

## **COMMITTEE OF THE WHOLE – DECEMBER 6, 2011**

### **REQUEST FOR DEMOLITION OF DESIGNATED PROPERTY WITHIN THE WOODBRIDGE HERITAGE CONSERVATION DISTRICT, 197 WOODBRIDGE AVENUE, GARAGE/CARRIAGE STRUCTURE – WARD 2**

#### **Recommendation**

The Commissioner of Community Services and the Director of Recreation and Culture provides the following recommendation on behalf of Heritage Vaughan Committee:

1. That Heritage Vaughan does not approve of the demolition of the garage/carriage structure at 197 Woodbridge Avenue and request the applicant restore the property.

#### **Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

#### **Economic Impact**

N/A

#### **Communications Plan**

All Heritage Vaughan Committee agenda items and minutes relating to committee meetings are circulated to relevant City departments, applicants and their representatives. Committee meeting minutes are posted on the City's website.

#### **Purpose**

The purpose of this report is for Council to consider Heritage Vaughan's recommendation with respect to the request for demolition by the owner for the garage/carriage house structure at 197 Woodbridge Avenue, located in the Woodbridge Heritage Conservation District and designated under Part V of the Ontario Heritage Act.

#### **Background - Analysis and Options**

Heritage Vaughan Committee at its meeting of November 16, 2011 considered the request for demolition by the property owner of 197 Woodbridge Avenue, for the garage/carriage structure located to the rear of the subject property. The property also contains a main house identified as the Dr. Peter McLean house built in the Queen Anne style in 1893. The property is located within the Woodbridge Heritage Conservation District, and therefore, all buildings/structures on it are designated under Part V of the Ontario Heritage Act.

At the November 16, 2011 meeting, Heritage Vaughan passed a motion that recommended to Council to refuse the owner's proposed demolition of the building and request the owner to restore the structure.

Heritage Vaughan's role as a statutory advisory committee is, in part, to make recommendations to Council as it relates to designated heritage property (Part IV or Part V) of the Ontario Heritage Act and to make recommendation relating to the alteration, demolition or removal of designated

property under the Ontario Heritage Act. Although, the City's Heritage Delegation By-law 155-2010 allows staff to issue Heritage Permit applications that are approved by Heritage Vaughan Committee, the by-law requires that refusal for demolition of a designated building by Heritage Vaughan must be forwarded to Council for a final decision on the matter.

#### Heritage Status of Property

- 1.1 The subject property at located at 197 Woodbridge Avenue is designated Part V of the Ontario Heritage Act, as it is part of the Woodbridge Heritage Conservation District.
- 1.2 The property is identified as a Contributing building in the Woodbridge Heritage Conservation District Inventory.
- 1.3 The subject property is also listed in the City's *Register of Buildings of Architectural and Historical Value*.
- 1.4 The subject structure is a Victorian carriage house style, built circa 1893, by Dr. Peter Douglas McLean, a local doctor and elected Member of Parliament in 1907. Two generations of McLean doctors served the community after their father - Dr. Garnet Douglas and Dr. Charles McLean.
- 1.5 Doctors McLean District Park in Woodbridge was named in honour of their service to the community.
- 1.6 Peter McLean owned the first automobile in Woodbridge and in 1910 the structure was converted from a stable for use as an automobile garage.
- 1.7 Summary of architectural character defining elements of carriage/garage:
  - 1.7.1 Rough timber post and beam structure, as confirmed in the engineer's letter.
  - 1.7.2 East elevation: Gabled roof with one central gothic gable with rectangular masonry opening for wood louvered vent.
  - 1.7.3 Two door urban barn/garage at gable end. Depressed elliptical arch of front left door bricked in when wood lintels installed for two (single) swinging garage doors for automobile c. 1910.
  - 1.7.4 Painted rough sawn lintels on north elevation.
  - 1.7.5 Swing door (vertical paneling) on west side.
  - 1.7.6 Gothic central gable.
  - 1.7.7 Window openings with wood louvered shutters.
  - 1.7.8 Rectangular window openings.
  - 1.7.9 Clad in red brick with segmental and depressed elliptical brick arches.
  - 1.7.10 Wood vertical board hinged hay loft access doors on north elevation and on west elevation.

