APPENDIX A

BOX GROVE HILL DEVELOPMENTS INC.

600 Applewood Crescent, Vaughan, ON L4K 4B4 TEL: 905-760-7300 FAX: 905-669-9600

GD ___
PW ___

August 19, 2008

DELIVERED BY EMAIL AND HAND

Town of Markham
101 Town Centre Drive
Markham, Ontario
L3R 9W6

Attention: Mr. Regan Hutcheson, Manager of Heritage Planning

Dear Sir:

Re: John Mapes House
7166 14th Avenue, Markham

The John Mapes house, located at 7166 14th Avenue, is designated as a heritage building pursuant to the Ontario Heritage Act. Site plan and Heritage Easement agreements are in place to re-locate the building from its existing location to Block 63 on 65M-3837.

In August of 2004, a survey of the condition of the house was carried out by structural engineers Uderstadt Associates Inc. A copy of the Uderstadt report is attached hereto. The observations at the time red-flagged several deficiencies with respect to the condition of the house for residential occupancy. The report documents extensive wood rot throughout the house and several building code deficiencies making the house impractical for residential use. It also flags health and safety concerns related to existing building code deficiencies.

Clearly, the renovations that would be required to bring this house to a condition that would be acceptable in the marketplace for habitation as a residential dwelling would be so extensive that the historic quality of the house would have to be replicated with new construction. The failed historic exterior finishes have been replaced with vinyl siding and the original interior has been replaced with crude unprofessional patchwork type repairs leaving virtually none of the historic elements.

Four years have passed since the Uderstadt assessment and conditions in the house have worsened. Animals have taken residence in the house and we have seen 3 to 4 feet of water in the basement at times. A more recent assessment has been carried out by the architectural firm Hunt Design Associates Inc. Their assessment dated July 17, 2008 (attached) documents extensive building code

deficiencies, structural problems and deterioration beyond repair. The recommendation of Hunt Design is to re-construct a replica house.

Furthermore, we recently retained Danco House Raising and Moving who successfully re-located the Tomlinson House (Starzinsky) on 9th Line in Box Grove. Danco has also been retained to re-locate the Mapes house, however, following their site inspection and due to the poor structural condition of the house, Danco has advised that they will not be responsible for any damage or collapse that may occur during the move. A letter dated August 6, 2008, from Danco is attached.

In consideration of the overwhelming professional advice we have received regarding the condition of the Mapes house, it is apparent that the extensive renovations required to make this house safe and habitable will essentially eliminate all aspects of the original house. Therefore there is no point re-locating the existing structure since the renovations would eliminate any historic attributes and the end result would be a poor and unmarketable layout. It is simply a waste of money. The only practical common sense solution to preserving the heritage value of the house is to re-construct a true replica building on the new lot.

We have previously retained Scott Rushlow Associates who has prepared architectural plans which replicate the original exterior of the Mapes house while providing an interior that complies with the Ontario Building Code and is appropriate for contemporary residential use. We have undertaken to re-use any of the historic interior finishes that can practically be restored and implemented in the replica house. Furthermore, the registered Heritage Easement documents the following Significant Heritage Attributes associated with the Mapes house, all of which can be maintained by the replica house:

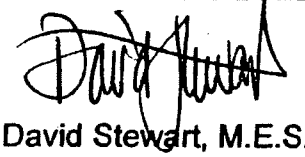
- All wood windows on all elevations
- The original footprint and form of the structure
- The fieldstone foundation (this would have to be replicated in any case if the house were to be re-located)
- The original roofline
- All exterior doors and storm doors on the south and east elevation.

I certainly hope that our commitment to heritage preservation as evidenced by our recent re-location of the John Raymer House and the Tomlinson House is not questioned. We trust that you agree with our proposal herein as the only common sense solution to have the heritage of the Mapes house commemorated in the historic hamlet of Box Grove. Furthermore if you continue to insist on moving this structurally unsafe house we hereby advise that we take no responsibility for any resulting damage or injury and hold you and the Town of Markham solely responsible.

We would be pleased to meet with you to discuss this at any mutually convenient time.

Yours truly,

BOX GROVE HILL DEVELOPMENTS INC.

Per: 

David Stewart, M.E.S., M.C.I.P., R.P.P.

Cc: Councilor Logan Kanapathi

UDERSTADT ASSOCIATES INC.

1235 Gorham Street, Unit #1, Newmarket, Ontario, Canada L3Y 7V1
Telephone: 905-953-1518 Facsimile: 905-953-1519

23 August 2004

Box Grove Hill Developments Inc.
270 Chrislea Road
Woodbridge, Ontario L4L 8A8

Attention: Mr. David Stewart
Manager

7166 14th Avenue, Markham, Ontario (John Mapes House)
Report on Condition Survey of House

Dear David:

Further to your recent request, we have completed our condition survey of the house at the above location. This report is a summary of the findings from our field review, and includes some other comments regarding the existing conditions.

Background

Apparently the Town of Markham has decreed this house to be historically significant, and because you intend to develop the land parcel upon which this house is located, your plans include the relocation of the house. Although you have removed some of the constructed additions to the house, you intend that the building condition of the main portions of the house after relocation be similar to its current condition. Also, you indicated that eventually the house will again be available for residential occupancy.

With this background in mind, on 11 August 2004 we reviewed the physical condition of the building components, and we also made note of some other conditions we observed which should be considered in the evaluation of the house for future use.

Observations

The house is one-and-a-half storey of wood frame construction in the shape of an ell. As adjudged from the foundation, it appears that the first building erected was rectangular and the subsequent construction of a full height addition to the west resulted in the ell shape. A covered porch at the front and an addition to the back of the house were recently removed.

The exterior finish is vinyl siding on wood strapping and beadboard, over a previous stucco finish on wood lath. The interior finish is primarily paint and wallpaper on gypsum drywall, over a painted cementitious plaster finish on wood lath. The floor finishes are carpeting and vinyl tile on board subfloor. Some of the windows, which are all double-hung with single glazing, have exterior aluminum storm windows. The roofing is asphalt shingles; soffits and fascia are painted wood; and eaves-troughing and downspouts are prefinished aluminum.

.....Continued

Observations (cont'd)

We began our review of this house with the upstairs interior, then moved downstairs to the main floor and then the basement, and finally reviewed the exterior conditions.

Interior - Upper Floor

This house being of one-and-a-half storey construction, the rooms upstairs have vertical dwarf walls and then sloping walls up to the ceiling. The walls and ceilings are finished in painted and wallpapered drywall, and the floors are both carpeting and carpeting on vinyl tile over tongue and groove board subfloor. Our probing with a handheld awl through the drywall on the walls indicated that in several instances there was a hard surface behind, probably similar to the cementitious plaster on lath construction which we saw elsewhere in the house. Similar probing through the ceiling drywall did not indicate the hard surface: either our awl of 4 inches was too short, or the cementitious plaster on the ceiling was removed before the drywall was installed. The floor level within each room is fairly even, but between the rooms and the hallway the floors are not all at the same level.

