



Special Heritage Committee Meeting
Tuesday August 17, 2021 @ 3:00 PM
Via Electronic Participation

Register at:

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1. Call Meeting to Order

2. Roll Call

3. Opening Remarks

4. Disclosure of Pecuniary Interest

5. Delegations

5.1 Stephanie Saliba, regarding Item 6.1 Report HER-2021-002

6. Committee Reports

6.1 Report HER-2021-002 - Demolition of 47 Whitcombe Way (Stewart Farm House, previously municipally addressed as 66 Queen Street)

7. Adjournment

8. Next Meeting

October 4, 2021 @ 1:00 PM



REPORT HER-2021-002

TO: Heritage Committee

FROM: Jeff Bunn, Deputy Clerk

MEETING DATE: August 17, 2021

SUBJECT: Demolition of 47 Whitcombe Way (Stewart Farm House, previously municipally addressed as 66 Queen Street)

RECOMMENDATIONS

This report is for information only. No action or decision is required from the Committee.

Subject Property

The subject property is located at 47 Whitcombe Way (previously municipally addressed at 66 Queen Street), Morriston, Plan 61M230 Lot 10.



Background

In 2018, the Township of Puslinch entered into a Subdivision Agreement with DRS Developments Ltd., regarding Part of Lot 31 Concession 7; Part of Lots 10 and 11 (South side of Queen Street); all of Lots 49 and 50 and Part of Lot 48 (South Side of Victoria Street and part of Fisher Street.

A special provision of the Subdivision Agreement, required DRS Developments Ltd., to:
Undertake a Heritage Impact Assessment (HIA) of the Stewart farmhouse, by a qualified professional, to investigate the ability to incorporate this historic dwelling on a single lot in the subdivision. The HIA is to include:

- i. An analysis of the structural integrity of the dwelling to determine the ability of the building to withstand new construction associated with physical and structural renovations and any mitigation measure necessary to provide structural integrity of the building during renovations/reconstruction.*
- ii. Recommendations to provide for the long term protection of the heritage building including appropriate treatment and/or enhancement of heritage attributes and architectural elements of the house.*
- iii. An engineering analysis to evaluate how the dwelling can be incorporated into the site design of the subdivision, including grading and drainage of the lot to finished elevation.*
- iv. An architectural analysis to determine the most appropriate method of incorporating the historic dwelling on the lot, including the orientation and integration of a new dwelling toward Street A, and recommendations regarding noteworthy external features that should be maintained/incorporated as part of the reconstruction/site redevelopment.*
- v. A brief report summarizing the findings of the HIA for the review and approval by the Township of Puslinch prior to approval of the final plan of subdivision for registration.*

In February 2018, an HIA was prepared by mcCallumSather, including a Structural Condition Assessment Report prepared by Tacoma Engineers, and submitted to the Heritage Committee for comments. The Structural Condition Assessment Report, dated October 19, 2016 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. Sever elements show 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.

The Committee passed the following resolution on the HIA at their February 5, 2018 meeting:

That the Heritage Impact Assessment, as amended by the following comments, is approved by the Puslinch [H]eritage Committee:

- *Street location is Queen Street, not Brock Road*
- *Clarify a singular build date, or if the dwelling was initially built then added to*
- *Include bibliography*
- *Page 26 – Heritage attributes – include front door opening*
- *“Ice House” to be photographed, both interior and exterior, to determine any value and indicated where “ice house” reference originated or if correct*
- *Window opening comments on west side/elevation need to be clear that it is not being kept original*
- *Tacoma report to be submitted and approved to meet the Draft Plan of Subdivision conditions*
- *Reference to front and back of house shall be bracketed with either east or west as the front orientation will change when the new road is constructed*
- *John Arnold to submit clerical corrections*
- *Clarify page 26, right column, third paragraph, to be moved to contextual value and call it the Calfass Labourers cottage*
- *Condition 27 – include HIA in Homeowners guide*
- *The recommendations are supported by the Heritage Committee.*

In June 2019, the Heritage Committee was consulted on a demolition permit to remove the bricked addition on the rear of the house, concrete slab and roof from the building. The Committee did not express concerns with the removal of the bricked addition. The demolition permit was granted by the Township on June 27, 2019.

Between June 27, 2019 and July 2021, it is believed that no demolition work took place.

In July 2021, the subject property was purchased and the new owner began work to remove the bricked addition on the rear of the house. A day after removing the bricked addition, the new owners returned to the property and the second story stone wall had collapsed taking part of the main floor. The property owners contacted a structural engineer to assess the condition of the building.

The Township was notified of the condition of the building and the Chief Building Official visited the subject property. Fencing and signage were installed to secure the site against general public access.

Late August 6, 2021, the Township was in receipt of the property owners Engineer's sealed assessment report on the condition of the building. The Engineering Assessment

Report was provided to the Township's Engineering consultant, GM BluePlan, for peer review. Both Engineering reports are attached to this report as Attachments 1 and 2.

The Township's Chief Building Official has provided photographs taken on August 7, 2021 and August 11, 2021, that show a wall collapse that occurred on after the rainfall on August 10, 2021.



Figure 1 CBO Photo taken August 7, 2021



Figure 2 CBO Photo of collapsed wall taken August 11, 2021 after rainfall on August 10, 2021.

Below are photos taken by the Chief Building Official on Wednesday, August 11, 2021.



Figure 3 CBO photo of exterior taken August 11, 2021



Figure 4 CBO photo of exterior taken August 11, 2021



Figure 5 CBO photo of exterior taken August 11, 2021

The property owner is currently working with consultants to have an additional structural report prepared. That report was not received by the Township at the time of publishing this report and the Committee agenda. That report will be forward to the Heritage Committee as information once received by the Township.

The property owner has provided some additional information they would like shared with the Heritage Committee. This information has been included in this report as Attachments 3, 4 and 5.

This property does not have designated status protection under the Ontario Heritage Act.

Financial Implications

Costs to the Township have been incurred relating to the structural engineering peer review conducted by the Township's Engineering Consultants GM BluePlan. The total costs associated with the reviews have not yet been received by the Township.

Applicable Legislation and Requirements

Building Code Act, 1992

Attachments

Attachment 1 – August 11, 2021 GM BluePlan Structural Engineering Peer Review

Attachment 2 – August 6, 2021 Strik, Baldinelli, Moniz Ltd. Structural Review

Attachment 3 – Leslie Family Introduction

Attachment 4 – 47 Whitcombe Timeline Breakdown of Work Rendered

Attachment 5 – Intentions of New Owners Moving Forward



August 11, 2021
Our File: 121006-028

Via email: ahartholt@puslinch.ca

Township of Puslinch
7040 Wellington Road 34
Puslinch, ON N0B 2J0

Attention: Andrew Harthold, CBCO/CRBO
Chief Building Official

Re: Peer Review of report for Existing Stone House at 47
Whitcombe Way (66 Queen Street), Morriston

Dear Andrew:

The Township of Puslinch (Township) requested that GM BluePlan Engineering Limited (GMBP) complete a peer review of the recently received structural report regarding an existing building located at 47 Whitcombe Way (previously 66 Queen Street) in Morriston. This request was received from your office on August 9, 2021 via email. The following reports were attached as part of the request:

- Structural Review letter for 33 Queen Street, Morriston, Ontario prepared by Strik Baldinelli Moniz Ltd. (SBM) dated August 6, 2021 (it is noted that the title of the letter refers to the incorrect address)
- Heritage Impact Assessment (HIA), 66 Brock Road South, Morriston, ON prepared by mcCallumSather dated January 2018
- Draft Structural Condition Assessment Report for Morriston Farm House, 66 Brock Road South, Morriston, prepared by Tacoma Engineers dated October 19, 2016

Our peer review has been limited to the recent letter prepared by SBM. We have only completed a cursory review of the mcCallumSather and Tacoma Engineers documents to become familiar with the recent history of the subject property. We have notified the authoring engineer of the SBM report by phone and email of the Township's request for a peer review.

Scope of Peer Review

The Township has requested our peer review results within 24 hours of the request. Therefore, we have not completed any detailed engineering calculations, site measurements, Ontario Building Code reviews, Occupational Health & Safety Act reviews, or any other reviews against applicable design codes or legislation, unless specifically noted within our review. We have only had the opportunity to complete a high-level review of all provided documentation.

On-site Review

To confirm our understanding of the existing site, a brief site visit was completed on the afternoon of August 9, 2021 by GMBP staff. At the time of the inspection, the existing building was completely barricaded with orange safety fence. The building was not entered due to the conditions noted within the SBM letter. The conditions observed during our site visit was similar to those noted in the SBM letter.

Background Information

A review of the draft Tacoma Engineers report revealed that several interior elements of the building were in a deteriorated condition. The exterior field stone walls and rubble foundation walls were noted to be in good condition;

however, Tacoma Engineers expressed concerns with control of moisture within the building and surface runoff from the roof to the eaves and through holes in the roof. This is believed to be the cause of accelerated deterioration of the internal timber elements of the building, and will contribute to the deterioration of the stone and rubble elements if left unattended. Remedial actions were recommended with a timeframe of 6-12 months. We did not observe any indication that the remedial actions recommended were completed during our site visit, but we were not able to inspect the interior of the building to confirm. Additionally, we note that the Tacoma Engineers report provided was in draft form. We cannot confirm if the final report included for different recommended remedial actions or recommended timeframes. The SBM letter notes a report from Tacoma Engineers dated February 8, 2018. We have not been provided this report.

