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May 9, 2013

ONTARIO HERITAGE TRUST

VIA INTEROFFICE MAIL

Paul Mitcham
Commissioner, Community Services
201 City Centre Drive, 9th Floor
Mississauga, ON L5B 4E4

MAY 15 2013

RECEIVED

Re: HAC Report 3-2013 – Request to Alter a Heritage Designated Property, Parker
(Chappell) House, 4300 Riverwood Park Lane, Ward 6

The Heritage Advisory Committee at its meeting on April 23, 2013 considered a Corporate Report dated March 26, 2013 regarding the above noted matter and approved the following recommendation:

HAC-0029-2013

That the request to alter the Parker (Chappell) House, as described in the Corporate Report dated March 26, 2013 from the Commissioner of Community Services, be approved.
Ward 6
(HAC-0029-2013)

This recommendation was approved by General Committee on May 1, 2013 and subsequently adopted by City Council on May 8, 2013.

For your reference, I have attached the Corporate Report regarding this matter.

Regards,

Julie Lavertu, Legislative Coordinator
City of Mississauga
Legislative Services Division, Office of the City Clerk
905-615-3200, ext. 5471; Julie.Lavertu@mississauga.ca

cc (by email). Councillor Ron Starr, Ward 6
Brenda Breault, Commissioner, Corporate Services and Treasurer
Susan Burt, Director, Culture Division
Elaine Eigl, Heritage Coordinator
Raj Sheth, Director, Facilities and Property Management
Andrew Whittemore, Manager, Culture and Heritage Planning
Paula Wubbenhorst, Acting Senior Heritage Coordinator

cc (by regular mail). Jim Leonard, Registrar, Ontario Heritage Trust, Heritage Programs and Operation, 10 Adelaide Street East,
Toronto, ON, M5C 1J3

encl. Corporate Report dated March 26, 2013



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

APR 23 2013

DATE: March 26, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: April 23, 2013

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: **Request to Alter a Heritage Designated Property**
Parker (Chappell) House
4300 Riverwood Park Lane
(Ward 6)

RECOMMENDATION: That the request to alter the Parker (Chappell) House, as described in the report from the Commissioner of Community Services, dated March 26, 2013, be approved.

BACKGROUND: Toronto lawyer W.R. Percy Parker commissioned A. Shy Mathers, of Mathers and Haldenby, to design this Arts & Crafts country retreat. Hyleard and Grace Chappell owned the house from 1956 to 1988. The City designated the property under the *Ontario Heritage Act* in 2004. As such, a heritage permit is required to alter the property.

COMMENTS: The foundation of the subject house is suffering from extensive dampness and deterioration in two particular areas: the north basement and the vault below the main entrance. Additionally, the low walls around the front porch have reached the end of their life, at least in part, due to excessive moisture.

As such, the City's Facilities and Property Management Division proposes that these walls be repaired and that measures be put in place to prevent further/future deterioration from moisture. The proposal, by George Robb Architect, includes test excavations that will direct the scope of work.

At minimum, the vault slab and walls would be removed and rebuilt. The low stone porch walls would also be removed and rebuilt and the porch floor re-graded. The north foundation wall would be repaired. Additionally, the attached solarium would be underpinned and the window well replaced. There is a low stone landscaping wall in this area that would also need to be removed and rebuilt to facilitate the work. Proper foundation drainage systems would be installed in both areas. The full report, as well as specifications, architectural and structural drawings are attached as appendices one thru four respectively.

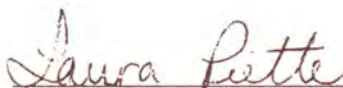
As long as all rebuilding is done with the same methods and materials as that which exists, Heritage Planning staff support this proposal. Should it be determined and/or confirmed that localized gardening practices, i.e. irrigation, grading and watering of potted plants, are contributing to the deterioration of the foundations and walls, steps need to be taken, in conjunction with Parks & Forestry staff and the Riverwood Conservancy, to address these issues in the long term.

FINANCIAL IMPACT: The cost is covered under Facility and Property Management's 2012 approved capital budget, as the consulting service commenced last year.

CONCLUSION: The foundation walls of the Parker (Chappell) House, as well as the low walls that form the front porch, need to be repaired and/or rebuilt. It is recommended that the project proceed, as long as all methods and materials are "like for like" and long term measures are put in place to prevent further/future deterioration.

ATTACHMENTS:

- Appendix 1: Foundation Review & Strategic Repair Report
- Appendix 2: Specifications
- Appendix 3: Architectural Drawings
- Appendix 4: Structural Drawings



Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator