Town of Newmarket
Agenda
Heritage Newmarket Advisory Committee

Date: Tuesday, April 6, 2021
Time: 7:00 PM
Location: Electronic VIA ZOOM
See How to Login Guide

Pages

1. Additions & Corrections to the Agenda

2. Conflict of Interest Declarations

3. Presentations/Deputations

4. Approval of Minutes

4.1. Heritage Newmarket Advisory Committee Meeting Minutes of February 2, 2021 — 1

5. Correspondence

6. Items

6.1. 425/431 Davis Drive (Union Hotel) - Fenestration Assessment — 5

1. That the Fenestration Assessment prepared by Bob Abraham Architecture Corporation dated March 22, 2021 be received; and,

2. That the Heritage Newmarket Advisory Committee support Planning Services in approving the heritage permit to remove and replace the windows and central entry with sidelights in accordance with the Fenestration Assessment prepared by Bob Abraham Architecture Corporation dated March 22, 2021.

6.2. Discussion about status of Committee Review of List of Properties of Interest

6.3. Council Workshop - Advisory Committees Work Plan Accomplishments

7. Committee Reports

7.1. Elman W. Campbell Museum Board

7.2. Lower Main Street South Heritage Conservation District Advisory Group

8. New Business

9. Adjournment

Town of Newmarket

Minutes

Heritage Newmarket Advisory Committee

Date:	Tuesday, February 2, 2021
Time:	7:00 PM
Location:	Electronic VIA ZOOM See How to Login Guide
Members Present:	Billie Locke, Chair Gord McCallum, Vice-Chair Councillor Bisanz Norman Friend Mitch Sauder Joan Seddon
Members Absent:	David McLennan
Staff Present:	P. Cho, Planner D. Morton, Planner A. Walkom, Legislative Coordinator

The meeting was called to order at 7:03 PM. Billie Locke in the Chair.

1. Additions & Corrections to the Agenda

None.

2. Conflict of Interest Declarations

None.

3. Presentations/Deputations

3.1 Mulock Property Design Concept

Lisa Rapoport of PLANT Architect Inc. provided an introduction to the presentation on the Mulock property design concept. Sharon Vattay of GBCA provided an overview of the history of the site and the owners, including the Mulock family. She also provided details on the heritage designation of the house and statement of significance. Lisa Rapoport provided a detailed overview of the site and the house. She advised of the features which are to be preserved and the proposed floor plans for the house. The presentation concluded with the Mulock Arboreum design concept for the property.

Heritage Committee members discussed the presentation and asked questions regarding the statement of significance, existing trees on the site, the positioning of an elevator to be installed in the house, and potential designation of interior features of the house.

Moved by: Councillor Bisanz

Seconded by: Joan Seddon

1. That the presentation provided by Sharon Vattay, GBCA and Lisa Rapoport, PLANT Architect Inc. regarding the Mulock Property Design Concept be received

Carried

4. Approval of Minutes

4.1 Heritage Newmarket Advisory Committee Meeting Minutes of December 1, 2020

Moved by: Gord McCallum

Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of December 1, 2020 be approved.

Carried

5. Correspondence

None.

6. Items

6.1 Discussion about status of Committee Review of List of Properties of Interest

Committee members discussed the review of the properties listed on the Municipal Register of Non-Designated Properties.

6.2 Update on Bogart House

The Planner provided an update on the status of the development located at 16920 and 16860 Leslie Street which contains the Bogart House property. She advised that the intent of the developer is to restore the house for future residential use. However, the Planning Department has not yet received a new submission regarding the property.

Members of the Heritage Committee discussed the ongoing preservation of the building and the eventual restoration of the house.

Moved by: Gord McCallum

Seconded by: Councillor Bisanz

1. That the Heritage Newmarket Advisory Committee request that staff keep the Committee informed and provide more details on the Bogart House as soon as possible, regarding the preservation of the house, protection from impact of activities of the site development around it, and future restoration of the house.

Carried

7. Reports of Committee Members

7.1 Designated Property Maintenance and Concerns

The Planner advised that further research on plaque requests was delayed pending availability of resources from the Newmarket Archives.

7.1.1 Site Plaques

7.1.2 Residence Plaques

7.1.3 Heritage Location Plaques

8. Committee Reports

8.1 Elman W. Campbell Museum Board

Billie Locke advised that as the Museum remains closed there was no update regarding the Elman W. Campbell Museum Board.

8.2 Lower Main Street South Heritage Conservation District Advisory Group

Mitch Sauder provided an update on the properties which had been reviewed by the Lower Main Street South Heritage Conservation District Advisory Group including 209 Main Street South and 253 Main Street South.

9. New Business

None.

10. Adjournment

Moved by: Mitch Sauder

Seconded by: Gord McCallum

1. That the meeting be adjourned at 8:27 PM.

Carried

_____

Chair

_____

Date

Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Memorandum:

Fenestration Assessment, 425 Davis Drive

April 6, 2021

To: Heritage Newmarket Advisory Committee

From: Devon Morton, Planner, Committee of Adjustment and Cultural Heritage

Re: Fenestration Assessment, 425 Davis Drive

Purpose

The purpose of this memo is to provide the Heritage Newmarket Advisory Committee with new information related to the replacement of the windows and central entry with sidelights at 425 Davis Drive (Union Hotel). Discussion of this matter by the Heritage Newmarket Advisory Committee fulfills the requirement of the municipality to consult it's heritage committee, as required by the Ontario Heritage Act.

Background

The existing sash windows and central entry with sidelights are considered heritage attributes as they are identified in the property's designation by-law (2018-53). These attributes are protected from removal and alteration under the Ontario Heritage Act. As such, a Fenestration Assessment was requested to explore the viability of retaining these heritage attributes.

Discussion

A detailed Fenestration Assessment was prepared by Bob Abraham Architecture Corporation dated March 22, 2021. The Fenestration Assessment provided additional information about the existing condition of the windows and central entry with side lights and a rationale for their removal.

