

Figure 1:

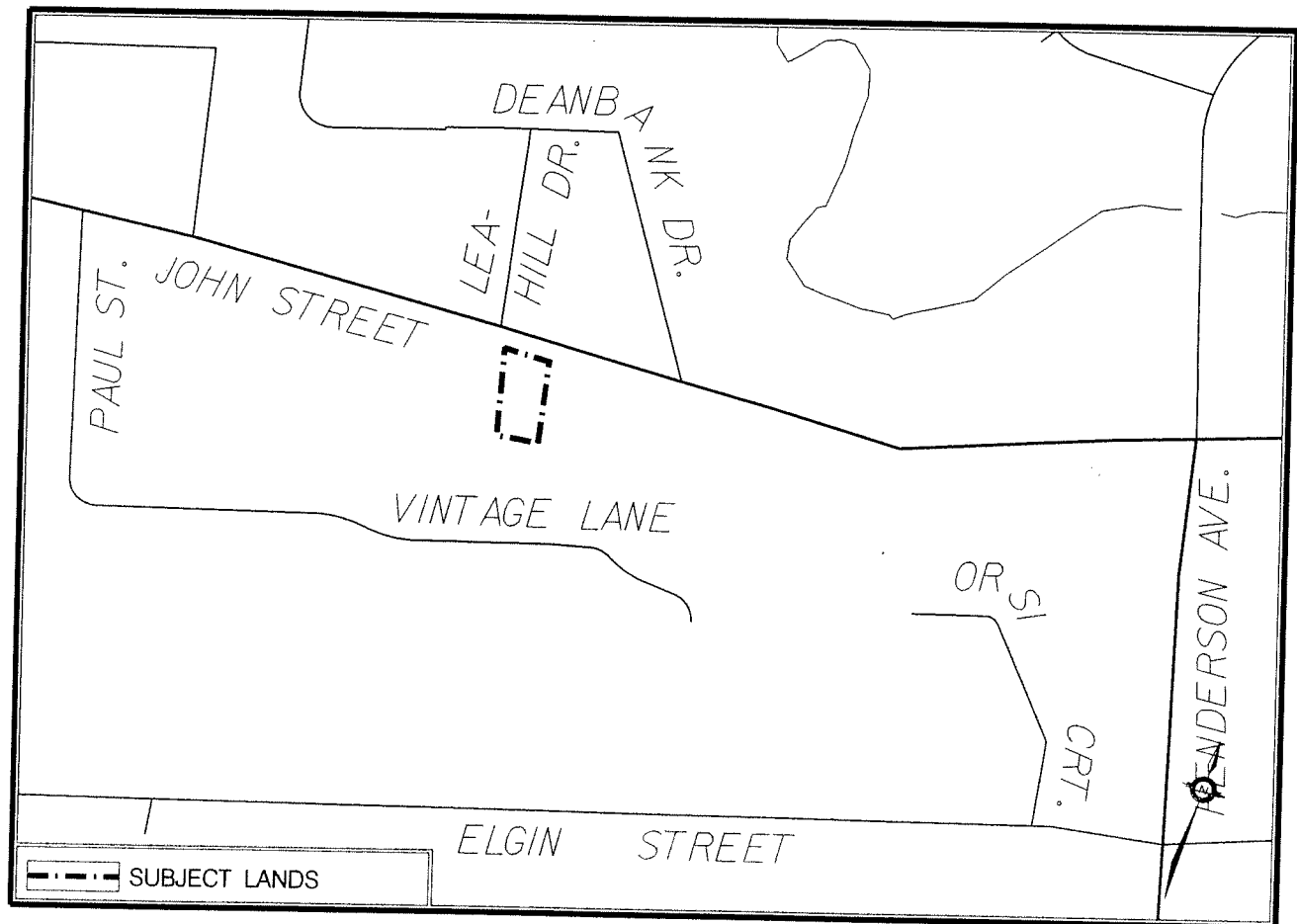
Owner/Applicant:

Joseph Mosafarri
93 John Street
Thornhill ON
L3T 1Y3

Tel. 905-707-6565

email: joseph4@hotmail.com

Location Map:



Thornhill Heritage Conservation District Inventory

History: Little changed since the 1985 inventory. Mary Leacock Harvey, a sister of Stephen Leacock, lived here.

Comments: Treed setting and shingle siding lends a rustic cottage air.



Location: 93 John Street
Year Built: 1950
Style: Ranch bungalow
Storeys: 1
Classification: C

Foundation: Wood shingles.
Cladding: Cross-gable, asphalt shingles.
Roof: Double-hung, mixed glazing.
Windows:

Description: Four-bay cottage with 2-bay extension on the left. Left bay of main house has an A-B-A triplet window. Second bay has front-gable entry portico supported on slender square triple posts. Third bay has two small windows, and right bay has a large window. Decorative shutters on front door and three of the six window openings. Landscaping is mature, with large trees. Circular driveway in front.