Some typical approximate dimensions for the upstairs construction were measured as:

- Ceiling height 86 inches
- Door widths 27 to 28 inches, and heights 74 to 76 inches
- Stair width 26 to 27 inches
- Stair with 13 risers of 8 inches, and with runs of 8 inches
- Landing around stair, width 30 inches
- Stair landing railing height 34 inches
- Low headroom around stair landing/hallway, 44 to 68 inches.

The bedroom at the south gable is without closet space, and has the remains of a chimney between the windows on the upper wall. Where the chimney abuts the ceiling, we observed rotted wood debris. The board subfloor in this room is not as discoloured as would be expected for the age of the house, and it is laid in an east/west direction, orthogonal to that which we would expect in this construction, which perhaps indicates that it is a replacement.

The closet at the top of the stairs has walls with wallpaper on cementitious plaster and lath on the north side, and wallpaper on pressed paper paneling on the south side. The flooring in the closet is vinyl tile. It appears that this area may have experienced some water leakage in its history.

The bedroom at the north gable is without closet space, and has a plumbing vent pipe running up in the northeast corner. The subfloor boards appear stained and aged and are laid as would be expected; however, along the east wall the boards appear to have experienced water leakage and deterioration, and we observed extensive wood rot in the baseboard in this area.

.....Continued

Observations (cont'd)

The bedroom at the west gable has built-in closet space, and the full-height remains of a chimney between the windows on the west wall. The flooring is carpet on vinyl tile, and in front of the chimney two large patches appear, apparently to fill in two previous significant holes in the floor.

The upstairs landing/hallway is narrow and has two areas where the roof construction protrudes downwards, decreasing the shoulder room and headroom clearances significantly as shown in the dimensions given above. To avoid these protrusions, in both instances we found it necessary to turn sideways and/or to duck to pass safely by for access to the west facing bedroom and the north gable hallway window. The walls of the hallway are painted drywall over cementitious plaster and lath, and the east wall is painted wood boards.

The stairway leading upstairs has carpeting on the treads and risers. The east wall of the stairway is painted cementitious plaster on lath construction, and the west wall is painted wood boards. There are some cracks and holes in the plastered east stairway wall, and we noted that some of the lath pieces seemed quite flexible as if they were broken or unsupported. As the dimensions given above indicate, the stairs are narrow and steep.

The electrical services upstairs are sparse: one or two duplex outlets and one wall mounted light in each bedroom, and one wall mounted light in the hallway. The electrical wiring, when not behind the drywall, is surface mounted. Also each bedroom upstairs has one floor register to a heating duct from the forced air furnace in the basement. There are no plumbing services upstairs.

Interior - Main Floor

Similar to the upstairs, the main floor walls and ceilings are mostly finished in painted and wallpapered drywall, and the floor is both carpeting and carpeting on vinyl tile over tongue and groove board subfloor. Again, our probing with the awl through the drywall on the walls indicated that in several instances there was probably the cementitious plaster on lath construction behind. And again, similar probing through the ceiling drywall did not indicate the hard surface. The floor level within each of the rooms is fairly even, but the floor level in the west addition which was added later, is noticeably higher than for the remainder of the main floor.

Some typical approximate dimensions for the main floor construction were measured as:

- Ceiling height 93 to 95 inches
- Floor level differences up to 2 inches
- Door widths 26 to 28 inches, and heights 73 to 74 inches
- Main front door width 32 inches and height 78 inches
- Hallway to the stairs up and bathroom, width 30 inches.

.....Continued

UA

Observations (cont'd)

The living room and adjoining alcove has a painted, but exposed, round heating duct running up in the northeast corner. The flooring is carpeting on vinyl tile. We observed that the board subfloor in this room is not as discoloured as would be expected for the age of the house, perhaps indicating that this subfloor is a replacement.

The kitchen, which is in the west addition, has some different wall finishes including painted wood wainscoting, and painted faux face brick, as well as, the typical painted drywall. The ceiling is tile and shows evidence of having experienced leakage through about six tiles. The flooring is sheet linoleum over vinyl tile. The servicing for the laundry washer and dryer, and kitchen stove is surface mounted to the walls, and for the kitchen sink is hidden behind the cupboards. The kitchen has a painted, but exposed, round heating duct running up in the southwest corner, and a surface mounted electric baseboard heater on the south wall. The kitchen cupboards are fitted with a laminate counter top, and a stainless steel sink with taps and faucet. Also there is a dumb waiter, the use of which is unclear because it seems to have gone to the basement only.

On the way to the bathroom from the kitchen and before arriving at the stairs up, there is a pantry behind a wooden louvred bi-fold door. The finishes of the pantry are painted wood, except for an area where the wall finish was removed to allow the bi-fold door to close.

The bathroom has the typical painted drywall finish, except for the ceramic tile around the tub enclosure. The flooring is carpeting over vinyl tile. The bathroom has a furred-in heating duct in the northeast corner but which runs exposed under the sink through the bottom of the vanity. The bathroom cupboard, vanity, toilet, tub and fixtures are of contemporary design, and the tub has a pressure balancing tap and the vanity tap is a single handle type.

Structure - Main Floor

From the basement we observed that the floor consists of 2x8 wood floor joists at 18 inches on centre spanning east/west to the foundation walls, and supporting the board subfloor. Several of the older full dimension floor joists have rotted away where they bear onto the foundation walls, and short wood pieces have been scabbed onto the joists and replacement sill plates have been provided to try and restore the joist bearing points. In other areas, the older full dimension joists have been replaced with newer "dressed" 2x8 joist material. Overall, about half of the floor joists have been replaced. Also an additional central support with steel teleposts has been provided to the floor joists. Upon probing with an awl, we found that many of the older joists were punky with dry rot to about half their thickness. At the basement stair opening, we noted that some of the trimmer floor joists have been replaced but other trimmer joists with rot are still in place.

The underside of the subfloor boards also seem to be "dressed" and are not stained, aged or discoloured, except for the boards which are rotted under the east and west walls (in upgrading the subfloor, replacing the boards under the walls would be more difficult).

.....Continued

UA

Observations (cont'd)

Also the continuous header along the east end of the floor joists seems to have been replaced by plywood (which perhaps is also part of the formwork for the concrete foundation work which was done on the outside of the house).

From the exterior, and with the north building addition removed, we observed that the west building addition ell has neither a basement nor a crawl space. It seems that the undersides of the floor joists in this addition are less than 6 inches above ground level, and we saw no evidence of a vapour barrier either on the ground or on the underside of the floor joists. Lack of access under the floor precluded our probing the joists with an awl to check for wood rot; however, given the proximity of earth to the underside of the floor, wood rot is likely. Also, given the evidence of the difference in floor levels in the house with the kitchen floor being higher, we would suspect that this subfloor has been replaced or upgraded from original construction.

