Heritage Committee
Monday February 5, 2017
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

1. Call Meeting to Order

2. Disclosure of Pecuniary Interest

3. Opening Remarks

4. Approval of Minutes – November 20, 2018 (Attachment 'A')

5. Delegations

   Greg Boyd, C.E.T. of Clare Avenue Design Inc. regarding the Heritage Impact Assessment of the Calfass Farmstead

6. Regular Business

   6.1. Review and Comment of Heritage Impact Assessment of the Calfass Farmstead (Attachment 'B')

   6.2. 2018 Schedule of Meetings:

   Monday February 5th
   Monday May 7th
   Monday September 10th – to reschedule
   Monday November 5th – to rescheule

7. Information Items

   7.1 Committee Membership

   7.2 GRCA Workshop

   7.3 Puslinch Pioneer Articles

   7.4 2019 Summer Student

8. Adjournment

Heritage Committee
Monday November 20, 2017
7:00 p.m.
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Mary Tivy – Chair
Cameron Tuck
Barb Jefferson
John Levak
John Arnold
Councillor Matthew Bulmer

TOWNSHIP STAFF

Kelly Patzer – Development & Legislative Coordinator

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. OPENING REMARKS

Mary Tivy made opening remarks noting the items on the agenda for the evening.

4. APPROVAL/ADOPTION OF MINUTES

Moved by: Barb Patterson, Seconded by: John Levak

That the minutes of the Heritage Committee meeting dated September 18, 2017 be adopted.

CARRIED

1. BUSINESS ARISING OUT OF MINUTES

- Heritage Guidelines/Checklist to be developed; review of other municipality best practices

5. DELEGATIONS

Greg Boyd, C.E.T. of Clare Avenue Design Inc. regarding the Heritage Impact Assessment of the Calfass Farmstead with Rob Stovel, agent for DRS

6. REGULAR BUSINESS

1. REVIEW AND COMMENT OF HERITAGE IMPACT ASSESSMENT OF THE CALFASS FARMSTEAD

Moved by: Matthew Bulmer, Seconded by: John Levak

That the Heritage Committee provide the following comments regarding the Calfass Homestead Heritage Impact Study:

- Executive Summary – fifth bullet to be clarified that the statement refers to the Heritage Committee regarding “Public Participation”
- Methodology – Historical Value not included as Reg.906

- More historical photos shall be included that can be found from the Wellington County Museum & Archives
- Refer to the house as a one and a half storey dwelling
- Clarify what part of the yellow brick addition is not historical or if any yellow brick is historical (found on pages 8, 21 and 23 (notes additions at the rear of the house)
- Page 13 – there is no Wilson Street in Puslinch and there are no designated buildings or properties in the Township
- Page 14 – figures mislabeled, or wrong photos are in the document
- Historical Society to provide information on structures on Queen Street
- Page 22 – more discussion on Calfass family and the role they played in the development of Morriston to be included in "Historical Value"
- Requesting Tacoma structural report on the dwelling for review
- Page 21 & 29 – clarify if the house warrants designation or not as there are conflicting points made
- Do not focus on designation, but the preservation and protection of the house
- Page 22 - condition of outbuildings on the property to be detailed as listed in contextual value
- Page 21 – description of recommended heritage attributes are appropriate and provide details on which elevations are recommended heritage attributes
- Page 23 – it is stated that the interior does not have value, therefore that suggests that it has been assessed but the township does not have any information about the assessment
- Page 23 – clarify participation info as working with the Puslinch Heritage Committee
- Page 25 – remove "minimally demolish" in 1st paragraph, 3rd line
- Page 25 – remove "preserving and restoring" and replace with "conserve" on 7th line
- Page 29 – determine if designation is worth or not as that requires clarification in the report
- Page 29 – replace "representative asset" with "historical asset"
- Page 30 – too early to determine any impact of proposed alterations, but parameters can be set for future construction
- Conditions of the draft plan of subdivision need to be included and identified how those conditions are being met to achieve final subdivision approval, i.e. how is the house being conserved and please outline this to the committee
- Standards and Guidelines for Conservation of Historical Structures is to be sent to Greg Boyd

CARRIED

2. 2018 SCHEDULE OF MEETINGS

Monday February 5th

Monday May 7th - confirm if there is a conflict

Monday September 10th

Monday November 5th

3. 2018 BUDGET

Received for information

4. OTHER ITEMS

Cameron Tuck, with regret, announced his resignation on the Heritage Committee due to work conflicts.

7. ADJOURNMENT

The meeting adjourned at 9:17 p.m.

8. NEXT MEETING

February 5th 2018 @ 7:00 p.m.

Heritage Impact Assessment

66 Brock Road South, Morriston, ON

January 2018

mcCallumSather

table of contents
executive summary

executive summary

Preserving the architectural history of 66 Brock Road south is important to maintain connection to the historic fabric of Morriston, thus the proposed restoration measures will help conserve its most essential features. We propose to conserve selective character defining exterior elements of the original building. This Hertiage Impact Assessment (HIA) includes the following conservation principles that were used to evaluate the site's redevelopment:

- Maintain appropriate physical relationships and visual settings that contribute to the cultural significance of the area.
- Preserve the historic character of the 66 Brock Road South, do not over repair or restore.
- Respect the uniqueness of the house in its materials and detailing.
- Allow for new construction (i.e. Roof) that compliments and conserves the essential form and integrity of 66 Brock Road South.
- Conserve the exterior elements that are important to defining the overall heritage value of the buildings.
- Provide recommendations regarding noteworthy external features that should be maintained/incorporated as part of the reconstruction/site redevelopment.
- Any new building adjacent to the 66 Brock Rd. South to follow Conservation Principle 7 - Legibility. We recommend that new work be distinguishable from original fabric in style and materials.
- Reversibility: Details related to new construction should be designed to be reversible.

As part of the *Conditions of Approval for the Draft Plan*, this report will also address Clause 26 (iv) and (v).

mcCallumSather would look to review a final iteration of the design in order to determine how the proposed development responds to the issues outlined in this document.

1.1 introduction

mcCallumSather has been retained to prepare a Heritage Impact Assessment to evaluate the impact of the proposed development on the cultural heritage site of 66 Brock Road South, in Morriston, ON. The purpose of the report is to evaluate the impact of the proposed development on and adjacent to 66 Brock Rd. South. In our research, both archival and primary, we have determined that while the existing structure holds historical interest, it is part of a broader historical settlement narrative.

In this report, we balance the desire to respect history with plans for developing the community with increased density. As such, we recommend a solution that addresses the building's cultural value, and an appropriate conservation strategy that respons to functional challenges to ensure that the character defining elements are meaningfully incorporated into the proposed design.

1.2 methodology

The research methodology involved gathering relevant data from the city archives (maps, photos, publications, primary source etc), and first hand analysis of the site from all relevant stakeholders and consultants. In doing so, we intend to shed light on the following questions as outlined by Ontario Regulation 9/06 under the *Ontario Heritage Act*:

Design or Physical Value

- Style: Is this a notable, rare or unique example of a particular architectural style or type?
- Construction: Is this a notable, rare or unique example of a particular material or method of construction?
- Design: Is this a particularly attractive or unique structure because of the merits of design, composition, craftsmanship or details? Does the structure demonstrate a high degree of technical or scientific achievement?
- Interior: Is the interior arrangement, finish, craftsmanship/details noteworthy?

Historical or Associative Value

- Does this property or structure have strong associations with and/ or, contribute to the understanding of a theme, event, belief, person, activity, organization or institution that is significant or unique within the City?
- Is the original, previous or existing use significant?
- Does the property meet the definition as identified in the 2014 Provincial Policy Statement as of a significant built heritage resource which is "a building, structure, monument, installation and/or manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community" or, cultural heritage landscape of which industrial complexes and main streets are listed as examples.

Contextual Value

- Continuity: Does this structure contribute to the continuity or character of the street, neighbourhood or area?
- Setting: Is the setting or orientation of the structure or landscaping noteworthy?
- Landmark: Is this a particularly important landmark within the region, city or neighbourhood?
- Completeness: Does this structure have other original outbuildings, notable landscaping or exterior features that complete the site?
-

Integrity

- Site: Does this structure occupy its original site?
- Alterations: Does this building retain most of its original materials and design features? Is this a notable structure due to sympathetic alterations that have taken place over time?
- Condition: Is this building in good condition?

Conservation and Adaptation

If the questions regarding the design or physical value, contextual value and integrity have indicated that the building is of interest, the following questions should also be answered regarding any future development:

- What physical or referential aspects of the building are most crucial to maintain to conserve its cultural value?
- What is the structural condition of the building?
- What are the mechanical and electrical conditions? What services need to be upgraded? Will services to the building impact character defining features?
- What are the opportunities to make the building more accessible to the public?

The Heritage Impact Assessment will utilize both contemporary and historical accounts to develop an approach that balances conservation, urban densification and adaptation to achieve the mutual goal of sustainability among the public, city, developers and designers, while forging meaningful connections to these identified cultural resources.

1.3 contact information

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(see professional CV's at the back of the report)

