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July 10<sup>th</sup>, 2024

Provincial Heritage Register  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Sir/Madam,

Please find enclosed on Notice of Decision (alteration) under Section 33 of the Ontario Heritage Act for the property named the Fairfield Homestead located at:

- 4574 Bath Road in Amherstview

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned at (613) 386-7351 ext. 101 or [jhay@loyalist.com](mailto:jhay@loyalist.com)

Yours truly,

Jennifer Hay,  
Planning Assistant

Received

JUL 15 2024

Ontario Heritage Trust



## **Notice of Decision – 4574 Bath Road, Amherstview Heritage Permit**

Take notice that on July 9<sup>th</sup>, 2024 the Council of Loyalist Township approved a Heritage Permit application to alter a designated property under Part IV, as per Section 33 of the Ontario Heritage Act for 4574 Bath Road in Amherstview.

The recommendation brought forward to Council at the July 9<sup>th</sup>, 2024 meeting was approved with Council passing the following resolution:

That the application for the Heritage Permit, dated May 27<sup>th</sup>, 2024 re: Heritage Permit Application: 452 Main Street, Bath, be received; and

1. That the Committee recommend the heritage permit application be brought to Council for approval with the condition that any conditions specified in the Ontario Heritage Trust's approval are met.

The Heritage Permit Application was submitted by staff from the Recreation and Facilities Division to commence repair work on the property at 4574 Bath Road in Amherstview. The property in question holds an easement agreement with the Ontario Heritage Trust. Staff received approval on the proposed scope of work, which is outlined below, before bringing the permit application before the Municipal Heritage Committee.

The scope of the work is as follows:

1. Porches

Includes the bottom porch, the lower 3-4 posts supporting the second floor on the eastern side and the upper porch. Each shows visible rot to the materials, and several areas of the entire porch, posts and roof, are not connected or are loose. The proposed action is to stain (or paint) and cover 3/4" plywood with indoor/outdoor carpet that matches the current colour of the porch and then secure it to the existing porch floor with wood screws. The idea is that this will provide a stable and secure base to walk without falling through rotting boards.

These sections of plywood that are to be secured to the lower and upper porches will be installed prior to the opening of the site to the public and will be removed after the September long weekend once the site is closed to the public and no

longer being occupied by volunteers and staff. The columns on the upper porch will be fastened to existing floorboards using wood screws, and spaced will be utilized where the column does not sit securely on the floor.

## 2. Ceiling - The Exhibit Room - Room Situated East of the Front Entrance

A portion of the ceiling plaster has become loose and is sagging downward. Pieces of the materials are falling as it continues to separate from the floor above and poses a risk to the public and staff. The floor above seems stable and does not currently appear to have any structural issues.

The proposed action for this room is to remove the loose plaster to a point where the edges are secure. Visible evidence has been found that indicates this section of plaster has gone through previous repairs. A section of 2x6 feet will be removed to provide safe entrance into the room, with the loose plaster being collected and given for cataloguing into the collection for the Fairfield House.

The plaster would not be replaced at this time. The lathe would be left exposed to demonstrate the craftsmanship of the historical period. The lathe is secured to the second-floor joist.

## 3. Gutters

There does not seem to be a proper slope on the south side of the building and it has caused rust to form and penetrate the metal causing a leak above the front entrance step. The proposed action is to clean the gutters and extend the foundation while assisting with lawn and yard maintenance. Small trowels, and spoon size scoops will be utilized to carefully dislodge/remove material inside the gutters.

## 4. Siding

The current siding is in good condition, but there is one section of rot on the bottom board at the northeast corner that should be replaced to prevent further rot and damage to that section. The proposed action would be to repair this section using the same wood material and milled to size, then router it to same appearance and paint to match the remainder of the outside of house. The siding board is 1 X 12 inches with a tongue reaching into a groove on the upper board. The bottom board would be cut back approximately 36 inches from each corner to remove the rotten sections and refastened. The seam this creates would be minimal and like the current siding pattern.

## 5. Grading

The northwest corner of the building is not sloped properly, and this causes water to pool and enter the basement through the foundation. There are also signs of soil seeping into the basement when water leaks into that space. The proposed action is to re-grade the northwest corner of the building using topsoil. The downspout would continue to ground level and connect to a drainpipe that would be buried, at the deepest, 30 cm deep in a north-west direction away from the building. Topsoil with grass seed will be placed to limit soil being washed off site and into the crawl space. Given the current slope, the trench would be less than 30 cm. deep. The digging and placement of the drain direction will be conscience of the adjacent fruit trees in this area, ensuring there will be no adverse effect to the trees through the digging and/or cause flooding to the respective trees.

## 6. Mold Removal - Basement

In January of this year mold was discovered in the basement of the structure. This will prevent access to the basement and could affect the air quality throughout the house if left to grow. The proposed action is to follow the Level 3 Remediation procedures as outlined in the Mould Abatement Guidelines Edition 3 (2015).

