "Property owners are encouraged to retain and conserve existing trees, shrubs, foundation plantings, hedging, ornamental fencing and retaining walls along the side yards and frontages."

All existing hedging along the sides of the property as well as all trees with the exception of a silver maple in front of the house will be retained.

Guideline 7.2b and 7.2d are not applicable since it is not proposed to add vegetation to the existing lot.

Guidelines 7.2c states: "Garages should be set back from the front line of houses, and side yard parking should be retained and replicated."

The existing side yard driveway is to be retained.

Guideline 7.2e, 7.2g and 7.2h are not applicable since it is not proposed to alter the existing narrow driveway.

Guideline 7.2f states: "Front yard parking, excessive curb cuts and paving by adjacent private property owners should be avoided in order to retain the overall soft (green) landscape of the front yard."

It is not proposed to have front parking at 24 John Street South.

As requested in the Old Port Credit Village Heritage Conservation District Plan but not specifically cited as a numbered guideline, the proposed walkway at 24 John Street South will lead directly from the sidewalk to the front porch.

In summary, the proposed development at 24 John Street complies with the objectives of the Old Port Credit Village Heritage Conservation District Plan as stated in Objective 2.2.5, which is "to make new houses in keeping with the building height and size that exist typically among houses in the district and to make all new buildings respect the low height and small scale characteristic in the district."

In meeting the conditions of Section 6.0 and 7.0 of the Old Port Credit Village Heritage Conservation District Plan, the proposed development can be considered consistent with Objective 2.2.5 of the Old Port Credit Village Heritage Conservation District Plan.

8.0 RESOURCES

Atelier Architect Madunic
 prior HIS for 24 John Street South, May 25, 2011
 Bradley, Ida Lynd
 The Early Families of Port Credit (unnumbered pages)
 Goad, Charles E.
 Atlas of the City of Toronto and Suburbs, 1910
 Google Earth
 Gowans, Alan
 An Architectural History of Canadian Life; pages 86-122
 Hicks, Kathleen
 Port Credit: Past to Present; pages 139-141
 Kalman, Harold D.
 A History of Canadian Architecture
 mississauga.ca - Services Online - e-maps
 mississauga.ca - Services Online - Property Information
 Mississauga Heritage Advisory Committee
 minutes: April 2009
 Region of Peel Land Registry Office
 Service Ontario at www.e-laws.gov.on.ca
 Ontario Heritage Act, RSO 1990, Chapter O.18
 Toronto Daily Star
 various editions, notably March 24, 1934; page 22
 Walker and Miles
 Historical Atlas of Peel County, 1877; pages 24-25 and 52-53

Thank you to Lorne Joyce and other members of the Mississauga South Historical Society

Author:

Since 2007 Richard Collins has prepared Heritage Impact Statements for sites in Burlington, Gravenhurst, Mississauga, Oakville and Welland Ontario, including three pro bono publico works for community and ratepayers groups.

Clarkson 1808-2008 Committee; heritage coordinator
 Heritage Mississauga; volunteer, recipient of the 2007 Lifetime Membership Award and the 2008 Member's Choice Award
 Mississauga HAC; member of the Heritage Designation Subcommittee
 Mississauga South Historical Society; president
 Museums of Mississauga, historical interpreter
 Muskoka Steamship Society, restoration fundraiser for R.M.S. Segwun
 Page+Steele Architects, Toronto; past archivist
 Peel District School Board Heritage Fair, member and adjudicator
 Port Credit 175th Anniversary Committee; project leader and secretary
 Port Credit Village Project; secretary and co-chair of the Heritage Circle
 The Booster; author of over 200 articles on Mississauga's history
 Town of Port Credit Association; secretary



Structural Assessment and Recommendations
for 24 John Street South, Port Credit, Mississauga

At the request of Robert Boic, owner of 24 John Street South in Port Credit, Mark Shoalts, P.Eng, CAHP, undertook a review of the house to assess its structural adequacy and condition. A previously prepared heritage impact statement was provided to the author for background information. This structural report does not attempt to address other than incidentally the heritage value of the property, only the present structural condition and the feasibility of bringing the existing structure up to current, or at least acceptable, standards. Issues of weatherproofing, and the suitability, durability, and condition of finishes are addressed insofar as they relate to the structural conditions.

Building History (taken from Heritage Impact Statement)

Site Development History

According to the oral history relayed by the previous owner Marianne Policelli, part of the house was originally build around 1913 at the foot of Mississauga Road. The structure on this site burned down (date unknown) and the owner of the house on Mississauga Road had it moved and placed upon the foundation of the house that burned down. The first recorded transaction dates August 11, 1917 when Ellis Chandler purchased property for \$400. In 1928 the house appears for the first time in fire insurance plan.

Heritage Significance

The Mississauga Heritage Register for the site includes the following statement: "This small one storey structure has a medium pitch hip roof and stucco finish. The front porch is supported by wood posts and a plain wood balustrade. Ellis Chandler, described as a gardener from New Toronto, bought parts of Lots 5 and 6 south of Port Street West in 1917 for \$400; and sold the property in 1921 for \$2,500. The roughcast cottage with front verandah is first shown on the 1928 fire insurance plan."