Exterior

The existing vinyl siding covers a previous exterior finish of cementitious stucco (perhaps with dashed stone) on wood lath. On the north wall where the addition was removed, at the northwest corner where the siding is loose, and at the front where the covered porch was removed, the stucco finish is visible for condition assessment. We reviewed these areas and found the stucco cracked, broken and often with large sections missing, and the wood lath behind broken, rotted or also missing. We observed that some patching of the stucco has been done at the front porch and at the north building addition, but the materials used and the methods employed do not match the earlier stucco finish.

For a portion of the north wall east of the house back entrance, the vinyl siding appears to have been installed over horizontal wood boards; these boards have extensive wood rot.

The removal of the front porch has exposed the exterior face of the continuous floor joist headers, and they have extensive wood rot. Also the floor headers exposed at the north wall have wood rot.

At the inside corner of the front of the house, the wood soffit and fascia is rotted. Also here, as well as, at the roof peaks of the gables, there are holes in the wood which are covered with wire mesh (presumably to preclude animal entry).

Along the full length of the east side, and for portions of the north and south sides, the foundations have been upgraded with poured concrete, the extent of which was not determined. As adjudged from the existing construction, the upgrade of the main floor and the vinyl siding installation was probably done at the same time as the concrete work.

The asphalt shingled roof has no missing tiles and is constructed with closed valleys. There are several roof vents but no provision of gable or soffit ventilation was seen. All the eaves-troughs have vegetation growing from them.

.....Continued

UA

Discussion and Comments

Given the intention to relocate and to restore this house to its earlier or original condition, the house must be considered to be in poor condition, in our opinion. This opinion is based on our observations which determined that:

- at least half of the main floor structure has been replaced to date and the remainder requires replacing because of wood rot in the floor joists, continuous headers, trimmers and board subfloor (including that under the walls);
- at least along the east wall, the north wall and at a wall interface with a former chimney there was a water leakage problem of sufficient duration to cause wood rot in some of the walls, and the kitchen ceiling also seems to have experienced some leakage;
- the board subfloor has been replaced in one upstairs bedroom, and some upgrade has been done to the kitchen subfloor;
- most interior walls have been refinished with gypsum drywall apparently to cover the cemetitious plaster finish left in place;
- almost all the ceilings have been refinished with gypsum drywall or ceiling tile apparently after the cemetitious plaster finish was removed;
- the cementitious plaster finish which remains at the stairway to the upper bedrooms is broken in some areas;
- the electrical, heating and plumbing services are sparse and mostly surface mounted;
- the visible exterior cementitious stucco on lath finish is cracked and broken and has large sections missing, and the stucco patching that was done to date is crude; and,
- some of the eave soffits have wood rot.

Furthermore, given the intention to have this house occupied as a residence in the future, the house must be considered to be ill-suited for that purpose, in our opinion. This opinion is based on our observations which found that:

- the narrow doors and hallways, and narrow and steep stairs limit the practical use of many areas in the house; the lack of adequate shoulder and headroom clearances especially limit the use of the upstairs;
- the electrical, heating and plumbing services for a contemporary lifestyle are inadequate;
- the outdated windows and doors (as well as, the probable overall insulation values in the house) would be unsatisfactory; and,
- the layout of the house including the bathroom and basement access location is awkward; the size of most rooms, especially those upstairs constructed with the dwarf walls is small; closets and general storage space is limited; and, the dumb waiter has no value.

.....Continued

UA

Discussion and Comments (cont'd)

Before this house could to be occupied again extensive upgrades are required, in our opinion. The Ontario Building Code (OBC) recognizes older building construction and permits its continued use if the fire separations and structural systems are adequate and no unhealthy environments have been created; however, the OBC does require that buildings be upgraded for life safety and health issues. Also, when renovation work is undertaken which is as extensive as will be necessary for this house, the OBC requires that the structural, plumbing, electrical and fire-resistance elements constructed be in compliance with the Code. Therefore, because this house requires major renovation, in our opinion, probably little of the original construction would remain after the renovations.

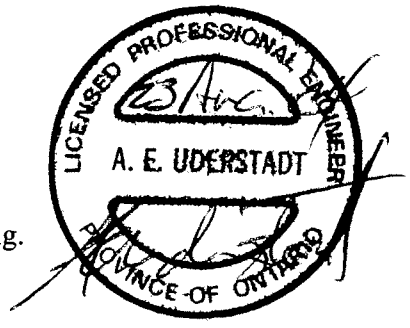
Conclusions

This house has been upgraded with vinyl siding, gypsum drywall, and flooring probably because the previous finishes had failed; this can be reasonably expected to be the case. Therefore when the existing finishes are removed, the previous failed finishes will again be exposed. The failed finishes are in poor condition (or as for the plastered ceilings, may even have been totally removed) and may require almost total reconstruction. And the walls and floors which have wood rot require replacement. If this reconstruction were performed, the house could perhaps serve as a model in a historical village; however, it would still be unsuitable for occupancy. More extensive renovation work would be required to make the house acceptable and practical for contemporary occupancy, and addressing some of these concerns such as the layout, widths of halls and stairs, headroom and shoulder clearances, and other health and safety issues, would likely significantly alter the interior appearance.

Closure

During our review of this house, we took digital photographic images of various conditions which we encountered. These photos are available at your request. Should you have questions regarding this report, we are available to discuss them with you at your convenience.

Yours truly,
UDERSTADT ASSOCIATES INC.



Axel E. Uderstadt, P.Eng.

Consulting Engineer

APPENDIX A

HUNT
DESIGN ASSOCIATES INC.

July 17, 2008

Box Grove Hill Developments Inc.
600 Applewood Crescent
Vaughan, ON L4K 4B4

Attention: Peter Hofmann

RE: Site Inspection
Dwelling @ 7166 14th Line
Markham, ON

As requested by your office, Hunt Design Associates Inc. performed a site inspection at the dwelling 7166 14th Line. The site inspection includes this report on Building code deficiencies, structural problems, and deterioration of the dwelling.

An inspection was done on Friday, May 23, 2008 at 9:00 a.m. The weather was sunny, around 70° F, and the area was dry. Pictures were taken to verify conditions at time of inspection.

Building Code Deficiencies (Utilizing 2006 Ontario Building Code (O.B.C.) as a reference).