The Fenestration Assessment indicates that the existing windows and central entry with sidelights are in poor condition and that rehabilitation is not feasible.

The Fenestration Assessment proposes to replace the existing windows and central entry with sidelights with historically inspired, energy efficient wooden replacements.

Archaeological Research Associates Ltd (ARA), the Town's heritage consultant, has advised that replacing the existing windows and central entry with sidelights with historically inspired, energy efficient wooden replacements will replicate the style and appearance of the existing windows, retain the existing openings, recall the motif of the existing element and is supportable.

Provided the Heritage Newmarket Advisory Committee has no concerns with the approach outlined herein, Planning Services will issue the Heritage Permit.

Respectfully submitted,

Devon Morton

Devon Morton, B.U.R.Pl
Planner, Committee of Adjustment and Cultural Heritage

Attach:

1. Fenestration Assessment, Bob Abraham Architecture Corporation
2. 425 Davis Drive Fenestration Report Review and Heritage Committee, Archaeological Research Associates Ltd.

BOB ABRAHAMS ARCHITECT Corp.

Fenestration Assessment

425 Davis Drive
Newmarket, Ontario

Prepared for:
The Arten Group
2162 Major Mackenzie Drive
Vaughan, ON

Table of Contents

Bob Abrahams Architect Corp.
Heritage Consultant
454 Kingston Road
Toronto, Ontario
M4L 1V3

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647-400-4235

Summary

Fenestration inventory (East, West and South facades):

1 Main entry door with transom and sidelights;
2 Exterior doors with transoms;
1 exterior door;
9 second floor windows of similar size;
4 first floor windows of similar size;
2 openings without windows.

None of these elements date back to the time of the building's construction in the mid-19th century. The glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1925). The use of single glazing in solid wood frames and muntins is unlikely to have been produced after the 1970s when sealed double glazed panes became common. Therefore we estimate that these doors and windows were produced between 1925 and 1970.

Doors, frames, mullions and muntins are painted wood, typically exhibiting warping and breakage as evidenced by the uneven substrate beneath the paint. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint would therefore be lead based, as was ubiquitous during this period. Sashes have been painted shut and will not open. There are no counterweight mechanisms for the sashes.

Single glazed panes are held in place with putty without modern gaskets and sealants, and have very poor energy performance. The sill heights (27 1/4" - 28 1/2") are approximately 12" lower than current codes require to prevent falling, and would present a significant safety hazard unless the sashes were sealed shut or left painted shut. The existing glazing is also not tempered or laminated as would be required by current codes, which presents a safety hazard to occupants inside the building and to pedestrtians below, who could be injured by falling shards of broken glass.

Fenestration inventory (North facade):

3 second floor windows of similar size
2 first floor windows of similar size;
1 exterior door;
1 opening without windows.

These elements were manufactured and installed in the 2010s as part of a new rear wall of the building following the removal of a rear addition. They are designed to replicate the style and proportions of the older windows on the other facades by using solid wood frames and muntins with each sash divided into two panes by a vertical muntin.

Due to the multiple safery hazards of the older windows, combined with their poor condition and lack of heritage value, we recommend to retain all of the new elements on the North facade and to remove and replace all of the other elements.

Replaced elements should be built at least to the specifications of the new elements on the North facade, specifically, solid wood frames and muntins which replicate the style and appearance of the older elements and with code compliant energy and safety attributes. New windows should occupy the same openings as the existing windows, and the lower sash of windows should be limited to an opening of less than 4" to ensure safety at the low sill heights. These windows should be double hung instead of single hung so that occupants can open the upper sash for more generous ventilation than the lower sash alone would provide. The sidelights and transom of the main entry door, though not original, should be replicated in new solid wood construction to recall the motif of the existing element.

South Elevation
425 Davis Drive

Condition and Recommendations for 425-a

Door with Transom

Glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

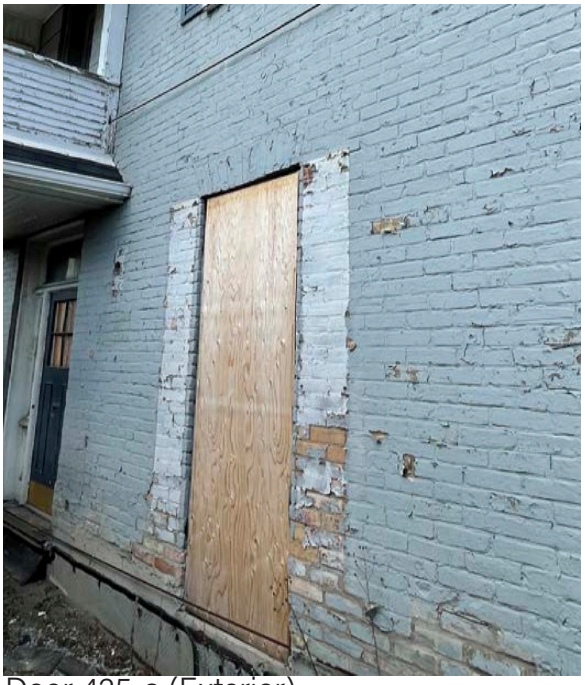
Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

Glazing is single pane, sealed with putty, resulting in very poor energy performance.

Wood substrate is chipped and warped.

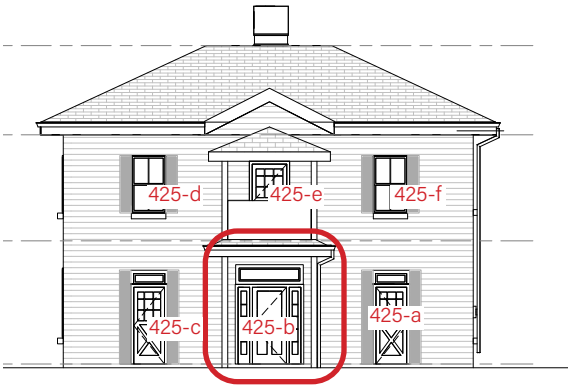
The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood door and transom which is part of a comprehensicely designed fenestration style.


