

ATTN: Heritage Officer - City of Brampton
Planning & Development
2 Wellington Street West
Brampton, ON L6Y 4R2

DATE: 17 June 2024

RE: HERITAGE MEMO -PERMIT APPLICATION FOR HERITAGE STONE WALL REPAIRS, BUILDING 9 (JAIL) WINDOW REPLACEMENT, MISCELLANEOUS SITE IMPROVEMENTS INCL. WOOD FENCE REPAIRS, ACCESS LADDER AND HVAC SCREENING RELOCATION at PEEL MUSEUM & ARCHIVES 7-9 WELLINGTON ST E, BRAMPTON, ON, L6W 1Y1

DOCUMENTS REFERRED TO: PROJECT DRAWINGS HC SERIES HC 01-HC 04; STRUCTURAL PERMIT DRAWINGS S01-S03; HERITAGE SPECIFICATION SECTIONS

To Whom it may Concern:

We have been engaged by Moon Matz Ltd Engineers as Consultant Heritage Architects for the work at Peel Museum and Archives PAMA for the above project on behalf of The Region Of Peel. The Scope of work involves Masonry repairs to the existing jail rubble stone wall, replacement of the existing building 9 (Old Brampton Jail) windows, and minor exterior improvements including relocation of metal service access ladder. Please see an explanation and rationale for the proposed works, and comment on their impact on the overall Heritage Character and attributes of the site (which, based on our review is projected to be minimal). I have made initial efforts to contact the Heritage Coordinator for a preliminary consultation ahead of submitting the permit application but have not yet received a response. This report assumes some familiarity with the PAMA site and buildings. Please do not hesitate to reach out with any questions or comments you may have, or if you require any further details, information or materials to assist in your review.



Building 9 (The Old Brampton jail)

Heritage Status

The collection of buildings at 7-9 Wellington St West, Brampton, known as "The Peel County Court House", "The Old Brampton Jail", and "The Old Peel Registry Office", at 7-9 Wellington Street are

designated under the THE CORPORATION OF THE CITY OF BRAMPTON BY-LAW Number 38/78. Heritage Easements are in place.

Cultural Heritage Evaluation

Not part of this memo.

Description of the Work

Heritage Rubble stone wall repairs, Window replacement, miscellaneous Site Improvements as shown on the drawings and described in the specifications.

Heritage impact:

No change of use or new physical additions or finishes are proposed. The project scope primarily includes state of good repair conservation activities, which will contribute to the longevity and ongoing maintenance of the Heritage Asset. In the case of the perimeter wood fence repairs and ladder relocation, these are required to address existing structural or code deficiencies which need to be rectified. Their impact on the heritage attributes is minimal. Where any potential risk to the heritage fabric is envisaged, mitigation measures are described in the outline Conservation Plan below.

Conservation Plan:

Refer to the project drawings and specifications for precise extents, locations, and detailed information on the procedures and conservation methodology that will form part of the building contract for the work. In summary, the following standards and parameters for protection of the Heritage fabric have been established in the Contract Documents.

Heritage Experience of Contractors:

A pre-qualification procedure has just been completed by the Region, which will ensure that only qualified heritage contractors with the necessary experience, qualifications (e.g. CAHP membership) and resources can be engaged on the work.

Masonry Wall Repairs:

The primary material of the wall is limestone rubble, with some cut stone units framing the opening at the southwest. Parts of the wall have been incorporated into the recent contemporary additions. During the investigations phase of the project, a field and laboratory test was carried out in to determine the hardness and general composition of the existing mortar (Report available upon request). Further to this information, the specified repointing mortar mixes shall be a lime-based mortar, weaker than the existing masonry units. Replacement bedding mortars shall meet structural requirements.

It is likely that previous mortar repair campaigns have occurred and not all of these have been using compatible material. Where found, these incompatible materials will be removed as per the procedures outlined on the drawings to minimise damage to the heritage material and replaced with the specified restoration mortar.