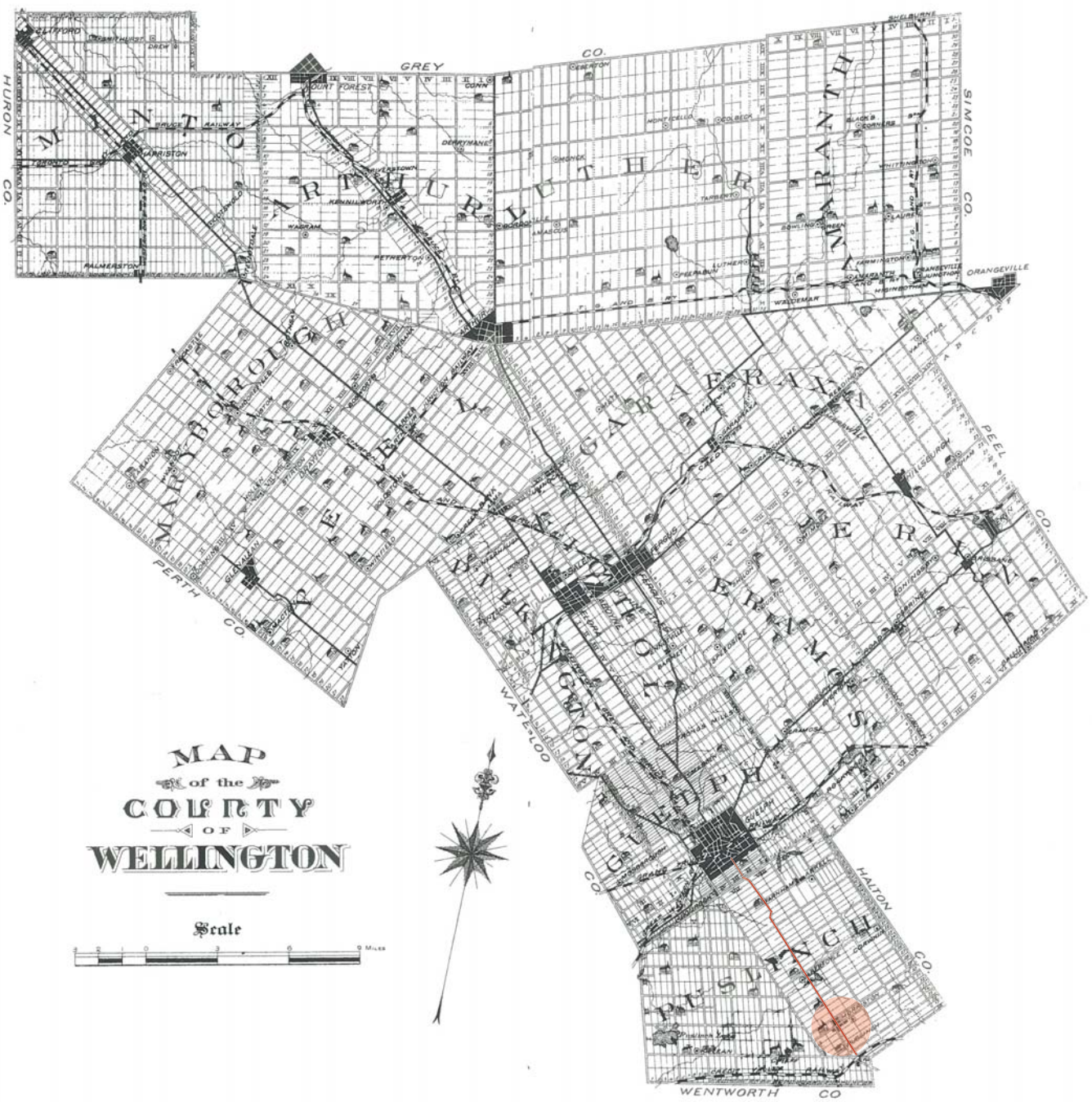


Figure 1 - Map of the County of Wellington, 1877

2.1 context

Historical Background - Puslinch Township

Euro-Canadian settlement of the region was well under way by the 1820s. David Gibson was responsible for the first surveys of the Puslinch Township. John Galt, who founded Guelph, desired a more direct supply route with Dundas, the major center for supplies. The existing Aboukir Trail (later Brock Road/Highway 6) was not even surveyed, only mapped. It was then widened and cleared enough to allow wagon traffic. This trail was barely passable three seasons of the year, being only truly viable during the winter months (Clark n.d.: 2-5). The Brock Road was commissioned in 1847, and to help cover construction costs, it was a toll road until 1899 (ibid: 6).

Village Area

Morriston, formerly called Elgin, began in the early 1840s as a small village, and included a general store, blacksmith shop, and tailoring business. Elgin changed its name to Morriston in 1849, with a post office established by 1854. Prior to the first survey (1860) of Morriston, it had grown to include saw, oat, and grist mills. Morriston had a population of 250 in 1877, which grew to 500 by 1897 (Clark n.d.: 5-7).

2.2 historical occupancy and evolution

66 Brock Road South was built by the Calfas family, one of the earliest German families to settle in the Morriston area of the Puslinch Township, which was predominantly settled by German pioneers.

John Calfas (1790-1884), his wife, Eva Rau and their five children emigrated from the Black Forest of Wurtemburg Province of Germany, arriving on the property in 1832. They went on to have four more children after arriving to the Puslinch area. During their travels to North America, they befriended the Morlock family, who they shared residence with in a sixteeen square-foot shack on Lot 31 for several months before a second house could be built and before the Morlock's took residence on the neighboring Lot 32.

The original field stone house was constructed for the Calfas family between 1853 - 1855. It was one of ten stone or partial stone houses in the township. Other residences were mostly log and frame. Part of this structure is one of the earliest examples of stone work used in housing at this time.

John Calfas was a veteriniarian by trade, and acted as one of the regional preachers while working his farm. He held sermons on his property until a church was built in the town, adjacent to the property. For further detail on the Church, see section 2.5 Adjacent Cultural Heritage, property no.4 - 22 Victoria Street, Mount Carmel-Zion United Church.

Eventually, John's son Charles inherited the home and laboured the farm after his father. He was known for his expertise in livestock, specifically horses and later served the community by acting as Justice of the Peace in Puslinch Township.

The Calfas family remained in the home until March 30, 1906, when the farm was sold to Harvey A. Stewart (1877-1930). Three generations of Stewart's lived in the home, Harvey's son Jack farmed after him and then Jack's son Harvey Broadfoot Stewart, until his death in July 2004. Since then, the house has remained.

There is no documented evidence of what time frame the yellow brick addition was added. According to the Wellington County Museum and Archives, no historical fire plans exist of the property.

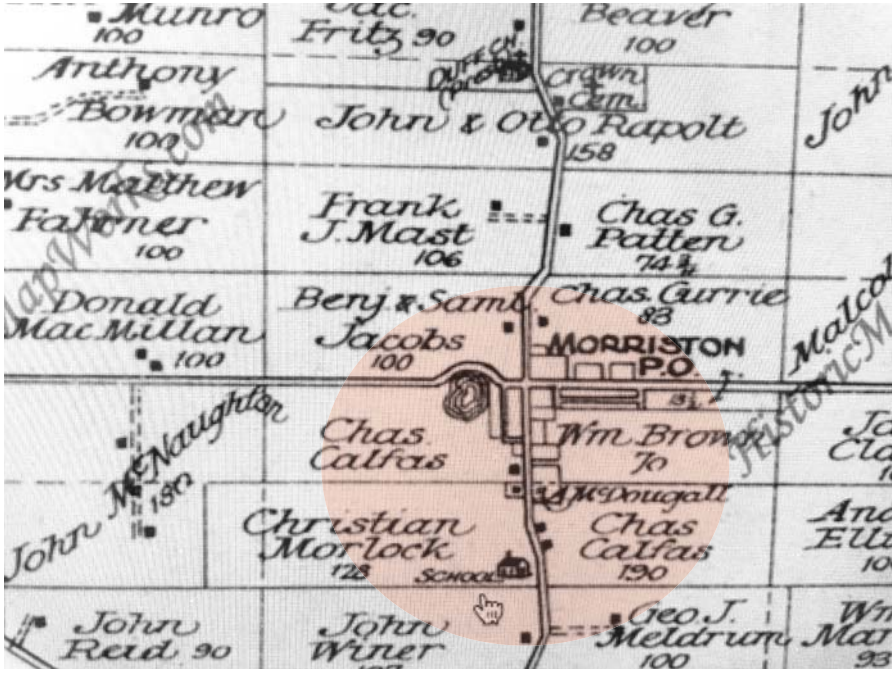


Figure 2 - Map of the County of Wellington, 1906

Figure 3 - Date Stone 1974, Wellington County Museum and Archives, G.Couling

Figure 4 - Name Stone, 1974, Wellington County Museum and Archives, G.Couling

Photos from 1970

Figure 5 - Front Facade, 1970, Wellington County Museum and Archives, G.Couling

Figure 6 - Front Facade from Right, 1970, Wellington County Museum and Archives, G.Couling

Figure 7 - House and Field, 1970, Wellington County Museum and Archives, G.Couling

Photos from 1974

Figure 8 - Front Facade, 1974, Wellington County Museum and Archives, G.Couling

Figure 9 - Window Detail, 1974, Wellington County Museum and Archives, G.Couling

Figure 10 - Side Detail 1974, Wellington County Museum and Archives, G.Couling

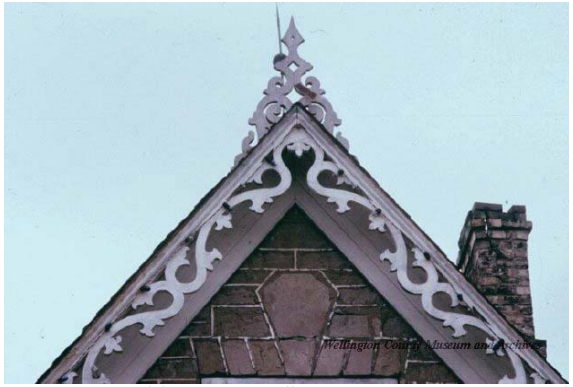


Figure 11 - Gable, 1974, Wellington County Museum and Archives, G.Couling

Figure 12 - Front Window Detail, 1974, Wellington County Museum and Archives, G.Couling

Figure 13 - Facade from Right, 1974, Wellington County Museum and Archives, G.Couling

Photos from 1977

Figure 14 - Barns, 1974, Wellington County Museum and Archives, G.Couling

Figure 15 - Facade, 1977, Wellington County Museum and Archives, G.Couling

Figure 16 - Entrance, 1977, Wellington County Museum and Archives, G.Couling

Figure 17 - Rear Brick Addition, 1974, Wellington County Museum and Archives, G.Couling

Figure 18 - View from East, Historical Photo, date unknown

Figure 19 - View from South, showing rear yellow brick addition and rear porch, Historical Photo, date unknown

Figure 20 - View from West, Historical Photo, date unknown

2.3 architectural description

Foundation Walls / Structure

The original house has two basements, the larger constructed of rubble stone walls and the smaller builtwith structural underpinning. The foundation elements inlcuding the mortar, are generally in good condition, however, some stones are noted to be missing in the basement.

The timber beams in the basement which support the main floor are in poor condition and in some areas show signs of deterioration.

Original Main Floors / Walls / Framing

According to Tacoma's assessment the building shows signs of distress and deterioration. The original main floor framing shows signs of rot and mold. This damage compromises teh wood members load carrying ability and requires reinforcement.

The exterior walls of the house are field stone walls with lime-based mortar and are generally in good condition. However, the lime based mortar used, commonly used at the era of the home's contruction, is highly susceptible to moisture. Resulting in areas where the integrity of the wall is compromised. It was noted that the eaves trough was detached from the roof, so this damaged downspouts and this type of mortar use, results in accelerated deterioration of the exterior walls.

The painted wood gable and trim still remain, however, the original front porch was removed.

Roof Assembly

The roof is in very poor condition, and has been covered with tarps for the past number of years as the shingles have some leaks. The roof structure has deteriorated in a least one location due to the roof leak.

Door and Windows:

There are windows on all sides of the building, and all appear to be original. The majority of the windows and doors have been boarded up. Window sills are stone and appear to be wood-framed and in poor condition.

Addition

There is a yellow brick addition, date unknown, at the rear of the house. The addition does not have a basement and the walls are made of brick and mortar. It has since been demolished, exact date unknown.

Outbuildings / Sitelines

Historical records have noted that there were outbuildings on the property, such as: a barn with silos, a frame house, another smaller wood outbuilding, and an ice house built adjacent to the brick addition. Note that the wood ice house still stands, however, the yellow brick addition has been partially removed, see Figure 21, on page 16.

Views of the surrounding farm, including a marshy area and the Morriston Pond can be seen from the home.

Structural Report - Condition Assessment, by Tacoma Engineers.

Figure 21 - Rear View of brick addition and deteriorating porch and roof. Note partial removal of yellow brick addition. Photos from site visit, January 2017.

Figure 22 - Side View of house. Photos from site visit, January 2017.