All affected areas will be sprayed using Foster 40-80 Disinfectant. This product does not stain. MMR mold stain removed will be used in all locations where the wood runs tight against the limestone and is not easily accessible.

Both products remove mold and mildew stains. The MMR can lighten the wood and may Both products remove mold and mildew stains. The MMR can lighten the wood and may lighten the current would material back to its original colour, so it is being proposed for use in areas where it is not visible to the public. A stiff bristle brush (not wire) will be required to remove the mold from the wood to allow the MMR to penetrate the material so the mold will not remain underneath the surface. The use of rags or sponges for this would leave staining behind as well as some mold remaining on the surface.

Dry ice blasting is another option that was given; however, the contractor with Environmental Contracting Services has indicated that it would be too aggressive and the intent is not to negatively affect and leave marks on the historical features.

## 7. Continual HVAC Control - Basement

The Fairfield House has never had environmental controls (heating/cooling/humidity) in the basement. The structure is accustomed to the freeze/thaw cycles that occur throughout the four seasons. Mold in the basement is not a reoccurring concern; however, a member of the Fairfield Homestead Historical Association has commented that they do recall mold in the basement in the past though there were no details on the type of mold or the removal/prevention activities put in place.

The current mold requires immediate removal along with prevention of regrowth. The current proposed action is to operate industrial floor dehumidifiers (excessive water pumped outside) to maintain RH levels at 70% or below. Additionally, incorporating the use of industrial heaters to operate and maintain the temperature at 65 degrees other than when, and if, temperatures drop below freezing for an extended period of time. (more than 5 days). This is in line with temperature and RH recommendations in the Government of Canada- Mould Prevention and Collection Recovery Guidelines for Heritage Collections – Technical Bulletin 26. A window mounted commercial fan will be exhausted through one of the 2 basement windows opened in the operating season, May to September. After the operating season, windows will be secured shut.

It is anticipated, the grading and eavestrough cleaning and downspout addition will remove water from the foundation and stop it from seeping into the basement. This will assist in maintaining a dryer basement and assist in stopping potential mold growth.

#### 8. Electrical - Adding Lighting - Basement

Current staff of the Fairfield Homestead Historical Association volunteers and summer students have been using a vehicle trouble light, which hangs inside the door leading to the basement, to light the staircase as they go into the basement in order to open the basement door. The door is opened to allow for natural light into the basement for public viewing. This is a safety concern for all staff and volunteers.

The proposed action is to add an additional breaker to the existing electrical panel located in the basement of Fairfield House to power 4 lights through a switch located inside the door that staff use to go into the basement.

The electrical wire would be housed in conduit and run along the bottom of the existing beams in the basement. A minimal number of brackets would be utilized

to secure the conduit to each beam. In reviewing this work with an electrician, they were confident that one screw would be sufficient to secure a bracket for the conduit.

Given the risk related to staff accessing the stairs without proper lighting, opening the basement door to permit outside light and public observation, a single set of 3 lights is to be established plus an additional one at the top of the stairs.

#### 9. Cedar Split Rail Fence

The fence is located along the north side that runs parallel to Bath Road and north-south of the property from Bath Road along the park. The fence is a total length of approximately 260 meters. Portions of the fence have fallen over, there is overgrown and misaligned areas through tree/bush growth, and old fence wire is rusted and broken.

The proposed action is to dismantle and reassemble the entire fence. All rails would be reutilized, the fence would be reassembled in its current location, the same gauge of new wire would be required to secure rails in place. Through time the wire would discolour to its current state.

#### 10. Limestone Wall

Located at the southside of the property is a wall of limestone rock. The wall runs adjacent to the trail which is the location of the original Bath Road. The rock wall is in generally in good condition though some repositioning of the rocks is required in some areas. The proposed action is to reposition the limestone wall in locations where the rocks have fallen or moved from the original location.

There is a white picket fence attached to the top of the wall which also needs some work, and the rocks will be repositioned to create the space required to secure the fence posts.

#### 11. Picket Fence

The existing fence located on top of the rock wall mentioned above is in disrepair, with areas of rot and material fallen over or broken. The fence is wooden and has not been treated leading to ease of decay. The posts seem to be pressure treated, but have also rotted at the base where they were once secured by cement. The

proposed action to rectify this is to construct a new picket fence using cedar and painted white with a design to match what is currently in place. The fence, and all associated openings and gates, will be installed in the exact location as they currently exist. A quick drying, post specific cement will be utilized to secure the fence upright.

One condition was added within the recommendation that any conditions specified in the Ontario Trust's approval are met.

Dated at Odessa this 10<sup>th</sup> Day of July 2024.

Jennifer Hay  
Planning Assistant  
The Corporation of Loyalist Township  
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