Building Condition

The exact sequence of events is speculation and it is unlikely that documentation can be found to confirm or deny the oral history, however certain facts about the house provide some evidence in support of its being moved onto an existing foundation. The foundation that is visible is a poured concrete basement. Contrary to the heritage impact statement, the author could see no stone foundation. Poured concrete basements were first constructed in Ontario in the very late 19th century and became common in the first quarter of the 20th century, so the basement could date to the apparent age of the dwelling. The concrete material and forming evidence indicates a site-mixed concrete of pit-run gravel in board forms, also consistent with this time period. The poured concrete basement size and shape does not match the size and shape of the oldest and apparently original section of the one storey dwelling,

SHOALTS

BROS. CONST. LTD.

however it does extend under what is almost certainly a later addition. This leads one to believe that either the basement was constructed at the time of the addition and was extended under part of the existing house, or as the oral history states, the house was relocated from elsewhere onto an existing basement. After relocation of a building onto an existing concrete foundation, whether constructed for the purpose or remaining from another structure, it is common practice to build up the top of the foundation with masonry infill. This building has both brick masonry and concrete infill between the concrete foundation walls and the wood floor structure.



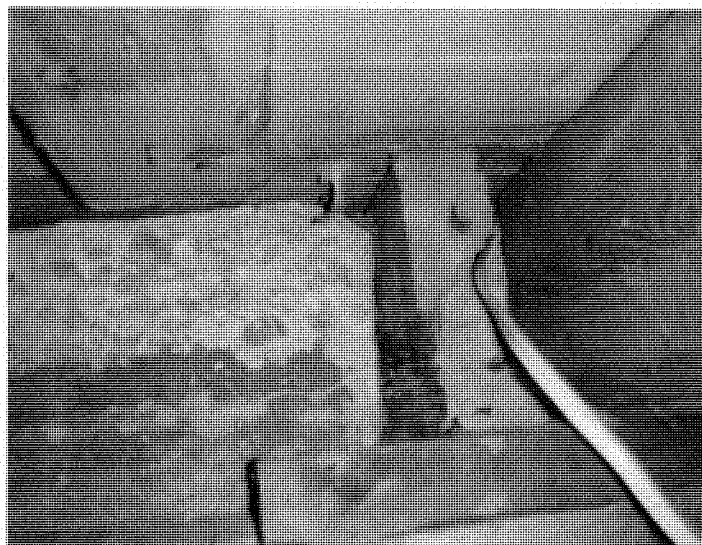
Brick infill

The addition could have been built when the house was relocated to extend the house and to cover the portion of the basement that the original house did not fit. This seems to be the more likely scenario given the brick infill at the top of the wall, the projection of the foundation beyond the rear wall of the house, and the arbitrary and illogical location of the front wall of the basement with respect to the structural requirements of the floor system.



Misaligned foundation at rear wall

There is an inaccessible crawlspace under the front of the house, and the top of the basement wall has been infilled with concrete around the joists preventing one from seeing the condition of the crawlspace, however the foundation is not located at an original bearing line of the floor. The floor joists and beams are undersized and must be sistered if they are to remain in service. There are some previous floor openings that have been improperly filled; they must be framed in correctly. The close contact of the masonry and concrete has resulted in serious deterioration of the ends of some joists.



Concrete infill and rotted joist

The height of the basement is substandard, there is inadequate foundation drainage, and the crawlspace must be made accessible, which means that in all practicality, the house must be lifted and a new and proper basement must be constructed if it is to remain in service. Lifting the house would prove to be challenging because of the haphazard and insufficient framing of the floor, the additions, and the front porch. The rear addition that provides access to the basement does not appear to have any sort of proper foundation at all, and the bottom wall plate is much lower than the main house, further complicating the prospect of salvaging it for future use.

The structure of the main floor of the dwelling has been modified numerous times in its history. There are at least three, and possibly four additions to the original building, as well as substantial alterations to the original and subsequent structures. What appears to have been a rear porch has been winterized and finished, albeit improperly, and it does not meet the most basic standards for structural integrity and weatherability, and should be removed and replaced. It has fairly new siding and roofing, however there does not appear to be a proper foundation, there is unprotected spruce framing lumber within a few centimetres of the exterior grade, and flashing and caulking details are incorrect and will quickly lead to serious deterioration.



Rear addition with improper foundation and moisture protection

The main house and early west addition have an exterior finish of roughcast stucco. This appears to be the original finish on the addition, however the main house was originally clad with horizontal wood clapboard siding over which the stucco was applied. There was no attempt at proper flashing or weatherproofing of original wood trims and penetrations, and although the porch roof has protected some of these areas, there is serious deterioration in other areas, much of which has had subsequent substandard stucco repair, and requires further work. It is quite likely that the underlying sheathing and structure in these areas has experienced serious decay and should be repaired or replaced, however without intrusive or destructive investigation this cannot be confirmed.



Stucco over wood trim

SHOALTS

BROS. CONST. LTD.

The stucco finish on the bathroom addition, which was constructed on the covered porch, is inferior to the stucco on the remainder of the dwelling, is failing, and must be replaced. The porch posts and floor structure exhibit serious decay and require immediate remediation. The front part of the original house that sits over the crawlspace has wood framed walls below the first floor structure, extending down to grade and sitting on a foundation of undetermined construction. These walls have been stuccoed as well, and are in poor condition and structurally very suspect.

The interior structure of the house has been altered significantly, with the addition of windows and a patio door, conversion of a window to a door, changed sizing of windows, addition of skylights, and most significantly the removal of a large are of ceiling framing to create a cathedral ceiling and a storage loft. The remaining portion of attic where the structure is visible shows substantially undersized rafters with random spacing, requiring the installation of new rafters to straighten and strengthen the roof structure.



Inadequate and randomly spaced rafters

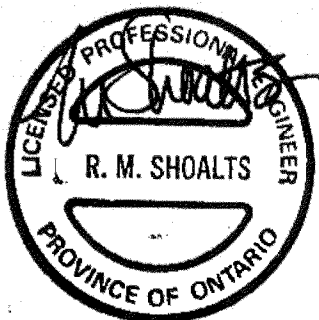
An apparently original chimney for a woodstove still exists on the rear wall of the house although it no longer extends through the roof. As was common in the 19th century, and less so in the 20th, the chimney is supported on the wood framing of the rear wall. While this is a poor construction detail and is not permitted under today's building code, the chimney could be permitted to remain if there were a good reason to do so. Because it no longer serves even a decorative purpose, it should be removed to eliminate the excessive stress that it places on the already inadequate building structure.



Obsolete and improperly supported chimney

Conclusions

The house at 24 John Street South in Port Credit is of questionable age and historical merit, and retains few visible elements from its original form. It has undergone substantial renovation and alteration over the years, and there is insufficient material extant on which to base a true restoration. The structural inadequacy of the framing system and the lack of a proper basement mandate that a major and intrusive reconstruction be done if the house is to be retained. The extent of the repairs required, the lack of valuable existing heritage fabric, and the costly nature of using such a poor building as the basis for an historical restoration lead inevitably to the conclusion that no good purpose would be served by retaining any of the structure.



Mark Shoalts, P.Eng., CAHP
Shoalts Bros. Construction Limited
September 30, 2011

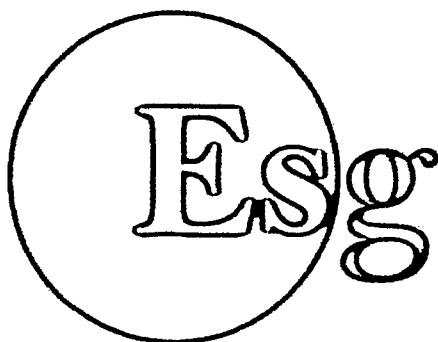
Mark Shoalts, P.Eng., CAHP
President, Shoalts Bros. Construction Limited

Mark Shoalts is a professional engineer, a member of Professional Engineers Ontario, The Ontario Society of Professional Engineers, the Canadian Association of Heritage Professionals, the Heritage Canada Foundation, and the Early American Industries Association. He is also a member of the Heritage Pelham Advisory Committee and a past member of the Niagara Region's Culture and Heritage Committee, working on Regional policy for the preservation and promotion of heritage resources in Niagara. He has hands-on experience in historical restoration, having personally performed restoration work on such sites as Butler's Barracks, Fort George, Balls Falls, and Dundurn Castle. For the past twenty-three years, Mark and his father have been the demonstration carpenters at the annual Marshville Heritage Festival in Wainfleet Ontario, showing visitors the use of woodworking handtools while completing a range of restoration projects. Mark also teaches a course in heritage restoration at Willowbank School of Restoration Arts in Queenston.

Mark Shoalts and his company have done more restoration work on more regionally and nationally significant historic sites in Niagara than any other firm, and are recognized beyond Niagara for their work in this field. They have performed restoration work on important national historic sites, including Ruthven Park in Cayuga, Dundurn Castle in Hamilton, Willowbank in Queenston, and The Church of Our Lady Immaculate in Guelph. They are currently working on projects at Dundurn Castle and a major exterior restoration of Chedoke House in Hamilton, an Ontario Heritage Trust property. They recently received a Peter J. Stokes Heritage Commendation from the Town of Niagara-on-the-Lake for the complete exterior restoration of the 1817 Miller House in Niagara-on-the-Lake. They have worked on Navy Hall, every building in Fort George, Butler's Barracks, Butler's Burying Ground, Fort Mississauga, The Niagara Apothecary, most of the buildings at Balls Falls including the 1809 Ball Mill, Old St. John's in Stamford, Old Galt City Hall, and many more. They received the 1992 Architectural Preservation Award from the Prince Edward Island Museum and Heritage Foundation for the restoration of an 1880s island homestead owned by Roy and Vivian Shoalts. In 2007, they saved the 1845 Trinity United Church in Thorold Ontario from virtually certain demolition after it had been declared unsafe and irreparable.