2.4 existing conditions

66 Brock Road South, Morriston is a one and a half storey house, which has two separate basements and a one storey brick addition. A preliminary review was undertaken by Tacoma Engineers, on October 19, 2016 to assess current conditions. The observations are as follows:

- Original Foundation System: the original house has a basement with rubble stone walls. The smaller basement has been underpinned.
- Main Floor Framing: The timber beams in the basement were supporting the main floor.
- Above Grade Stone Wall: The exterior walls of the house are field stone walls.
- Brick Addition: A brick addition was added at the rear of the house. This addition does not have a basement.
- Roof: The roof shingles are deteriorating and causing leaks, and the roof has been covered with tarps for the past number of years.

Roof, floor and wall elements reviewed by Tacoma appeared to be in poor condition with some noted structural deficiencies, while the rest of the elements such as exterior cladding, appear in good condition. The deterioration of elements appears to be caused by high levels of moisture.

The building is currently unoccupied and has been vacant since the third generation of the Stewart family passed in 2004. As the development of the site moves forward, assessment of the buildings will be an ongoing process, involving the lead architect, structural, mechanical and electrical engineers and the heritage consultant.

Tacoma's report includes several recommendations for short term stabilization measures including: repairs for the conservation of the exterior of the building, such as: a new tarp on the roof, repair all eaves trough and downspouts (to remove water away from the foundation), fasten plywood sheet tight to the front door and remove the structurally unsound brick addition.

Figure 23 - Front View of house. Note Front porch has been removed. Photos from site visit, January 2017.

Figure 24 - Side View. Photos from site visit, January 2017.

Figure 25 - Detail. Photos from site visit, January 2017.

Figure 26, Side view of rear porch. Photos from site visit, January 2017.

Figure 27 - View facing side of house. Note partial removal of Brick Addition, with wood framed Ice House still standing. Photos from site visit, January 2017.

Figure 28 - View facing rear of house. Note partial removal of Brick Addition, with wood framed Ice House still standing. Photos from site visit, January 2017.

Figure 29 - Aerial Map of Study Area, Google image

Figure 30 - Morriston Pond, Image taken from Calfass Rd, facing south-east Google image

2.5 adjacent cultural heritage

The following adjacent properties are noteworhty based on their historic value and contextual value:
(see the numbers associated with each on the map, on page 18 for the location of the below listed properties)

1. - 66 Brock Road South, Morriston Farm House, 1851
2. - Morriston Pond, Natural Heritage Feature
3. - 22 Victoria Street, Mount Carmel-Zion United Church, 1840
4. - 18 Victoria Street, Farm Labourer's Cottage, 1860
5. - 42 Queen Street, R.B. Morriston Store, 1860

2. Morriston Pond, along Calfass Road, is considered one of the natural heritage features of the Town of Puslinch, (see figure 30).

Ice blocks were cut from the pond each winter to supply ice to the village and local farms up until electricity was introduced and refrigerators came into common use after the Second World War. In the summer, the pond provided a place for the villagers to cool off and paddle about in small boats.

Many native plants can still be found in and around the pond, once a source for medicines and food for the First Nations people who lived there in previous centuries. (http://www.puslinch.ca/en/explore-us/morriston-pond.asp)

3. 18 Victoria Street, Farm Labourer's Cottage, 1860
This stone cottage on Victoria Street, once belonged to the Calfas Homestead. It was built circa 1860, and was the farm Labourer's cottage. It was modest and simply designed using fieldstone for the exterior structure and walls, (see Figure 31).

Figure 31 - Farm Labourer's Cottage

Figure 32 - Mount Carmel-Zion United Church image from: http://guelphchurches.faithweb.com/mtcarmel.htm

Figure 33 - Mount Carmel-Zion United Church, Date of photo unknown, image from: http://www.clarksoftomfad.ca/MountCarmelZionUnitedChurchMorriston.htm

Figure 34 - Google Image of Mount Carmel-Zion United Church, today.

4. 22 Victoria Street - Mount Carmel-Zion United Church, 1840 (lot 31 r. conc.7)

The building located at 22 Victoria Street, was founded in 1840, and was originally a German congregation. The work began with the early German settlers who came to this area, bringing with them their Christian traditions. They began by reading from sermons from a book in the homes of the patrons, such as the home of John Calfas. The first parsonage was a log and frame building erected on a quarter acre of land on the Calfas farm, long before 1880, accomodating 100 people.

In 1894, the present red brick manse was built, using bricks from the Morriston Brick Yards. Part of the first parsonage is now the vestry and minister's office which was renovated and refurbished in 1978. The other part was placed at the rear of the manse and used as a utility room, but has since been removed and replaced with a family room. In 1960, the memorial windows were installed.

In 1980, the final phase of the planned renovations was completed. The vestry and church office were in use, the exterior of the building was painted and the interior insulated, and the brick work was repaired and painted.

It was not until 1952 that there was a basement under the church where Sunday School classes and social gatherings could be held. For a number of years, services continued to be held in homes. Up until that time, church suppers were held either in the small vestry or in the Foresters' Hall at the foot of Church Street, where now stands Historic Park. This meant much carrying of dishes and food up and down the Church Street hill. Under the leadership of the Rev. E.E. Dorsch, the basement project was planned and carried out with the help of many willing volunteers. Burrowing under the church floor was the beginning of the work and meant digging 26,000 cu. feet of earth and passing it out bucketful by bucketful, a gigantic task.

On November 16, 1952, the basement was dedicated by Bishop J. Balmer Showers and a memorial plaque unveiled in memory of John Winer, a former Sunday School Superintendent and prime promoter of the project. The ladies have since been able to cater to their dinners from a convenient kitchen, church socials have been held there, the young people have had a place to meet and many gatherings held in this room. In 1911, a system of acetylene gas lighting was installed in the church. This served until the Hydro came to the community in the 1920's. However, coal oil lamps were always kept filled and ready. In 2000, the Church was designated with a Heritage Plaque, (see Figures 32-34).

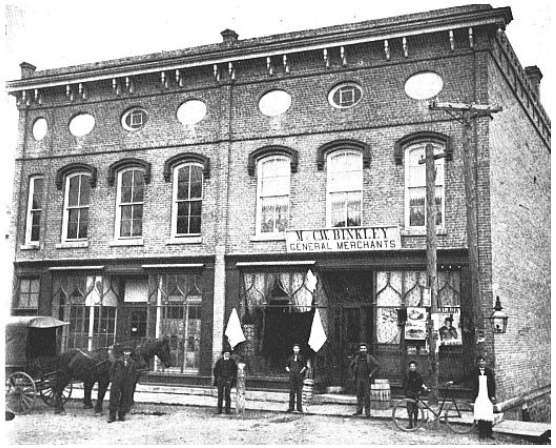


Figure 35 - Morriston Store, Photographer and date unknown

Figure 36 - Toronto Dominion Bank, 1966, Gordon Couling

Figure 37 - Ice Cream Shop Storefront, 1971, Gordon Couling

Figure 38 - Morriston Store Today, Envers Restaruant

5. 42 Queen Street, R.B. Morriston Store

Richard B. Morrison was born in Perth, Scotland in 1826 and he arrived in Canada in 1840, having come with his father and aunt. The Morrison's settled in Niagara, and by 1845 Morrison was in St. Catharines learning cabinet making. For the next couple of years, he worked in a dry goods store in Dundas with his brother Thomas, until he relocated to Morriston in 1847. In the early 1840's, Morriston was not yet a village. There was just a tailor, a blacksmith, and a little store huddled together on Brock Road.

They were surrounded by tall dead pines and Brock Road was nothing more than an ox- trail through the bush. These first few people gave the little settlement the name Elgin after a town in the Highlands of Scotland. Morriston began to take on the aspect of a village when Brock Road was improved about 1844. A more direct route, and improved road attracted new businesses, such as the shoemaker who opened a shop in 1847 that same year and R.B. Morrison, arrived to open up shop as a storekeeper.

He started his business by carrying his goods on his back from Dundas and setting up in the corner of the blacksmith shop. By 1849, two years later, he had done well enough to build a new general store. He put up a frame building on the east side of Brock Road. The village was renamed Morriston after him in 1850, and in 1854 he was appointed postmaster.

In 1855, he married Sarah Mills and had five children during their marriage. Three years later, he was appointed a commissioner, a sort of para-legal position, he could take oaths, draft documents and so forth.

Fire was a constant hazard in the days of wood stoves when buildings were log or frame construction. Morriston had several disastrous blazes in the early days. In 1860 Morrison's warehouse burned down, taking part of the Morriston Hotel with it. Morrison hired Karl Beese, a local German mason, to take on the job of rebuilding. The new store was relocated to the opposite side of Brock Road, that is, the west side. It is still there today, the three storey brick building you see on the corner of Calfas at the stoplight.

Morrison employed his own tailors, shoemakers, and milliners in his store. He carried a large stock of goods He then bought another business in Hamilton at the corner of Main and John Streets, but we don't exactly when, or whether it was another store or some other kind of business.

He sold both the Morriston store and his Hamilton business about 1869 and moved to Guelph. Wes Binkley became the new storekeeper in Morriston. At some point, date unknown the Toronto Dominion Bank moved in to the South Side of the building and the North side became an Ice Cream Shop. It is currently adapted to be Enver' of Morriston, a restaurant established in 1982, by Enver Bismillah.

Figure 39 - Photo of farm remnants on the property. Photos from site visit, January 2017.

Figure 40 - Historic dilapitated fence. Photos from site visit, January 2017.

Figure 41 - Outbuilding remnants on the proerty. Photos from site visit, January 2017.

Figure 42 - View from property facing the pond. Photos from site visit, January 2017.

Figure 43 - View of property facing North. Note the rubble piles, where Barn/ Outbuildings used to be located. Photos from site visit, January 2017.

Figure 44 - View of property facing south-east. Photos from site visit, January 2017.