Archives:



APPENDIX B

1st architectural site review report

Date: Dec 3rd, 2009

Re: 93 John Street, Markham, ON

Time: 9 a.m.

Weather: Cloudy

Present :

Mr. Joseph Mozaffary, Owner

Mr. Yaser Rahmanian, Zak Ghanim Architect Inc

Location of meeting:

Basement, Ground floor and attic space

Duration of meeting:

1 hr

Site report:

1- Building Exterior:

- Wood siding finish and windows on the exterior walls looks completely deteriorated and are in bad condition.
- Gutters are broken
- Roof shingles are missing and broken at a number of points.
- The part of foundation walls which are visible have many cracks and at some points includes considerably big holes.
- Concrete entrance porch, the canopy and exterior steps are broken.
- The eave of the roof is broken at a number of points
- Vent pipe flashing, step flashing and drip edges are missing or broken

2- Ground floor:

- floor is depressed and not straight in the middle of dining and living rooms
- Cracks are visible where the wall meets the ceiling in most areas.
- The beam and its drywall cladding in between dining area and living room seems to be sagging.
- The finish quality of walls and ceilings has gotten deteriorated.



- Sign of leakage is visible where the wall meets the ceiling at some points

3- Basement:

- The basement floor was flooded with water up to roughly one foot due to seepage / leakage
- Mold is visible at walls and on ceiling joists

4- Attic Space:

- Leakage and mold are visible on ridge beam, rafters, hanging beams and under the roof decking.
- Many holes and gaps are visible at attic space where sloped roof meets the eave edge, causing water leakage and moisture in to the attic space.
- Mold is visible on ceiling joists and plywood underneath supporting interior ceiling.

5- Insulation

Is missing or misplaced

6- Structural report

By a professional structural engineer shall accompany this report

Conclusion:

Due to the many problems mentioned above, in our opinion this house is not worth repairing, besides, its nondescript elevation does not have any heritage value to maintain.

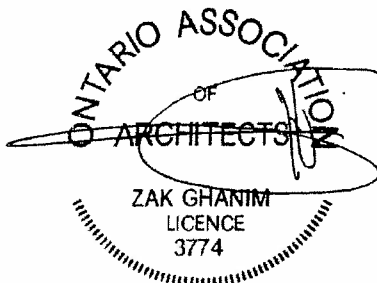
So based upon client's new requirements and plans, we recommend demolishing the structure and start a new construction.

See attached photos

Thank you

Yaser Rahmanian, M. Arch.

Zak Ghanim Architect Inc.



K-SON Design & Management Services Inc.

149 Heatherton Way, Thornhill, ON, L4J 3E8 Tel.: (416) 587-5913 Fax: (905) 707-7057



Att. The client: Mr. Joseph Mozaffary
Owner

December 7, 2009

Re: Existing structure at 93 John Street, Markham, Ontario

The scope of work was a non-destructive inspection of the existing structure of the mentioned property.

The inspection was done on Saturday December 5, 2009. The following persons were presented at the time of inspection:

Mr. Joseph Mozaffary, Owner

Mr. Hooman Riahi, P.Eng. from K-SON Design & Management Services Inc.

Observations:

A-On the basement/crawl space:

1- The structure of the ceiling floor is exposed. There were molds on most of wood joists/floor sheathing and intermediate beam. Displacements of the main beam were obvious. The existing structure seems insufficient for the anticipated Dead Load and Live Load from the usage of the Floor above. The existing beam supports (wood logs and posts) are not satisfactory. The supports are not monolithic and not properly fixed to floors and soil.

2- The foundation walls concrete has been deteriorated and could be crushed even by bare hand. There were few damages in shape of holes in the foundation wall. It is unsafe to put any structural loads on those walls. Also wall cracks are presented all around.

3- There was some water on the basement level coming from the walls/ basement floor and water stain on the wall. It shows the failure of water damping system causing damp and moisture inside which is not healthy.

B-On the Ground level:

4- The main intermediate beam at ceiling floor has already been sagging and seemed insufficient for the anticipated Dead Load and Live Load from the usage of the Floor above. Again the flooring structure is unsafe.

C-In the Attic:

5- Roof rafters and roof sheathings are exposed and most of them have mold. Rafter sagging could be seen. This floor is unsafe too.