A review of the mcCallumSather HIA identified a conservation strategy for the heritage resources of 66 Brock Road South. The recommended option of this report was Option 2: rehabilitate and reuse the existing home into a new structure. Given the state of the existing structure observed during our site visit, we find it is also worth noting that the option to record and commemorate through documentation (Option 4) was the least desired option from a heritage standpoint; however, may be the appropriate option in cases where the structural integrity of the building is poor and prohibitively expensive or technically difficult to stabilize.

Review of SBM Letter

We have reviewed the Structural Review letter prepared by SBM and note the following:

- General deterioration observed on the rear (west) wall was consistent with our site observations.
- Temporary supports noted to support the second floor and main floor were consistent with our site observations.
- It appears the entire perimeter has been enclosed with orange construction fence and/or steel construction fence to secure the site and reduce the potential for access by the general public.
- The west wall and foundation appear to be load bearing supports for the roof system, second floor and main floor. We agree with SBM's opinion that the roof framing and second floor framing are structurally unstable. It is also likely that the main floor framing is structurally unstable.
- In our opinion, the shear cracks noted throughout the west field stone wall, the visible separation of the top of the wall from the roof system and the lean of the wall both north and west of its original position are concerning. We believe that SBM's opinion of ongoing and imminent failure is a reasonable statement.
- We agree with SBM's statements that the building is unsafe for occupancy and temporary shoring, and that no person should enter the building for any reason until the unstable portion of the building is demolished, or otherwise stabilized. A valid demolition permit as recommended by SBM should be obtained that details the method of demolition.
- It is SBM's opinion that "the north most 75% of the building be demolished immediately". We interpret this to mean 75% of the entire building. Based on our site observations, we were only able to identify structural distress in the northern half of the western wall.
- SBM notes that little maintenance has been applied to the building since the Tacoma Engineers report, and that it is likely that little of the structural framing will be salvageable. We interpret this to mean the wood framing of the roof system, second floor and main floor framing and not the field stone exterior walls and rubble foundation walls.

In a subsequent telephone conversation with SBM, we confirmed the following:

- The opinion that 75% of the building is to be demolished immediately is based on the length of the west stone wall that has failed and the corresponding unsupported roof and floor systems, which are unstable due to the failure. Removal of the roof and floor systems in these areas would leave the north and east stone walls without any lateral support, which is again a safety concern.
- Temporary shoring of the north and east stone walls after removal of the roof and floor systems would be expensive and difficult to sequence while considering safety of the workers. Demolition of these sections of exterior wall would likely be required. The amount of building remaining after this demolition would be approximately 25% (the entire south wall exterior wall, the southern portions of the east and west walls and corresponding roof and floor systems).

- The statement about “little salvageable structural framing” relates to the amount of roof and floor system that would not require removal based on the failure of the west wall and the previous reports that note severely deteriorated conditions of all wood construction in the building. SBM noted that they also did not enter the building due to safety concerns.

Subsequent email correspondence with SBM highlighted that the undamaged stone walls must be braced prior to the partial demolition of the roof and floor systems. SBM did not feel that there was a safe and practical way to accomplish this. We find this statement reasonable.

Recommendations

It is our understanding that the existing building is not protected under Part IV of the Ontario Heritage Act, but is *considered* a non-designated property on the Township’s *draft* Heritage Register. We understand that the owner of a non-designated property must provide 60 days notice of their intent to demolish or repair, which initiates a Heritage Committee Review process and a recommendation to Council. However, as this register is not approved, this process would not apply to the subject building.

We recommend that the Township request a demolition plan from the building owner identifying all areas that have been deemed to be unsafe and requiring immediate demolition. Demolition of these areas shall be carried out under the supervision of a structural engineer to ensure that only areas requiring demolition due to public safety are demolished.

If the building owner intends to demolish the entire building, this should be detailed in the initial building permit application and should detail the rationale for demolition as described in Option 4 of the mcCallumSather HIA.

If the building owner intends to repair the salvageable portions of the existing building, an additional building permit application should be made to the Township detailing the proposed repairs.

It is recommended that the property continue to be completely barricaded from the public until remedial actions are completed or the building is completely demolished.

If there are any questions or concerns, please do not hesitate to contact us.

Regards,

GM BLUEPLAN ENGINEERING LIMITED

Per:

Matt Scott, P.Eng.



August 6, 2021
SBMW-21-0274

Jansen Consulting
Attention: Mr. Jeff Jansen

33 Queen Street
Morrison, Ontario

Jeff;

At your request, Darryl Cowan, P.Eng and Eric St. Pierre, EIT of Strik Baldinelli Moniz attended site on the afternoon of August 6, 2021 to complete a structural review of the existing house. The purpose of review was to address the reported safety concerns regarding the rear structure of the house.

In preparation of the site visit and report we have reviewed the following documentation:

- Structural Condition Assessment for 66 Brock Road prepared by Tacoma Engineers dated February 8, 2018 (report number TE-28727-16)
- Heritage Impact Assessment for 66 Queen Street, Morrison prepared by McCallum Sather dated March 2018.