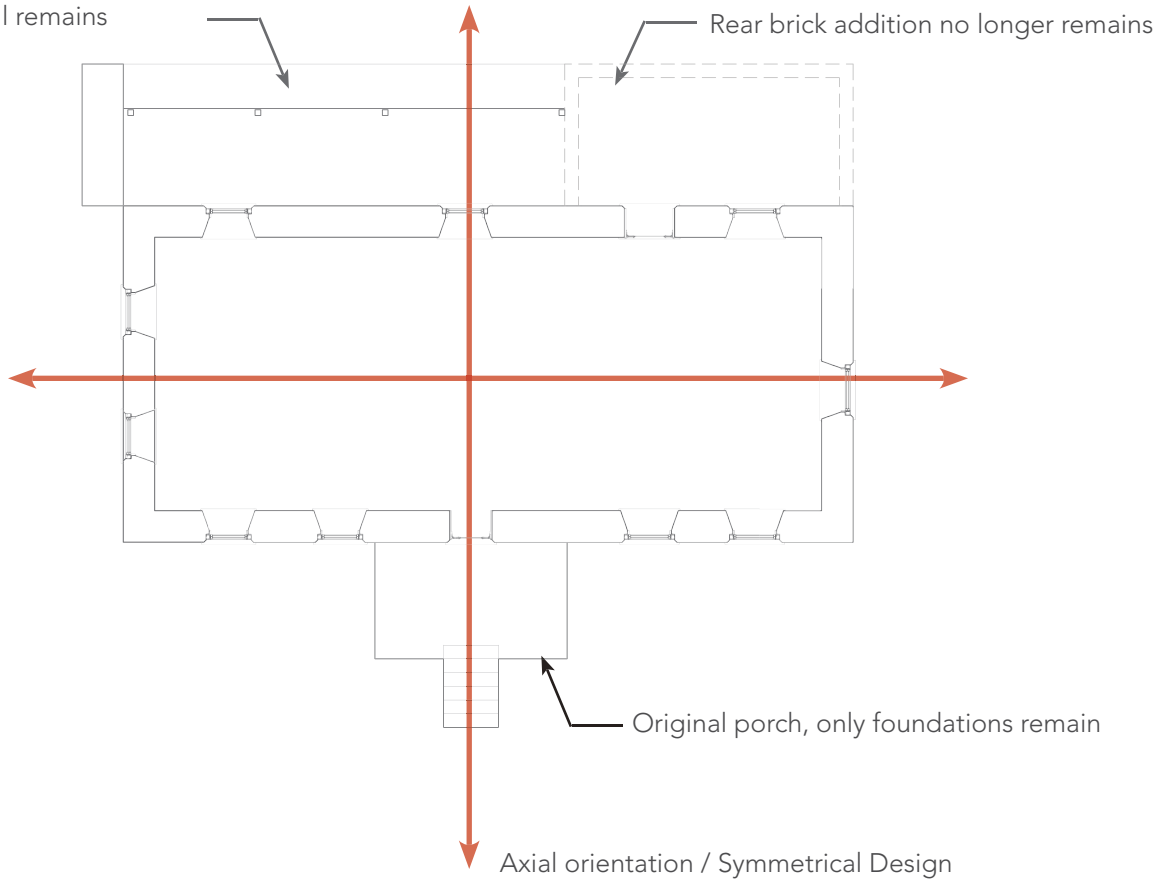
3.1 description of property

The site is located on Brock Street South, in Morriston of the Puslinch Township. The farm is East of the Morriston Pond and South East of the Morriston Village.

The site forms part of the parcel known municipally as 66 Brock Street South, (Highway 6), positioned between Church Street and Leslie Road West.

The built form pattern along the immediately surrounding portion of the Brock Street South streetscape is generally characterized by a low-rise residential single-family homes. Traditional forms of architecture and materiality dominate along Brock Street, including use of brick, stone, and wood as main building materials. Adjacent homes positioned along the street varies in the extent of setback, with the street section to the North having buildings generally situated tighter to the only public sidewalk.

The site's immediate context is characterized by a combination of residential single family dwellings and varying property sizes.



Date Revision By

CLARE AVENUE
DESIGN INC.
1112 Clare Avenue, Cambridge, Ontario N3H 2E1
Phone: 519-653-1267

STEWART FARM ESTATES
66 Brock Road South
MORRISTON, ONTARIO
LOT 10
FLOOR PLAN

Drawn by: GB
Checked by:
Scale: 1/4" = 1'-0"
Date: February 28, 2017
Job no.: 2017-00-08

A-2

Figure 45 - Lot 10 Floor Plan of original building

plan of existing building in current state

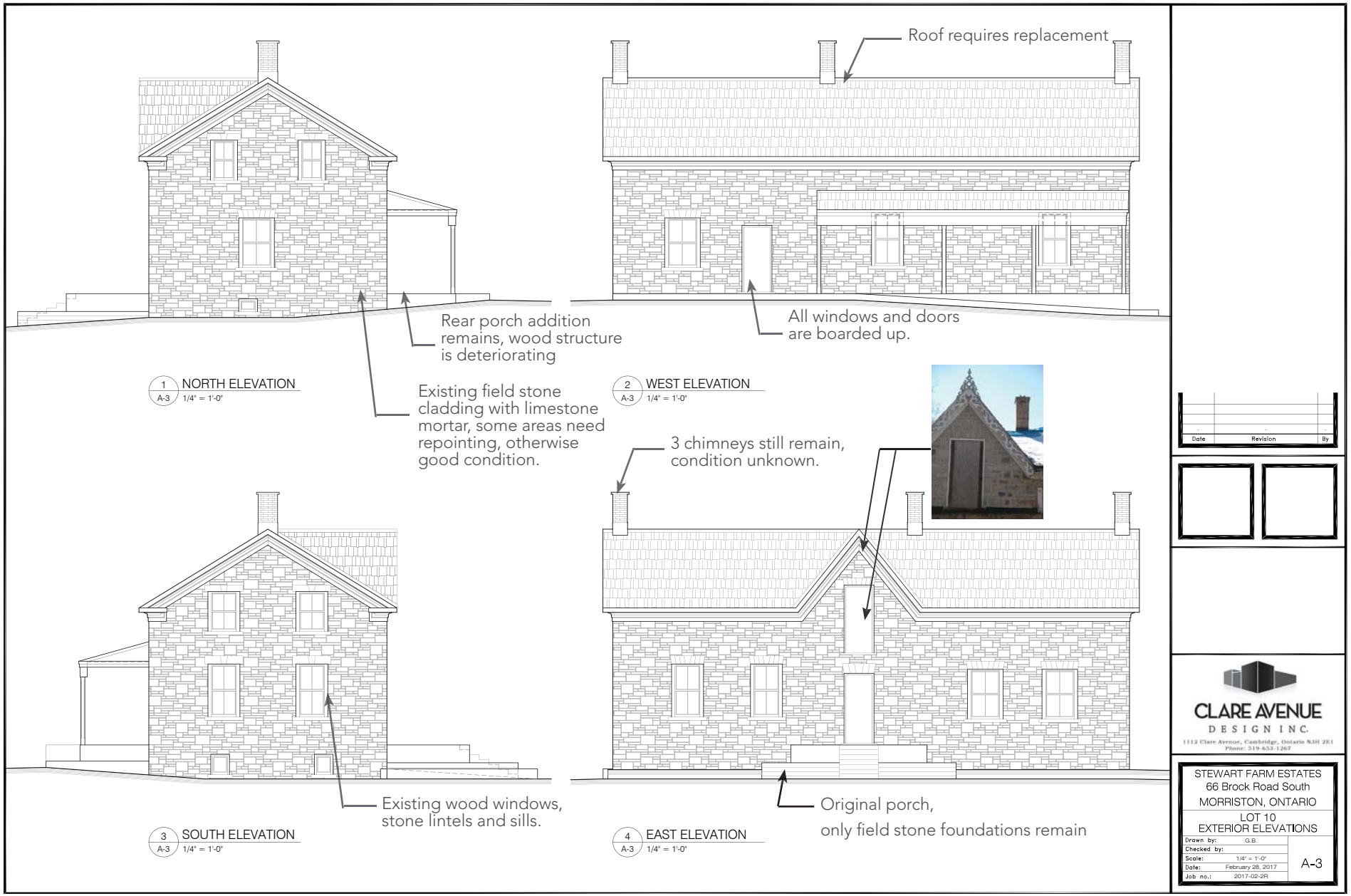


Figure 46 - Lot 10 Elevations of original building

elevations of existing in current state

3.2 statement of cultural value or interest

Design or Physical Value

This one and a half storey house, is a classic example of a Stone House built by German Masons who used Georgian symmetry and a single gable in the design. The house's stone rubble foundations and field stone exterior walls are sturdy, and employ noteworthy construction methods of this time period. The white painted wood trim and detailing along the gable is simple in decoration yet it is a handsome example of early 19th century buildings in Puslinch Township.

Description Of Recommended Heritage Attributes - Exterior

- Stone Rubble Foundations and Walls.
- Georgian symmetry, with a central gable.
- Verge boards, open in pattern, with an ornate king post.
- Window opening locations on first and second levels.
- Front elevation, and side elevations have the most heritage value, as they are the least altered and are the most prominent from the street.

Historical Value

The property has historical value or associative value because the subject residence has historical and associative value as it associated with the Calfas family, one of the earliest pioneer families that emigrated from Germany, in 1832. John Calfas, his wife and children acquired the 106.5 acres of land for eighty-six pounds, 10 shillings and eight pence. Later is was bought by the Stewart Family. It is considered a 'Building of Interest' and at the time of millennium plaqueing in the area, the Calfas Farm was owned by Harvey Stewart.

The only outbuilding still standing is the wood frame ice house. It is unknown when the ice house was built and if it is historically significant or has any associative value.

The subject property is significant as the original owners were historically important in describing the settlement of the area. John Calfas was known to have led sermons from one of his outbuildings on the property, prior to the Church being built nearby in town. The building where these sermons were housed, no longer stands, but there are views to the Church to the North of the property on Victoria Street.

The Field Stone House was said to have been built by Calfas and was one of the earliest examples of this rubble stone builidng. His use of broken course masonry and field stones, was an indication of an un-trained builder.

Contextual Value

Due to its location on the Calfas/Stewart family farm it is significant to the area as the property contains artifacts of the early German settlers and of the Aboriginal settlement through the past millennia. The study area not only contained the stone house but a farm yard, numerous outbuildings, most of which have been demolished, including a frame barn, an ice house, and a paddock. The landscape could be desribed as containing a fallow field, a pond, large perennially wet area and grassy area.

Integrity

The house occupies its original location and has retained much of its original form. Overtime, the building has received alterations and additions which has contributed to the additive nature of construction and its organic growth. Over the years it has lost certain features such as the front porch, brick addition and roofing materials. The building appears to be in stable condition, but is in need of some remedial action in order to prevent further deterioration with the aim to eventually restore aspects of the house.

4.1 conservation strategy + principles

Strategy

In order to protect the heritage resources of the 66 Brock Road South the following conservation strategy has been prepared to specifically address the cultural heritage value and heritage attributes outlined in the Statement of Significance of Section 3.0.

Through our analysis and application of the criteria as outlined by Ontario Regulation 9/06 under the *Ontario Heritage Act*, we identified the exterior original fabric of the Calfas/Stewart Farm as having value. It retains the uniqueness of the stone house construction and is one of the earliest examples of German Mason work. We recommend the original field stone building be retained and conserved. However, the additions to the rear, as well as interior renovations, do not possess any material of heritage value and do not need to be conserved in any new development. Due to the deterioration of interior elements such as wood framing and finishes from exposure to the elements and moisture, remediation and replacement of these items is considered appropriate.

Principles

- Maintain appropriate physical relationships and visual settings that contribute to the cultural significance of the original building.
- Preserve the historic character of the stone house, do not over repair or restore.
- Respect the uniqueness of the house in its materials and detailing.
- Allow for new construction that relates to and conserves the essential form and integrity of the former Stewart Farmhouse.
- Conserve the exterior elements that are important to defining the overall heritage value of the buildings.
- New development should maintain an appropriate reveal from the original building to mark the edge between the original building and the new development.
- Reversibility - connection of the new development to the historic should be detailed so that they may be easily reversed without damaging the original.
- Any new building adjacent to the Stewart Farmhouse to follow Conservation Principle 7 - Legibility. We would recommend that any new work be distinguishable from original fabric in style and materials.