#### Analysis

The Building Standards Department has deemed the building unsafe for occupancy and has requested the owner to secure the building until such time as Heritage Vaughan and Council reviews its demolition.

The owner's engineer has provided a letter and a report that details the structure's poor condition. The issues identified in the letter/report include the shifting of the foundation on the east side and resulting danger of buckling of the east foundation wall and the brick veneer above it. Other related damage is described in a letter/ report which is found as attachment to this report. The following is a summary of findings as provided by the owner's engineer/architect to Heritage

Vaughan Committee at its meeting in November (Details and photographic documentation is found in Attachment 2 ):

- Severe displacement of building.
- Building rotating off its stone foundation.
- Stone foundations- unreinforced - unable to resist rotation - essentially foundation has failed.
- Displacement has caused building to be very unstable and unsafe.
- Main floor has become unsupported in several areas and thus unstable.
- Intermediate piers beneath main floor are inadequately constructed and unstable.
- Wood rot evident in the structural framing.
- Extensive water penetration & mould on sheathing making structural framing suspect.
- Brick masonry cladding – literally tearing apart from the displacement of the building.
- Extensive deterioration readily visible in the stone foundation & brick masonry
- Shifting of building has lead to openings to become out of true/as built.
- Existing building does not meet current occupancy and safety standards

The engineer concluded that the “most probable cause of the building's failure is soil and hydrostatic load acting against the unreinforced west and north foundation walls of the building, in combination with frost action. Wind loading and seismic activity may have had some negative effect on the building as well.”

With permission of the owner staff visited the site to document the exterior. The structure was photographed from the outside, and the issues described in the report can be observed. Cultural Services staff could not complete a Built Heritage Evaluation due to lack of access to the interior of the structure in its unsafe condition.

As already noted, the City's Building inspector has deemed the building unsafe due to its condition and requested the owner ensure it is secure so that no one can gain entry. The Building Standards Department has issued an “Order Prohibiting Occupancy/Use” and an “Order to Remedy and Unsafe Building” to the property owner regarding the subject building.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:  
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:  
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

#### **Regional Implications**

N/A

#### **Conclusion**

Staff is bringing forward Heritage Vaughan's recommendation for Council's consideration. Council's decision on the matter will be final. The subject heritage building is identified as having architectural and historical value, and is identified in the Woodbridge Heritage Conservation

District Plan as being a “contributing” building to the heritage character of the Woodbridge Avenue streetscape. The demolition of “contributing” buildings within the Woodbridge Heritage Conservation District is not recommended by the Woodbridge Heritage Conservation District Plan. The poor condition of the building, however, is apparent making restoration of the structure a costly undertaking and the reuse or reconstruction of some architectural features prohibitive due to their deterioration.

**Attachments**

1. Aerial photograph and historical images.
2. Engineer and architect evaluation of structure.

**Report Prepared By**

Mary Reali, Director of Recreation and Culture, ext. 8234  
Angela Palermo, Manager of Culture, ext 8139

Respectfully submitted,

Marlon Kallideen  
Commissioner of Community Services



COMMITTEE OF THE WHOLE – DECEMBER 6, 2011- WARD 2

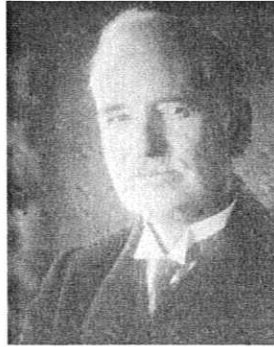
Attachment 1



Fig. 1. Aerial photo showing location of 197 Woodbridge Ave.



Dr. Peter McLean



Dr. Peter Douglas McLean



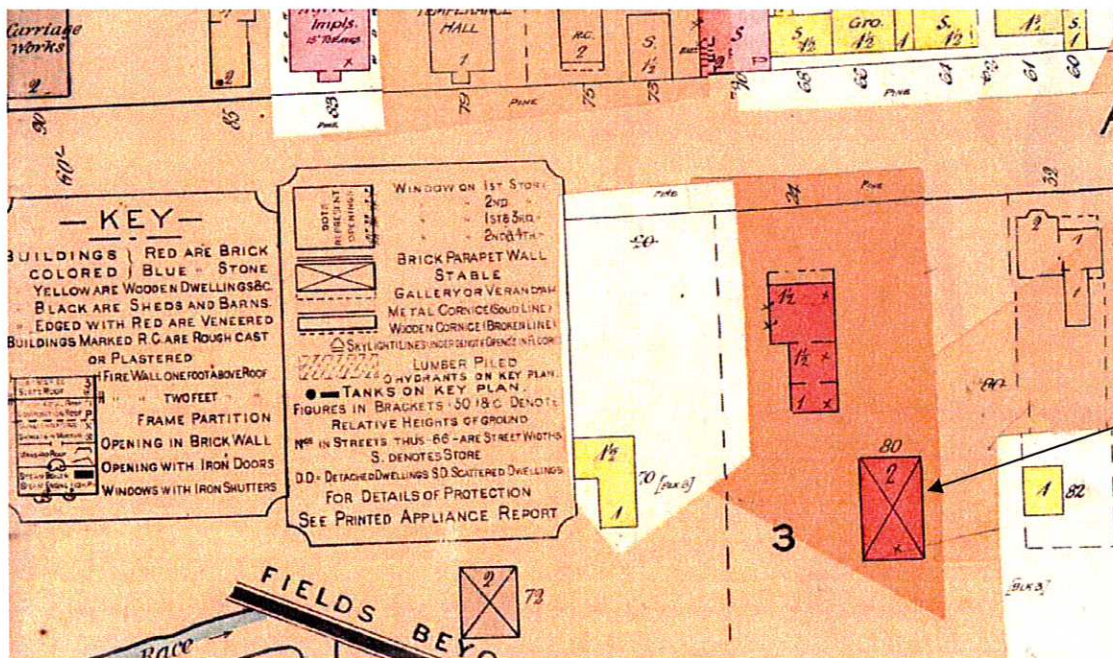
Dr. Garnet Douglas McLean

Fig. 2. Three generations of McLean physicians. Reaman.



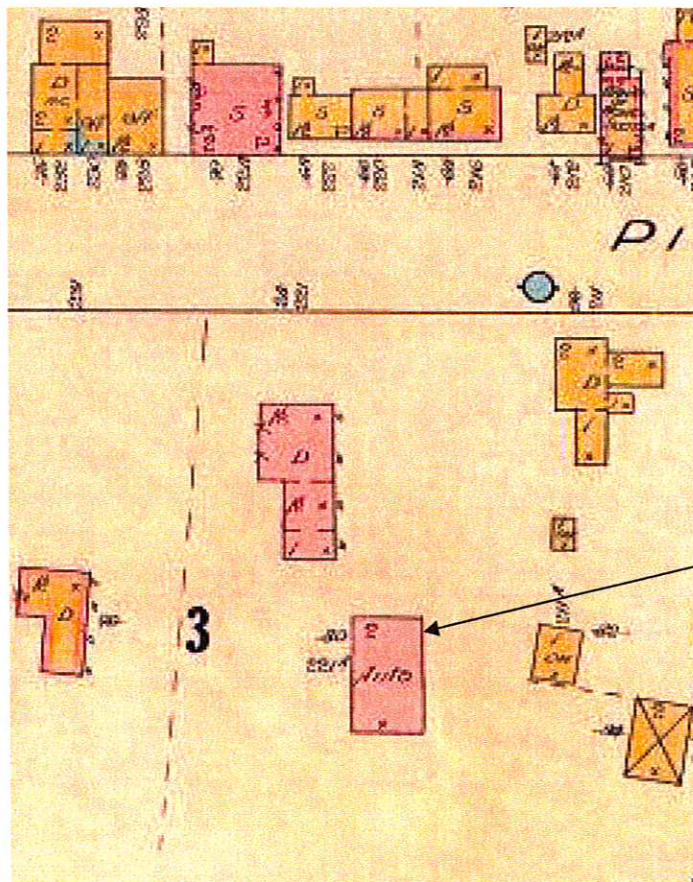
Fig. 3. Dr. Peter McLean and his automobile, circa 1910. Reaman.





Dr. McLean's Carriage House

Fig. 4. 1884 (Revised 1904) Woodbridge Fire Insurance Map. Subject Building noted as "stable".



Dr. McLean's Carriage House

Fig. 5. 1926 Woodbridge Fire Insurance Map. Subject building noted as "Auto".

COMMITTEE OF THE WHOLE – DECEMBER 6, 2011- WARD 2

Attachment 2



**Remy Consulting Engineers Ltd.**

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Toronto, Ontario  
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Project No. 0862A-11

July 29, 2011

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Mr. Ieradi:

**Review of Building Structure  
197 Woodbridge Ave  
Woodbridge, Ontario**

Remy Consulting Engineers Ltd. (RCEL) was retained by yourself to review and comment on the structural integrity of the building located at 197 Woodbridge Ave, in Woodbridge, Ontario. It is our understanding that a decision to restore the building is dependent upon the structural integrity of the building.

We visited the site on July 5th, 2011 and reviewed the building that was located on the property at 197 Woodbridge Ave. Although the age of the building was not readily available, it appears to be an older farm building that likely had various uses over its service life but predominantly was utilized for storage of equipment and other agricultural products.

The building consists of rough timber post and beam framing above grade that is supported upon stone masonry foundation walls. The exterior walls of the building are clad with clay brick masonry with wood framed openings for the doors and windows. The building contains pitched roofs that are protected with asphalt shingles. The grade around the building slopes to the south and east. Thus, more of the foundation walls are exposed on the east and south sides of the building.

Based upon a visual review of the exterior of the building, it is readily apparent that the building is in need of extensive repair/reconstruction.

The foundation walls along the east side of the building have shifted to the point where the stability of the building is a serious concern due to potential buckling of the wall. The brick veneer has also cracked and displaced such that it has shifted with the east foundation wall. Buckling of this veneer is also a serious concern.

Very wide cracking and horizontal displacement of the brick veneer observed along the west wall is also indicative of shifting of the south foundation wall. Other cracked and displaced veneer masonry observed above the garage doors at the front (north side) of the building.



A review of the interior framing of the building revealed significant displacement of the floor and wall framing particularly along the east side of the building. It is our opinion that this displacement is most likely directly related to the movement in the foundation walls.

Restoration of the existing structure will require extensive re-construction of the foundation walls of the building along with the restoration of the structural timber framing to plumb the building. The brick masonry veneer will likely have to be removed and replaced to accommodate the re-construction of the foundation walls at least along the east, south and west walls of the building. Considering the type of building and it's very poor condition, in our opinion, re-construction is neither a viable or a cost effective approach.

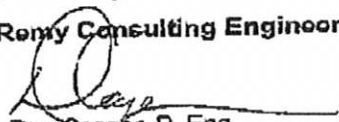
Some previous brick repairs were observed over the east garage doorway. The west garage door was completely dislodged from the door frame and most of the door and window frames require extensive maintenance. The roof fascia and over hangs also require maintenance.

Based upon the current condition of the existing building, it is our opinion that the building should be demolished without delay in order to minimize the potential damage to buildings on the adjacent property and to ensure the safety of the general public.

We trust that this report meets your immediate requirements and if acceptable. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**Remy Consulting Engineers Ltd.**



Don Cooper, P. Eng.  
President

Fig. 2. Below: November 16, 2011 Presentation to the Heritage Vaughan Committee by Nino Rico Architect and REMY Consulting Engineers, Ltd. (slides 1-22).

Doctor McLean Carriage House  
197 Woodbridge Ave. Vaughan

### Building History


Built circa 1893 by Dr. Peter Douglas McLean.

Rough timber and post structure, originally built in wood cladding .

Structure converted in 1910 as a car garage. Probably at the same time the structure was clad in clay bricks.

Exterior presents modifications to the front and side facades with the introduction of an additional front door and wood lintels probably in the 1950s' or 60s'.

nino rico architect  
REMY Consulting eng.





## Building Characteristics

Hip roof with gothic gable on east side.

One original door and one added door at front gable end.

Red brick cladding with segmental and depressed brick arches.

Swing door (vertical panelling) on west side

Plain rear elevation.