Mark has moved beyond heritage restoration contracting and has been engaged as a restoration consultant by numerous individuals and groups in Niagara, ERA Architects in Toronto (nationally recognized restoration experts), Riverwalk Properties in Elora, The City of Hamilton, The City of Mississauga, The Cottonwood Foundation in Selkirk, and others. Mark is currently engaged as the structural engineer for the restoration of the foundations and framing at the Sharon Temple, a national historic site in Sharon, Ontario, and he is the woodwork and window consultant for the exterior restoration of the historic Fredericton City Hall, in Fredericton, New Brunswick.

Mark's education is backed up by more than thirty years of hands-on work in this field which makes him uniquely qualified to review and evaluate the construction and condition of our built heritage.



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Limited Inspection Report

Report Prepared For:

Robert Boic

Property Inspected:

**24 John Street South
Mississauga, ON
L5H 2E4**

Attachment:

EMLab Report # 800669

Date Inspected:

June 29, 2011

Report Prepared by:

**Tara Valley
Environmental Consultant
July 10, 2011**



Limited Inspection Report – 24 John Street S, Mississauga, ON

Visual Inspection Process

The first step in properly evaluating a potential mold problem is the visual inspection. Throughout this phase an inspector is looking for three things: evidence of previous moisture intrusion, evidence of mold growth, and areas with a potential for future mold infestation. An assessment typically covers the interior living space, basement, attic or crawl space. Exterior surfaces are sometimes also examined for evidence of water damage/intrusion.

Instrumental Readings

Instrumental readings are usually taken during the visual inspection to help identify indoor conditions that may be supporting mold growth. This may include the use of a thermo-hygrometer to measure temperature and humidity differentials throughout the building. A moisture meter or probe may be used to check the moisture content of various materials. In addition, a ThermoCAM may be used to, again, identify temperature differentials throughout the home. These instruments are primarily used to evaluate the effects of condensation throughout the building, and assess for water damage.

Surface Sampling

Surface/bulk sampling may be used to identify mold types at a specific location. This technique is useful also in ruling out possible discolorations or staining that sometimes exhibit mold like characteristics. Typically a cotton swab or piece of clear tape is used to collect a small quantity of material. In turn, this is analyzed either with a fungi screen or culture analysis.

Air Sampling

Air sampling is an effective method for determining whether a mold infestation is potentially creating an unsafe living environment. Air sampling may be conducted to help the inspector identify hidden mold growth, and to confirm or deny suspected sources of growth. The testing procedure utilizes the Zefon Air-O-Cell cassette. Air is drawn through the cassette by means of an air-sampling pump. As air passes over the surface of a sticky cover slip within the cassette, particles become impacted. The pump draws 15 liters of air per minute, for 5 minutes to yield a sample size of 75 liters. The cassette is then sent to a laboratory, where the spores are identified and counted to provide a concentration (spores per cubic meter). This type of sampling is referred to as spore trap sampling, as the cassette traps airborne mold spores. It is a non-viable sampling approach, meaning the cassette will trap both viable and non-viable fungi spores, cells, cell fragments, etc. As both non-viable and viable spores can generate allergenic responses in people, this is a preferred sampling method by many environmental professionals.

The indoor suspect area concentrations, alone, do not provide enough information to accurately determine the level of contamination. Outside control samples are needed to identify the quantity and type of mold found in the natural environment. In a healthy indoor environment, quantities and types of spores are expected to be comparable to those from outside samples and non-complaint indoor areas.

Laboratory Analysis

Environmental Microbiology Laboratory, or EMLab, performs the laboratory analysis of any surface or air samples collected. It is a privately held corporation with laboratories located across the United States. EMLab performs the highest quality analyses to support a full range of indoor air quality consultants, environmental specialists, and the like. EMLab has no associations with Environmental Services Group to avoid issues of conflict of interest.



Limited Inspection Report – 24 John Street S, Mississauga, ON

Background Information**Background Information**

On June 29, 2011 Environmental Services Group Inc. (herein referred to as ESG) was contacted by Mr. Robert Boic (herein referred to as the client) regarding the residential property at 24 John Street South in Mississauga, ON.

Our client is concerned that the property is affected by mold growth in various areas of the home. According to our client, a musty odour is present upon entering the home. A very strong musty odour is present upon descending the basement.

Based on this information a mold inspection was requested. For reference, the building is a single story home spanning ~ 1000 square feet and is ~ 80 years old. The envelope of the home is comprised of stucco. A side addition on top of the existing porch is present as well as a rear addition. There is a partial basement at the rear of the home. Two crawlspaces are present with no access.

Based on the above information an inspection was conducted by ESG to determine the types and concentrations (if any) of airborne mold spores that may have resulted from previous use as a grow-operation.

Our inspection included the use of instruments including:

- Thermal Imaging Camera
- Proimeter - To determine moisture content in a suspect substrate
- Hygrometer - To determine airborne moisture levels
- Luminometer - To determine if active microbial growth exists on suspect substrates

Additionally air sampling was conducted to using a Zefon Bio Pump Plus with Air-O-Cell cassettes. These cassettes were submitted to a third party laboratory for fungal analysis.



