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This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



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June 20, 2013

Andrew McEwen
McEwen Consulting
Mississauga ON.

ONTARIO HERITAGE TRUST

JUN 25 2013

RECEIVED

Dear Andrew McEwen,

RE: Heritage Permit for Proposed Restoration of Fire Damaged Areas for 1222 Richmond Rd. (File 501-06.6)

The Director of Planning and Building has issued the requested heritage permit concerning the proposed Restoration of Fire Damaged Areas as required pursuant to the *Ontario Heritage Act*, under authority delegated to staff by Council. The "Scope of Work" form is attached. Please note that the permit only includes those items outlined in the Scope of Work.

Please note that this application has been reviewed by Heritage Planning staff and the Heritage Burlington Citizens Advisory Committee.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Jenna Puletto
Planner I – Heritage & Development

Cc: Heritage Burlington, C/O Denis Farr, Clerks
Chairman, Ontario Heritage Trust, 10 Adelaide Street East, Toronto, Ontario M5C 1J3
John La Selva, Building Dept.



The Corporation of the City of Burlington
Planning Department
426 Brant Street, P.O. Box 5013
Burlington, ON L7R 3Z6
Tel: (905) 335-7600, ext. 7642
Fax: (905) 335-7880

SCOPE OF WORK

FOR A HERITAGE PERMIT UNDER THE ONTARIO HERITAGE ACT (File 501-06.4)

Location of Property: 1222 Richmond Road

Owner/Applicant: [REDACTED] / Andrew McEwen, McEwen Consulting (Applicant)

Please note that the following works have been approved under delegated authority to the Director of Planning and Building, by the Council of the Corporation of the City of Burlington (By-law 14-2010), pursuant to the *Ontario Heritage Act*.

The following work has been approved under the current heritage permit application, as per the information and plans submitted with the permit application:

- Restoration of the areas damaged by fire including:
 - Internal renovations
 - Replacement roof (see guidelines for roofs below)
 - Soffits and eaves (see guidelines for wood below)
 - Wood elements that are not repairable should be replaced with like wood elements.
 - Brick and mortar repairs (see guidelines for masonry below)
 - Historically appropriate mortar is required to be used
 - Gingerbread removal and restoration (see guidelines for wood below)
 - Window repairs and cleaning (see guidelines for windows below)
 - Replace with like materials where broken

The above work is subject to the attached guidelines as set out by Parks Canada in the Standards and Guidelines for the Conservation of Historic Places.

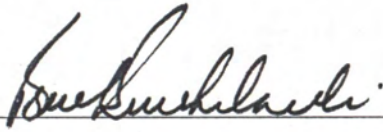
Where possible, original elements are required to be repaired, rather than replaced. Where original materials are too badly damaged to be salvaged, they are required to be repaired with like materials.

Please note that all character-defining elements, as identified in City of Burlington By-law 86-1995, must be conserved and restored to their pre-fire condition or better. These include:

- Brick
- Centre gable
- Gingerbread bargeboard above arched window

Guidelines from Parks Canada's Standards and Guidelines for the Conservation of Historic Places

- **Roofs (Section 4.3.3):**
 - **Guideline 16:** "Replacing in kind an entire element of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the element. This can include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not technically, or economically feasible, then a compatible substitute material may be considered."
 - **Guideline 32:** "Replacing in kind an entire roof feature from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the feature. The new work should be well documented and unobtrusively dated to guide future research and treatment."
- **Windows (Section 4.3.5):**
 - **Guideline 8:** "Retaining sound and repairable windows,... including their functional and decorative elements such as hardware..."
 - **Guideline 10:** "Repairing parts of windows...by patching, piecing-in, consolidating or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts or windows...Repairs should match the existing work as closely as possible, both physically and visually."
 - **Guideline 15:** "Repairing windows...by using a minimal intervention approach. Such repairs might include limited replacement in kind, or replacement with an appropriate substitute material, or irreparable or missing elements, based on documentary or physical evidence"
- **Wood and Wood Products (Section 4.5.2):**
 - **Guideline 14:** "Retaining all sound and repairable wood that contributes to the heritage value of a historic place."
 - **Guideline 19:** "Repairing wood elements by patching, piecing-in, consolidating, or otherwise reinforcing the wood, using recognized conservation methods. Repair might include the limited replacement in kind, or replacement with compatible substitute material, of extensively deteriorated or missing wood, where there are surviving prototypes..."
 - **Guideline 20:** "Replacing in kind any irreparable wood element, based on documentary and physical evidence."
- **Masonry (Section 4.5.3) :**
 - **Guideline 2:** "Documenting the form, materials, and condition of masonry before undertaking an intervention. For example, identifying the particular characteristics and source of the type of stone or brick uses, and the composition of the mortar."
 - **Guideline 11:** "Retaining sound and repairable masonry that contributes to the heritage value of the historic place"
 - **Guideline 15:** "Using mortars that ensure the long-term preservation of the masonry assembly, and are compatible in strength, porosity, absorption and vapour permeability with the existing masonry units. Pointing mortars should be weaker than the masonry units; bedding mortars should meet structural requirements; and the joint profile should be visibly compatible with the masonry in colour, texture and width."
 - **Guideline 16:** "Duplicating original mortar joints in colour, texture, width and joint profile."
- **Glass (Section 4.5.6):**
 - **Guideline 2:** "Documenting the composition, colour, texture, reflectivity, treatment and condition of glass and glass products before undertaking an intervention."
 - **Guideline 7:** "Identifying the type of glass and the most appropriate cleaning method, and testing it in an inconspicuous area to ensure an appropriate level of cleanliness."
 - **Guideline 8:** "Retaining sounds or deteriorated glass elements that can be repaired."
 - **Guideline 11:** "Replacing in kind irreparable or missing glass, based on documentary and physical evidence"



Bruce Krushelnicki, Director of Planning & Building

June 20, 2013

Date

Please Note: This notice must be available on site at all times while work is under way. Once the work is complete, please notify the Heritage Planner at the City of Burlington to arrange for an inspection in order to ensure compliance with the Heritage Permit.