North Elevation



North West Elevation



South West Elevation

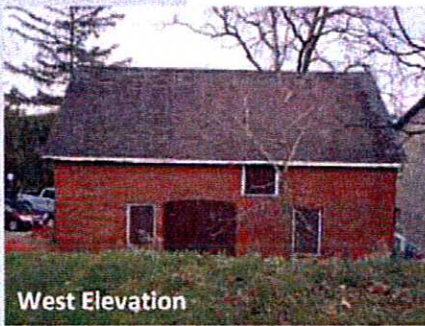


South East Elevation



### Building Construction

- Shale Stone with Cement Mortar **Foundation Walls**
- Rough Cut Timber **Structural Framing**
- Wood Plank Sheathing & Burned Clay Brick Masonry **Wall Cladding**
- Gable Pitched **Roof** with Wood Plank Sheathing and Asphalt Shingles



West Elevation



Roof Rafters

- Main Floor:** Wide Timber planking resting on Rough cut 2"x8" timber joists @ 2' (600mm) centres supported upon foundation walls & intermediate beams and piled stone piers.
- Upper Floor:** Timber Planking resting on rough cut 2"x8" timber joists @ 2' (600mm) centres spanning the width (~24'- 7200mm) of the structure.
- Roof Structure:** Rough Cut 2"x8" timber rafters @ 2' (600mm)centres extending between Central Peak and the East and West Wall Framing.

## Building Front

Considerable brick deterioration due to wall shifting and frost action.

NORTH ELEVATION - 197 WOODBRIDGE AVENUE

### LEGEND

- MISSING BRICK COURSES
- SEVERE MORTAR LOSS
- VERY WIDE CRACKS IN BRICK MASONRY
- READILY VISIBLE DISTORTION OF WALL





## East Elevation

Considerable deterioration of stone foundation wall and upper brick cladding due to wall shifting and frost action.

EAST ELEVATION - 197 WOODBRIDGE AVENUE

LEGEND

MISSING BRICK COURSES  
SEVERE MORTAR LOSS  
VERY WIDE CRACKS IN  
BRICK MASONRY  
EASILY VISIBLE  
DISLOCATION OF WALL





Doctor McLean Carriage House  
197 Woodbridge Ave. Vaughan

## West Elevation

Considerable deterioration of brick cladding due to wall shifting and frost action.

Caving of roof structure due to the above and to wood structure decay.

WEST ELEVATION - 197 WOODBRIDGE AVENUE

LEGEND

BRICKWORK  
REPAIRS  
REPAIRS TO BRICKWORK  
REPAIRS TO BRICKWORK  
REPAIRS TO BRICKWORK



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REMY Consulting eng.

## South Elevation

Similar evidence of stone and deterioration of brick cladding, consistent with the other walls.

SOUTH ELEVATION - 197 WOODBRIDGE AVENUE

LEGEND  
MISSING BRICK (X)  
SEVERE MORTAR  
VERY WIDE COUGH  
BRICK MASONRY  
NEARLY VISIBLE  
DISTORTION OF R





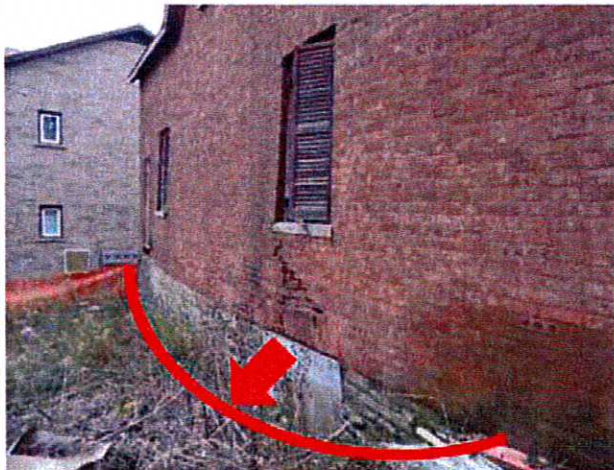
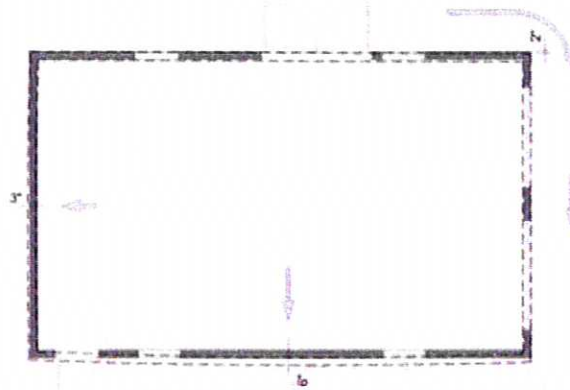
Doctor McLean Carriage House  
197 Woodbridge Ave., Vaughan