4.2 proposed site development

The subject site is proposed to be redeveloped into residential single-family homes by DRS Development Ltd. The proposed development would retain aspects of the existing one and half storey stone house and alter for future use. As we understand, the lot would be divided and new residential homes would be erected in its place. This supports the conservation of the stone house at 66 Brock Road South so that it can be a left example of a homestead of its era.

The following are key design criteria from which to judge the appropriateness of any development or erasure on site.

As noted in the *Archeological Report,* by Fisher Archaeological Consulting, if excavation is to occur on the property there should be a combination of hand block excavation and partial stripping of the site as required.

Materiality

The choice of materials is complimentary to the historic fabric found in Morriston. Stone, wood and masonry are all common quality materials found in this area. Any restoration work should aim to use similar materials from the area in order to keep the integrity of the place.

Legibility

In order to retain the character of the house the details should be replicated where required to restore what has been damaged over time. The material of the building should be of high quality robust materials.

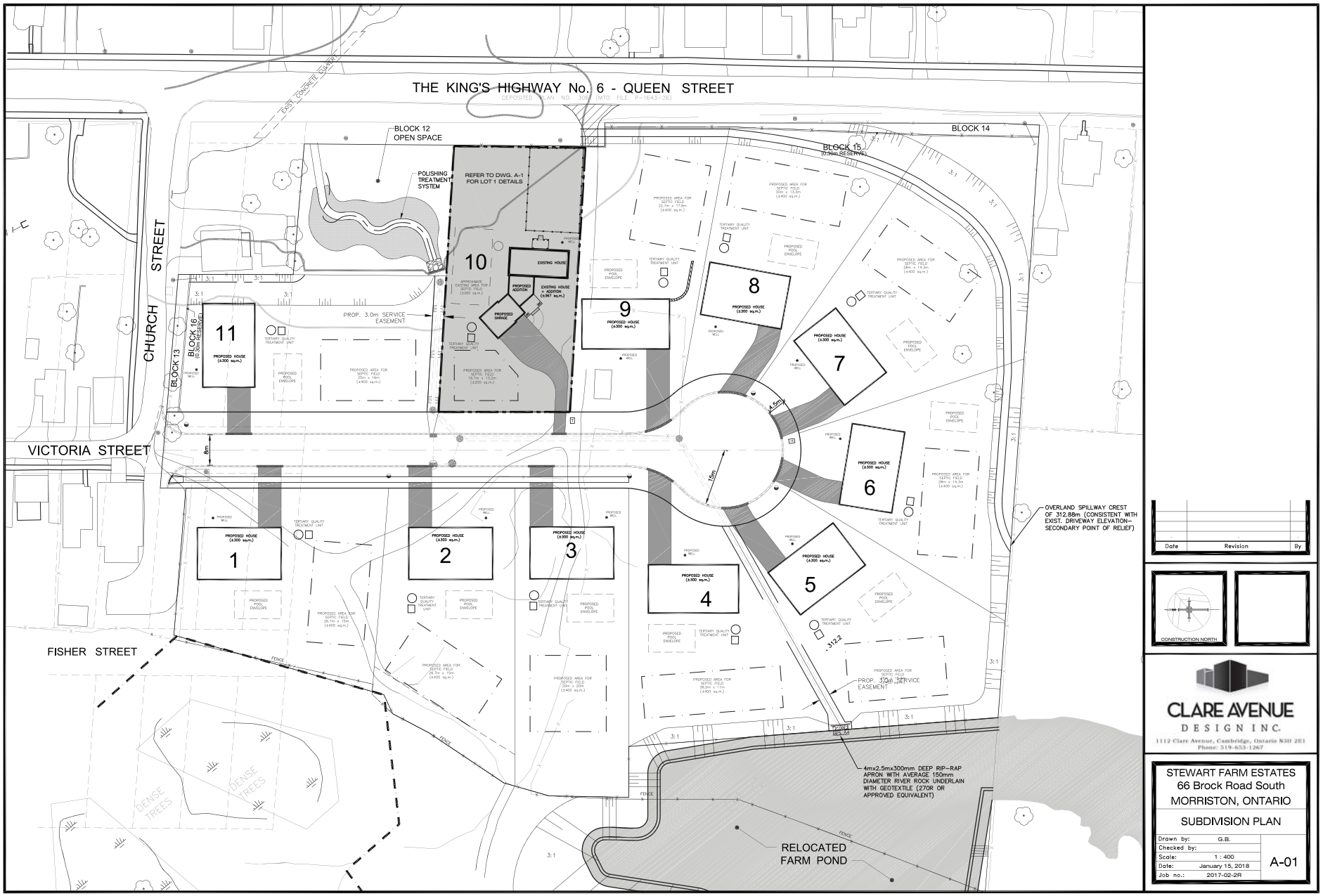


Figure 46 - Subdivision Plan, by AMEC, 2017

This is a conceptual layout that is subject to modification to address comments from government agencies.

site plan

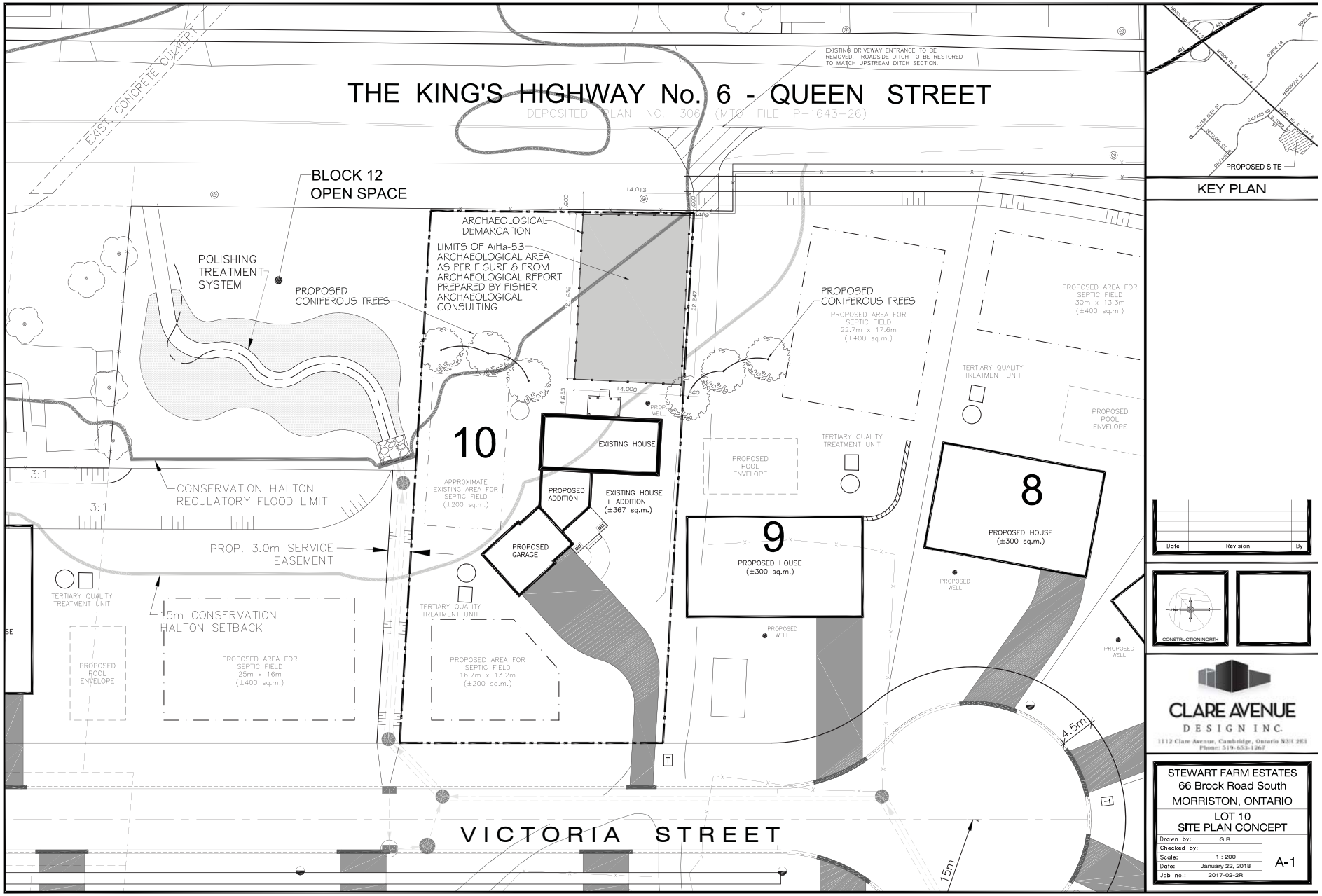


Figure 47 - Proposed Site Plan for Lot 10, by AMEC

This is a conceptual layout that is subject to modification to address comments from government agencies.