Door 425-a (Exterior)


Door 425-a (Interior)


Door 425-a (Exterior)



South Elevation
425 Davis Drive

Condition and Recommendations for 425-b

Door with Sidelights and Transom

Door is modern, factory made flat sheet goods, <50 years.

Glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920). Some glass lites are broken.

Windows and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

Glazing is single pane, sealed with putty, resulting in very poor energy performance.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace door with new historically inspired energy efficient wood door with lite which matches the other fenestration.

Remove and replace sidelights and transom using solid wood construction which replicates the existing design. Paint wood to coordinate with other fenestration elements.

Door 425-b Exterior Window Frame

Door 425-b Exterior Window Frame

Door 425-b Exterior Window Frame

Door 425-b (Exterior)

Door 425-b (Interior)

South Elevation
425 Davis Drive

Condition and Recommendations for 425-c

Door with Transom

Glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

Glazing is single pane, sealed with putty, resulting in very poor energy performance.

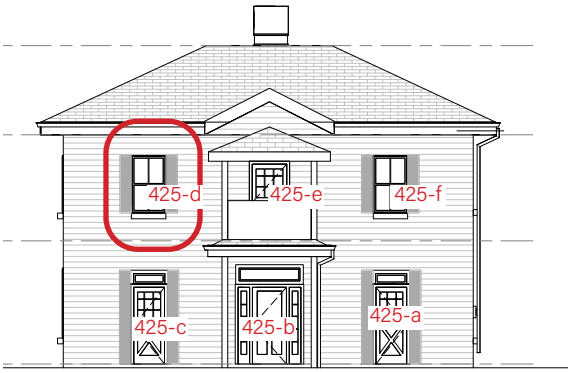
Wood substrate is chipped and warped.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood door and transom which is part of a comprehensicely designed fenestration style.


Door 425-c (Exterior)


Door 425-c (Interior)



South Elevation
425 Davis Drive

Condition and Recommendations for 425-d

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

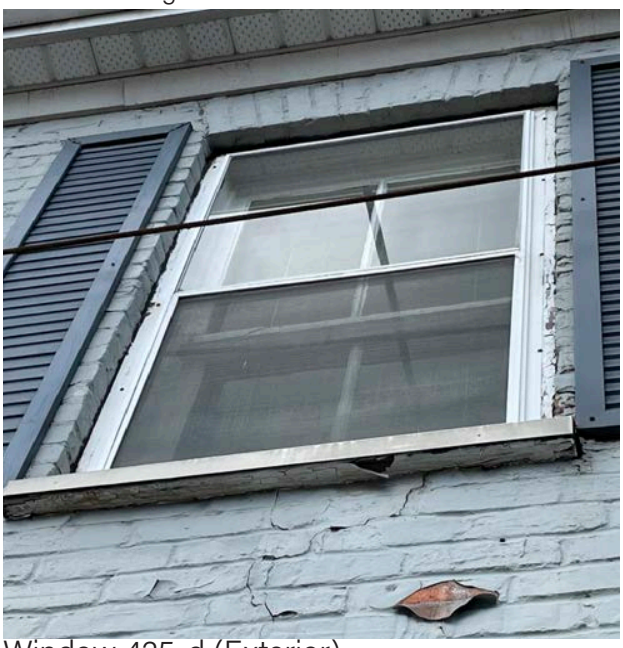
Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

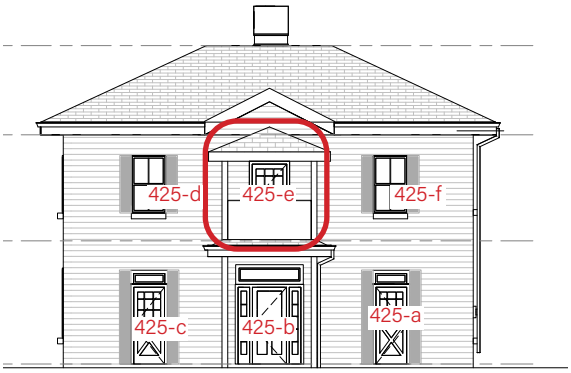
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-d (Interior)



Window 425-d (Exterior)



South Elevation
425 Davis Drive

Condition and Recommendations for 425-e

Door.

Glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

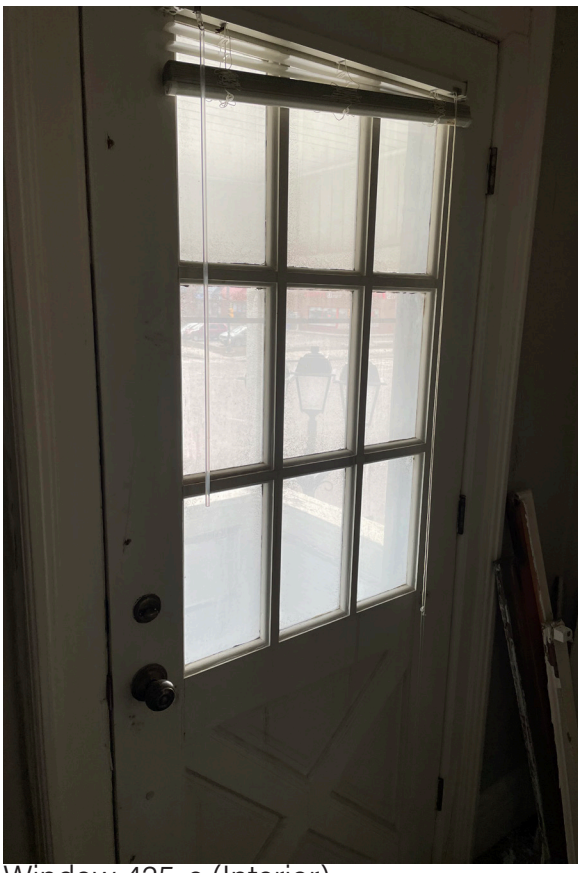
Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

Glazing is single pane, sealed with putty, resulting in very poor energy performance.