## Shift of Building

Note: Severe (180mm) displacement of the brick masonry and the stone foundation wall

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GENERAL PLAN - 197 WOODBRIDGE AVENUE

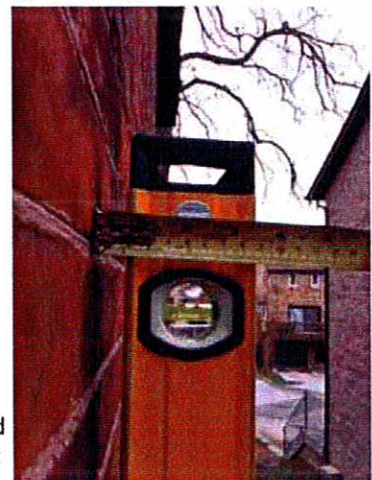




## Wall Displacement

East Wall has been displaced  
at least 180mm from its original  
vertical line

NE corner of the building has  
been displaced 22mm over 1.2m  
or 84mm over the height (4.6m)  
of the building to the lower ridge.



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Structure along South Wall has been displaced  
by 20mm over 1.2m or 77 mm over the height  
of the structure to the overhang

## Building Deterioration

### Stone Masonry:

Deteriorated Shale  
Stone Masonry Unit  
Separating into Layers



### Dry Rot in Wood Framing:

Framing member should  
be rough cut to 100mm  
(i.e. 50mm of member has  
rotted away).





## Stone Foundation Wall

Completely deteriorated  
Mortar being removed  
from Wall.

Note: Deteriorated mortar  
at least 250mm at south  
east corner





### Brick Deterioration

An example of the extent of the brick masonry deterioration (i.e. the full width of the brick).



Note:  
Deteriorated brick masonry  
mortar easily removed by hand



## Brick Deterioration

### West Wall:

Note: Severe displacement of brick masonry and failed brick header above window on west side of building



### East Wall:

Note: Severe (180mm) displacement of the brick masonry and the stone foundation wall



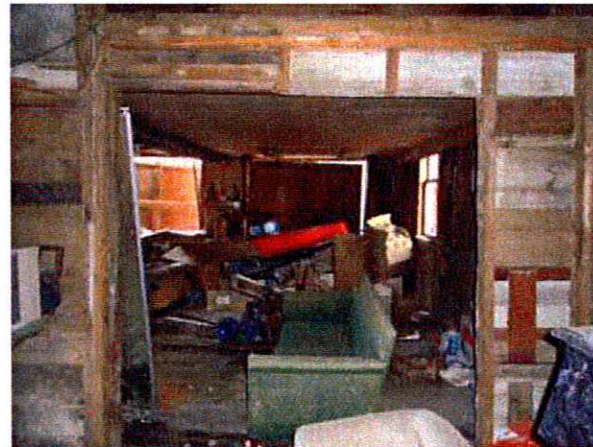


Doctor McLean Carriage House  
197 Woodbridge Ave. Vaughan

## Building Interiors

Severely Water Stained Sheathing at outer walls.

Note: Extensive water damage  
Deterioration the wood cladding and  
structure and extensive presence of mould.



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REMY Consulting eng.