I inspected this dwelling in respect to deficiencies due to the following:

- Hallway widths
- Stair widths
- Headroom (stairs and rooms, hallways)
- Treads and Risers
- Required windows
- Insulation

1. Hallway widths to living area is 2'-2" and hallway to bathroom and stairway to second floor is 2'-2". O.B.C. 9.5.10.1. (1) minimum required 2'-10".
2. Stair widths for the basement stairs are 2'-2" and the second floor varies from 2'-1" to 2'-2 1/2". O.B.C. 9.8.2.1. (2) minimum required 2'-10".
3. Headroom at the basement stairs is 6'-3". O.B.C. 9.8.2.2. (1)(a) minimum required 6'-5". Headroom on the second floor hallway to one of the bedrooms is 5'-8 1/2" due to the interior slope of the roof. O.B.C. Table 9.5.3.1. minimum required 6'-11".
4. Treads and Risers:
   Basement stair Treads are 10" and the Risers are 8 7/8". Second floor stair Tread is 8 1/2" and Riser 71/2".
   O.B.C. Table 9.8.4.2. requires minimum Tread of 91/4" and max Riser of 7 7/8". Therefore, basement stairs do not comply, they exceed the maximum Riser requirement, and the second floor stairs do not comply, they are less than the minimum Tread requirement.
5. Required windows- all the rooms have the required light and ventilation required by O.B.C. Table 9.7.1.2. and Table 9.3.2.2.1. respectively. All windows are either broken, deteriorated, or not functioning properly; therefore, all windows should be replaced.
6. Insulation- by general spot inspection there seems to be no insulation in the walls. There is no insulation in the basement or header areas. I do not know if there is any insulation in the attic space.

STEPHEN HUNT
Principal

JOHN CAO
Partner

TONY DICARLO
Partner

40 Vogell Rd, Suite 52, Richmond Hill, ON L4B 3N6 • T 905.737.5133 // 416.410.7374 • F 905.737.7326

HUNT
DESIGN ASSOCIATES INC.

Structural Problems.

Header and sill plate has deterioration due to rot and requires replacement.

The existing stone foundation will be abandoned and a new concrete foundation poured.

Exterior stucco face, clap board, and sheathing are deteriorated and will require complete removal and replacement.

Floor in the living room is not level and slopes, indicating severe deflection of the ground floor and floor joists. Ceiling in the kitchen will require replacement.

Deterioration.

Again, the exterior stucco is beyond repair and all supporting exterior clap boards and exterior sheathing require replacement.

There is rot of some of the structural members that are in contact with the foundation wall, i.e. sill plate and exterior header. There is no interior water damage, but the basement is damp and shows signs of flooding which is typical.

In conclusion, the deficiencies in the width at the stairwells, hallways, and headroom are not fixable, as this would result in the moving of walls and roof, which is not practical. The practical solution is to demolish the structure and rebuild a replica structure on its new location using certain preserved historically significant features from the original house.
Elements of the existing house could be preserved by removing the sound parts of the dwelling and the fixtures such as baseboard, dumb waiter, windows, doors, cabinets, etc. By preserving these heritage materials, we can create a practical home that will meet and exceed the Ontario Building Code requirements which resembles the Mapes House with a heritage feel and finish.

Respectfully,
HUNT DESIGN ASSOCIATES INC.

Mark-André Simard
M.A.A.T.O.
Operations Manager
MAS/kb

STEPHEN HUNT
Principal

JOHN CAO
Partner

TONY DICARLO
Partner

40 Vogell Rd, Suite 52, Richmond Hill, ON L4B 3N6 • T 905.737.5133 // 416.410.7374 • F 905.737.7326

August 6/200

APPENDIX A

DANCO
HOUSE RAISING & MOVING

Box Groue Hill Developments:

Danco House Raising and Moving 996050 Ontario Ltd. will not be held responsible or liable for any damage or collapse that may occur during raising/relocating of the Mapes House dwelling. Due to poor condition of the floor joists, which are rotten around the foundation wall.

We feel that because of this condition damage to the dwelling may occur during relocation.

DANNY MYETTE

HERITAGE MARKHAM
EXTRACT

DATE: October 21, 2008

TO: R. Hutcheson, Manager of Heritage Planning
B. Karumanchery, Manager of Development - East

EXTRACT CONTAINING ITEM # 4 OF THE TENTH HERITAGE MARKHAM COMMITTEE MEETING HELD ON OCTOBER 8, 2008

4. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 04 020796
7166 14TH AVENUE (FUTURE LOCATION 6888 14TH AVENUE)
PROPOSED RECONSTRUCTION OF THE JOHN MAPES HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
B. Karumanchery, Manager of Development - East

The Senior Heritage Planner explained the preservation and relocation of the Mapes House is a condition of a Subdivision Agreement.

David Stewart, representing the applicant, Box Grove Hill Developments, advised that following evaluation, it is their belief that relocation and restoration is not viable as the building is not structurally sound. In light of the substantial contributions the developer has made to the community, including restoration and relocation of two other Heritage buildings, the applicant is requesting that a replica building be permitted instead.

Mr. Stewart suggested that the building would be disassembled, and reassembled at the new location, salvaging what can be used. All features identified in the Heritage Easement Agreement – such as the existing windows - can be preserved and used in construction of the replica structure. The shingles, sofit and facia, foundation, siding, verandah and other aspects are already going to be replaced, so in their opinion, there is not much left of the original house.

Mr. Stewart stated that in 2004, the structural engineer deemed that the building was not sound, and assessed that almost total reconstruction would be required. There is extensive rot in the floor structure and new electrical and plumbing systems have to be installed. In 2008, an Architect identified extreme Building Code deficiencies and concluded that the only option is to demolish the building.

Mr. Stewart advised that Danco House Movers would not accept responsibility for any accidents while moving the structure, and Mr. Stewart put the Town on notice that the

applicant also could not accept responsibility for any accidents. The applicant had not consulted an alternate mover, as was suggested by the Committee.

Staff argued that in comparison to the condition of other buildings that have been relocated and restored, the house could be sufficiently repaired prior to moving it.

The Committee acknowledged the professional opinion of the engineer, and the good record of this developer. It was also noted that the condition of the structure is typical to untenanted houses, but that all the issues, such as the floor joists and the ceiling over the stairs, are repairable. With respect to the Building Code, it was clarified that although the Code would not apply to modifications to the heritage structure, Mr. Stewart stated that the Chief Building Official has safety concerns for the low configuration of the ceiling at the top of the stairs.

Mr. Stewart responded that there has been no market interest in the building in four years, and he confirmed that the house had been boarded up, as required, but has been broken into over the years. Heritage Markham confirmed its support for the recommendation of the Architectural Review Sub-Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the John Mapes House be relocated to its intended site at 6888 Fourteenth Avenue, and restored as per the requirements of the Subdivision Agreement;

AND THAT prior to relocation, the applicant should undertake any structural problems that need to be addressed to enable the building to be moved safely;

AND THAT Heritage Markham has no objection to the applicant carrying out modifications to the interior layout, stair location, ceiling framing and mechanical systems in order to update the interior for current living.