Result:

Our opinion is, the important structural elements like foundation walls, main beams and roof rafters seem insufficient and it is highly recommended to evacuate and demolish the whole building before serious collapse happens. Also lots of architectural elements have been damaged and shall be reported by an Architectural firm.

Regards

Hooman Riahi, P.Eng., B.Sc, M.A.Sc

Principal

K-SON Design & Management Services Inc.



HERITAGE MARKHAM
EXTRACT

DATE: December 18, 2009

TO: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 4 OF THE TWELFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON DECEMBER 9, 2009

4. DEMOLITION PERMIT APPLICATION
FILE NO. 09125846 DP
93 JOHN STREET
DEMOLITION OF FRAME HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Chair read correspondence in support of the application, from David Jordon, who could not attend.

Mr. David Rawcliffe, 157 Tamarack Drive, representing the Society for the Preservation of Historic Thornhill (SPOHT), spoke to the Committee in opposition to the proposal. He outlined their concern that this older house in the Heritage District may be demolished, and recommended that it only be demolished as a last resort. Mr. Rawcliffe stated that the heritage district has a distinct streetscape that is affected by demolitions, and he urged the Committee to protect it.

Mr. Jock Isenhardt, 8 Weldrick Road West, Richmond Hill, representing Mr. Joseph Mozafarri, property owner, stated that he does not have a financial interest in this matter and is not being paid for his attendance. He strongly supports the heritage principles of Thornhill, however, in this case, he presented a petition signed by 50 people who support the proposed demolition and replacement with a compatible home.

Discussions included the style of the proposed house, and the importance of maintaining the heritage character. Mr. Isenhardt advised that the architectural and engineering reports advise that renovations and additions are not feasible, as there is not enough of the building that is structurally sound, and there is a widespread mould problem.

Mr. Mozafarri displayed photographs of the dwelling. He advised that there have been three additions built, and he has tried to fix it up over the eight years he has lived there. The mould is throughout the house and it is not a healthy environment.

The Committee suggested deferring this matter to allow the applicant to show drawings of the proposed dwelling. Mr. Mozafarri assured the Committee that the new house would be of a satisfactory design, but he did not wish to incur any more expenses without an indication of whether the project would be approved. The Committee questioned if he would continue with the demolition proposal if the mould could be eliminated, and he responded that he had been advised that the mould is throughout the house, from basement to attic, and the only way to remove it is to demolish it.

Marion Matthias, 33 Colbourne Street, noted that in the past, concept drawings for replacement houses have often been requested prior to approval of a demolition permit. Ms. Matthias also advised that extensive mould has been successfully removed from several other houses. In response to a question, Mr. Mozafarri advised that the submitted petition represents 50 households.

Staff clarified the options available to the Committee, and reviewed the process to date, and the applicant's cooperation. A report will need to be presented to Council for a decision in January, 2010. Staff explained that if Council was to approve the application, staff would recommend that a conditional Demolition Permit, with conditions regarding the replacement dwelling, design requirement, massing, height, and other aspects, be considered.

The Committee thanked the applicant, and acknowledged that mould is very difficult to deal with, and that Class C buildings must be dealt with on a case-by-case basis. Mr. Mozafarri confirmed to the Committee that he would design the house to fit into the neighbourhood, although he wants a two storey, bricked house, rather than a one-and-a-half storey, siding clad house as suggested by the Committee.

Lister Smith, 76 John Street, stated that he has discussed the proposal with the applicant, who has provided assurance that the house plans would be suitable. He acknowledged that mould is hard to deal with, and although the owner has tried hard to improve the house, it is past its usefulness.

Evelin Ellison, 48 Julia Street, Vice-President of the Ward One South Ratepayers Association, stated the importance of keeping the heritage character of Thornhill.

Paul Carson, 166 John Street, spoke regarding house designs that had been approved for the District in the past that were not very successful.

The Committee discussed the mould condition, and that the main concern is the design of the replacement house, which could be controlled with conditions imposed by Council, and by working with the applicant.

A motion was made to delete the word "consider" from the draft recommendation. The motion was lost. The Committee considered motions to approve the demolition in principle, and requested the applicant return to the next meeting to show the proposed house design and demonstrate compliance to heritage guidelines. Discussions involved site plan approval conditions, and withdrawal of Heritage Markham's support for the demolition approval if the elevations are not satisfactory.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham approves the demolition permit application in principle, and that it be conditional upon the new dwelling being compatible with the general character of the streetscape within in the Heritage District in terms of scale, materials and massing, in addition to the policies and guidelines of the Thornhill Heritage Conservation District Plan;

AND THAT the applicant attend the Heritage Markham meeting on January 13, 2010, with exterior elevations of the proposed dwelling.

CARRIED