## Building Interiors

Doctor McLean Carriage House

197 Woodbridge Ave. Vaughan

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## Rotted Wall Sheathing

Severely Water Stained Sheathing

Note: Dry Rot in Wall Sheathing at  
second floor level- West Elevation

Note:

Severe Water Stained  
Sheathing in direct  
contact with  
structural framing





### Sagging structure of Main Floor

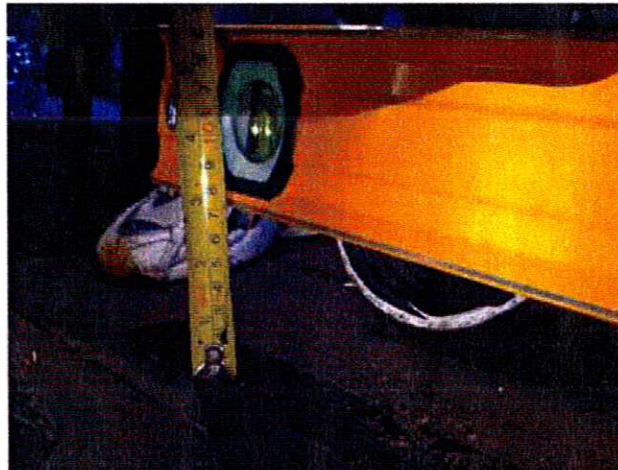
#### Sagging Floor in SE Quadrant

Note: Sections of Wood  
Flooring added to fill in  
sagged areas of the  
flooring



#### Sagging of Failed Floor Joists at NE Quadrant

Note: Sagging Floor Boards  
resulting from floor joists  
slipped off foundation wall-  
Measured deflections  
represent 75mm over 1.2m or  
230mm between supported  
ends of joists.





## Building Displacement

East Wall Wood Framing has been displaced approximately 175mm over the height of the building to the lower ridge



## Intermediate Pier Construction

Poorly Constructed Intermediate Pier consisting of stacked single width brick and stone slabs without any mortar

## Flooring Structural Condition

### Main Floor:

Unsupported Flooring  
in SW Quadrant

Note: Unsupported  
condition present at  
the SW corner of the  
building





## Summary of Findings

Severe Displacement of building

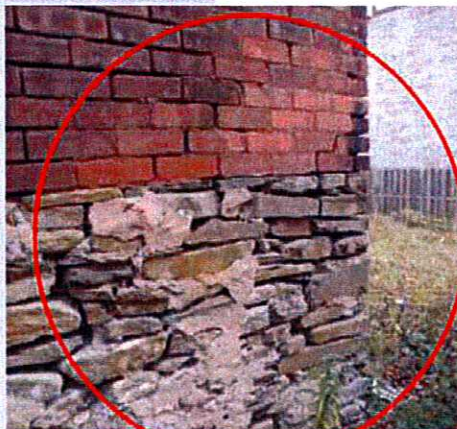
- Building **Rotating** off its stone foundation
- Stone foundations- **Unreinforced**- Unable to resist rotation- essentially have failed
- Displacement has caused building to be Very **Unstable** and **Unsafe**
- Main floor has become **Unsupported** in Several Areas and thus Unstable
- Intermediate Piers beneath Main Floor are **inadequately** constructed and Unstable
- Wood Rot** Evident in the Structural Framing
- Extensive Water Penetration & **Mould** on Sheathing making structural framing suspect
- Brick Masonry Cladding –literally **tearing apart** from the displacement of the building
- Extensive **deterioration** readily visible in the stone foundation & brick masonry
- Shifting** of building has lead to openings to become out of true
- Existing building **does not meet current occupancy and safety standards**



### Probable causes of Building Failure

Most probable cause of building failure is soil and hydrostatic load acting against the unreinforced west and north foundation walls of the building in combination with frost action.

Wind loading and seismic activity may have had some negative effect on the building as well.



## Recommendations

- Building is **very unstable** and thus **unsafe** to general public and users of the building.
- Rehabilitation of the building will require the **complete dismantling** of the building to re construct and reinforce the foundation walls, intermediate piers, re-support & re-construct the main floor, re-construct the structural framing, sheathing, brick masonry, window and door framing and roof coverings.
- Given the extent of the building damages and the fact that no part of the structure, from the foundation walls to the roofing can be preserved, the **restoration** of the building and its rehabilitation to present standards is **not technically possible**. The substitution of the stone, bricks, wood walls and flooring and roof structure will defy the purpose of historical preservation and architectural conservation.
- Based on the above, it is our professional opinion that, for the safety of neighbours and the general public, the **building be demolished** in a timely manner.