Limited Inspection Report – 24 John Street S, Mississauga, ON

Photo Observations and Comments

Photo 1: 24 John Street South



Photo 2: Porch Overhang



Wood is deteriorating over enclosed bathroom built into porch.

Photo 3: Porch



Unvented porch attic space.

Photo 4: Side View Exterior



No soffit venting present for this attic.



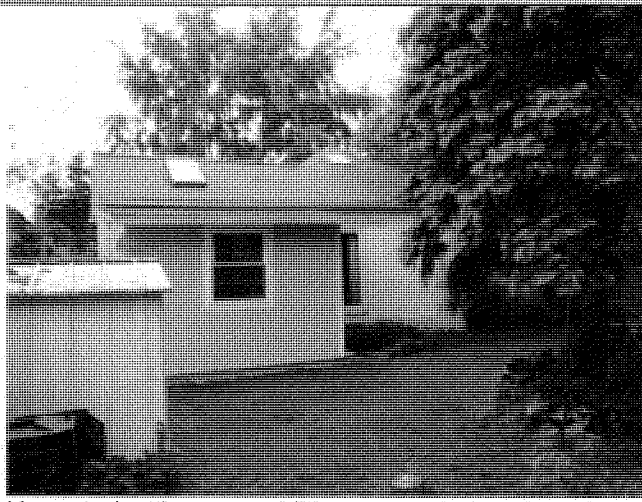
Limited Inspection Report – 24 John Street S, Mississauga, ON

Photo 5: Exterior



Parging repairs to the foundation.

Photo 6: Roof



Unvented attic over addition, unvented main attic and unvented cathedral ceiling cavities. All roof/attic spaces are prone to condensation and mold growth because of insufficient ventilation.

Photo 7: Exterior



Wood trim is built into the stucco finish. The trim is deteriorating around windows.

Photo 8: Crawlspace



No access available to the crawlspace under the bathroom at the side of the home or the crawlspace at the front of the home.



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Photo 9: Window



Plywood is built into stucco and needs to be kept painted. Some wood deterioration is visible on the trim.

Photo 10: Poor drainage at Eavestrough



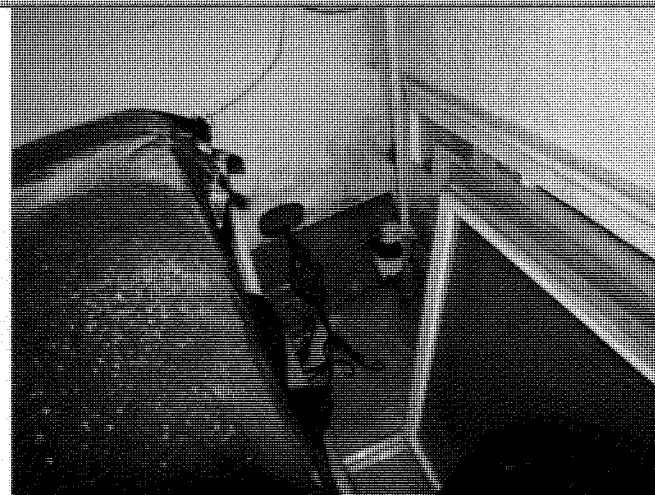
Ice damming may be occurring in this area affecting the bottom side soffit and interior building materials. As well the stucco is starting to deteriorate.

Photo 11: Attic



Mold growth was detected on swabs taken of the attic sheathing.

Photo 12: Basement



A strong musty odour is present upon descending into the basement. There is evidence of water intrusion and mold growth affecting this area of basement.

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Photo 13: Basement

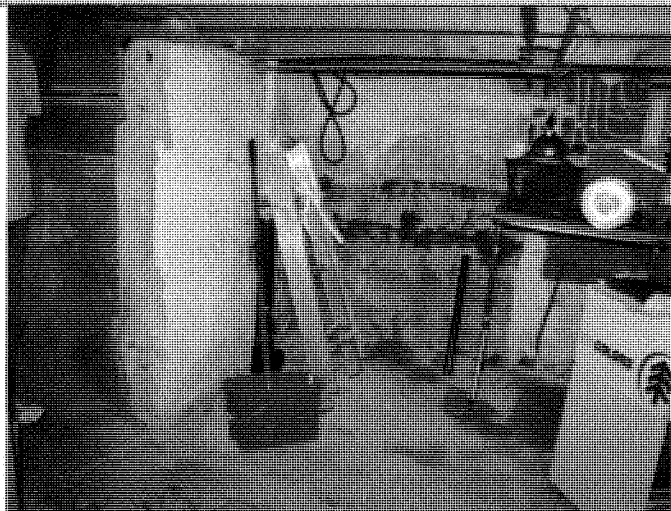
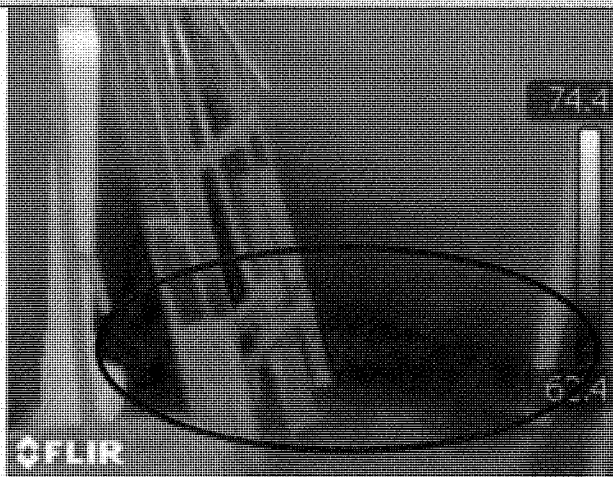
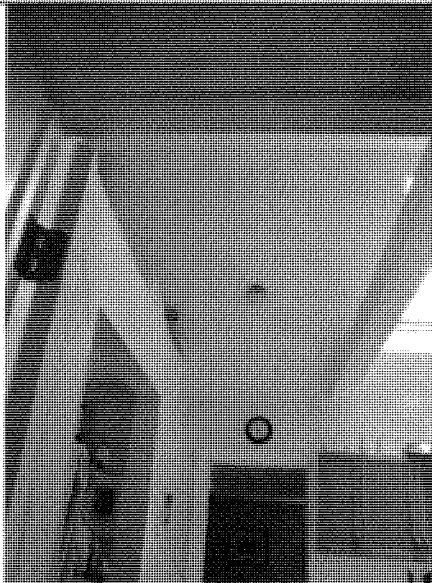