CARRIED

APPENDIX B

Architectural Review Sub-Committee
of Heritage Markham

MEETING NOTES

September 19 and 25, 2008
Location: 7166 Fourteenth Avenue (future location is 6888 Fourteenth Ave.)

Members Present:
Joyce Nelson-Watt
Susan Casella
Sylvia Morris
Ted Chisholm

Staff:
R. Hutcheson
G. Duncan
P. Wokral

Applicants:
Silivio DeGasperis
David Stewart
Peter Hoffman

ITEM 1:	**Project:**	John Mapes House Reconstruction
	Owner:	Box Grove Hill Developments
	Address:	7166 Fourteenth Avenue
	District:	Box Grove Community
	Application:	SC 04 020796

This Architectural Sub-Committee meeting involved two site visits, one on September 19, where Joyce Nelson Watt, Heritage Section staff and the applicants were present, and the other on September 25, when George Duncan, Susan Casella, Sylvia Morris and Ted Chisholm were present. The Sub-Committee Recommendation was made after all four of the above-noted members had seen the building.

Initial Site Visit

A site meeting was held to assess the condition of the vacant heritage house on the property, which is required in the Subdivision Agreement to be preserved and relocated to a lot further west on 14th Avenue. There is an approved Site Plan Agreement to provide for the relocation of the house to its new property. A storm water pond is to be constructed at the existing location, which will impact the heritage house.

The applicants have had professional assessments done (building, engineering and building mover). Their conclusion is that the house is not in sound condition, or of an appropriate design, to merit its relocation to the new site. The owners are of the opinion that the house is not viable for modern use or marketability. They noted that by the time all of the damaged or outdated material is removed and replaced, very little of the original building will remain. Their proposal is to salvage material from the house that is of heritage value and is in sound condition, and create a reconstructed version as a residential dwelling.

Heritage staff noted the obligations of the applicant as outlined in the subdivision agreement, and the Town's goal, with its heritage conservation program, to preserve the genuine architectural heritage of Markham. Examples were given of other (in some cases, more damaged) abandoned heritage building that have been preserved and made into viable structures once again. This position was reiterated by Heritage Markham Chair, Joyce Nelson-Watt.

Staff summarized the meeting, after much discussion of opposing viewpoints, with the following course of action:

- A second site visit will be conducted to allow more members of Heritage Markham to personally assess the condition of the building
- A set of reduced-sized plans for the reconstructed house will be provided to staff to include in the agenda package for the upcoming meeting of Heritage Markham
- This item will be on the Heritage Markham October 8, 2008 agenda for discussion. Dave Stewart has indicated that he will attend
- A staff report will be prepared for submission to Development Services Committee, to contain the Heritage Markham recommendation

Follow-Up Site Visit

The follow-up site visit took place on September 25, with Susan Casella, Sylvia Morris and Ted Chisholm in attendance. Both the exterior and interior of the house were examined. The basement could not be examined, as there is about three feet of standing groundwater in it.

Conclusion

The consensus of the four members of the Architectural Review Sub-Committee is as follows:

- the John Mapes House should be relocated and restored on its new site, as per the requirements of the Subdivision Agreement;
- it was agreed that the building could be marketable as a modestly-scaled residence (subject to zoning issues), and its pre-restoration/relocation condition was not unlike other 19th century buildings that have been preserved in Markham.
- it was agreed that any structural issues should be addressed prior to relocation to ensure the house will be moved without any problems.
- it was acknowledged that mechanical systems, kitchen and bathroom fixtures, and awkward aspects of the interior layout are typically removed and updated when heritage buildings are restored and renovated, to bring them up to current standards of liveability.

At the initial site visit, Mr. Stewart indicated that the zoning on the new lot would permit a residential dwelling. Staff initially thought that a residential use was only allowed on the second floor. Upon reviewing the zoning by-law for the property, it was confirmed that the identified lot has commercial zoning, but allows a residential use on the first floor if the house is designated under the Ontario Heritage Act.(see attachment). If a replica dwelling was built on the lot as preferred by the applicant, it would have to conform to

the commercial zoning or have the Town designate the replica dwelling (which has not been done) to take advantage of the residential zoning. .

Heritage Markham Recommendation:

THAT Heritage Markham recommends that the John Mapes House be relocated to its intended site at 6888 Fourteenth Avenue, and restored as per the requirements of the Subdivision Agreement;

AND THAT prior to relocation, the applicant should undertake any structural problems that need to be addressed to enable the building to be moved safely;

AND THAT Heritage Markham has no objection to the applicant carrying out modifications to the interior layout, stair location, ceiling framing and mechanical systems in order to update the interior for current living.