The existing building is a 2-storey house with a full basement and was noted to have heritage significance. It is constructed with rubble stone foundations, load bearing field stone exterior walls, and rough sawn timber floor and roof framing. The original house was built in approx. 1851. The house is currently unoccupied and appears to have been unoccupied and unmaintained for years.

The structural condition assessment noted that because the building is uninhabited and without proper temperature control, ventilation and due to holes in the exterior cladding there is high humidity within the building causing excessive moisture damage to the wood framing. The rubble stone wall and field stone walls were reported to be in fair condition. Further the 1.5 storey brick addition at the rear of the house was noted to be in poor condition and demolition of the addition was recommended.

It was reported that the current owner finished demolition of the brick addition on the evening of August 3, 2021. Upon return to the site on the morning of August 4 portions of the rear exterior field stone wall and rubble stone wall have failed and fallen away from the structure. Below is a summary of our observations, conclusions and recommendations. This report is based on a visual review only from the outside of the building. Due to safety concerns the building was not entered.

OBSERVATIONS:

At the time of review, the rear addition had been removed. Along the rear elevation wall, large sections of the exterior field stone load bearing wall were missing leaving the second floor and roof framing unsupported (see photo 2). There is a pile of field stones on the ground in front of one of the large openings.

In the section of rear exterior wall that remains between the two large openings, there are several large shear cracks on the right side of the wall at the top and bottom of the second floor window opening. This section of wall appears to be leaning to the left. The foundation wall below this wall does not provide constant full height bearing to the founding soil. On the right half of the wall to top of the wall has separated from the bottom of the roof framing for a few feet. The wall is currently being temporarily braced by the bucket of a mini-excavator (see photos 3 & 4). There is a large portion of field stone on the exterior second floor return wall which has separated from the rest of the wall and could fall away from the structure.

Temporary wood studs have been added below the second floor and main floor, where the existing floor joists are unsupported.

Temporary fencing is installed along the front, left, and rear sides of the property. Part of the front of the property is still accessible from Highway 6 South.

CONCLUSIONS

A portion of the exterior load-bearing rear wall has failed. It is our opinion that the exterior wall, roof framing and second floor framing are structurally unstable. Based on the shear cracks and lean within a portion of the remaining wall it is likely additional failures in the wall are imminent.

Due to the partial failure observed on-site and the risk for future failure, it is our opinion that the existing structure is unsafe for occupancy and requires immediate attention. Additionally, due to the amount of foundation wall missing, loose foundation and wall stones and the lean/cracks in the stone wall, it is our opinion that even attempting to temporarily shore the building is unsafe.

RECOMMENDATIONS

The building is structurally unstable and unsafe for occupancy and for temporary shoring. In the interest of public safety, it is our opinion that the north most 75% of the building be demolished immediately.

Although the south most 25% of the building appears to be currently stable, based on the reported condition of the wood framing described in the 2018 structural condition assessment and given the lack of maintenance applied over the past three years, we suspect upon demolition of the north portion, there will be little salvageable structural framing left. Likely demolition of the entire structure would eventually be required. Also due to the amount of failure reviewed and the poor condition reported, it is likely that the remaining 25% will receive further damage upon demolition of the north most 75%. Any further damage to the existing structure will likely result in the immediate need for demolition.

Upon demolition of the north section of the house, temporary shoring will be required to support the remaining walls on the open (north) side of the house.

It is further recommended that additional construction fencing, or hording be installed around the property to completely block public access to the building. We recommend that no person enter the building for any reason until the unstable portion of the building is demolished under a valid demolition permit.

LIMITATIONS:

- This report is intended exclusively for the Client(s) named in the report. The material in it reflects our best judgment in light of the information reviewed by Strik Baldinelli Moniz at the time of preparation. No portion of this report may be used as a separate entity, it is written to be read in its entirety.
- Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.
- Only the specific information identified has been reviewed. The consultant is not obligated to identify mistakes or insufficiencies in the information obtained from the various sources or to verify the accuracy of the information. The Consultant may use such specific information obtained in performing its services and is entitled to rely upon the accuracy and completeness thereof.

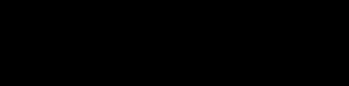
- This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. No site inspections, physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. We can perform further investigation on items of concern if so required.
- We accept no responsibility for any decisions made or actions taken as a result of this report unless we are specifically advised of and participate in such action, in which case our responsibility will be as agreed to at that time. Any user of this report specifically denies any right to claims against the Consultant, Sub-Consultants, their Officers, Agents and Employees in excess of the fee paid for professional services.

We trust this report meets your satisfaction. If you need further clarification, please do not hesitate to contact us. Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical

Prepared By



Eric St. Pierre, EIT

Reviewed By



Darryl Cowan, P.Eng
Associate



Cc: Andrew Hartholt, Chief Building Official – Township of Puslinch



Photo 1: Front elevation, viewed from Brock Road S.