Photo 14: Basement



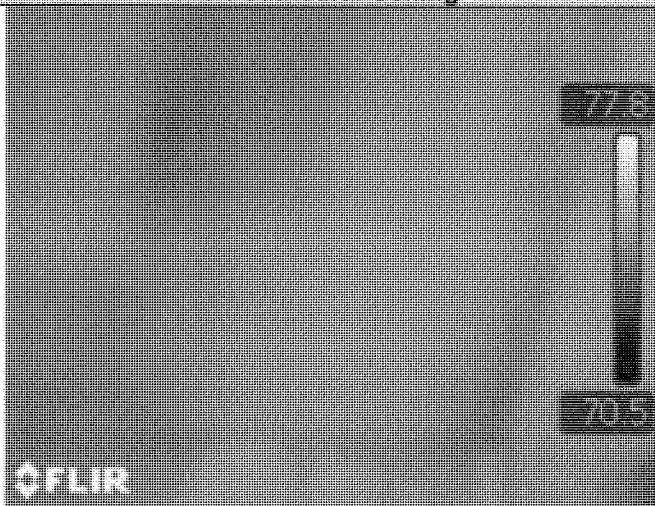
Moisture intrusion occurring at floor height.

Photo 15: Kitchen Cathedral Ceiling



Most of the cathedral ceiling in the kitchen shows some heat loss.

Photo 16: Kitchen Cathedral Ceiling

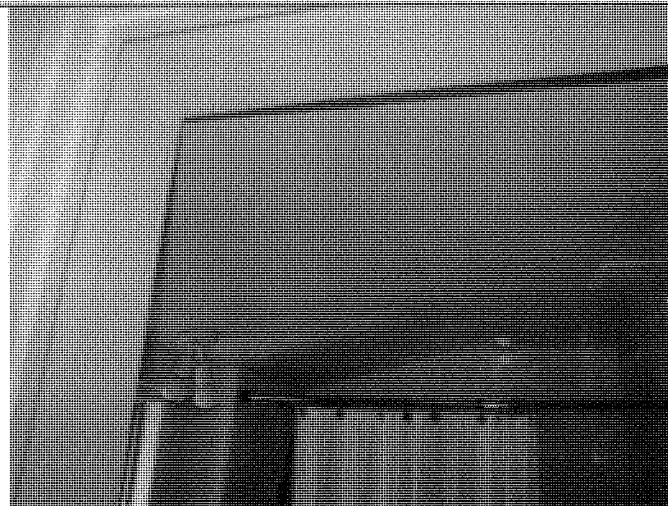


The heat loss may affect the roof in winter months causing ice damming because of insufficient ventilation.



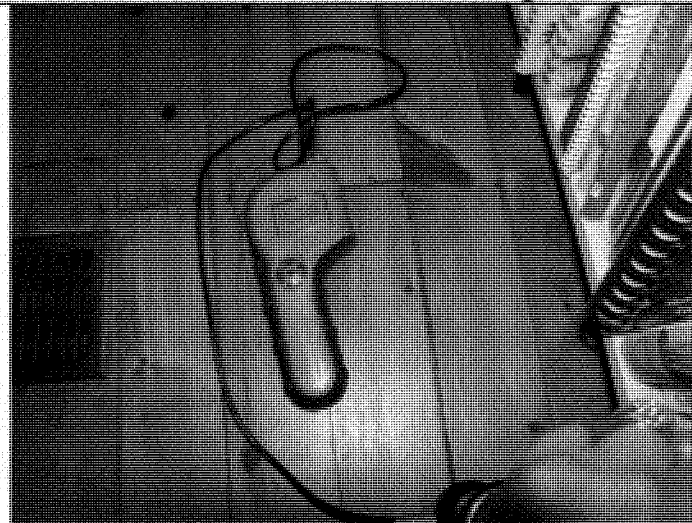
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Photo 17: Bathroom



The bathroom fan vents into the inaccessible attic. The attic does not have ventilation.