Q:\Development\Heritage\PROPERTY\FOURTNTH\6888 Mapes House\ArchsubSept2508.doc

DEVELOPMENT SERVICES
MAY 17 2005
RECEIVED

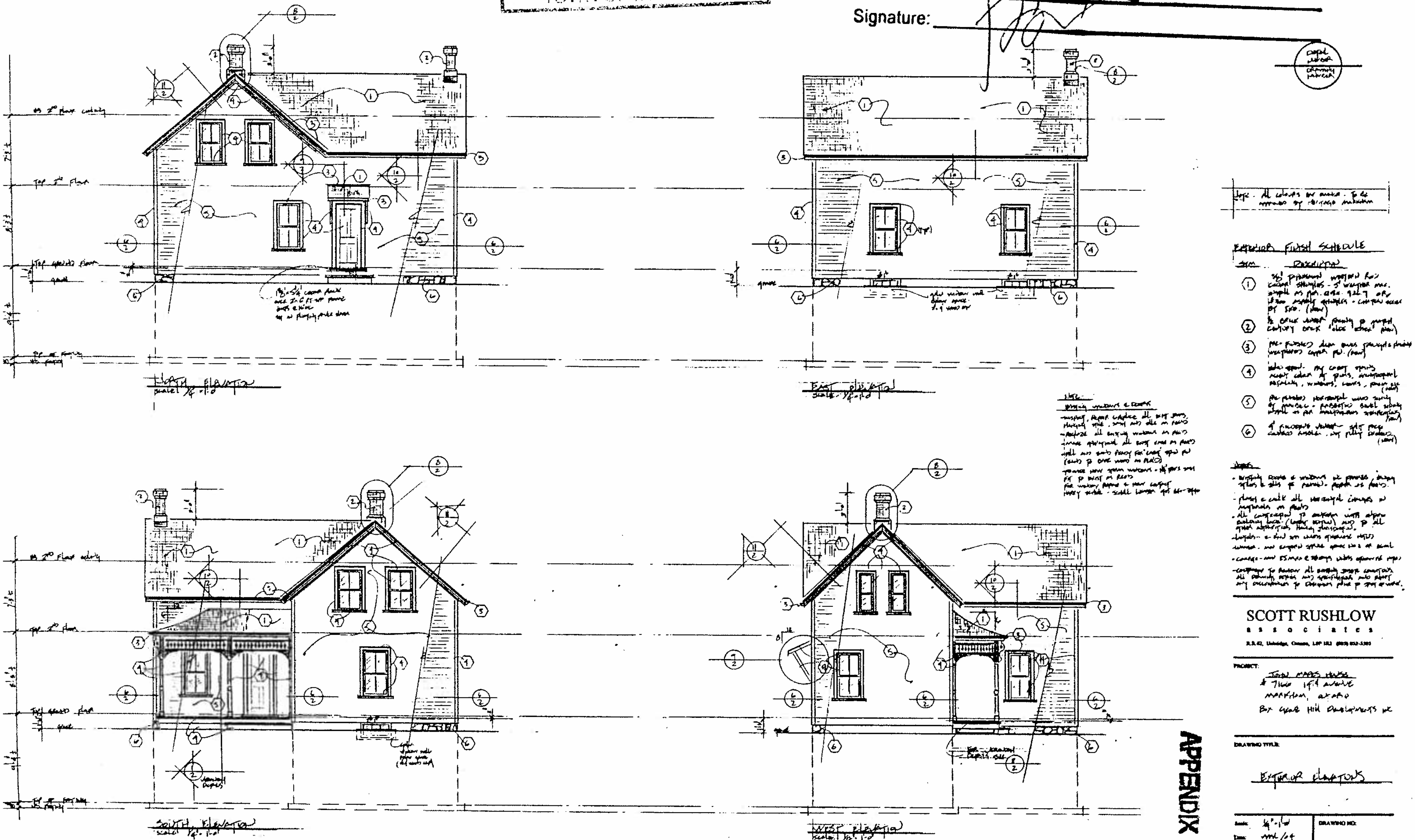
APPROVED
RB
MAY 12 2005
DEVELOPMENT SERVICES
TOWN OF MARKHAM

The Design Group has **reviewed the site plan and elevation** drawings for this **development proposal**

- [x] recommended for **signature / approval**
- [ ] recommended for **signature / approval as per red-lined** plans / drawings

Date: May 10/05

Signature:



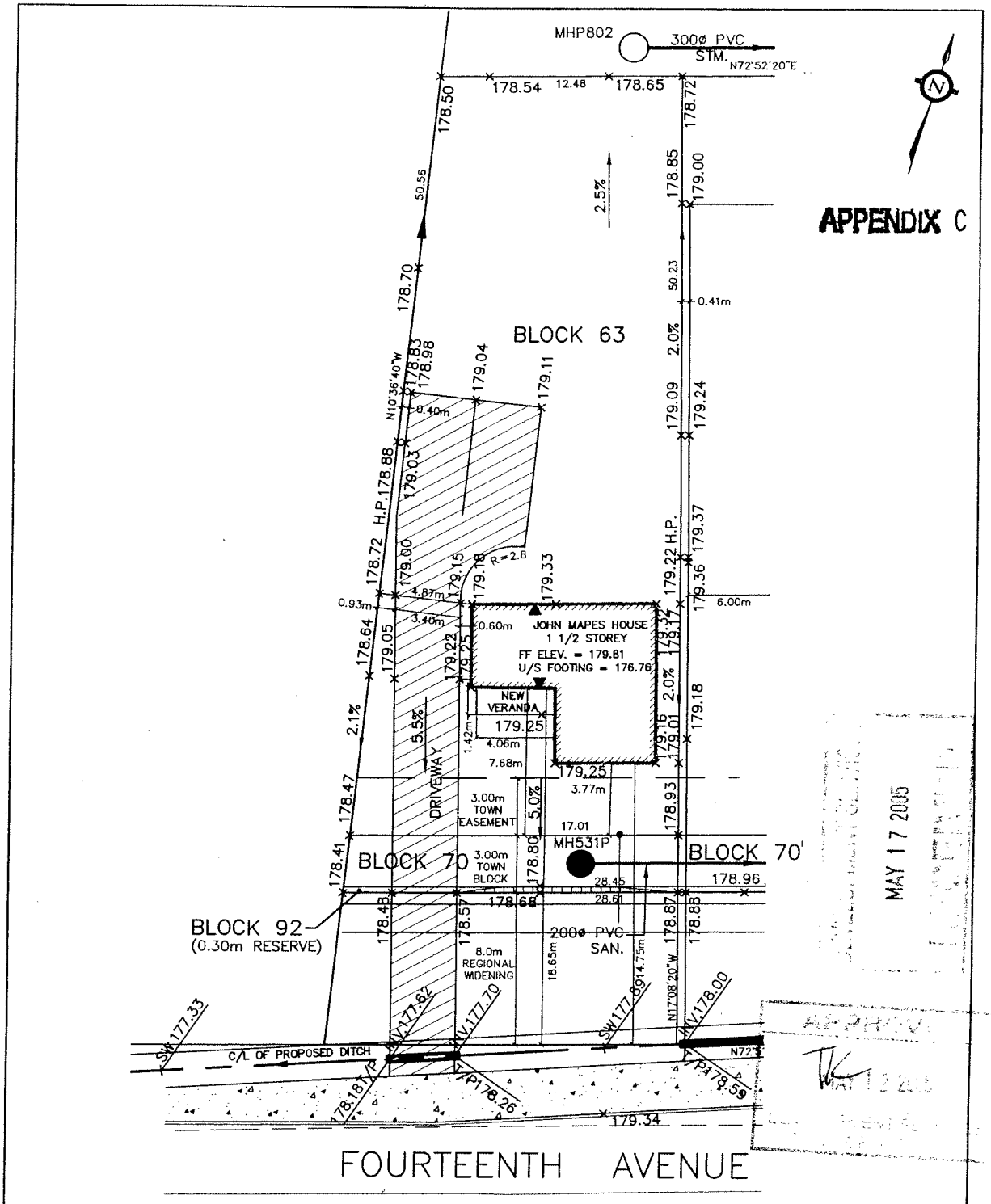
SCOTT RUSHLOW
associates

PROJECT:
John Maps House
7166 14th Avenue
Markham, Ontario
For Gran Hill Developments Inc