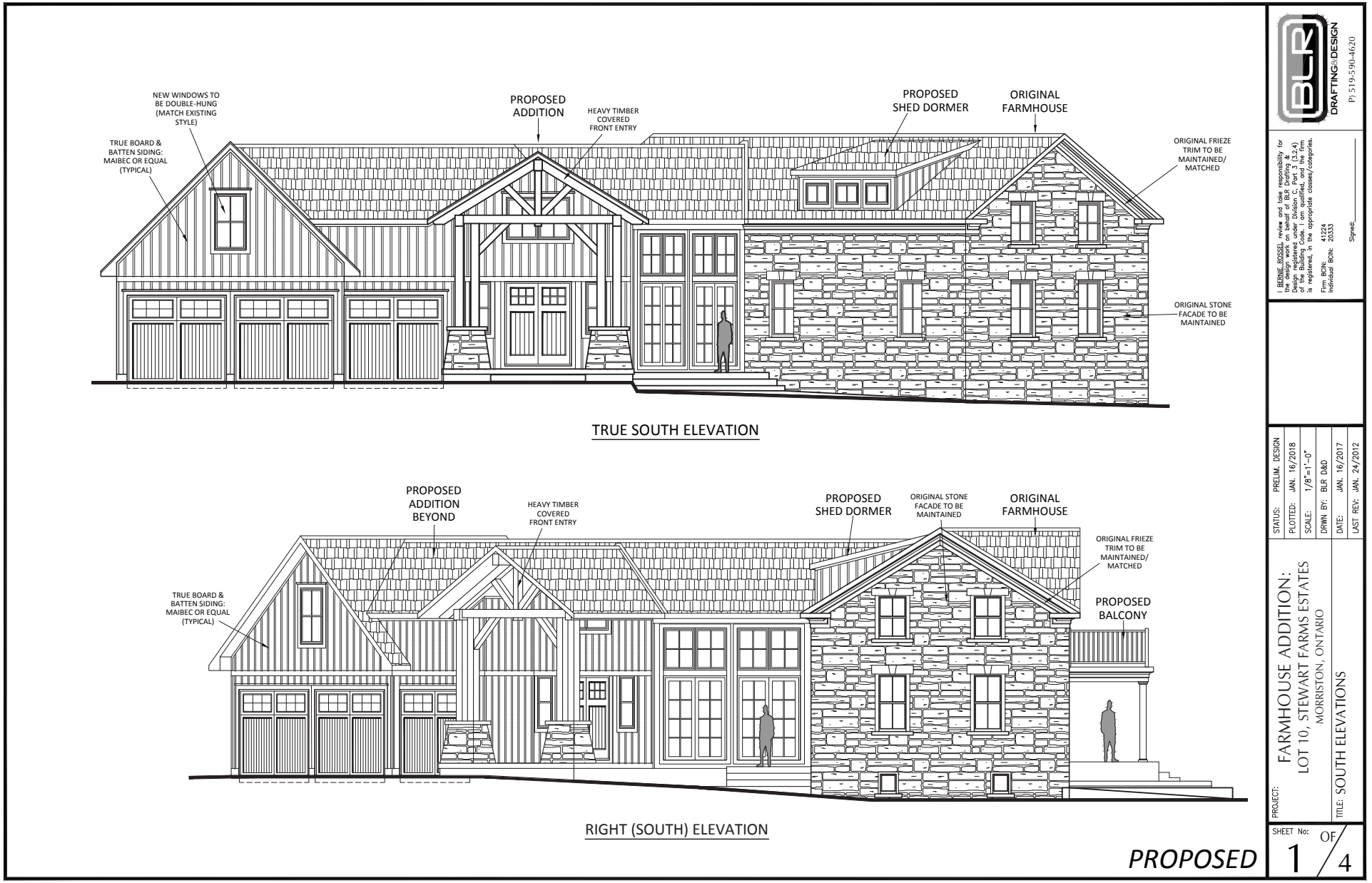


Figure 48 - Proposed Elevations for Lot 10, by AMEC

This is a conceptual layout that is subject to modification to address comments from government agencies and purchaser of the home.

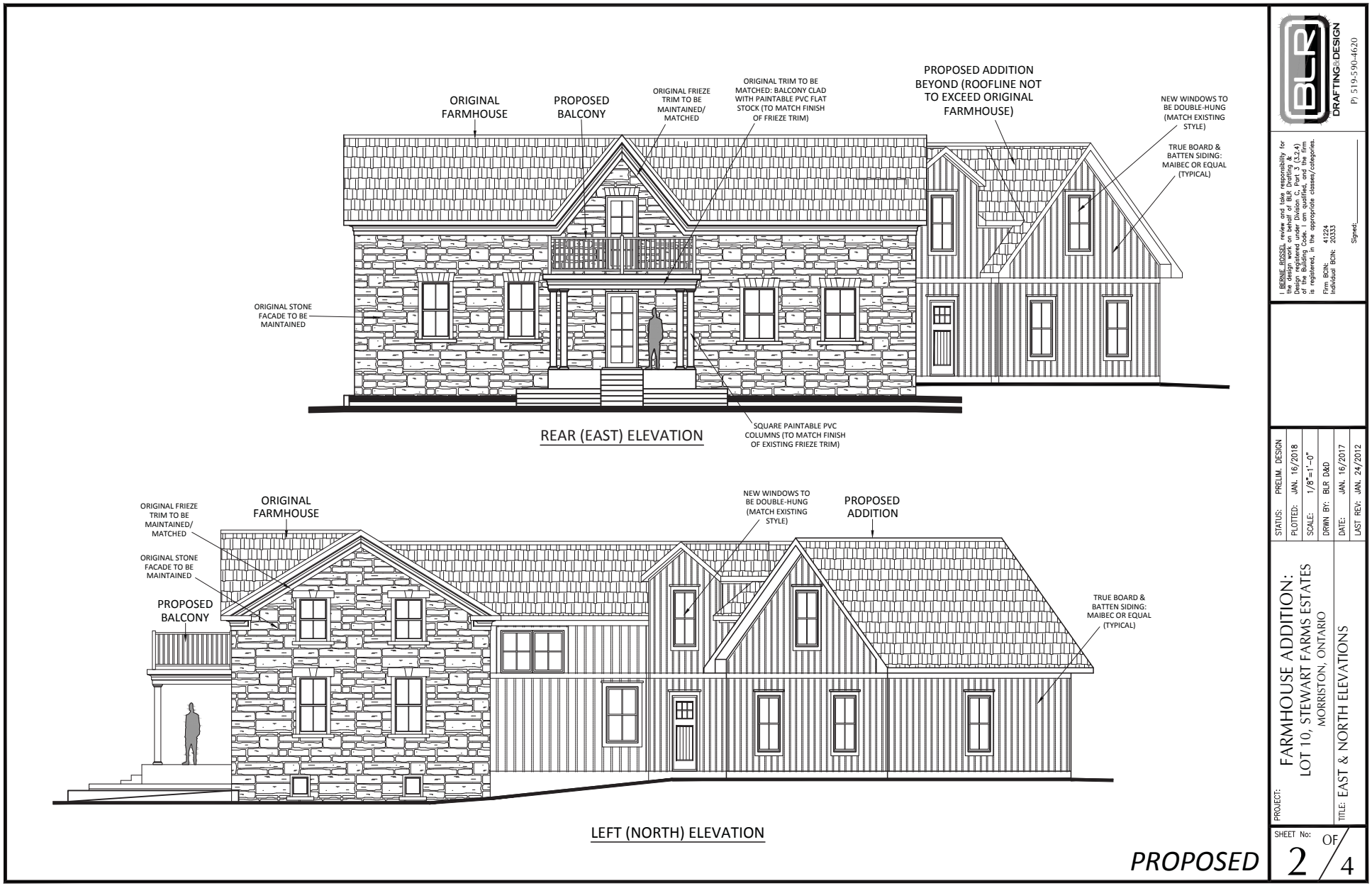


Figure 49 - Proposed Elevations for Lot 10, by AMEC

This is a conceptual layout that is subject to modification to address comments from government agencies and the purchaser of the home.

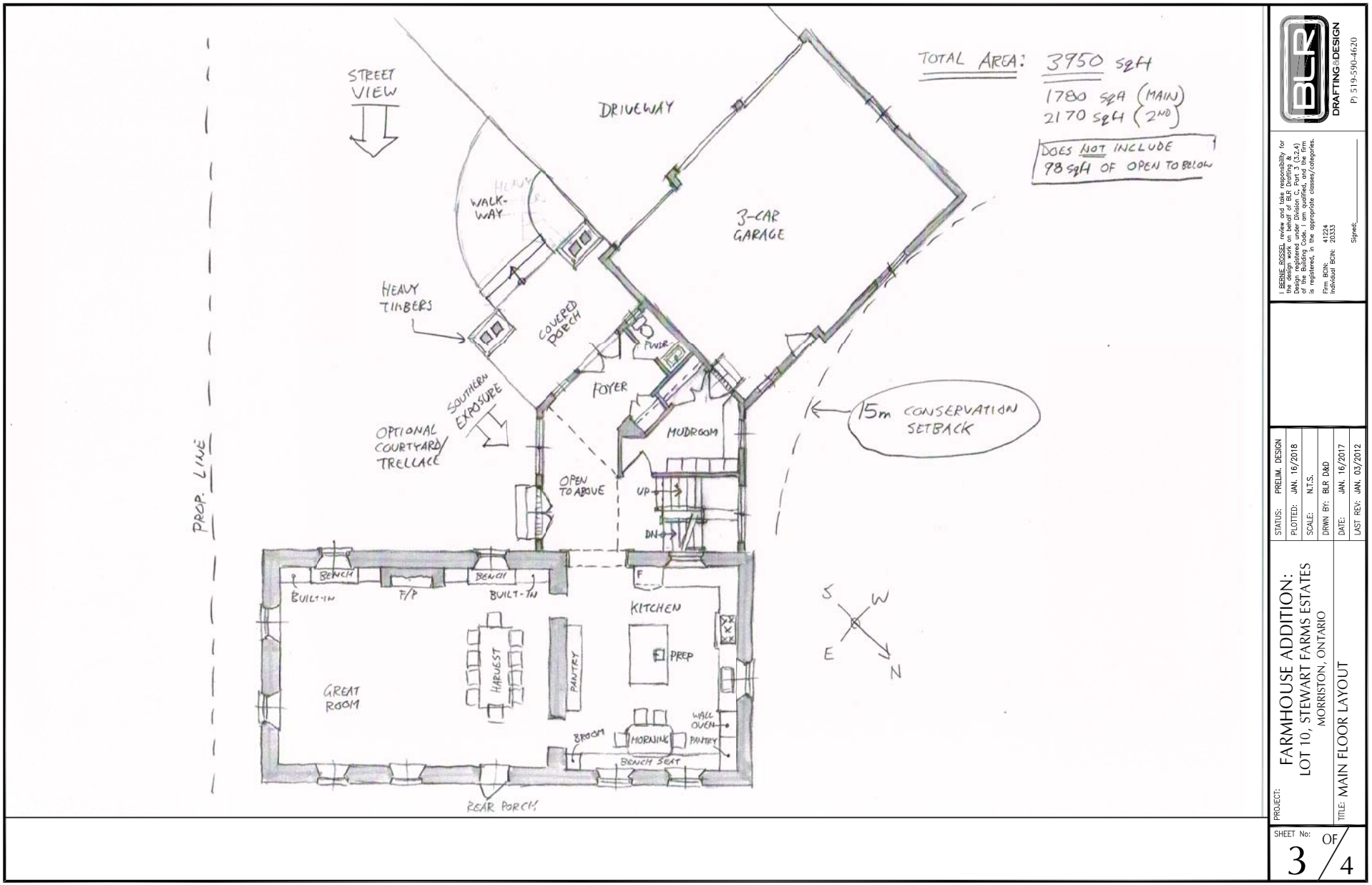


Figure 50 - Proposed Main Floor Layout for Lot 10, by AMEC
This is a conceptual layout that is subject to modification to address comments from government agencies.