The cleaning of the Heritage Masonry wall shall be by the gentlest means possible and specified to be executed without damage to the substrate. Cleaning shall achieve an agreed 'level of clean' to be

determined by initial trials and to the acceptance of the Heritage Architect. Portable steam cleaning equipment, e.g. the Doff “Integra®” cleaning system (or approved equivalent) system capable of delivering super heated water up to 150°c at low volume and low pressure through fine nozzles shall be used. Cleaning shall include removal of atmospheric staining, soluble salts (efflorescence), organic and biological staining metallic stains including copper (cupric) iron (ferrous) staining, residual paints, bitumens and tars, and other localized soiling e.g. pigeon droppings/ guano, wasp nests, limescale, graffiti etc. Aggressive abrasive cleaning systems e.g. high-pressure sand or grit blasting equipment are not acceptable and shall be rejected

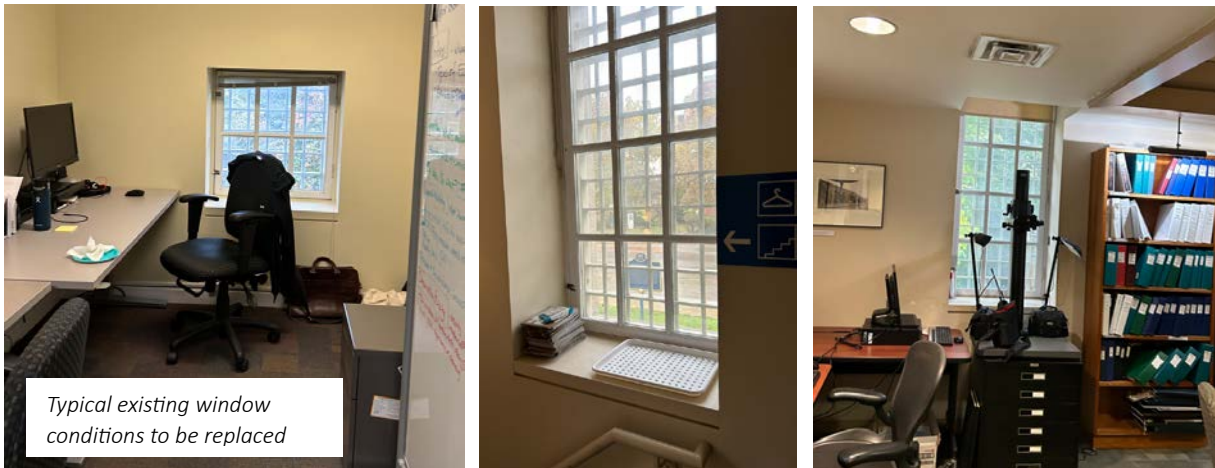


Masonry units shall be repaired and retained, unless where damaged beyond repair or if structural integrity is severely compromised. If replacement materials are required, suitable replacements will need to be sourced based on analysis and sampling of the existing brick and stone. The use of salvaged material from elsewhere on the building is an option and can be considered if clean, usable stock is available without compromising the heritage attributes of any other part of the building. At the upper wall cornice stones, a through wall flashing will be introduced to address an ongoing cause of deterioration to the upper-level masonry joints.

All masonry procedures and techniques are fully described and detailed on the project drawings and specifications.

Window Replacement

The existing jail building windows date from approximately the mid 1980s. It is not known whether the inward opening side hung casement configuration is original. What is currently proposed is a like-for-like replacement of the existing windows which date back to the mid 1980s. The existing windows are 10-15 years beyond their serviceable life and are in typically worn or tired condition, with failing coatings, evidence of water ingress, deteriorated components, expired gaskets and IGUs and poor operability.



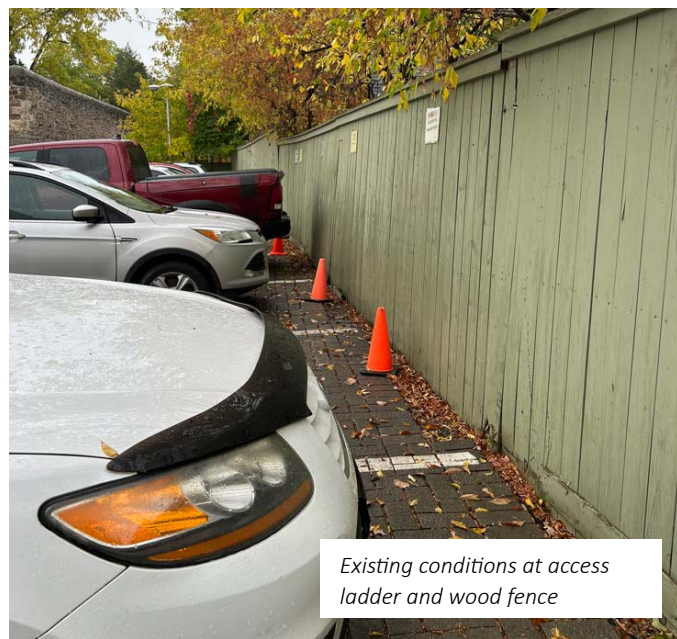
Typical existing window conditions to be replaced