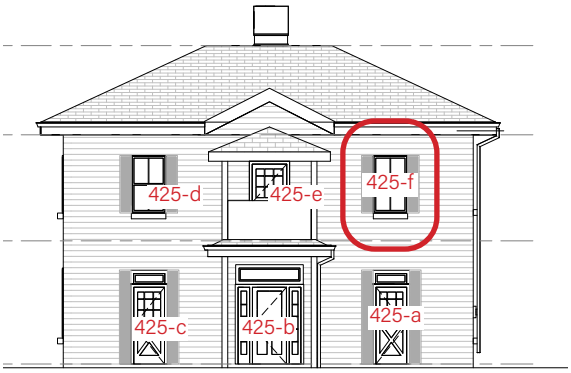
Wood substrate is chipped and warped.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood door which is part of a comprehensicely designed fenestration style.



Window 425-e (Interior)



South Elevation
425 Davis Drive

Condition and Recommendations for 425-f

Window is missing.

Recommendation:

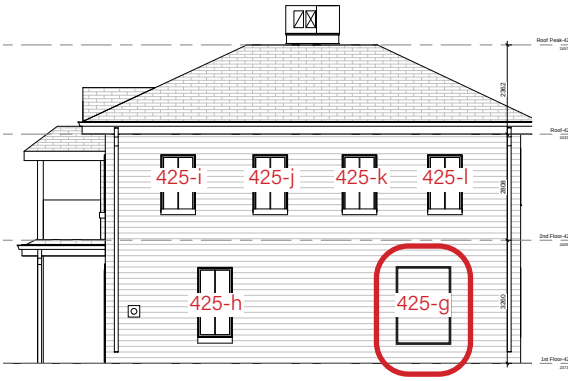
Install new, historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration of the building's typical windows, which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-f (Interior)

Window 425-f (Exterior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-g

Window is missing.

Recommendation:

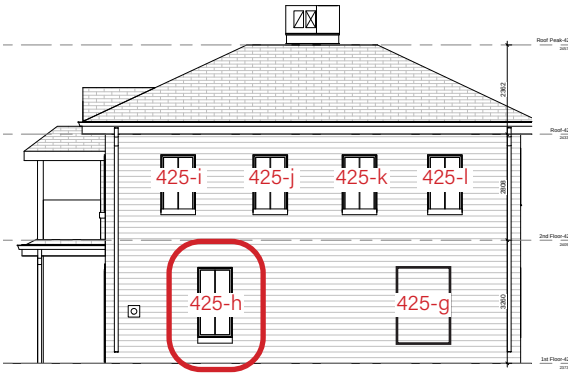
Install new, historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration of the building's typical windows, which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Reconstruct sill

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-g (Exterior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-h

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 27 1/4" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:

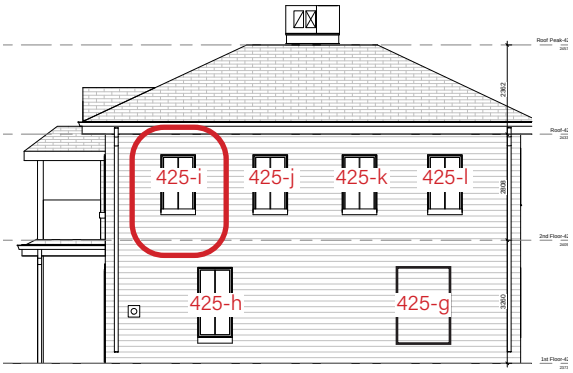
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-h (Exterior)

Window 425-h (Interior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-i

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

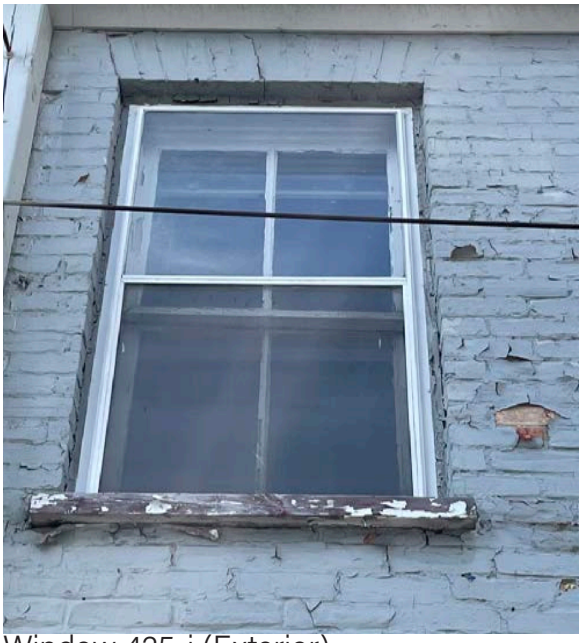
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

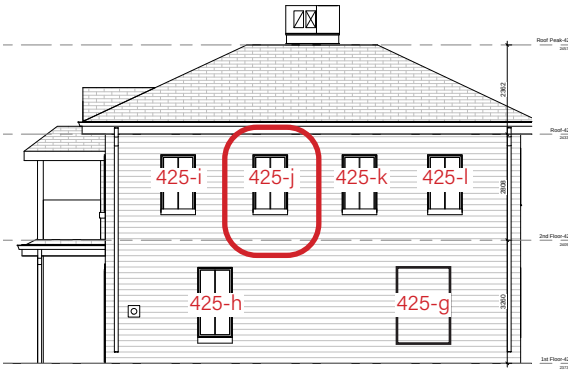
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-i (Exterior)

