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FINAL GENERAL REVIEW REPORT - *Heritage*

Name of Project:

Taylor-Monkman (Beechwood) House, Heritage House Restoration

Location (original):

11690 Chinguacousy Rd., Brampton, ON

Location (new):

20 Keith Monkman Way, Brampton, ON

Project No.:

16-631

Report No:

FINAL

Date:

August 29, 2022

Planning Approval:

Zoning By-law Amendment (ZBA) & Draft Plan of Subdivision

- File Nos. C03W17.006 & 21T16011B approved by Council, 2017-02-27

HCP Approval:

Heritage Conservation Plan (HCP) approval

- HB053-2017 Brampton Heritage Board (BHB), 2017-06-20

- C226-2017 approved by Council, 2017-07-05

Heritage Designation:

Heritage Designation By-law (DBL)

- HB053-2017 Brampton Heritage Board (BHB), 2017-06-20

- C026-2019, DBL No. 19-2019, approved by Council, 2019-01-23

HPA Approval:

Heritage Permit Application (HPA) to Alter a Designated Heritage Property

- C182-2020 approved by Council, 2020-05-27

Report by: David M. Eckler.....

Signature:



DISTRIBUTION:

Heritage Staff

Heritage, Planning & Development Services
City of Brampton

Owner:

TFP Clockwork Developments Inc. c/o
Paradise Developments



1.0 CONFIRMATION OF REVIEW

- During the conservation of this heritage house, personnel from our firm visited the site in order to carry out general review in accordance with the performance standards of the City of Brampton's adopted heritage conservation principles, being the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada). On the basis of our reviews, we have determined that the conservation work has been undertaken in general conformity with Architectural Heritage Conservation Plan (HCP) Drawings which were recommended for approval by Heritage Staff and the BHB and approved by Council and any changes thereto authorized by the authority having jurisdiction.
- This review was limited to confirmation of conformance of the completed work with the requirements of the HCP exclusively, as intended in the Architectural Documents approved for the HPA.
- This report applies only to those portions of the building designed by AREA, Architects Rasch Eckler Associates Ltd. and not to the design(s) prepared by Professional Engineers or other consultants.
- Final inspections by Heritage Staff and other authorities having jurisdiction will be arranged by the owner-developer to close the applicable permit files.
- Deviations from the HCP and HPA as implemented in the as-built conditions include the following with the background and description:
 - Windows Replacement
 - Above-grade windows were replaced with "in-kind" wood windows.
 - New reproduction wood windows by Norwood Windows.
 - Original sash proportions were replicated – primarily 1-over-1 double- or single-hung sashes – through review of shop drawings by heritage consultant, *AREA Architects*.
 - Thermopane units more compatible with higher R-value of walls.
 - Sale and warranty for the house to a new homeowner requires a higher thermal comfort level and energy efficiency to meet today's residential standards of the current house-building industry.
 - Attic window in front East Elevation is still awaiting delivery.
 - Side Porch on South Elevation
 - Porch on south side in front of Breakfast Room through Foyer #2 has been changed from being accessed by stairs to becoming an enclosed balcony with the railing continuing across and no steps to/from grade.
 - This change represents a different use for this side door and constitutes a minor variance from the previous HCP drawings.