DRAWING TITLE:
Exterior Elevations

DRAWING NO.: A1 of 3

APPENDIX C



APPENDIX C

LEGEND

STREET LIGHT		HYDRO SERVICE LATERAL		STOP SIGN Ro-1 (60x60cm)	100 LOT NUMBER (REGISTERED PLAN)
HYDRANT	FF	FINISHED FLOOR ELEVATION	+	STREET NAME SIGN	(127) LOT NUMBER (ENGINEERING DWGS.)
TRANSFORMER	TFW	TOP OF BASEMENT WALL		40Km/hr POST SPEED SIGN	
VALVE CHAMBER	BF	BASEMENT FLOOR ELEVATION		OTHER REGULATORY SIGNS	
WATER SERVICE	USF	UNDERSIDE OF FOOTING	2R,3R	NUMBER OF RISERS	
CATCH BASIN	USG	UNDERSIDE OF FTG.-GAR	000.00	PROPOSED ELEVATION	
STM & SAN CONNECT	USR	UNDERSIDE OF FTG.-REAR	000.00 EX.	EXISTING ELEVATION	
SINGLE STM & SAN	WOD	WALK OUT DECK		EXTERIOR DOOR LOCATION	
CABLE TV PEDESTAL	WOB	WALK OUT BASEMENT		SIDE WINDOW LOCATION	
BELL PEDESTAL	SWO	SEMI WALK OUT		EMBANKMENT 3:1 MAX SLOPE	
MB SUPER MAIL BOX	REV	REVERSE PLANS		SWALE DIRECTION	

NOTE:
BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

CLIENT:
SCOTT RUSHLOW ASSOCIATES

SHEET TITLE:
SITE PLAN
LOT 7166

SCOTT RUSHLOW ASSOCIATES
16350 CONCESSION #6
R.R. #2
UXBRIDGE, ONT. L9P 1R2
(905) 852-5595

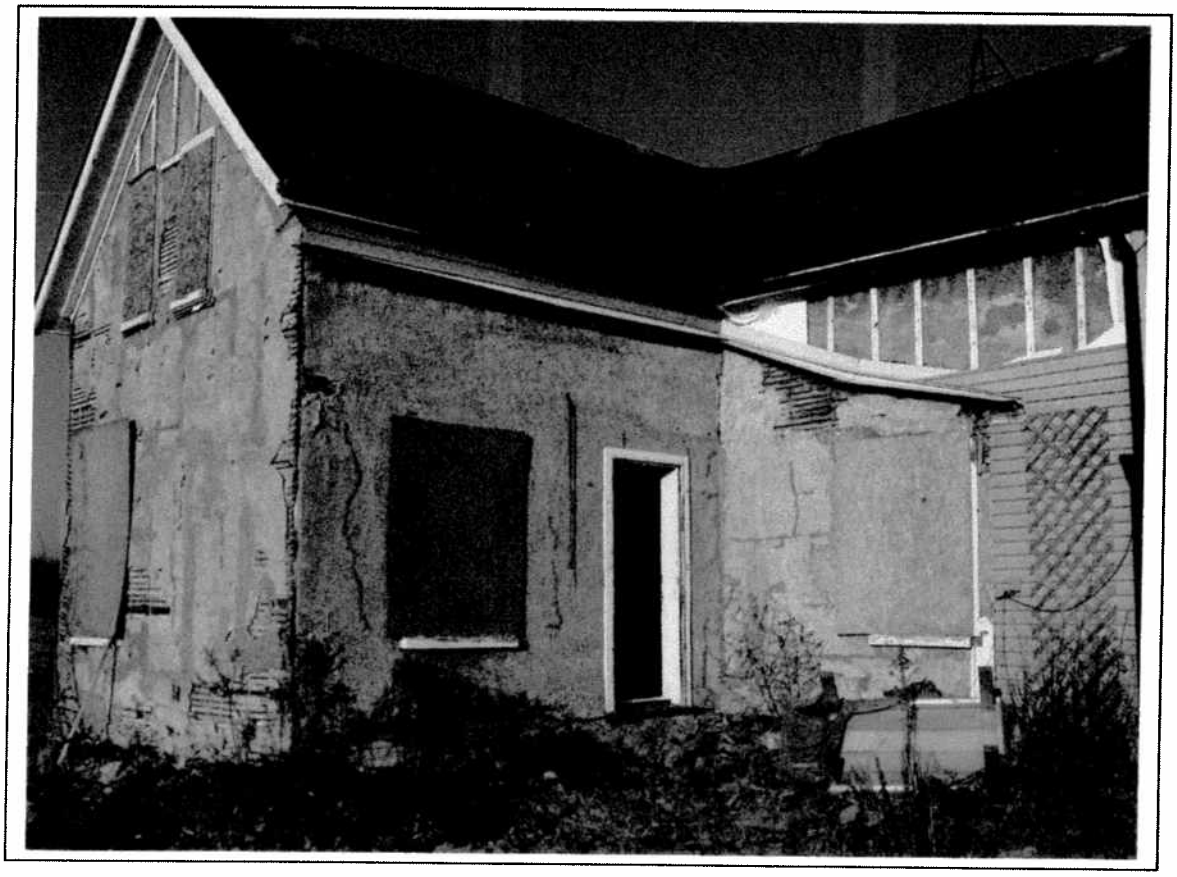
LOT No. BLOCK # 63
LOT AREA 582.9 m²
UNIT COVERAGE 66.1 m²
PERCENTAGE OF COVERAGE 11.3%