Window 425-i (Interior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-j

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

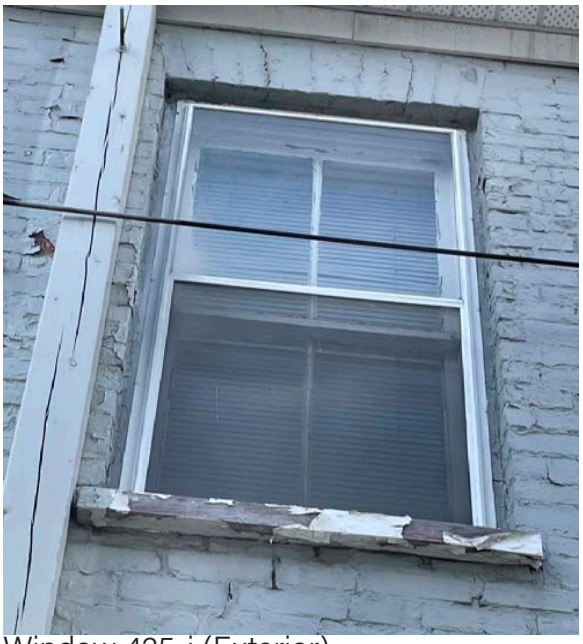
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

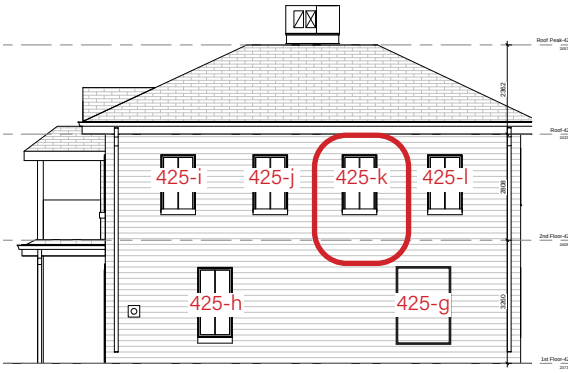
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-j (Exterior)

Window 425-j (Interior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-k

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

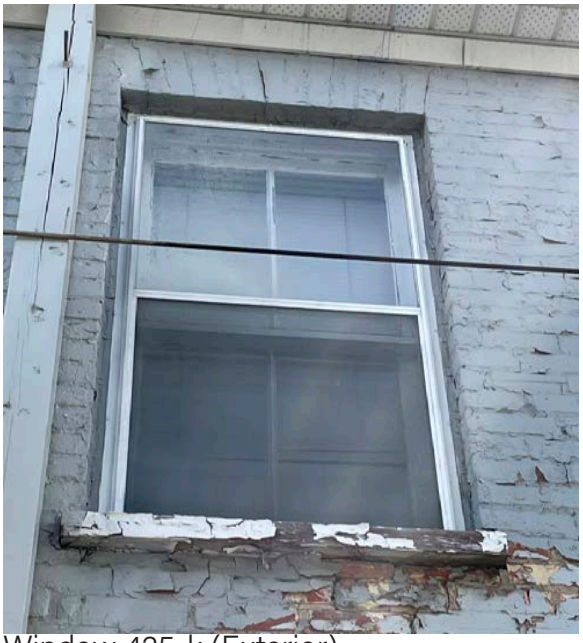
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

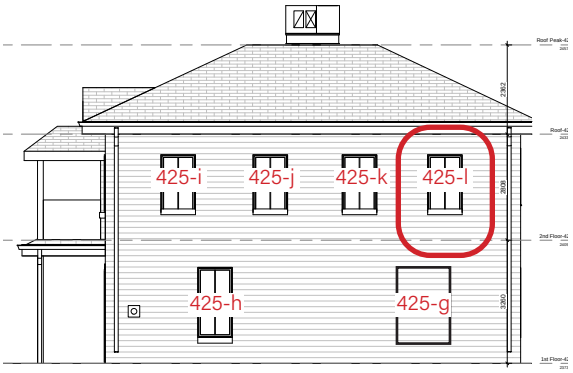
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-k (Exterior)

Window 425-k (Interior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-l

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

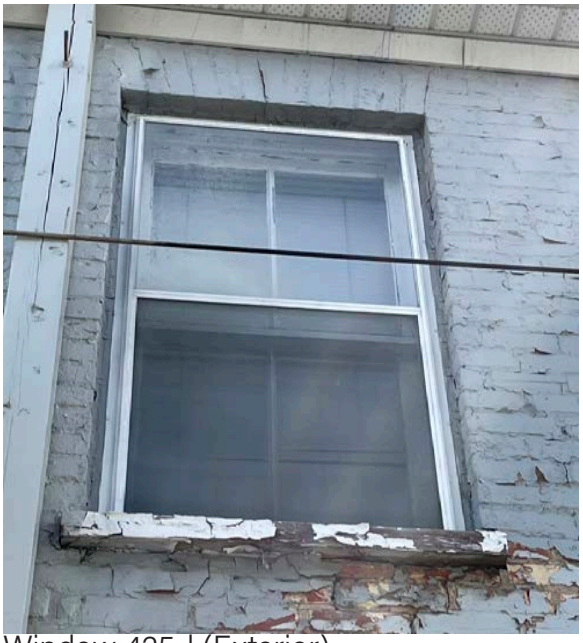
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

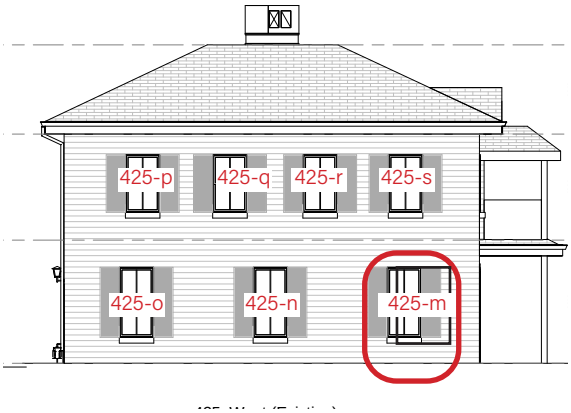
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-l (Exterior)