Photo 18: Main Floor Entrance and Living Room



The wood floor in this area including subfloor is moist up to 16% wood moisture content. A crawlspace is below with no access.

Instrumental Data

Moisture Meter Data

Wood Type	Wood Moisture Equivalent
Wood Subfloor Living Room	15.4-16.8 %
Wood Subfloor Bedroom	14%

Wood Moisture Content (for a typical softwood)							
7%	9%	12%	14%	16%	20%	24%	30% +
Normal			Borderline		High		
No Fungal Growth			Fungal Growth Possible ~16%		Fungal Growth and Potential Wood Decomposition Expected		

Normal moisture levels for wood framing and sheathing typically range from 8% to 14%. At 16% mold growth can begin to grow on the wood surface.

Findings: The moisture content of the wood subfloors for both the main floor living room and bedroom showed some excess moisture.



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Temperature and Humidity Data

Area	Temperature	Relative Humidity	Dew Point	Grains Per Pound
Outside	63°F	70%	53°F	61
Kitchen/Living Room	72.7°F	65%	60°F	81
Basement	69.7°F	68.5%	59°F	75
Main Attic	70.5	60.1%	56.3°F	68.4

Relative Humidity: is used to express the amount of water vapour in a sample of air compared to the maximum amount the air can hold at any specific temperature. Ideally, it should be kept between 30-50% to limit mold growth.

Dew Point: The temperature at which water vapour in the air will condense and deposit on surfaces at or below that temperature. As mold growth requires moisture, condensation on surfaces should be avoided.

Grains Per Pound: is a term used to express the weight of moisture per pound of air. Water vapour in air will attempt to achieve equilibrium with its liquid form. As a result, materials in an environment with higher grains per pound will be forced to hold more condensation than in an environment where the grains per pound is lower.

Temperature: Thermal conditions for an acceptable indoor spaces are defined by ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy. The recommended operating temperature range in winter is 19.9 to 24.5 °C and 22.5 to 27 °C in the summer (depending on relative humidity levels). During the fall and spring, when outdoor temperatures are highly variable, the entire temperature range (19.9 to 27 °C) is acceptable.

Findings: The relative humidity and Grains Per Pound did indicate a humid or damp living space. Dew points were not reached on the wall surfaces at the time of our inspection. However, colder exterior weather would cause the wall and attic surfaces to reach dew point easier. Dew point with a lack of air flow will promote mold growth. Proper ventilation is needed as well as dehumidification.



Interpreting Your Lab Results

Though toxic molds have received significant media attention lately, little is yet known of their interaction with the human body. The most common reaction comes from an allergic response to airborne spores. This occurs when the body produces histamines in a response to mold spores entering our bodies, in the same way grass pollens can bring about sneezing and congestion. Toxic molds, on the other hand, are still a matter of contentious debate among the scientific and medical community.

Thus, it is important to interpret the laboratory results with caution, recognizing that every day our bodies come in contact with toxic mold spores. The mold inspector is looking for elevated levels beyond the natural environment, and in addition, trying to determine what is causing the underlying moisture problem that is allowed mold spores to flourish.

Air Sampling Strategy

Sampled Areas	Sample Type	Explanation	Sampling Results
Outside	Spore Trap Control	Considered Normal	N/A
Basement	Spore Trap	Suspect Area	Medium
Main Floor Living Room	Spore Trap	Suspect Area	Low

Analysis of Results

The **Spore Trap Report** represents the amount of mold spores in the air.

Low: The indoor spore counts were less than the outdoor counts and/or their numbers are not high enough to be of significance in the indoor environment. Recommendations will be minimal.

Medium: The indoor spore counts have moderately elevated spore counts compared to outside and to surrounding areas. Recommendations will be made.

High: The indoor spore counts have extremely high spore counts compared to outside and surrounding areas. Recommendations will be made.

Main Floor Kitchen/Living Room: Low

The air sample obtained from the main floor area showed low air borne concentrations when compared to the outdoor control. Slightly elevated *Penicillium/Aspergillus* may be a source of mold growth from the inaccessible crawlspace or from cross-contamination of the basement.

Basement: Medium

The air sample obtained from the basement showed elevated levels of air borne concentrations when compared to the outdoor control. *Penicillium/Aspergillus* was amplified compared to the outdoor control. The elevated results are consistent with the visual inspection where dampness and sources of moisture are present in this basement.



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Direct Microscopic Exam

Sampled Area	Sample Type	Explanation	Sampling Results
Attic Sheathing	Swab	Discolouration observed - Suspected to be various forms of mold growth.	Mold Growth Detected 1+ Cladosporium 1+ Colourless spores typical of Penicillium/Aspergillus

Analysis of Results

The **Direct Microscopic Exam Report** represents the types and concentrations of mold obtained.