Photo 2: Rear elevation. Location of previous brick addition

Note: Large sections of the existing foundation missing. Large pile of field stone on the ground below the opening.

The roof and second floor framing are unsupported.

The wall to the left of the second floor window opening is leaning and a large portion of wall has dislocated from the rest of the wall.

The mini-excavator is assisting to temporarily support the wall.

The foundation wall on the right is not adequately providing bearing to the stone wall above and appears unstable.



Photo 3: Shear cracks noted in exterior stone walls.
Note the large gap between the top of the stone wall and the underside of the wood roof framing (bottom right).



Photo 4: Wall appears to have a significant lean to the left of the second floor window opening. The foundation wall below this section appears unstable. Also note holes in the roof and no windows will allow moisture to continue to enter the building and damage the structural framing.

Friday August 13 2021

RE: Introduction of the 3rd Family to make the Stewart Home, home.

To whom it May Concern

My name is Stephanie Saliba, my husband is David Leslie. We are parents of 5 children. We are grandchildren of early immigrants and fell in love with the Calfass/Steward home many many years ago. At that time, we could only dream of living apart of such history.

Tuesday July 6, 2021 we closed on the property, our dreams became reality. We celebrated with a visit to the property with all our children and our two dogs. We shared the news of new endeavor and hopes of restoration and preservation with our family and friends. You see, I grew up beside a tractor and horse. For the first time in decades, I found myself seeing a town and land in which we would settle on. David has been building homes since 1997. This is what we have been working towards. I myself have spent a half decade training and working in restoration (insurance restoration) as a previously certified water/ mold/ microbial technician we were eager to put our talents to work.

Shortly after we got to work.

Here is our family. The new Family making this land home for the next 20-40 years. A family that too just may find themselves apart of history to come.



From the left; Logan (15), Kaleb (10), David Leslie (44), Stephanie Saliba(34) Alexis (12), Piper (3), Charlea(12)

Logan is a beautiful soul; she focuses her interest in the equine community. Logan has been riding at Vector Equestrian here in Puslinch for the last decade. She aspires to work with animals and has yet to

find her exact direction. In the summers you can find her helping her Nunnu (my father) in the greenhouses of our family farm in Hornby Ontario.

Kaleb is a shy boy. He plays hockey and is working very hard on making the rep team. Kaleb is compassionate and eager to help. His biggest hurdle currently in life is being a 10-year-old brother to a house full of sisters. We believe this will make for great character as he grows into himself.

David is the rock to our family. As you can see the home behind us. David built this home from the foundation up with his own two hands when Alexis came along. David is ambitious and relies on few. He is talented beyond measure. He constantly proves to be an amazing father and provider.

Myself, Stephanie. I was born and raised in the country. From a little girl I admired the women in my life and the roll they played in our family. I knew I wanted to be a woman of a large family when I grew. This is my family. My only goal is to provide them with a life of lessons, in hopes that they will grow to be everything we believe them to be. I spend most of my growing my 2 businesses, and the 5 social media marketing partners I administrate for; outside of work all my time is invested in raising my children and tending to my family and home. When I am not doing this, you will find me on the PTA, Towns sports team, Couching or Volunteering my time. I have donated to several community gardens as my parents operate a wholesale greenhouse business. You will also see me walking my dogs until my legs will no longer allow me to.

Alexis is our creative, entrepreneur. Alexis spends her time coming up with business plans and new ideas. She is constantly drawing out home designs and sketches. Alexis believes she was royalty in a past life (she believes with every fiber of her being). We let her. This endeavors soul would like to be a vet or doctor when she grows up. She too would like many many children. She values our large family as I do.

Piper is a going concern; she keeps us all on our toes. She is literate, and very much a storyteller, she is inquisitive and always discovering new things. She keeps us all grounded and is the light that pulls us together at the end of trying day. Piper wants to be a teacher mommy when she grows up, and she would like to have 5 pink and blue dogs "To live with her in our new spooky scury princess castle"

Charlea is our old soul, she is empathetic and often finds herself feeling for others sorrows more than she her own. She is wild and free and isn't afraid to express her true self. She aspires to travel to countries that she feels "need more love to grow stronger" She wants a large family when she grows up, but; would like to do so through means of adoption.

We have had such a warm welcome on the Puslinch social media Facebook page. We look forward to the years to come and all the ways we will grow in our new community. The relations are family will establish are hopefully those of a life time.

Stephanie E.M. Saliba & David R. Leslie (2021)

Friday August 13, 2021

RE: The current events of 66 Queen Street/ 47 Whitcombe Lot 10 / The Stewart Home

From the new Owners: David Leslie and Stephanie Saliba

Purchased and closed: July 6, 2021

To whom it may concern,

Due to the unfortunate recent events deeming the home unsafe for entry, I have compiled a list of dates in which we worked on the Stewart Home

May

We requested developer have the basement emptied as it had 3 feet of water from foundation seepage as well as the basement exterior access was not watertight.