Window 425-l (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-m

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 27 1/4" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:

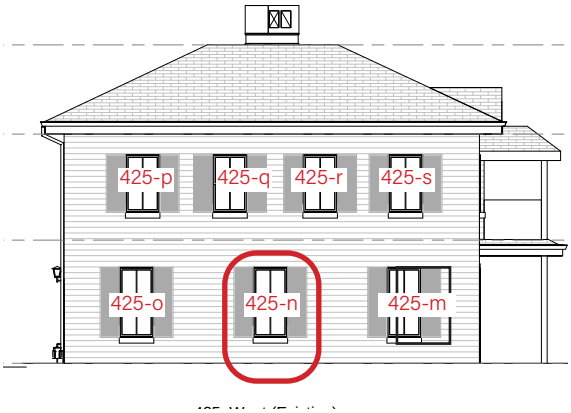
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-m (Exterior)

Window 425-m (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-n

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 27 1/4" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

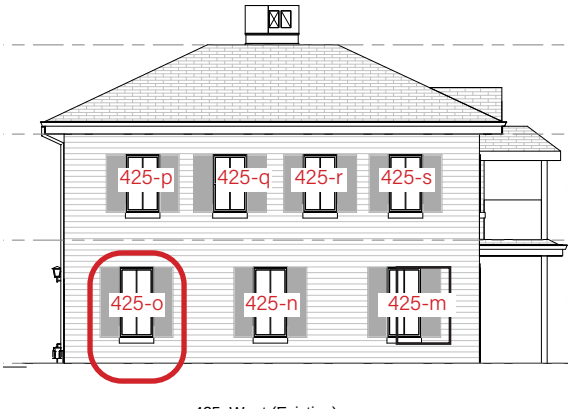
Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-n (Exterior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-o

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 27 1/4" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

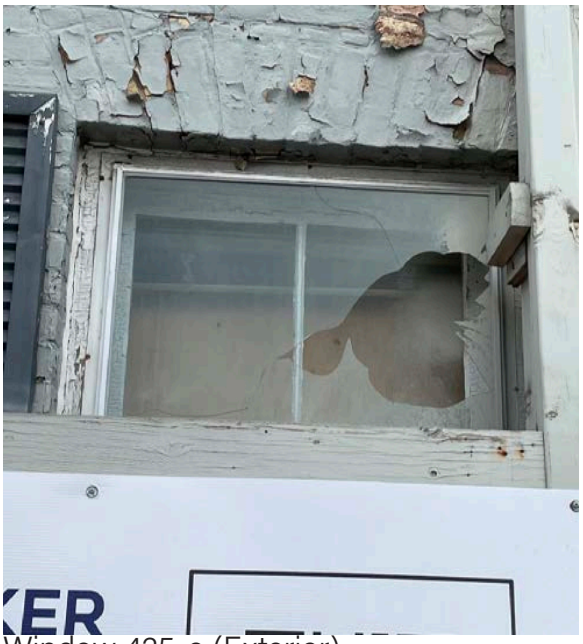
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

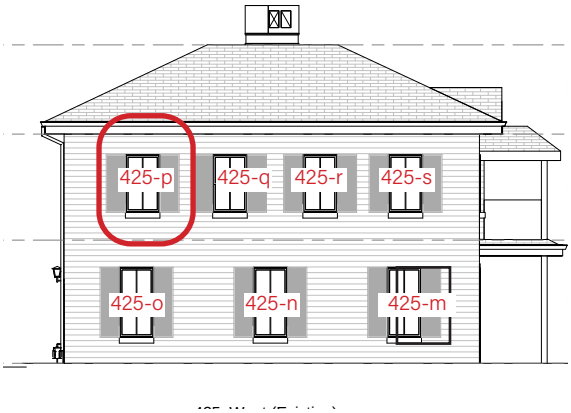
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-o (Exterior)

Window 425-o (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-p

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Sill is embedded into brick which will be removed and so cannot be retained.

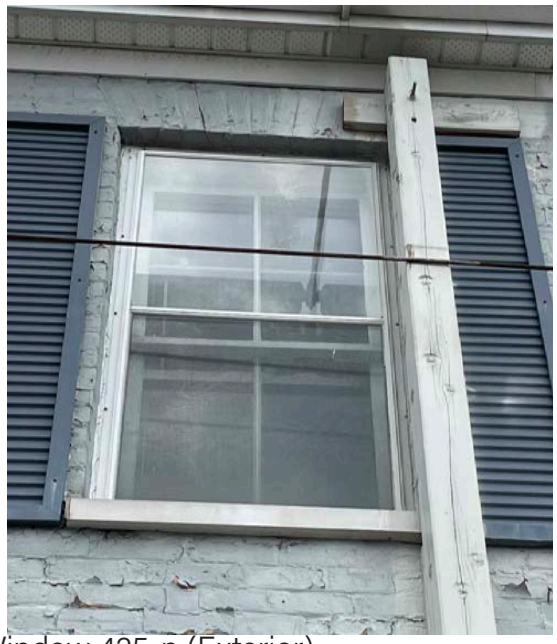
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