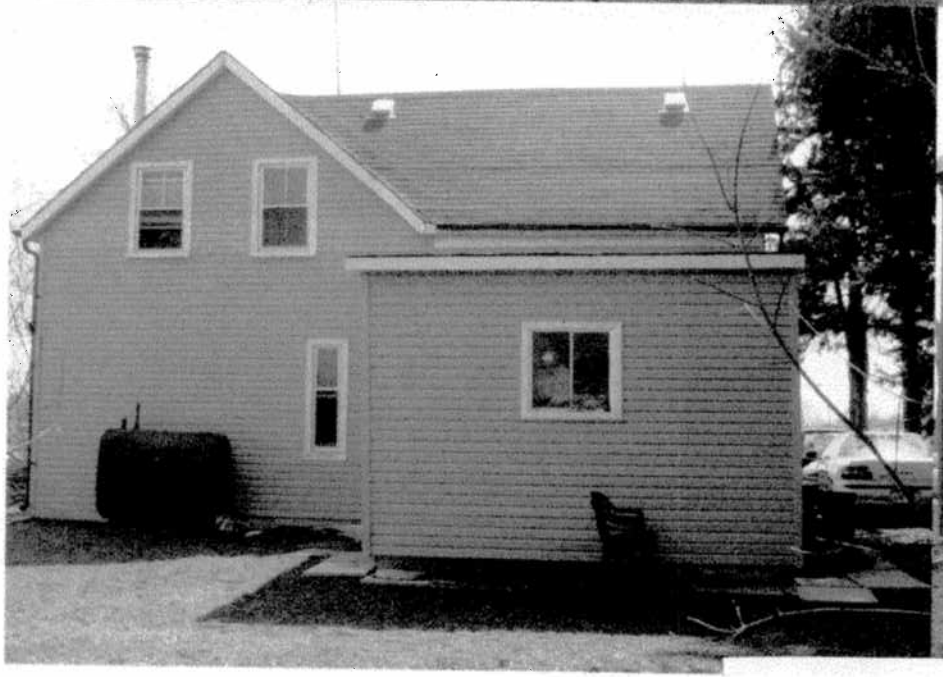
PROJECT NAME:
JOHN MAPES HOUSE
14TH AVENUE HERITAGE HOUSE
MARKHAM, ONTARIO

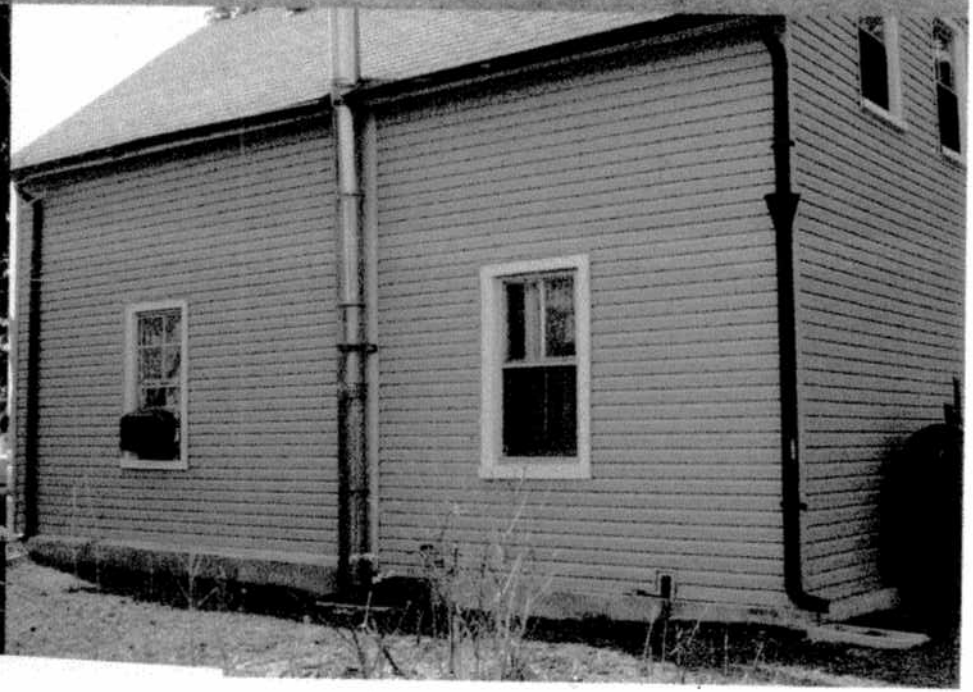
SCALE: 1:250
SITED BY:
DATE:
PROJECT NO.: 20803
FILE:
DRAWING NO.:

Current Photographs of Dwelling - November 2008

APPENDIX D



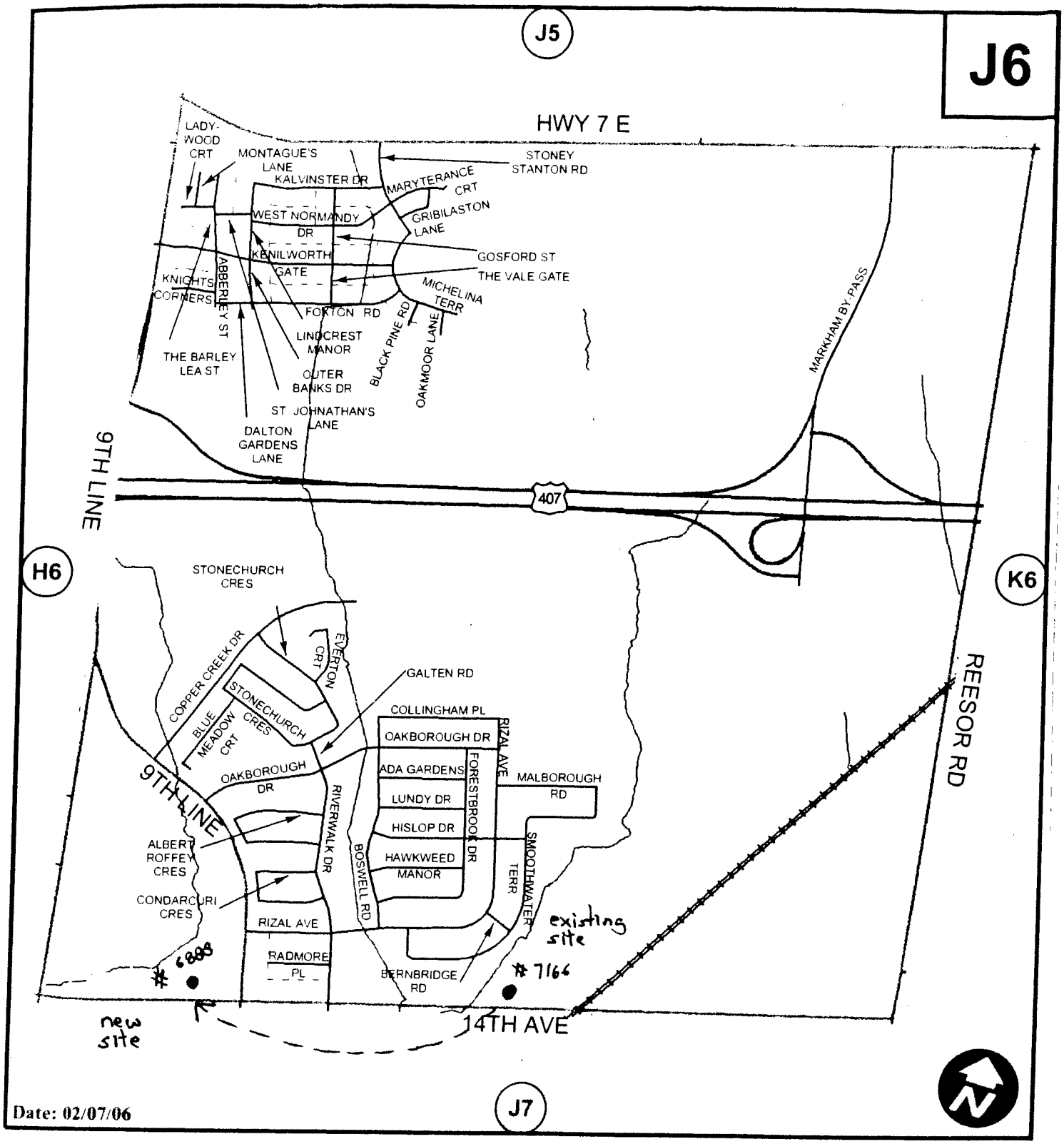




House when tenanted by ORC

APPENDIX D

John Mapes House
Existing Location - 7166 14th Avenue
New Lot - 6888 14th Avenue



Date: 02/07/06