During this time, we worked with an Architect previously working on the preliminary design for renovation and addition (the concept noted in the HIA Report) Unfortunately this concept was right at the conservation set back and eliminated any possibility of a deck, porch, pool etc. We decided he lacked the experience required for this property.

May 21

We enlisted the services of Jeff Jansen with Jansen Consulting

May 28

Jeffs team took measurements and we discussed the importance of preservation, as well as the requirements of the land (Artifacts/Heritage/conservation)

June 10

We changed design to avoid the set back as much as possible.

July 6

We closed on the property

July 8

We had a roofing company out to re-tarp and strap roof as suggested in all past reports. They were unable due to the structural state and the brittle aged wood.

I called another company

July 10

Second roofing company refused the work due to same reason.

July 9-12

We began removing the lath and plaster to better evaluate the state on the home structure. It also clearly was no longer viable and had to go in hopes of lessening the interior material to fasten dry time, as it was completely waterlogged (Noted in previous reports- prior to use owning it)

In this time, we noticed that the home was in fact one small dwelling with added space prior to the brick addition. This added space (North) was simply built but up to original structure and was not structurally tied in whatsoever (Asides from exterior mortar)

July 14

Jansen consulting worked out our elevation of addition and original home.

July 24th

We obtained a burn permit and burned the wood lath from the home. The plaster was removed in disposal bins.

We were told during the purchase process that there was a demo permit for the brick addition, and it was good to come off, this correlated with suggestion of removal in the previous reports. So, we began removal of the brick addition from top to bottom.

July 26th

The upper level of the brick addition was removed and the began working their way down. Slowly. Dave was very diligent in ensuring he worked his way down piece by piece.

July 28th

Dave was almost complete in removing the exterior walls of the brick addition

July 29

We arranged a site meeting with our Architect team, ourselves the owner and the Developer David. This was to get design and lot approval. David (developer) suggested we raise elevation 30 cm, but otherwise he approved.

Aug 2

Dave removed the kitchen cabinetry as well as the stairs (there stairs were VERY secure...) David (owner) removed the remaining debris and cleaned up. We noticed the lack of mortar and the way the second addition was adding to the home.as you can see in the fall it was a clean fall showing the straight lines between original home and first addition.

Aug 3

David (Owner) removed foundation of brick addition

Aug 4

We arrived on site to see the wall had collapsed.

Dave(owner) and I panicked and shored the home holding up floors with a bucket while shoring and using a mini excavator we rented to hold up the middle corner wall. We were determined to save it, clearly not thinking straight. That is the point in which all the 2x6 was adding to the main and basement levels. We understand this is not adequate, however with the cost of wood and the inevitable possibility of the home coming down- we did not invest more than necessary.

I then called our Architect who called a Structural engineer and informed the Towns Building official.

We ensure the site was safe by securing the property with construction safety fencing and ample signage.

Aug 6

I notified our adjuster and began an insurance claim.

Our adjuster went to site.

Aug 8

I had a masonry come out to discuss cost to preserve and remediate the stone of the home if it were to come down with the intention of reusing as much as possible in any area we could. - We discussed using it in the following ways

- We would like to feature a ground to roof line stone bump out, we would like this bump out to appear to be connected to the interior of the home from the main level up (to honor the 2' stone walls that once where)
- We would like to use the stone on all interior gas fire places,
- We would like to use small stone as the floor of our master shower and a "Exposed" wall in the Master bedroom (Of course this would be for esthetics)
- We would like to use it at the bottom of pillars and columns. Porch detailing etc. Really anywhere we absolutely can.
- We are looking at 180,000- 250,000 in preserving and reusing...
- I also plan to reuse all the wood columns I can salvage.
- I contacted an antique dealer to source 30+ late 1800-early 1900 function interior doorknobs and hinges...

Aug 11

The portion of the wall held up by the mini excavator fell.

Building official and Building inspector came to site

Aug 12

Our structural engineer attended site to re-evaluate state.

Our insurance also sent their structural engineer, a special claims agent, our adjuster, as well as an engineer specializing in Shoring.

*I would like to note here that shoring is not an option in our policy. Originally, we were denied by 14 companies in insurance the renovation of the Stewart home (It was simply too much of a liability) We

secure insurance at an EXTREMELY high rate, due in full by a private elevated risk insurance provider. Not only have they said it is unsafe at this point or ever to shore due to the age of the rubble foundation, but they are not willing to provide insurance for this work if required. Which means the home would be deemed "uninsurable".

Friday August 13, 2021

RE: Forward thinking- New lot and design plans for the Stewart land.

Dear the Heritage Committee of Puslinch

Hello, I am writing this letter as an attempt to show good faith and intention.