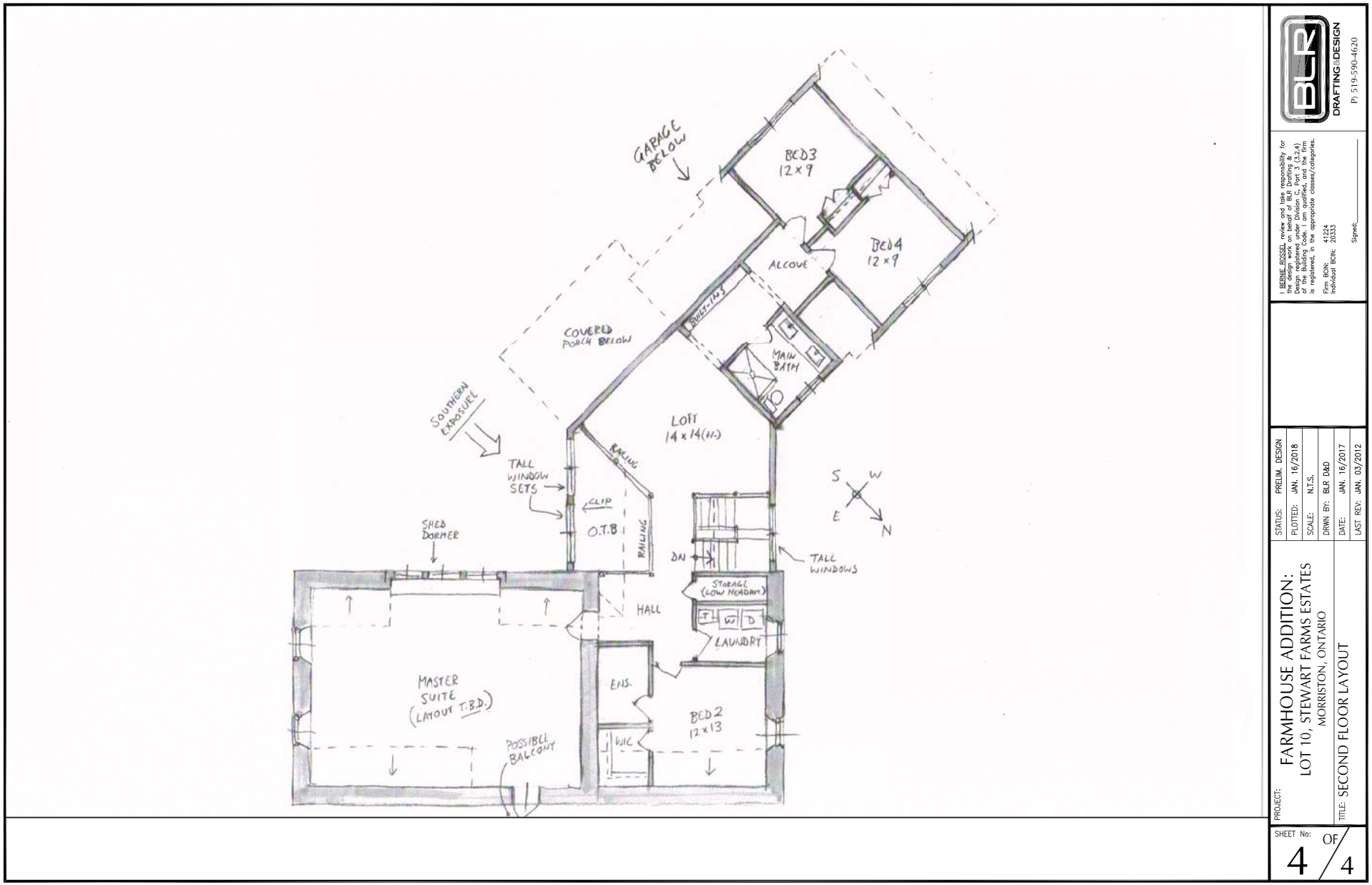


Figure 51 - Proposed Second Floor Layout for Lot 10, by AMEC
This is a conceptual layout that is subject to modification to address comments from government agencies.

FIGURE I: DEVELOPMENT OPTIONS

Option	Advantages	Disadvantages	Comment
1. Preserve and maintain as is.	This is option is often preferred as it satisfies the principle of minimal intervention and has the highest probability of for retaining all heritage attributes of the property.	Preservation is not a 'do nothing' approach: to ensure that the building does not suffer from rapid deterioration, repairs must be carried out and monitored. Execution of a maintenance program for a building of this scale may over the long term, prove costly and drain human resources.	This option would require new ownership and to continue its use as a house.
2. Rehabilitate and reuse the home into a new structure. Intervene only where required to restore structural stability and prevent further moisture damage	Rehabilitation and reuse can 'revitalize' a historic place. Not only are structures repaired and in some areas, restored when adapted, they are regularly maintained and protected, and the heritage attributes are understood, recognized and celebrated.	Adapting the building to new uses may still prove difficult and may require mitigation strategies to manage the impacts of shadow, differences in scale, orientation and setback and architectural compatibility. This option would require adequate study and analysis.	This option is the most viable as it balances new development with retention and appreciation of architectural and social heritage. It requires thoughtful design to address these unique challenges.
3. Relocate and rehabilitate for compatible new uses	This option would retain the Stewart Farm house in its current form and reinstate it to a surrounding that gives it prominence and offers it long term protection.	Relocation would sever the significant visual and historical relationships between the homestead, the natural surroundings and other building of a similar era located in Morriston and also removing the building from its geographic connections with the neighbourhood.	Relocating and maintaining a heritage structure has significant challenges - the owner of the new location may find that conserving the relocated home over the long term is not economically sustainable and would reduce the authenticity of the associative significance of the building as an early settlers homestead.
4. Preserve by record and commemorate: document the Calfas/Stewart Family Farm House through written notes, measured drawings, photographic records, then demolish. The building may be then be commemorated through interpretive signage or displays.	Through a detailed investigation, the construction, architecture and history of the Calfas and Stewart Families, would be better understood and could be used for a comparative study. It's importance would survive as documentary records accessible to the public through various means.	Demolition would result in a tangible element of the architectural heritage to be lost and would sever a historic and visual relationship between the homestead and other sites in the neighbourhood. Partial demolition has been pursued, but to remove portion of the building that are not listed under the building's Statement of Significance.	Preservation by documentation is the least desirable option, but may be appropriate in cases where the structural integrity of a building is poor and prohibitively expensive or technically difficult to stabilize. It may also be an option where there is a large stock of other surviving, or more representative examples. farm house at 66 Brock Road South is highly unique and in good condition.

4.3 alternatives for consideration

There is no single, correct way to mitigate the impacts of new construction on historic property. Best practices for heritage conservation generally attempts minimal intervention, that is, maintaining the building in as close to the condition it was encountered. In reality, however, economic, and/ or technical site considerations may require an alternate method to conserve the cultural heritage value of a structure or property.

As a result of the impact assessment, mcCallumSather have identified four conservation options outlined in the adjacent chart, which are:

- Preserve and maintain as is, retain the Stewart farm house;
- Rehabilitate and reuse the home;
- Relocate and rehabilitate for new comparative uses, and;
- Preserve by record and commemorate: document the house through written notes, measured drawings and photographic records, then demolish what is required, such as newest addition. The building may then be commemorated through interpretive signage or displays.

The option that best balances the economic vitality and the long term sustainability of the Stewart Farmhouse with intact heritage attributes, and the one that also minimally impacts the heritage attributes is Option 2, which will incorporate the farm house into a new developed residential home, and rehabilitate it with compatible new or similar uses. This option allows the development team to:

- Sustainably conserve the farm house and maintain its relationship to the development of the property
- Support understanding of the heritage significance of the farm house.
- Retain the farm house within its geographic and historic setting.

The Calfas/Stewart farm house is a historical asset, is structurally in tact and can be adaptively reused and revitalized within this larger development which could provide opportunities to strengthen relations with the surrounding and evolving neighbourhood.

4.4 description of impact

Potential Impacts of Proposed Development:

Impact of Destruction

- The original front porch was removed, and due to its significance and heritage value, a proposed new porch is to be built in the same location, with similar look and materials as the original.
- The demolition of the yellow brick additon in the rear has little heritage value and therefore its removal has little to no impact.
- The rear porch has little heritage value and is in disrepair, and removal would have little to no impact.
- A portion of the rear south-west wall is to be removed in order to connect the new development to the original building. Care should be taken to only remove what is required and to protect what is to remain during the removal process and during construction.

Impact of Proposed Alterations

- The original building requires a new roof and will be replaced with similar materials and colour as the original so will therefore, have little impact.
- The new development at the rear will be connected to the original building's roof, at a slightly lower elevation so that the original building remains the taller of the two.
- A new dormer will be added to the rear of the original house, and although not part of the original house design it is at the rear and has no real impact on the view from the street.
- The windows and doors are in poor condition and should be replaced with quality windows that are similar to the design and material of the original design.
- Structural framing has been noted to be in poor condition at various areas of the original house, and therefore, in order to conserve the house replacing and reinforcing structural members and framing is required.
- The exterior field stone cladding and mortar has been noted as in good condition, however, to maintain the house, repointing will be required at various locations.
- Where the new development is to connect to the original house, the method of connection should enable reversibility at a later date with out causing any harm to the remaining original house.
- All alterations listed have little to no impact.

Shadow Impacts

- Little Shadow Impacts as the proposed is set back and behind the original house.
- The roof of new structure in rear is lower than the original roof line, so from the street the original house maintains a heirarchy.

Isolation Impacts

- No impacts since existing building is to remain.

Visual Impacts

- No impacts on views.
- Landscaping has been introduced to maintian the axial view from the

road. The tree planting intended to frame the original house, so that it is maintained as the focal point.

Change in Use Impacts

- No change in use, however their will be interior layout changes in order for the home to be livable and work with applicable building codes.
- A new point of entry has been introduced at the rear and has little impact to the original house.

4.5 recommendations

We have reviewed the conditions of the buildings on the proposed development site and recommend that the Stewart Farmhouse be retained to maintain the village character of Morriston. We believe the farmhouse maintains connection to the history of Morriston by way of its scale, details and materials typical to the area of its time. We would recommend that some of the fabric, such as the original front porch be rebuilt, as its character is part of this building's story. Any alterations to the existing building should be sympathetic with the original structure. Interior alterations will be required such as, floor heights may be required to be raisied to allow for livability, and to meet today's code compliancy requirements.

We recommend that any new development be located behind the original structure to maintain its distinctive presence along Brock Road. We also recommend that the new addition be clearly articulated as the new development from the existing house to ensure that the layers can be read and continue to tell the story of evolution and adaptation. The proposed addition should be in keeping with the scale and use of the original house. High quality natural materials should be used for the repairs and the new addition, in order to sensitively respond to the original house.

As directed by the Archaeological report we also recommend that excavation sensitivity be carried out so as to not disturb the property surrounding the house.

Kristal Stevenot

M.Arch., B.Envd., BFA, Intern OAA

Education

- Master of Architecture, Dalhousie University, Halifax, NS
- Bachelor of Environmental Design, Dalhousie University Halifax, NS
- Bachelor of Fine Arts, Emily Carr Institute of Art + Design, Vancouver, B.C.

Professional Affiliations

- Ontario Association of Architects (OAA)
- LEED® Accredited Professional in Building Design + Construction, Canada Green Building Council
-

Through Kristal's professional career with firms in Vancouver, New York, Toronto and Hamilton, she has had the opportunity to work on a variety of building types, with a special interest and expertise in designing for adaptive reuse and complex renovations. She has had the privilege to work together with diverse stakeholder groups and believes in a multi-disciplinary and collaborative approach to design knowing that a strong team benefits projects of all scales and complexities.

Kristal believes good design comes from thoughtful integration of structure with site, understanding functional needs and being sensitive to the history of place. Her experience working on educational and community buildings has benefited her ability to realize public spaces that are specific to place, yet are designed for flexibility and future adaptability. By fostering a shared vision, and finding ways to make connections to the site and community, memorable experiences for the User can be accomplished.