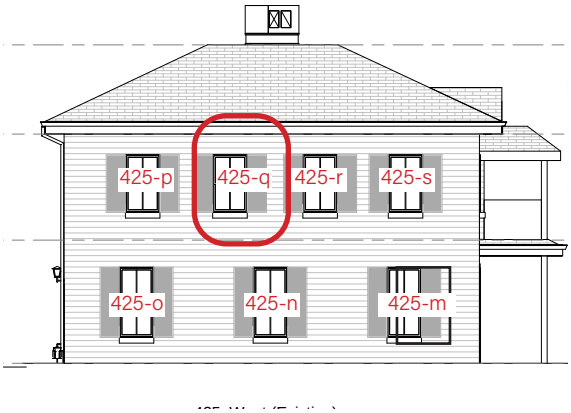
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-p (Exterior)

Window 425-p (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-q

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:

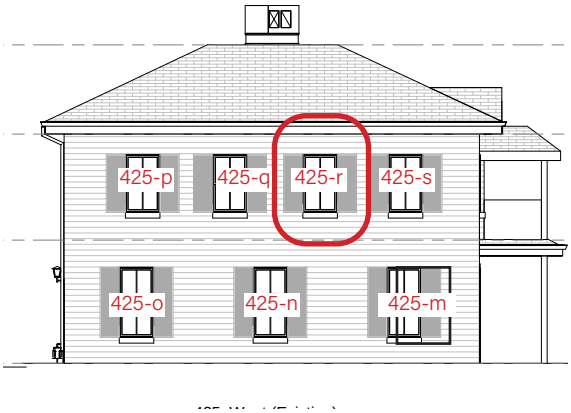
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-q (Exterior)

Window 425-q (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-r

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:

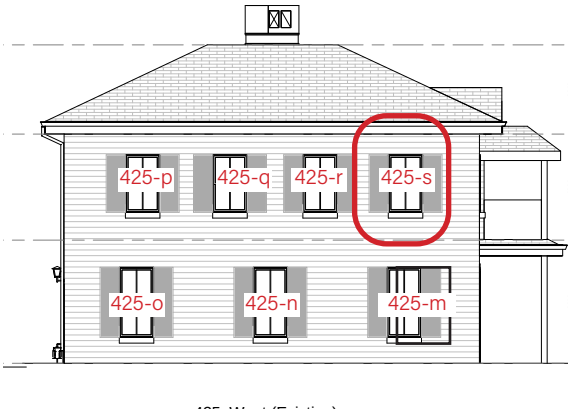
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-r (Exterior)

Window 425-r (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-s

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:

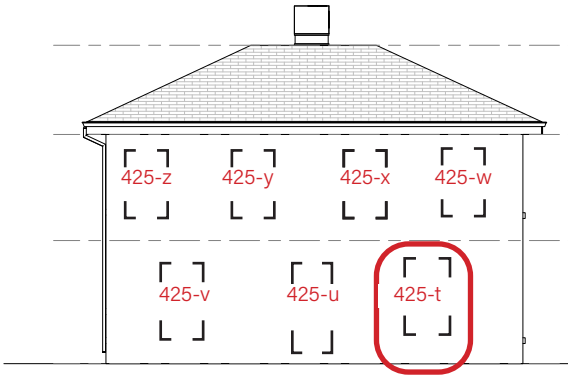
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-s (Exterior)

Window 425-s (Interior)



North Elevation
425 Davis Drive

North Elevation

Condition and Recommendations for 425-t

Double hung window with divided lites and wood muntins.

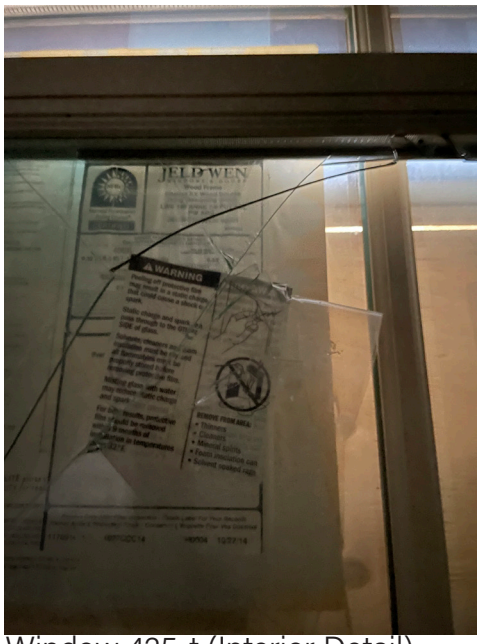
New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

Sill height is 27 1/2" above floor which is a falling safety hazard when the bottom sash is open.

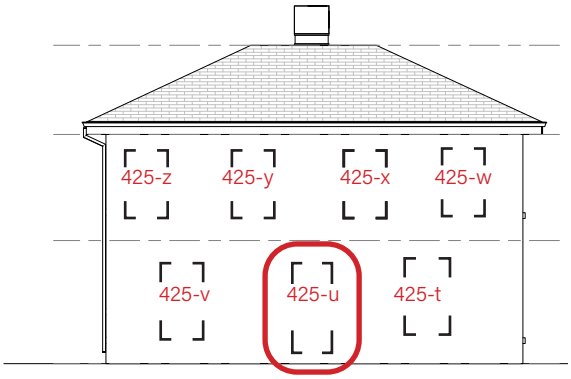
Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.



Window 425-t (Interior Detail)

Window 425-t (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-u

Door with divided lites and wood muntins.

New door by Jeld Wen, installed but not yet painted or put into service.

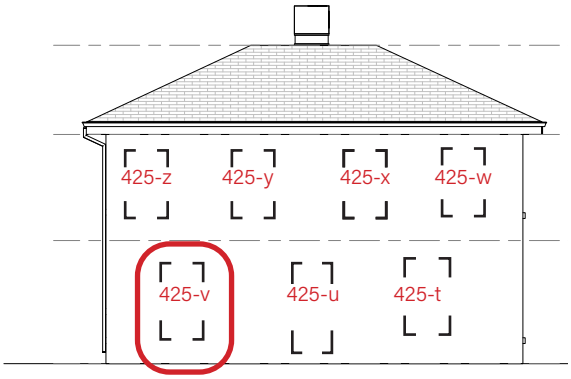
Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim over new Hardie Board cladding.