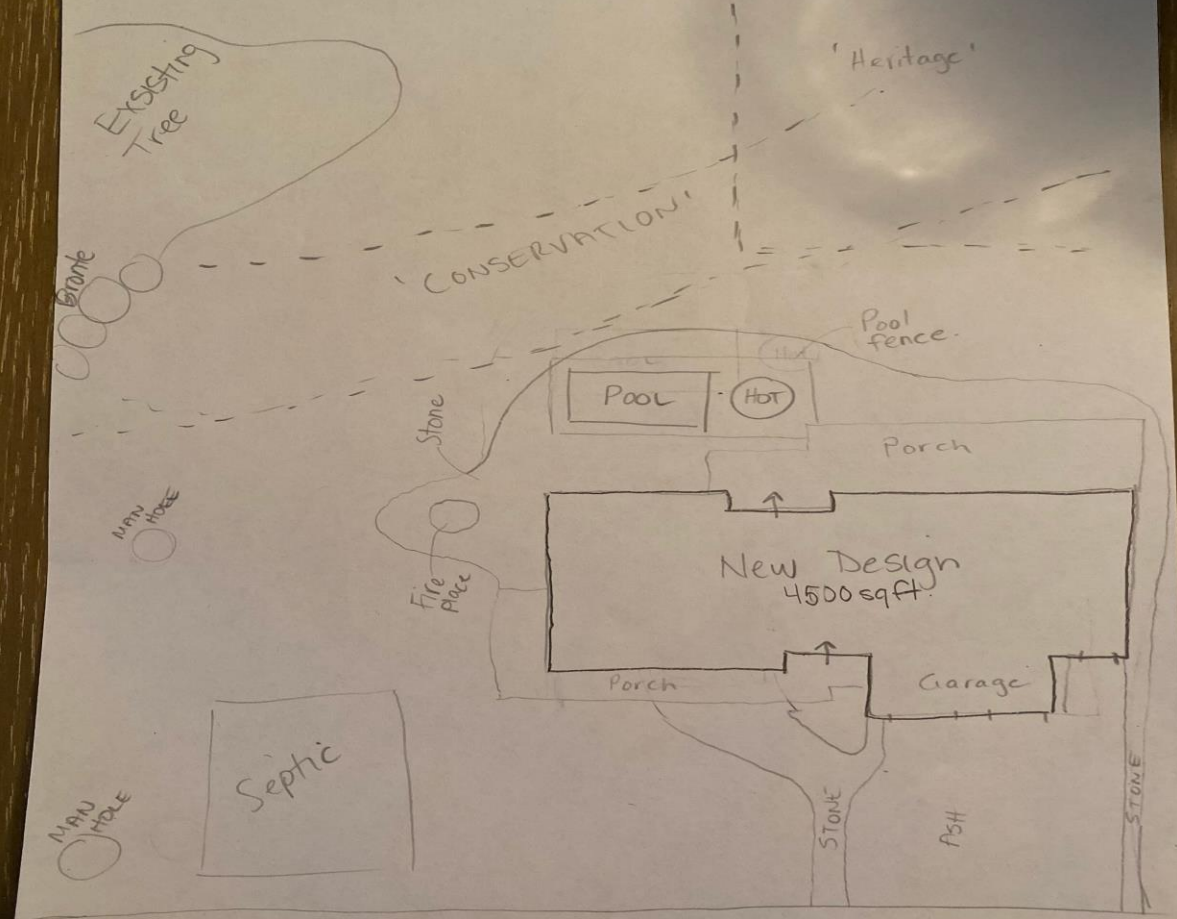
My name is Stephanie Saliba (the new owner of the Calfass/Stewart Home. As we all know, his home is not well. It has failed to receive the remedial action require in preserving its integrity for the last almost decade. We are as sad to see this as the community in which has grown to value and respect it. We too despite the short time owning this land and home have found it to be remarkable. The ability to build and the process in which building a home was in the 1800 century. The artifacts of its land are astonishing. Just recently I was able to obtain the Archeology report. We are honors to be the new owners of this land.

That being said. Looking forward. If this home is to come down- I want to assure everyone of invested interest that we as the new owners will work tirelessly to ensure we honors the men of the past and their home. As well as the artifacts of the land. We will go to every means we can afford in preserving and restoring any remaining material salvageable. I would like to see us move forward in an exterior design that best fits what the Stewart home once was, while of course ensuring it fits nicely in ts new community. I would be too be of great esteem to work alongside your committee! I believe it take a village sometimes. It is my hopes that as the new owners our "village" will work with us in finding the best most realistic means of this moving forward. Together I believe we can devise a way to build a home that honors what was and stands the test of the next 150 years.