Based on the scope of research activities it could not be determined whether the original configuration was sash, casement or fixed windows. A sliding sash window configuration was considered, however the preferred operation of the windows, given the current occupancy of the building is to have the widest opening area available for occupant comfort and ventilation. The buildings' original use as a jail would obviously suggest that the operation of the windows was restricted, and sliding sash windows would be typical of the period. However, lacking the definitive documented evidence it is beyond the reach of the current project to undertake a historical *restoration* scope.

The proposed Heritage Style replacement windows are of high quality, thermally broken wood construction with double glazed insulated glass units. They will offer substantially increased thermal and

acoustic performance and increase occupant comfort in the offices. The design and proportions of the windows in terms of profiles, glazing dividers and paint colours are consistent with and complementary to the Heritage proportions. Installation of the windows will be done from the interior of the space, eliminating the need to remove the exterior jail bars and impact the heritage masonry. Interior finishes will be impacted, however these are all recently installed and of modern materials. See typical interior photos above. To anticipate any unforeseen deterioration that may be revealed during the window replacement, structural repairs have been detailed in the project drawings. These repairs will not be carried out unless deemed necessary during structural engineers review on site.

The specified product (Norwood / Ridley) has been used in several recent Heritage projects by +VG Architects and others throughout the GTA with excellent results and numerous awards and recognitions



Roof Screen & Access Ladder Relocation

This part of the scope is required to address code and health and safety concerns at the existing and previously permitted HVAC screening and roofing access ladder. Refer to Engineers drawing S03 for full details of the work. No additional visual impact (greater than the existing) is foreseen on the Heritage fabric. Where masonry is impacted by the ladder relocation, repair of the existing anchor bolt holes will be done using in-kind materials and compatible mortars. Where the ladder is to be connected to the existing wall, connection and anchoring will be determined by the structural requirements. Mitigating steps to minimise damage will be taken

Wood Fence Repair

The existing fence is in poor condition and structurally compromised in the proposed area of work. Repairs are required to stabilize the assembly. The improvements will help secure the site and upgrade the appearance of the parking lot area. No impacts on Heritage fabric are envisaged.

Statement of Professional Qualifications

This Heritage Memo has been prepared by:



Derek Quilliam

Dip. Arch, B Arch Sc., MRAI, CAHP
+VG The Ventin Group Architects

After over 50 years of practice, +VG (The Ventin Group) Architects have extensive experience with all aspects of Architectural Heritage Conservation including- condition assessments of heritage structures, preparation of heritage conservation plans, Heritage Impact Assessments, and approval processes with Authorities Having Jurisdiction. We are experts in heritage building technology and construction techniques, and as firm maintain active participation in the following organizations:

- *Ontario Association of Architects*
- *Canadian Association of Heritage Professionals (CAHP)*
- *Architectural Conservancy of Ontario (ACO)*
- *Association for Preservation Technology (APT)*

Our work is guided by the Standards and Guidelines for the Conservation of Historic Places in Canada, and we are fully conversant with established municipal, provincial, and federal standards for conservation of built heritage in Ontario and beyond. We are committed to guiding and assisting our clients in their custodianship of some of Canada's most important Heritage buildings and have numerous recognitions and awards for our work. Some of our recent notable projects include:

- *Union Station, Toronto*
- *St. Michael's Cathedral Basilica, Toronto*
- *Niagara Parks Power Station, Niagara Falls*
- *Legislative Assembly of Ontario, Queen's Park, Toronto*

We trust this Heritage Impact Assessment memo is to your satisfaction, and should you require any further information please contact the undersigned.

Yours Sincerely,

Derek Quilliam

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CC: Vincent Monaco; Moon Matz Ltd. Veronica Leal Marquez Region of Peel; David Ecclestone +VG Architects