Results for mold growth in a swab/bulk sample range from <1 (Very Light Growth) to 4+ (Very Heavy Growth)

Attic Sheathing: Light Mold Growth - Various Types

The swab obtained from the visibly affected materials indicated mold growth in the forms of *Penicillium/Aspergillus*, and *Cladosporium* spore types.

Penicillium/Aspergillus types of molds are known as potential mycotoxin producers. These mold types have allergen causing characteristics including Type 1 allergies (hay fever, asthma) and Type 3 hypersensitivity pneumonitis.

Conclusions and Interpretations

Initial impressions based on visual observations and instrumental data conducted and obtained at the time of our inspection include the following:

- Minimal to no crawlspace ventilation or access. The damage caused by the limited ventilation in the crawlspace is unknown. If seasons are more wet, excess moisture could affect wood members to the point of wood rot.
- The front porch is mostly constructed of wood. The wood posts and wood overhang soffit areas are starting to deteriorate.
- The front porch ceiling is a closed in unvented area. Again moisture accumulates in unvented areas.
- The main concern is that the bathroom is constructed into the front porch. The roof of the bathroom is mostly from the front porch roof overhang. The same deteriorating wood members for the porch are part of the now permanent bathroom.
- The bathroom appears to be constructed on porch floor boards and over an unvented crawlspace.
- The basement shows signs of moisture intrusion. To consider repair or water proofing to the foundation would be very difficult based on the structures that extend past the basement.
- There are at a minimum 2 under or unvented crawlspaces. One at the rear of the basement and one in front of the basement.
- The basement is too small to become a living space and as part of the homeowners efforts to control the humidity, he is operating two dehumidifiers.
- The rear addition is a wood structured addition with wooden subfloor and 2x6 pressure treated wood. No



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evidence of a concrete slab is present. The addition appears built on dirt with humidity expected to affect wood members including the subfloor.

- The main attic, cathedral ceiling cavities, bathroom side attic and rear addition attic are all unvented spaces.
- Mold is present in the accessible main attic on the wood sheathing.
- The floor for the main floor area below the hardwood shows the subfloor to be moist.
- Elevated spore concentrations are present in the basement. The client has closed off both supply and returns in the basement to reduce cross contamination through the HVAC system.
- A slight musty odour is present upon entering the home likely from the inaccessible crawlspace.
- A strong musty odour is present at the rear of the home upon descent into the basement.

General recommendations at this time will not be made. Based on our experience and in our opinion the cost to remediate each attic, crawlspace etc. will likely outweigh the value of the existing structure.

In addition, the finished product following any remedial actions will still leave a house with a limited value as the dwelling will still only be a 1 bedroom home.

Prevention of Future Moisture and Mold Infestations

Interior

- Monitor humidity levels, keeping the relative humidity below 50%, running a dehumidifier if necessary. Hygrometers can be purchased at a local hardware store.
- Encourage active airflow throughout the unit. Open windows.
- Maintain air gap between furniture and exterior walls.
- Clean and dry windows often, especially single pane, aluminum frame style.
- Periodically check plumbing fixtures for signs of water leaks.
- Maintain comfortable temperatures all living quarters, including basement. As temperatures drop the potential for localized condensation increases.
- Insulate basement walls, piping and in older homes, the exterior walls.

Exterior

- Repair or replacement of eaves trough and downspouts
- Keep floor drain at basement entrance clear and free of debris such as leaves
- Prevent sprinklers from hitting your home.
- Clean gutters regularly and check downspouts for proper drainage.
- Clean and inspect roof regularly.

Limitations

Work performed by *Environmental Services Group* was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. No warranty is either expressed or implied, or intended by this agreement or by furnishing oral or written reports or findings. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. *Environmental Services Group* could only comment on the environmental conditions observed on the date(s) the assessment was performed. The work was limited to those areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment. Any budget estimates provided are Class D (Order of Magnitude) only and subject to verification unless otherwise agreed.

Environmental Services Group makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited



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to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time. *Environmental Services Group* accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The liability of *Environmental Services Group* or its staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. *Environmental Services Group* will not be responsible for any consequential or indirect damages. *Environmental Services Group* will only be liable for damages resulting from negligence of *Environmental Services Group*. All claims by the Client shall be deemed relinquished if not made within two years after last date of services provided.

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The degree of mould growth noted in the report may change with time, if water or humidity issues continue or develop after the assessment date(s). Any sources of water infiltration or high sampling results (if any) will apply only to the time and conditions of the testing and may not be used to reliably predict conditions on other days.

The inspection evaluated work undertaken in the specific mould remediation work area(s) only. Other recommendations made as part of any investigation report which may have included but are not necessarily limited to cleaning outside of the work area, further investigation of building envelope issues, or HVAC system cleaning has not been commented on in this report.

Should you have any questions pertaining to this matter, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads 'Tara Valley'.

Tara Valley
 Environmental Consultant
 AmIAQ: Council Certified Microbial Investigator
 IICRC: WRT, ASD, AMRT
 IAQA: Member
 EAA: Certified Environmental Specialist
 ESA: Certified Indoor Air Quality Technician