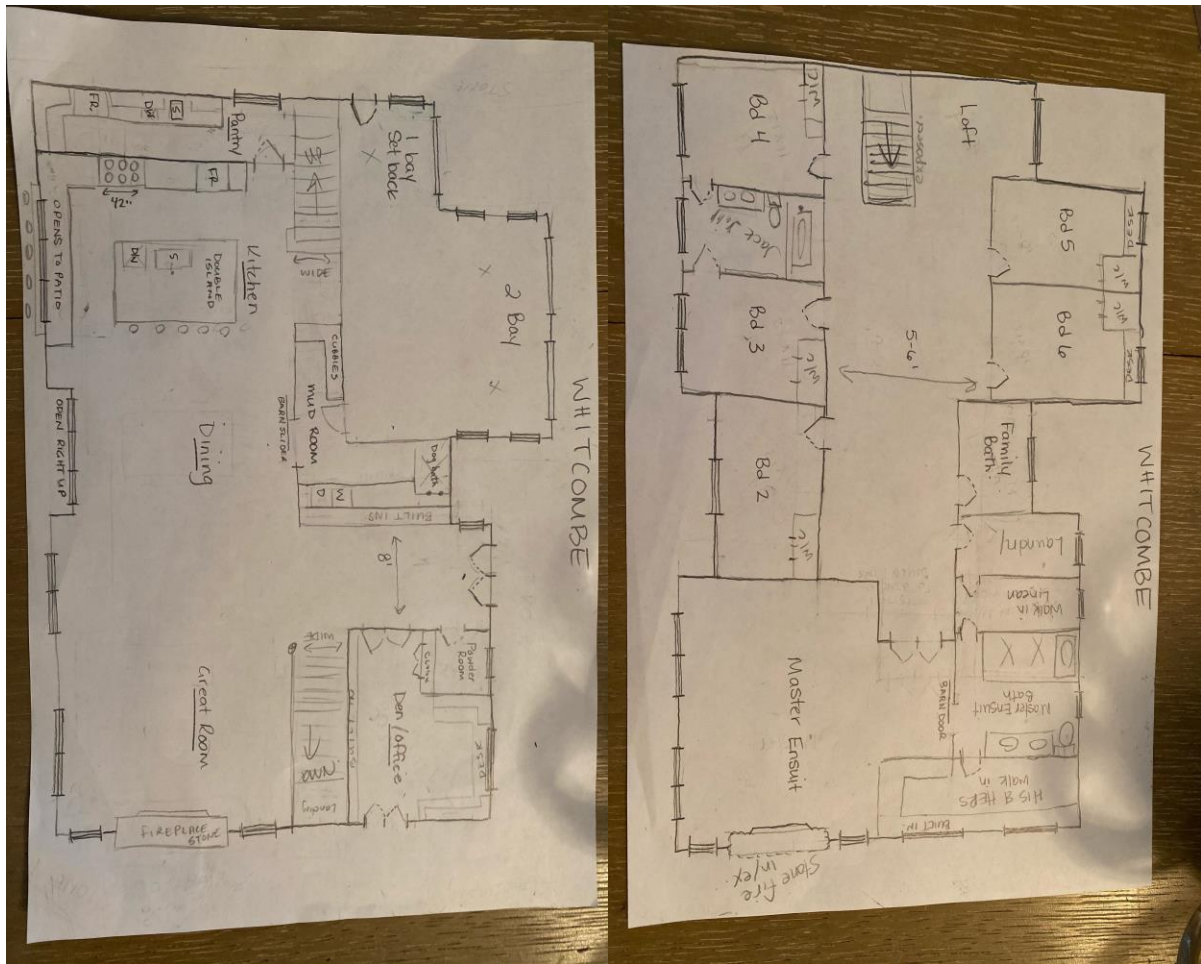
Please excuse my drawings, I am clearly not a professional. Nothing is to scale. However I do feel it will provide some form of insight.

Below you will find a sketch by me done after the fall of back wall and the order posted to the proptery.

Lot Sketch



WHITCOMBE



The reason for us wanting to come closer to Whitcombe as seen in the sketch of the lot layout; is to avoid the conservation belt that currently runs through the property including the Stewart home. If we

are to remove the current structure, we would like to move forward also respecting the conservation and the wet plane set back lined. We would like to be able to fully utilize the property for what it is.

You will see we have chosen a size to accommodate all our family as we grow.

The exterior we see pictured here is one of the approved designs of the current contractor of the other 10 lots of the Stewart Landing Development. I choose this look as to me it gives a modern feel to what was (and of course we require development approval on all design concepts- we figured the fastest means of approval by DRS Development was in choosing a design already approved and modifying it to accommodate us. If we go this direction, we will be choosing an all-stone exterior and tying in all original stone in detailing.

I plan on reusing everything possible. Most material is invaluable to me as the story every piece holds. Every single piece we can salvage can remain in the history of the land and home for years to come. Moving forward, whatever direction we find ourselves going in, I would appreciate all suggestions and recommendations on how to ensure we reach our combined goal in preserving this story.

I would be happy to sit down again and review all aspects of how I plan to restore any salvageable materials.

Thank you for your time in reading this.

Stephanie Saliba

[REDACTED]

[REDACTED]