

HALTON HILLS INVESTMENT (III) CORPORATION

May 12, 2022

Town of Halton Hills
Planning & Development
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

Attention: Laura Loney
Senior Heritage Planner

**Re: 9608 Eighth Line, Halton Hills
Request to Remove from the Heritage Register
Halton Hills Investment (III) Corp.**

Dear Laura,

Please accept this correspondence and the enclosed material on behalf of Halton Hills Investment (III) Corp. to request the removal from the Town of Halton Hills' Heritage Register the Hunter Farm House located at 9608 Eighth Line (Halton Hills, Lot 9, Concession 8, Ashgrove).

Further to our recent discussions and your site visit on April 4th, 2022 we have retained a structural engineer to complete a Structural & Building Condition Assessment Report. The report was completed to respond to a Property Standards Order issued by the Town of Halton Hills on April 11th, 2022 related to the farm house. The report recommends that there has been extensive damage and deterioration to the building that has affected the structural integrity and therefore cannot be salvaged, is not a good candidate for restoration and recommends demolition. A copy of the report prepared by Lanhack Steelcon Inc. and the Town's Property Standards Order have been included with this submission.

We therefore respectfully ask that a request be brought forward to the Heritage Halton Hills Committee to consider the removal of the property at 9608 Eighth Line from the Heritage Register to allow for the approval of a demolition permit by the Town of Halton Hills.

If you have any questions or require additional information please do not hesitate to contact me at (416) 785 – 8172, ext 232.

Regards,
Halton Hills Investment (III) Corp



Frank Marchio, MCIP RPP
Director of Land Development

BUILDING CONDITION ASSESSMENT

9608 Eighth Line
Halton Hills, Ontario



Prepared For

Halton Hills Investment (III) Corp.

Prepared By

LANHACK STEELCON INC.

Project No. 22075

May 12, 2022





1.0 Introduction

1.1 Scope of Work

The services of Lanhack Steelcon Inc. were retained by Halton Hills Investment (III) Corp. to perform a visual assessment on the structural condition of the building located at 9608 Eighth Line in Halton Hills. This assessment's procedures and documentation have been conducted in general accordance with the National Research Council Canada's publication "Protocols for Building Condition Assessment".

In this report, a physical deficiency is defined as conspicuous defects or significant deferred maintenance of the subject property's material or component, as observed during the field observer's walkthrough survey. Included within this definition are issues affecting public safety and material systems that are approaching, have reached, or have exceeded their typical expected useful life or which remaining useful life should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied within routine maintenance, miscellaneous minor repairs, etc., and excludes conditions that generally do not constitute a material physical deficiency of the component.

All the reasonably accessible areas were examined during our assessment of the property. Our scope of work did not include non-destructive or destructive testing, core sampling; or opening of roof, floor, or walls assemblies. The building's structure was visually examined, where possible during a walkthrough inspection. The structural components were randomly inspected where accessible, to assess the overall condition. Original design drawings were not available to consult or verify design details.

This report is not intended to address or provide comment on the presence or absence of organic bacterial growth organisms, or asbestos, through statements, inferences, or omissions.

2.0 Building Condition Assessment

2.1 Reliance Information

This report has been prepared for the exclusive use of Halton Hills Investment (III) Corp. and may not be relied upon by any other party without the written concurrence of Lanhack Steelcon Inc.

2.2 Procedures and Conditions

During the on-site assessment, no existing construction drawings or specifications for the building were consulted or made available. No verification or evaluation concerning design details was carried out. Selected photographs are enclosed in the appendices for reference.

Inspection of the building for the condition assessment was conducted by Lanhack Steelcon Inc.'s. qualified building professional. The visit was conducted on Monday, April 25, 2022.

2.3 Site and Building Contact

The following person was contacted during the investigation:

Person	Company	Position	Phone
Frank Marchio	Halton Hills Investment (III) Corp.		(416) 271-9924



2.4 Building Assessment

The building located at 9608 Eighth Line, in Halton Hills, consists of the original, two storey farmhouse with a basement, and a one-storey addition that was added to the one side and to the back of the original structure. The additions have no basement. The original farmhouse was constructed in the early 1900's and was constructed with a rubble stone foundation; solid multi-wythe, load-bearing exterior, brick walls and rough-sawn timber floor and roof joists; rough-sawn, timber, load bearing interior walls; and rough-sawn timber floor planks. This type of construction used, and materials selected, were typical of this period of construction.

The addition appears to have been constructed in more modern times. From our observations, it appears to have been constructed with a concrete block foundation wall; load-bearing concrete block walls; and conventional wood ceiling joists and roof rafters. This type of construction and the materials used, were typical of this period of construction.

At the time of this visual assessment, the building was unoccupied and has been for a period of time. The former tenant, who had been farming the property for over 20 years informed the writer that the dwelling had been unoccupied for 15 to 25 years. Immediate observations of the property noted several areas of concern as it related to the structural integrity of the structure, due to the effects of water damage, the presence of mold and deterioration over time..

2.4.1 Original Farmhouse

The original, two-storey farmhouse was in poor condition, at the time of this assessment. In the interior, the infiltration of water was evident throughout the overall space. In addition, there was no working heating or cooling system within the dwelling, and leakage through the roofing system due to deterioration of the shingles, was also evident through-out.

Within the interior, drywall ceilings have collapsed to the floor and in areas where there was the original lath-and-plaster, the ceilings revealed signs of moisture trapped in the wood lath. Similarly, the interior wood walls showed signs of moisture damage, also indicating that mold will be an issue behind the enclosed walls, and also behind the ceiling and floor enclosure. The perimeter walls, from the interior, appeared to be in satisfactory condition. Evidence of water/moisture infiltration was evident from the dark shadows on the wall finishes. Further to the walls, the floor joists appeared to have had exposure to water, therefore affecting their integrity.

In the basement, water has pooled to height of approximately 2'-0". This water has been sitting in the basement for several years, and without heat in the house, the water has gone through freeze-thaw cycles within the upper depth of the pool of water. Also, the interior wood support posts have been submerged in water for a long time, compromising the strength of the posts. Further, the effects of the water on the rubble foundation wall and footing, combined with the localized affects of freeze-thaw, have cause the foundations to shift and will cause the binding in the foundation walls to deteriorate and spall off. In addition, the soil beneath the foundation wall has been over-saturated for an extensive period of time, therefore potentially affecting the bearing strata of the foundation.

On the exterior of the farmhouse, the first notable item of concern was the condition of the roof. It was visually evident that the shingles were deteriorated and that there were some visible signs of the roof beginning to show signs of sagging. As for the load bearing, multi-wythe brick walls, there was evidence throughout, where the clay brick had deteriorated, or cracks has developed in the wall. The deterioration of the structural brick wall is concerning since it is a structural, load-bearing element. The cracks in the walls is also concerning since it reveals the foundation is moving. This is potentially a result of settlement due to poor soils or resulting from the soils being affected by the water in the basement. Either way, the



movement is concerning and the cracks in the wall will continue to grow as moisture penetrates the wall, and the effects of freeze-thaw continue to expand the gap in the walls.

Finally, wood rot on the wood overhang, eaves, and soffit was noted, at several locations. The integrity of the wood in this area was very poor and not structurally sound.

See Appendix A, Figures 10 to 26.0, for photographs of the various deficiencies noted on site, and referenced in the text of this report. Please noted that those are just a random sample of the deficiencies noted.

2.4.2 One-Storey Addition

The one-storey additions were all found to be in poor condition and structurally compromised. The porch enclosure on the side of the dwelling, adjacent to the one-storey family room, had collapsed due to the deterioration of the wood framing (see fig. 31.0). The family room revealed severe water infiltration, evident by the collapsed ceiling and collapse of the veneer finish on the fireplace. On the exterior, this section was in poor condition and the roof shingles and wood, roof overhangs were completely deteriorated. The attached chimney in this area revealed signs of extensive deterioration, especially at the base, where there were extensive damaged bricks.

The garage addition at the back of the farmhouse, is constructed as a load bearing, concrete block structure, with wood roof framing. The roof of the garage was in poor condition and the shingles, wood overhang and wood sheathing, were deteriorated, compromising their integrity. Settlement cracks were noted in the corners, indicating potential issues with the sub-base below the footing.

The single-storey addition between the original farmhouse and garage, was also in poor condition. The shingles were deteriorated, and water damage on the fascia was evident. Further, the horizontal wood siding was cracked and at the base, wood rot and deterioration of the wood siding and lower wood framing was noted.

3.0 Conclusions

Over the years, the structural and architectural components of the existing buildings have undergone extensive damage and deterioration. The buildings have been exposed to the elements, extreme temperature fluctuations, the infiltration of water, and fatigue. The effects of each of those items or combination of them, have caused extensive and irreversible damage to the structure and its components.

Based on our visual assessment, it is our opinion that the structures have been structurally compromised, due to the deficiencies identified in this report and evident in the enclosed photographs. It is our position that much of the damage that has been caused, has affected the structural integrity of the building components, and therefore cannot be salvaged. The extensive damage done from exposure to the elements, the infiltration of water, temperature fluctuations and fatigue, does not economically permit this structure to be salvaged, and therefore are of the opinion that the building is not a good candidate for restoration and therefore should be demolished.

4.0 Legal Limitations

This report is intended solely for Halton Hills Investment (III) Corp. The material in it reflects our best judgement considering the information available to Lanhack Steelcon Inc. at the time of preparation. No portion of this report should be used as a separate entity, as it is written to be read in its entirety. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the responsibility of such third parties.



The information presented in this report was obtained through photographs and observations of the subject dwelling. Documentation and data provided by the Client, designated representatives of the Client, interested third parties or subcontractors not retained by Lanhack Steelcon Inc. and referred to in the preparation of this assessment, have been used and referenced with the understanding that Lanhack Steelcon Inc. assumes no responsibility or liability for their accuracy.

The findings and conclusions of the Assessment are developed in accordance with generally accepted standards of practice within the industry in the jurisdiction in which the building is located, the information made available, and/or professional judgement. The findings represent the best judgement of the assessor during the time of the inspection and cannot warrant against undiscovered deficiencies. Lanhack Steelcon Inc. will not accept liability for any loss, injury, claim, or damage arising directly or indirectly from any use or reliance on this report by any person or entity other than the addressee.

By this report, Lanhack Steelcon Inc. is merely providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the Condition Assessment be construed as either a warranty or guarantee of any of the components.

We trust this report meets your present requirements. Please do not hesitate to contact us, if any questions arise.

Yours truly,

Giancarlo Lancia, P.Eng.
Consulting Structural Engineer

GL/lg

Enclosures



APPENDIX A

Selected Photographs



Figure 1.0

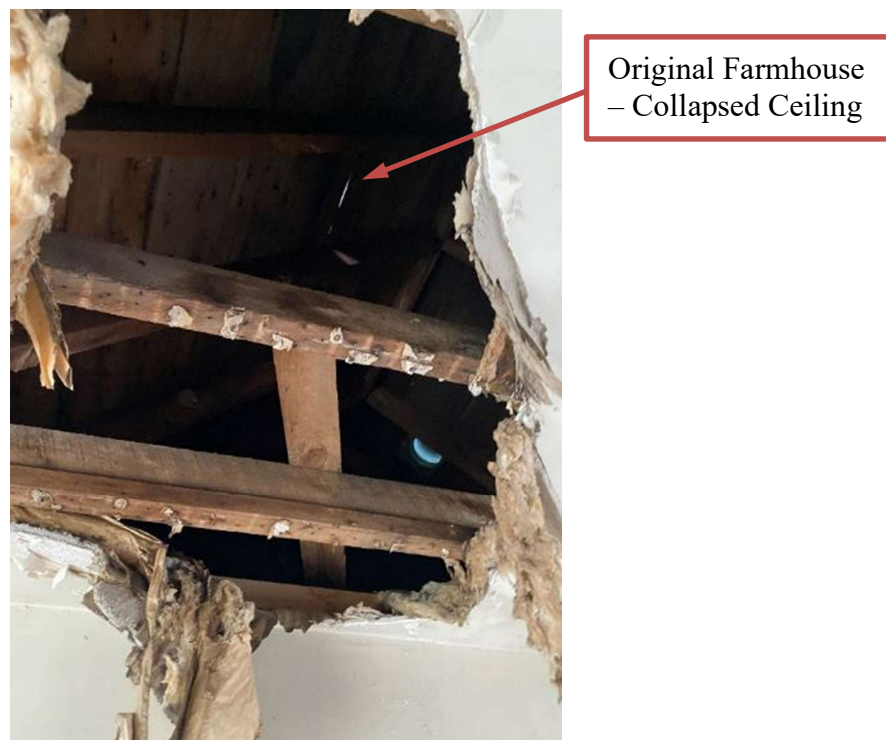


Figure 2.0



Figure 3.0

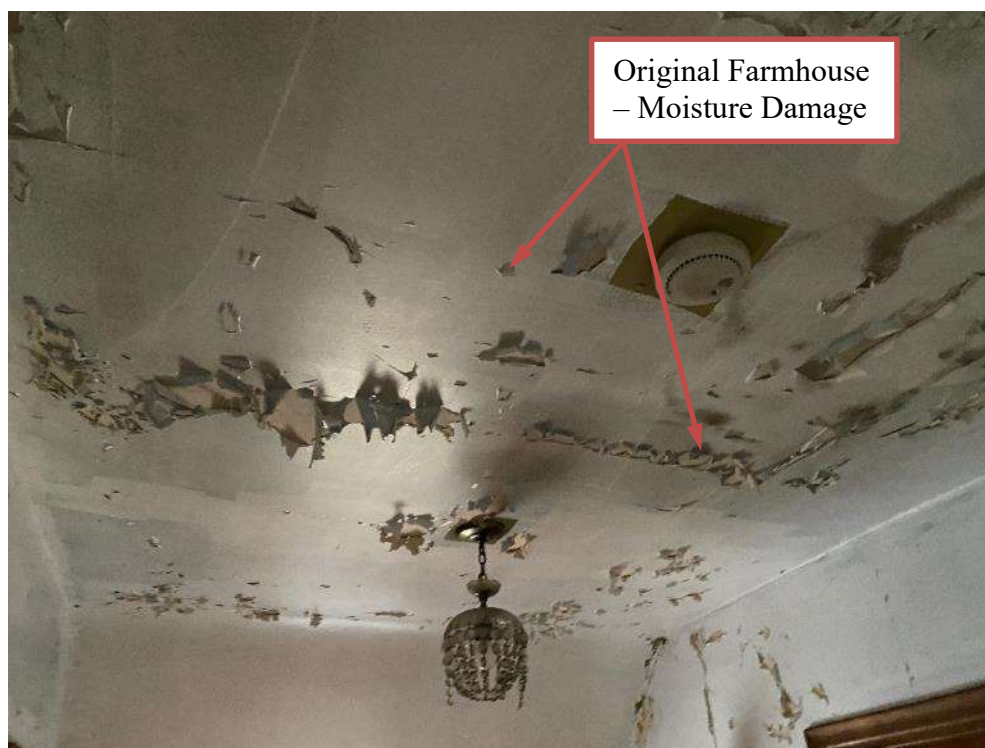


Figure 4.0

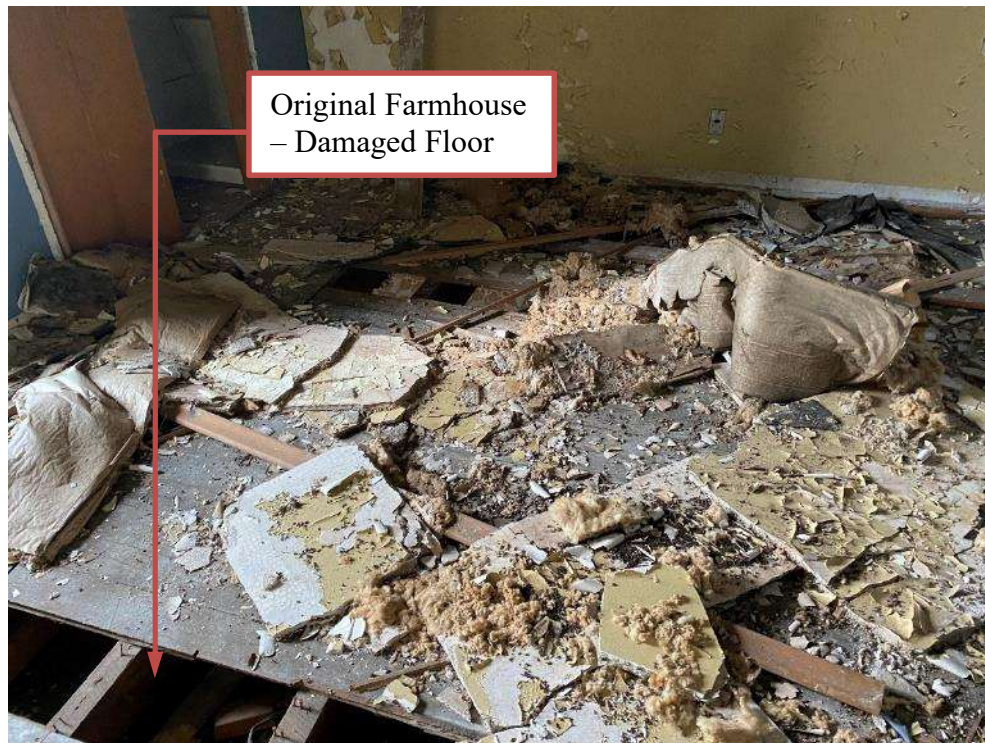


Figure 5.0



Figure 6.0

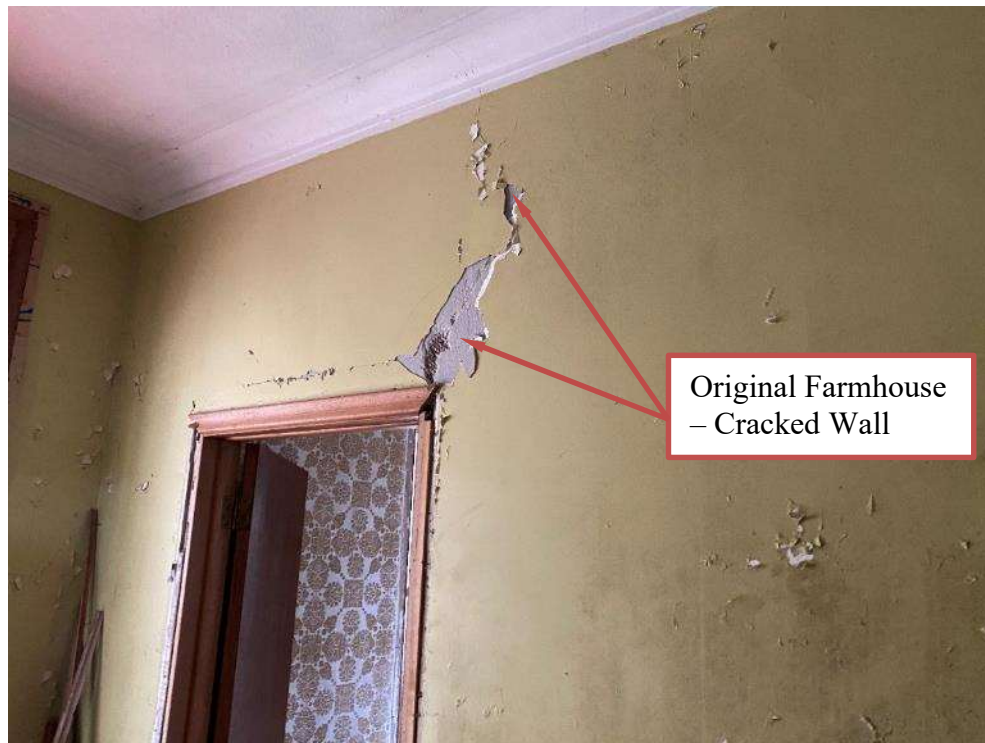


Figure 7.0



Figure 8.0



Figure 9.0



Figure 10.0

Original Farmhouse
– Cracked Wall



Figure 11.0

Original Farmhouse
– Cracked Wall



Figure 12.0



Figure 13.0



Figure 14.0



Figure 15.0



Figure 16.0

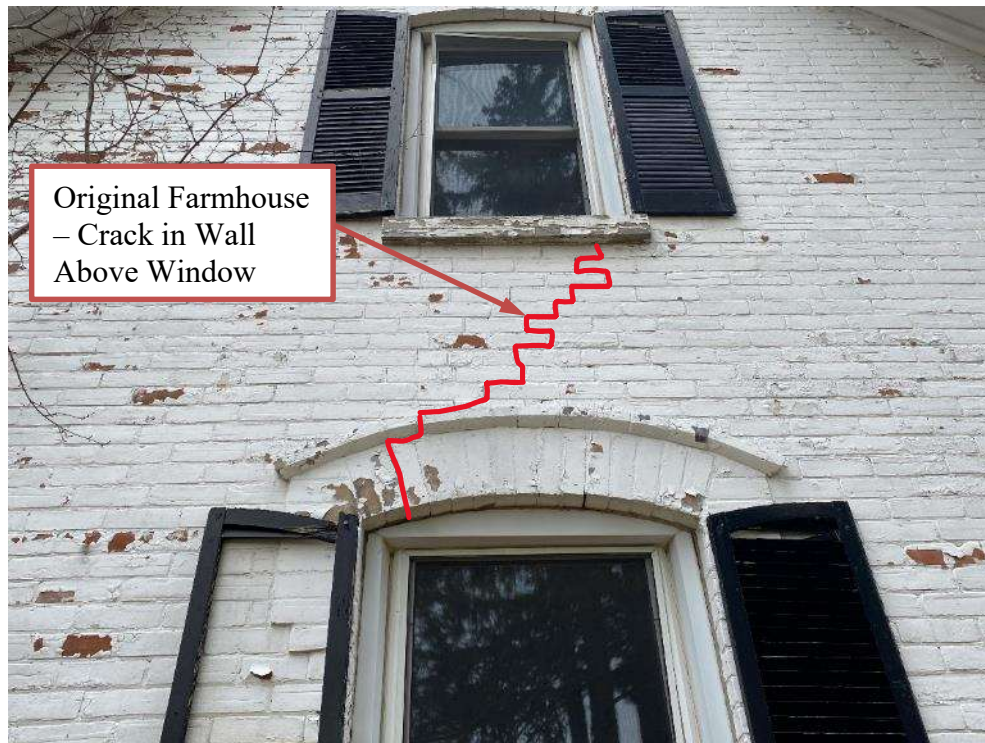


Figure 17.0



Figure 18.0



Figure 19.0



Figure 20.0

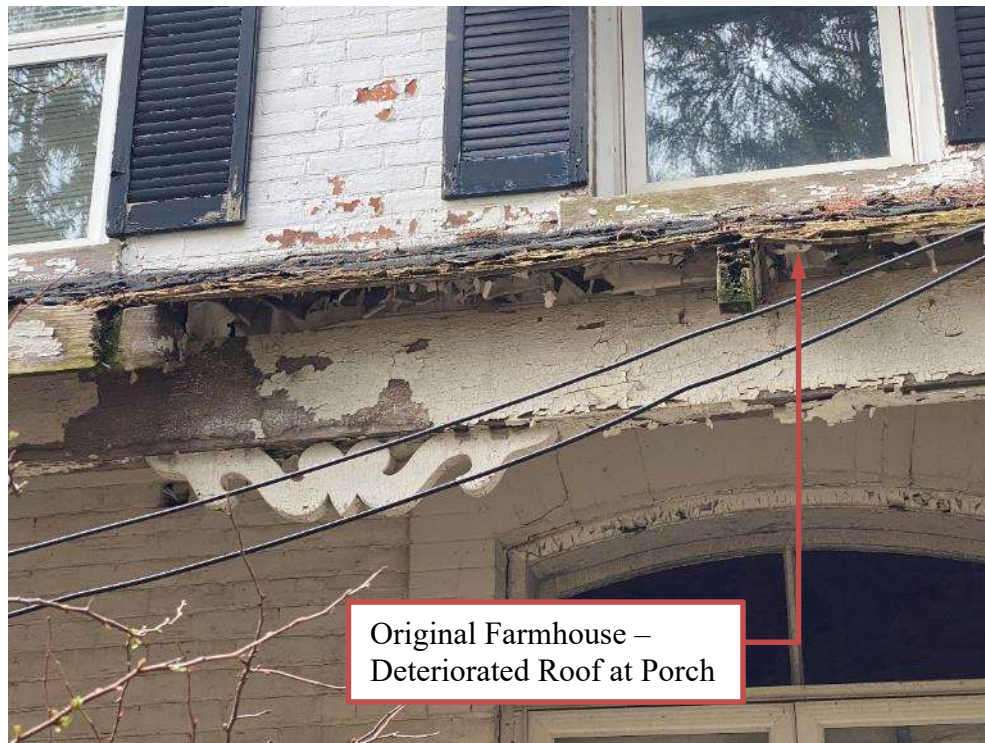


Figure 21.0



Figure 22.0



Figure 23.0



Figure 24.0



Figure 25.0

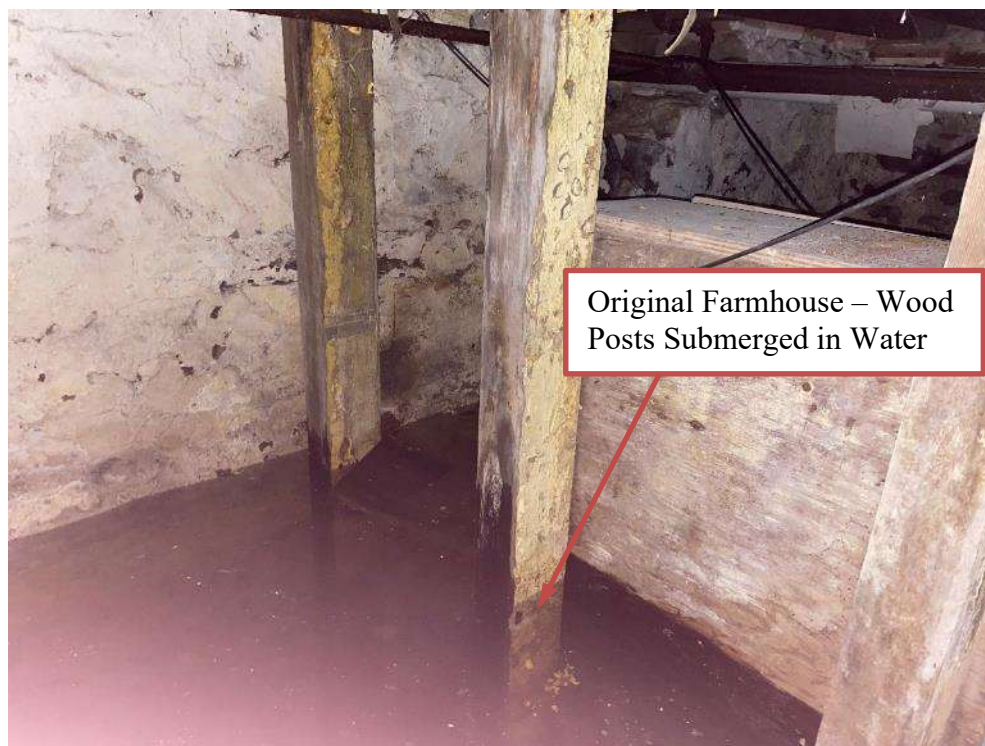


Figure 26.0

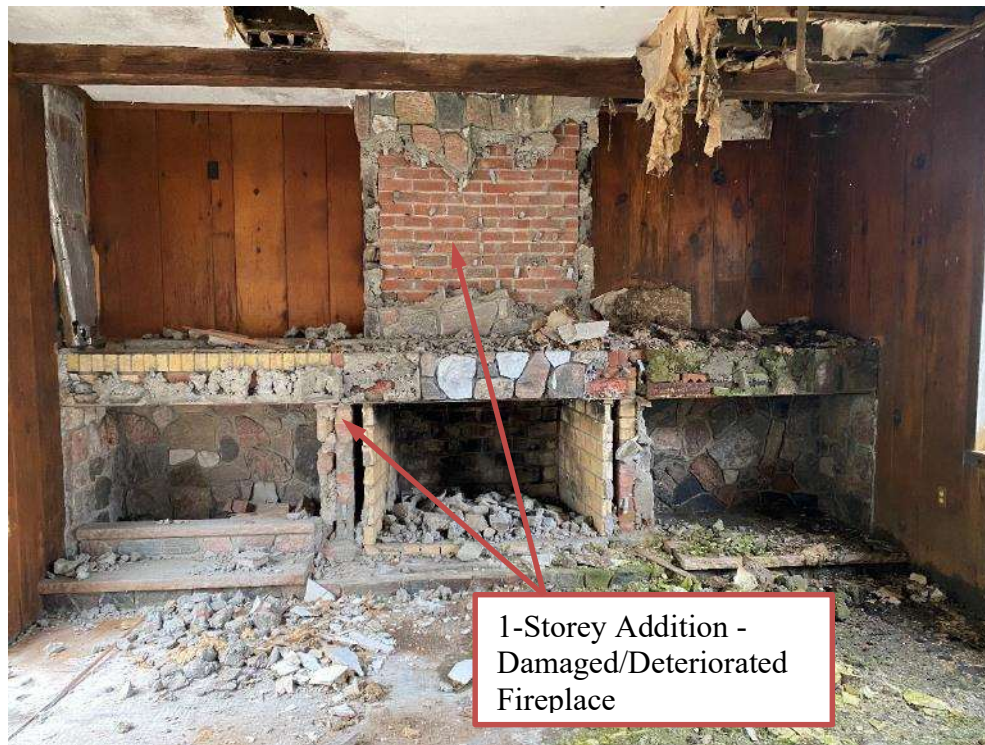


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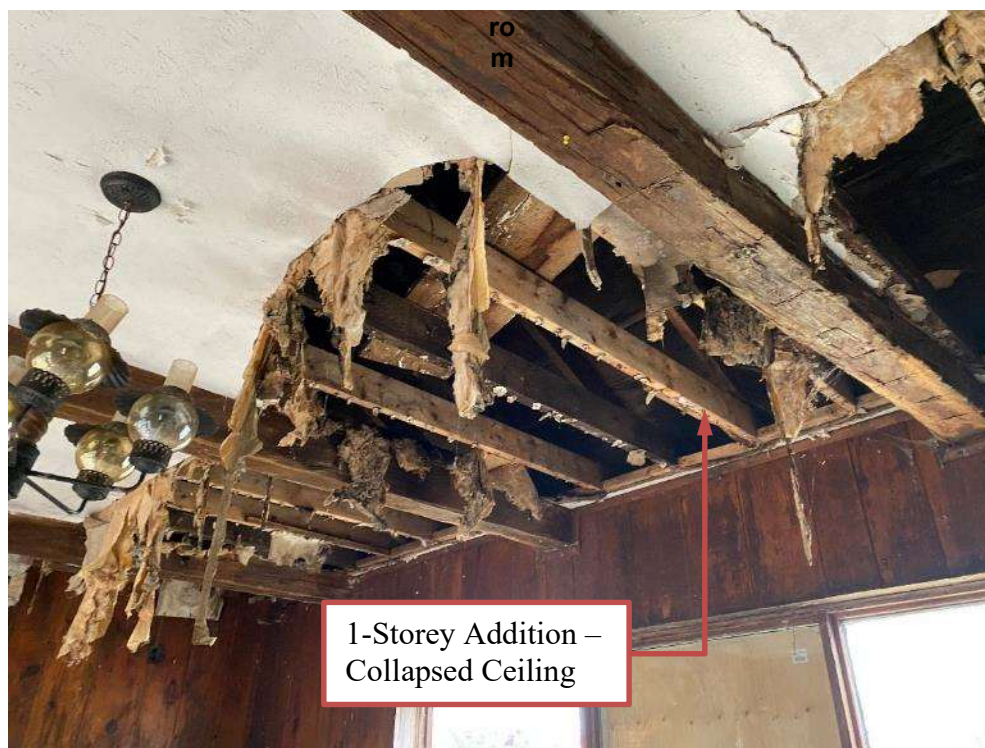


Figure 28.0



Figure 29.0



Figure 30.0

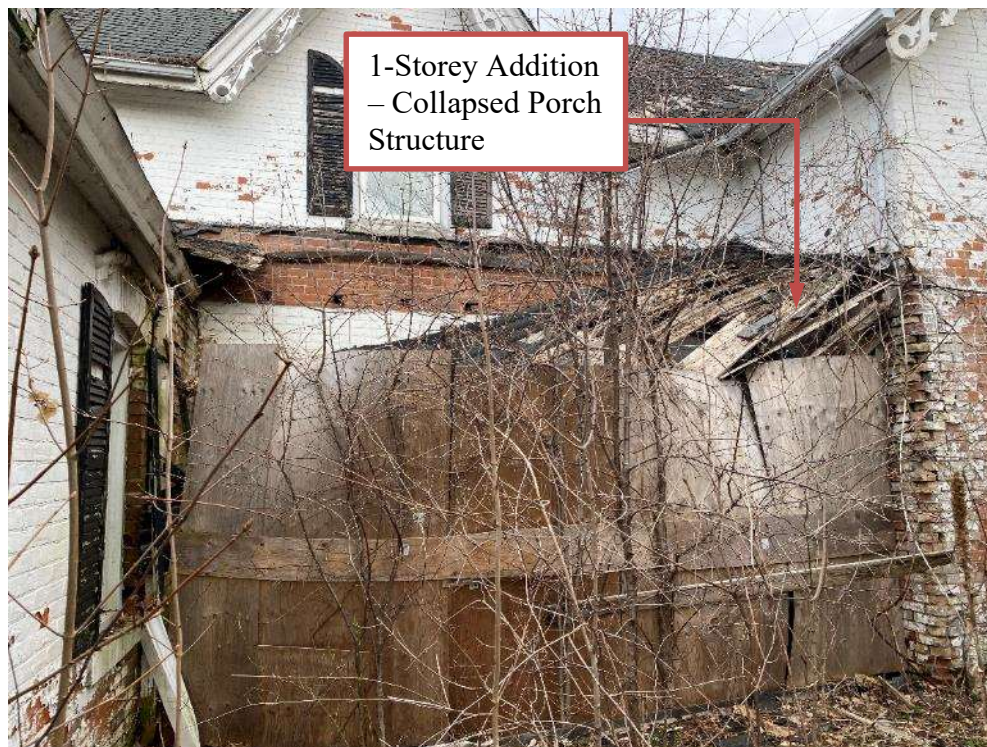


Figure 31.0

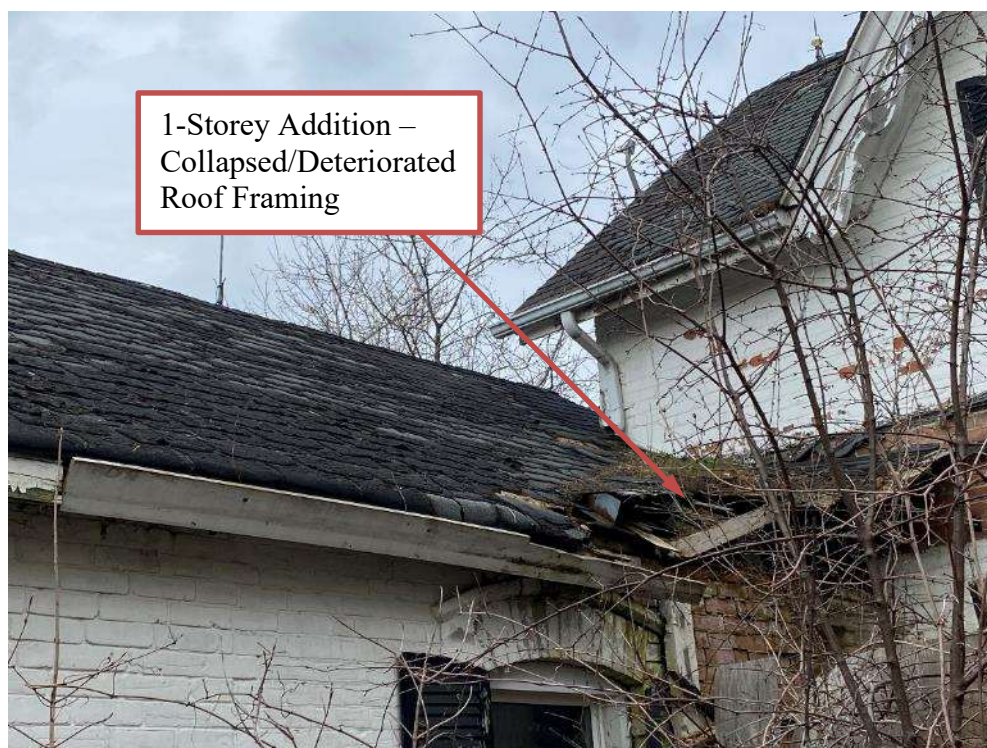


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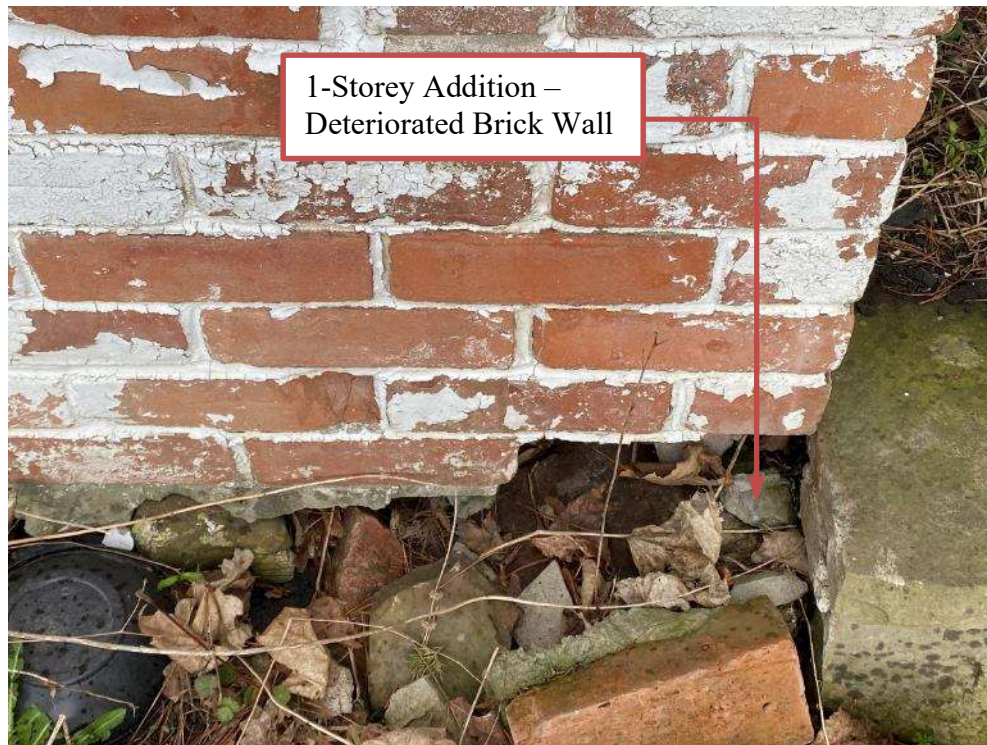


Figure 33.0



Figure 34.0



Figure 35.0

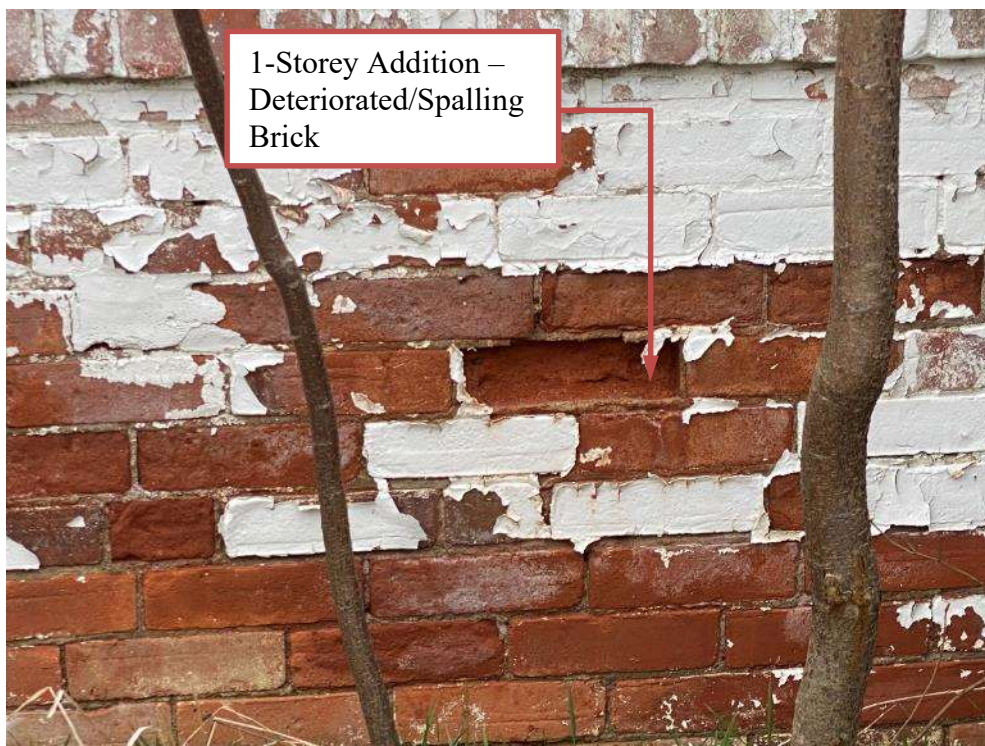


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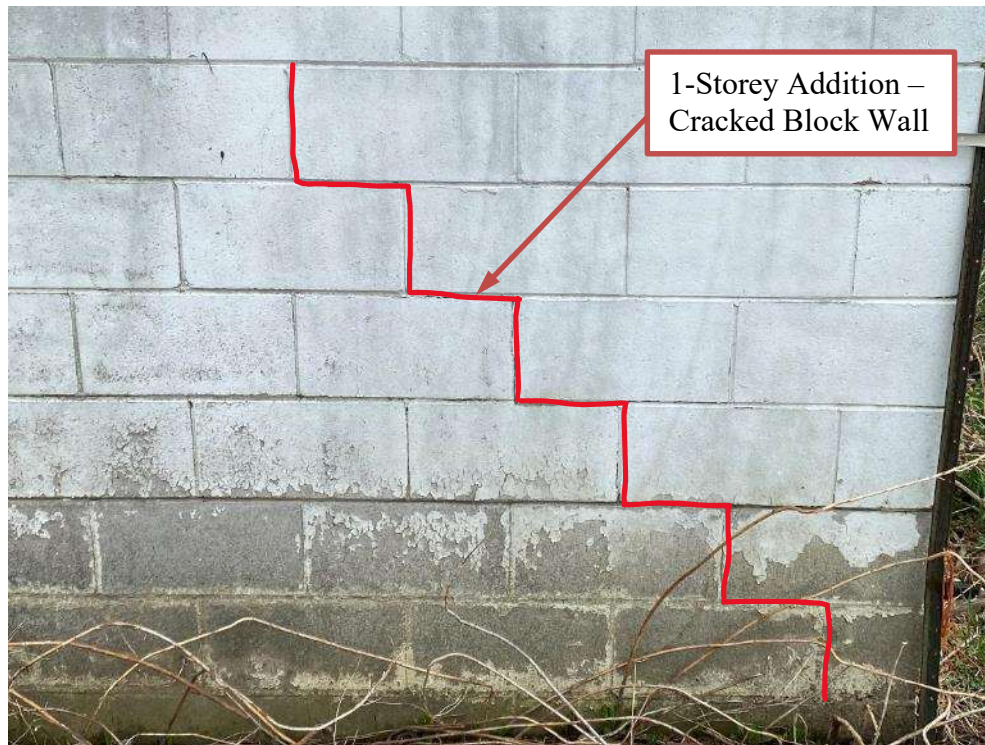


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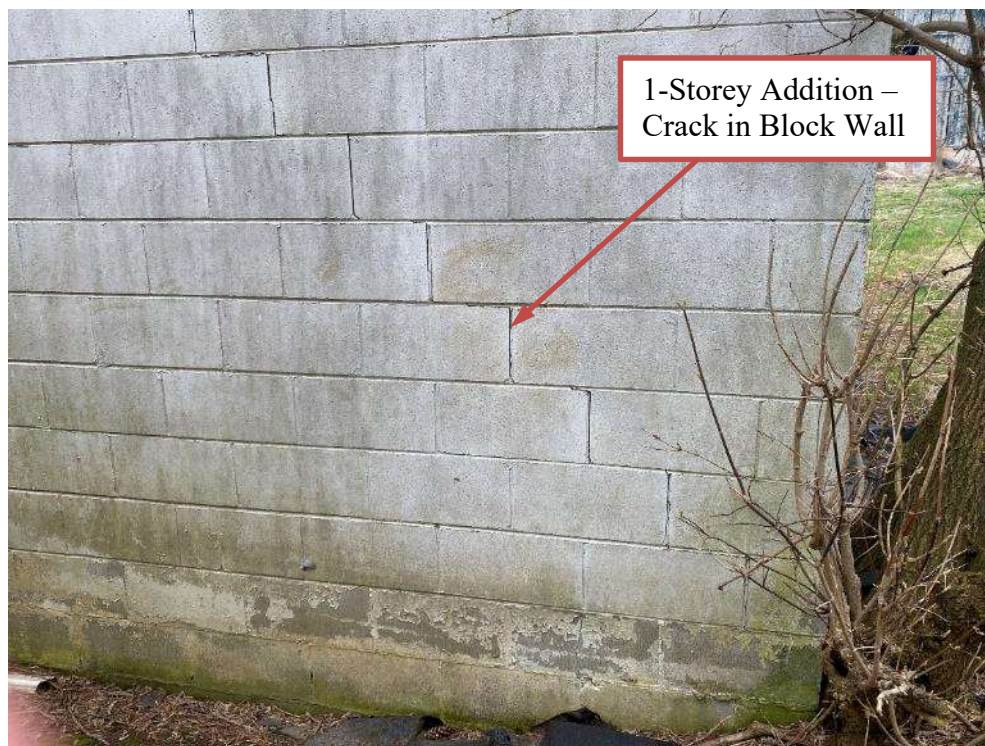


Figure 38.0

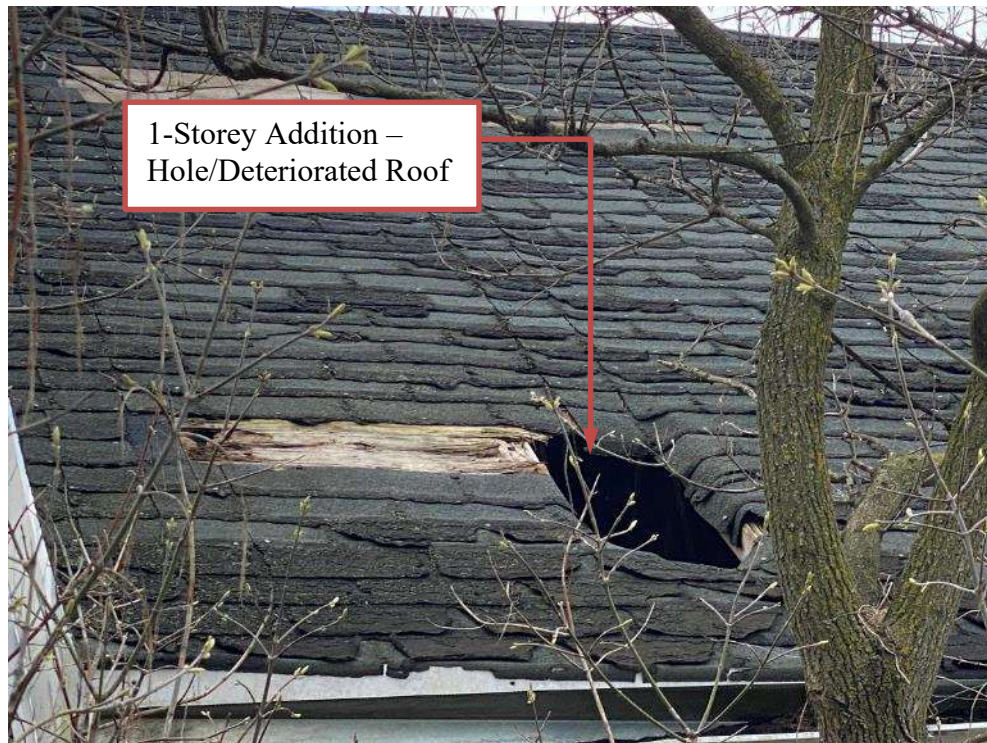


Figure 39.0



Figure 40.0