North Elevation

Door 425-u (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-v

Double hung window with divided lites and wood muntins.

New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

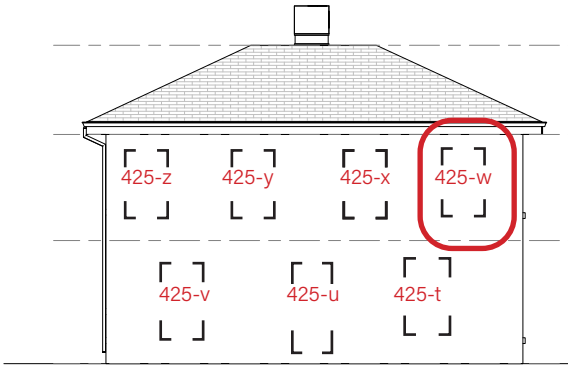
Sill height is 27 1/2" above floor which is a falling safety hazard when the bottom sash is open.

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.


North Elevation


Window 425-v (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-w

No window.

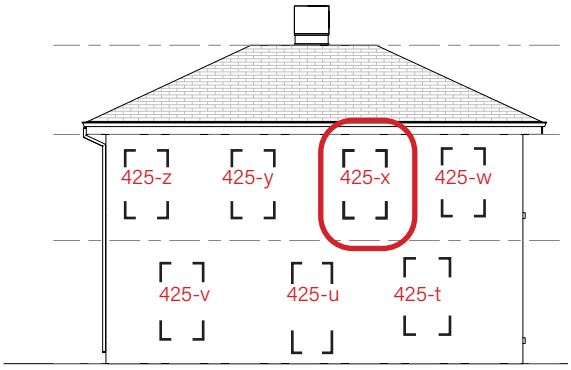
Recommendation:

Provide new Jeld-Wen window to match other windows on this facade. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Limit lower sash opening travel to <4" to eliminate falling hazard at low sill.

North Elevation

Window 425-w (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-x

Double hung window with divided lites and wood muntins.

New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

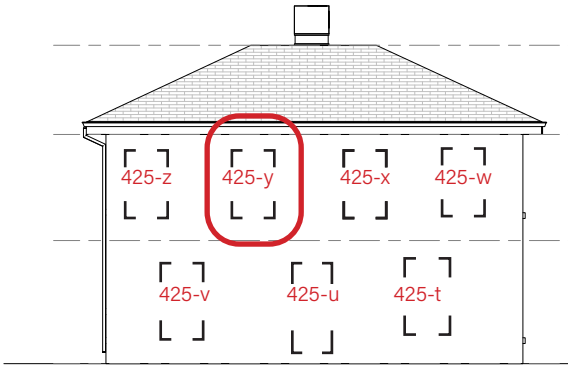
Sill height is 28 1/2" above floor which is a falling safety hazard when the bottom sash is open.

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.

North Elevation

Window 425-x (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-y

Double hung window with divided lites and wood muntins.

New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

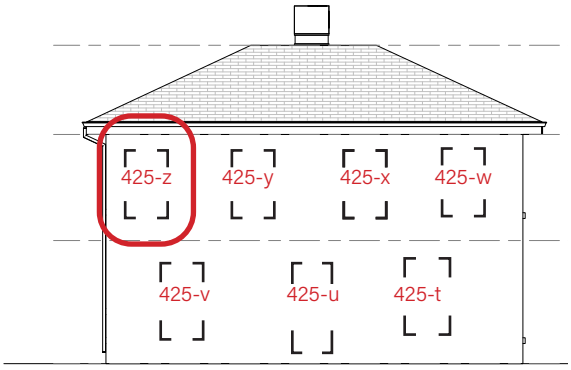
Sill height is 28 1/2" above floor which is a falling safety hazard when the bottom sash is open.

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.

North Elevation

Window 425-y (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-z

Double hung window with divided lites and wood muntins.

New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

Sill height is 28 1/2" above floor which is a falling safety hazard when the bottom sash is open.

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.

North Elevation

Window 425-z (Interior)

425 Davis Drive

In addition to the Heritage Committee recommendations (Minutes- December 1, 2020 Item 6.1) the committee is being consulted to considered new information regarding the removal and replacement of all windows and the central entry with side lights associated with 425 Davis Drive. The sash windows and central entry with side lights are considered heritage attributes. A detailed Fenestration Assessment, prepared by Bob Abraham Architecture Corporation dated March 22, 2021, provided additional information about the existing condition of the windows and central entry with side lights and a rationale for their removal. As per the Fenestration Assessment, the existing sash windows and the central entryway with side lights are proposed for replacement with historical inspired, energy efficient wooden replacements. The windows will be replaced with solid wood frames and muntins which replicate the style and appearance of the existing windows with code compliant energy and safety attributes. The proposed replacement windows and central entry will retain the existing openings. Furthermore, the door, sidelights, and transom of the central entry, are proposed to be replicated in new solid wood construction to recall the motif of the existing element.

Based on recommendation provided in the Standards and Guidelines for the Conservation of Historic Place in Canada, (*Guidelines 33: Replacing in kind an entire window, door or storefront from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the assembly. The new work should be well documented and unobtrusively dated to guide future research and treatment.),* the proposed replacement, using physical evidence, to guide the historically influenced design of the new windows and central entry with sidelights is a viable alternative. Further, the Fenestration Assessment provides a sufficient documentation of the current conditions.

Recommendations:

THAT the Heritage Newmarket Advisory Committee received the information provided in the Fenestration Assessment prepared by Bob Abraham Architecture Corporation dated March 22, 2021.

AND THAT based on the information provided in the report the Heritage Newmarket Advisory Committee approve the replacement of the windows and central entry with sidelights as described in the Fenestration Assessment prepared by Bob Abraham Architecture Corporation dated March 22, 2021.