As a project manager, Kristal has led multiple renovation projects, working closely with clients and diverse user groups to ensure their project remains on track financially while keeping the vision in tact. Her experience working on projects from beginning to end has allowed her to better understand architecture's conceptual challenges and resolve detailed issues on site.

relevant projects

In Progress
Bertrand Russell Archives, McMaster University
Peters+Schlegel Building Renovation, Wilfrid Laurier University*
E-Wing Level 1 Renovation Ph. 2, Mohawk College*
SEVA Food Bank Interiors Renovation*

2017
B-Wing Canopy Weatherization, Mohawk College*

2016
MSA Arnie Food Service + Lobby / Office Renovation, Mohawk College*
E-Wing Level 1 Renovation Ph. 1, Mohawk College*

2015
Thode Library Acoustic Renovation McMaster University*

2014
64 Hatt Street Adaptive Reuse Feasibility Study for Mixed Use*

2014
100 James Street Feasibility Study for Mixed Use*

2013
Justice + Wellness Centre Renovation B, C + F-Wings, Mohawk College*

2013
David Braley Recreation and Athletic Centre, LEED Gold, Mohawk College*

*with a previous firm

Christina Karney

M. Arch, Intern OAA, CAHP Intern, LEED AP

Education

- Masters in Architecture, University of Waterloo
- B.A.S, University of Waterloo

Professional Affiliations

- Intern Architect, Ontario Association of Architects (OAA)
- Executive Assistant and Member, Hamilton Burlington Society of Architects (HBSA)
- LEED® Accredited Professional, Canada Green Building Council
- CAHP Intern, Canadian Association of Heritage Professionals

In 2013 Christina joined mcCallumSather as an Intern Architect specializing in heritage with an interest in intensification and sustainability. Since working with mcCallumSather she has taken an active role in design, user group facilitation, and project management to create beautiful, responsive, and meaningful spaces. Christina is also a founding member of YAH (Young Architects of Hamilton), an Executive assistant with the HBSA (Heritage Burlington Society of Architects) and was part of the organizing committee for the HBSA's Architecture Crawl and lecture series entitled "Heritage and the Ambitious City". She is a LEED accredited professional, a CAHP Member and ab active member of the community including acting as a Board Member for Cobalt Connects, a non-profit organization that uses consultation, research, projects and partnerships to advance the creative community.

Project Examples

- Zehr Group, Heritage Impact Assessment and advisory services with regards to the Kaufman House, SIXO Midtown Development Kitchener, ON
- Peace Ranch, Heritage Impact Assessment, Caledonia, ON
- Tivoli Theatre, restoration of a heritage theatre and integration of this heritage asset into a 22 storey condominium, Hamilton, ON
- The Connolly Condominium, the integration of the facade and story of a historic church with an innovative, modern condo development, Hamilton, ON
- Sanofi Pasteur, Heritage Impact Assessment, Toronto, ON
- 541 Eatery & Exchange, award winning reinvention of a historic bank into a social cafe, Hamilton, ON
- Wychwood Condos, heritage adaption of a historic church, feasibility study, Toronto, ON
- Coletara, HIA and design, Hotel/Condo Development, Cambridge, ON
- 280 Wilson, Walker Brokerage, Heritage Impact Assessment
- Binbrook Heritage Developments, mixed use tower, two storey mixed use building and single storey daycare.
- Appleby College, 50 year master plan in the context of a heritage landscape, Oakville, ON
- Wallingford Hall, Interior Renovation and Student Commons, McMaster University
- Gage Park Conservatory, designed in context of a heritage landscape, Hamilton, ON

TACOMA ENGINEERS

STRUCTURAL REPORT
Condition Assessment

Date:	October 19, 2016	**No. of Pages:**	13
Project:	Morriston Farm House.	**Project No.:**	TE-28727-16
Address:	66 Brock Road South, Morriston		
Client:	RDS Developments		
Dist.:	Ron Schiedel	Greenhorizons Sod	ron@greenhorizonssod.com
	Rob Stovel	Stovel Associates	stovel.associates@sympatico.ca
	Dave Bouck	Davan Group	dave@davanlandscape.com

Background

Tacoma Engineers has been retained by RDS Developments to carry out a structural condition survey of the existing house located at 66 Brock Road South, Morriston. This report includes a summary of the following items:

- Rubble stone foundation wall
- Main floor framing
- Above grade stone walls
- Brick addition
- Roof
- Conceptual repair options for areas that require work in the short term.

This report is based on a visual inspection only and does not include any destructive testing. The structure is assumed to have been constructed in accordance with best building practices common at the time of construction and no further structural analysis or building code analysis has been carried out as part of this report. The visual review was completed on October 11, 2016.

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Figure 1 – Overall Photo (Rear Elevation)

Observations

The 2 story stone house has two separate basements and a 1 ½ story brick addition. The original home was built in 1851. The house has been unoccupied for the past few years. Refer to Figure 1 for an overall view of the house. The specific construction of the structure reviewed was as follows:

- **Original foundation system:** The original house has a basement with rubble stone walls. The smaller basement has been underpinned.
- **Main floor framing:** The timber beams in the basement were supporting the main floor.
- **Above grade stone wall:** The exterior walls of the house are field stone walls.
- **Brick addition:** A brick addition was added the rear of the house. This addition does not have a basement.
- **Roof:** The roof has been covered with tarps for the past number of years as the shingles have some leaks.

The many of the elements reviewed as part of this structural assessment appeared to be in poor condition with some noted structural deficiencies while the rest of the elements appeared to be in good condition. Many elements showed signs of deterioration, most of which can be attributed to high levels of moisture. If the intent is to maintain this home in the condition it is currently in until restoration work can begin in the near term, remedial action will be required.

The following is a summary of the various building elements reviewed and a summary of the areas of concern.

Foundation Review

Our review of the rubble stone foundation of the main house determined that the foundation elements are generally in good condition. The following items were noted as being of structural concern:

- The mortar was in good condition. Some stones were noted to be missing in the basement. Refer to Figure 2.

Figure 2 – Interior Mortar Deterioration

Original Main Floor System

Our review of the main floor determined that the building showed signs of structural distress and deterioration. Most floor elements were in poor condition. The following items were noted as being of particular structural concern:

- The original main floor framing showed many signs of rot and mold. Refer to Figure 3 and Figure 4. The damage to the wood members compromises their load carrying ability.

Figure 3 – Mold on Floor Beam

Figure 4 – Material Loss due to Rot on Floor Beam

- Some load carrying posts showed signs of rot and deterioration due to moisture at the floor level. Refer to Figure 5.

Figure 5 - Joist Reinforcing

Above Grade Stone Wall Review

Our review of the exterior above grade rubble stone walls of the main house determined that the walls are generally in good condition. The following items were noted:

- The eaves trough was detached from the roof. Refer to Figure 6. Lime based mortar, commonly used at the era of the home's construction, is highly susceptible to moisture. The lime breaks down in the presence of moisture, compromising the stability of the wall. Damaged eaves trough and downspouts will accelerate deterioration of the mortar.

Figure 6 – Gable End Elevation

- The stone and mortar was generally in good condition. Small trees were noted close to the wall. Refer to Figure 7. The presents of many trees limits the drying potential of the stone walls and may lead to accelerated rates of deterioration.

Figure 7 – Gable End Elevation

- The stone and mortar was generally in good condition. An original front porch has been removed. Refer to Figure 8.

Figure 8 – Front Gable Elevation

- The plywood covering the front door was loose. Loose boarding may allow rodents and trespassing humans to enter the house. Refer to Figure 9.

Figure 9 – Front Door Boarding Loose

- Moisture likely due to a leaking chimney and roof was noted. The presents of moisture accelerates the deterioration of the lime based mortar. Refer to Figure 10.

Figure 10 – Moisture on Stone Wall near Chimney

Brick Addition Review

Our review of the brick addition determined that the walls and roof are in very poor condition. The following items were noted:

- The tarp on the roof has been compromised. Refer to Figure 11.

Figure 11 – Brick Addition Roof

- The brick and mortar was in very poor condition. Refer to Figure 12. The bricks and the mortar were missing in many locations.

Figure 12 – Deteriorated Bricks and Mortar

- The rafters of the addition were deteriorated due to moisture. Refer to Figure 13. The damage to the wood members compromise their load carrying ability.

Figure 13 – Deteriorated Bricks and Mortar

Roof Review

Our review of the roof determined that the roof is in very poor condition. The following items were noted:

- A tarp has been installed on the roof to protect the building. The tarp has exceeded its useful life. Refer to Figure 14. Houses are very susceptible to elevated levels of moisture. Roofs are required to keep the structure free from elevated moisture levels.

Figure 14 – Ripped Tarp on the Roof

- The roof structure has deteriorated in at least one location due to a roof leak. Refer to Figure 15.

Figure 15 – Deteriorated Rafters

Assessment:

Based on our site review and engineering assessment, we are of the opinion that the rubble stone foundation walls and the above grade field stone walls are in good condition. The above grade walls have been maintained. Rubble stone walls built in this era typically were built with lime based mortar. However, lime based mortar is susceptible to moisture. The damaged eaves trough likely dumps large amounts of water on the wall. This will increase the rate of deterioration. The trees close to the exterior walls decrease the ability of the walls to dry out. This may also increase the rate of deterioration.

The deterioration of the main floor beams is due to elevated levels of moisture in the basement. The moisture allows molds and rot to grow, compromising the structural capacity of the beams. The brick addition is generally in very poor condition. The brick walls and the roof have deteriorated due to the leaks in the roof. The deterioration has reached an extent that repair and reinforcement of the existing brick and wood members is likely not feasible.

The main role of the roof is to keep the rest of the structure dry. Moisture is one of the main causes of deterioration in buildings. A tarp had been installed to prevent water infiltration through the roof. The tarp has deteriorated and currently offers minimal protection from water infiltration.

Remedial Actions:

It is our opinion that the following remedial actions be undertaken to ensure that the building continues to perform adequately for the next 1-5 years prior to a full scale restoration.

- A new tarp on the roof is required.
- Repair all eaves trough and downspouts. Ensure the downspouts remove the water away from the foundation.
- Fasten the plywood sheet tight to the front door.
- The brick addition is not structurally sound and should be removed.
- Mechanical ventilation should be used to reduce the moisture levels in the basement.

Conclusions:

Our review of the house at 66 Brock Road South, Morriston, concluded that the majority of the elements reviewed as part of this structural assessment appeared to be either in poor condition with many noted structural deficiencies or in good condition with minor structural issues. Several elements showed signs of distress and deterioration, most of which can be attributed to moisture issues.

The building requires remedial action in the next 6-12 months if the intent is to maintain this building in its current condition until a full restoration can occur. However, the tarp is required to be replaced in the next 2 months. With the completion of all of the described remedial work, this house could remain in its current condition for the next 5 years, at which point its condition should be re-examined. However, the tarp should be inspected every 6 months to ensure no rips or leaks have developed.

If there are any questions or comments or any other structural issues, please do not hesitate to call for assistance.

Per _____

Michael Zwart
Structural Engineer
Tacoma Engineers Inc.

Encl. nil.