



# **HISTORIC BOVAIRD HOUSE COMMUNITY MUSEUM**

## **FEASIBILITY REPORT**

CORPORATION OF THE CITY OF BRAMPTON / JUNE, 2023

**LEBEL &  
BOULIANE**



## INTRODUCTION

This section presents the background to the study, summarizes the scope of work, and outlines the methodology used to carry out this feasibility study for the Historic Bovaird House.

Historic Bovaird House is an exceptional example of a mid-19th century farmhouse built in the Georgian style. Over two hundred years the property surrounding Bovaird House has witnessed many changes from rural farmland to massive urban sprawl, Brampton has grown from a village to a thriving city. In 1985, the house and its surrounding property was donated to the City of Brampton. The present-day Historic Bovaird House operates as a nostalgic venue for many seasonal events. It is operated completely by volunteers who give tours, organize fund-raising, and continue to furnish the house with antique items, and maintain the property with the help of donations.

The purpose of this report is to review and ascertain what material changes are required to the Historic Bovaird House and surrounding property so that it meets the requirement described in the Standards for Community Museums in Ontario and may qualify for funding under the Community Museum Operating Grant. The goal of securing this additional funding for the Historic Bovaird house is that the property will continue along the path to excellence and remain a valuable resource to the community it serves.

- **Section 1** of this study provides an overview of Bovaird house in its current condition, an insight into its historic and architectural value, and the current visitor experience.
- **Section 2** provides an introduction to the ten Community Museum Standards and analyses which standards are applicable to Bovaird house as requiring a physical intervention or material alteration to the property.
- **Section 3** investigates the methods in which requirements described in the Standards can be achieved at Bovaird House.
- **Section 4** summarises the findings and provides a high-level cost analysis associated with the proposals.





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## **1.0 BOVAIRD HOUSE**

### **1.1 HISTORY/BACKGROUND**

In 1819 John Silverthorn Jr. of Stamford, Niagara and descendent of United Empire Loyalist stock, secured an Upper Canada Land Grant. The grant defined the one-hundred-acre area as “the west half of Lot number 10, in the second Concession East of the Centre Road, in the Township of Chinguacousy”, and stipulated that proof of residence (the erecting of a log home or shelter), a roadway cleared of stumps and brush and the fencing of five cleared acres with subsequent crop plantings all to be completed within the initial eighteen months.

For reasons unknown, in 1821 John Silverthorn Jr sold the property to Scottish born Peter Chisholm. After initially settling in Nova Scotia, Chisholm had moved to New York where he established a prosperous bakery business. However, following the War of 1812 anti-British sentiment was running high in the United States and Chisholm decided that living conditions in Canada were probably more favourable. While it is believed his intention was to settle somewhere in Caledon, his casual meeting with Silverthorn resulted in Chisholm acquiring Silverthorn’s log cabin with it’s one hundred acres for sixteen pounds.

In 1828, with wife Christine, plus his mother-in-law and a young niece and nephew, Chisholm returned to Chinguacousy and his hundred acres. In order to accommodate the family, Peter Chisholm enlarged the existing log cabin to four rooms. The family grew and prospered and in 1845 Chisholm began building the house that stands today. Using bricks made on the site, the Georgian style farmhouse was completed in 1852. A 1987 architect’s study determined that the house was built in two stages, with the present day large farm kitchen with its hired help quarters above, added possibly ten years later. Peter Chisholm’s large bake oven was originally free-standing adjacent to the house but was incorporated into the kitchen addition.

On the death of Peter Chisholm Sr in 1872 the property passed to son Peter Renwick Chisholm. Following the deaths of Peter Renwick and wife Margaret in 1916, their three children, Amelia, Florence and Peter Renwick sold the property to James Bovaird for \$8,250 in 1929.

The Bovairds lived in the house for over forty years during which time the surrounding area had undergone extensive residential and commercial development. Seeing the changes William and Mossie were determined to preserve the heritage house in order that future generations could enjoy a historic landmark from a bygone era. The couple entered into a ‘surviving member pact’ whereby the entire property would eventually be donated to the City of Brampton.





Following William's death in 1983, Mossie fulfilled the couples promise to donate the house and property to the citizens of Brampton. At this time the property, now valued in the millions of dollars, represented an extremely generous donation to the City. The donation became official in 1985 with Mossie passing away nine years later in 1994.

In 1992 the 'Friends of Historic Bovaird House' volunteer group was formed. Starting with a completely empty farmhouse, the volunteers worked tirelessly raising funds to enable the loving restoration and furnishing of the house to the 1850 - 1900 time period. The museum was created by the volunteers with donated artifacts and period furnishings purchased with funds generated entirely by special events. Both Historic Bovaird House and the Pendergast Log House provide a glimpse into a bygone era.

Historic Bovaird House is an exceptional example of a mid-19th century Ontario farmhouse, built in the "Georgian" style. The hallmark of Georgian architecture is symmetry and proportion; these characteristics are evident on both the exterior and interior of the home, where windows, fireplaces, and rooms are evenly matched to create a visual balance pleasing to the eye. The house was built using a double brick construction with hand molded bricks manufactured on the property with locally quarried clay. It consists of two storeys plus a cellar. The second floor also includes a labourers or hired-help living quarters, not an uncommon element on a prosperous farm. The house contains five fireplaces, original tongue and groove pine flooring and windows, many still retaining hand-blown glass panes imported from England at time of construction.

Volunteers at Bovaird House have endeavoured to turn back the clock, and restore the property to its original appearance. The result is a farmhouse steeped in history, furnished with authentic artifacts and period craftsmanship.



## 1.2 STATEMENT OF HERITAGE VALUE

Understanding a historic place is an essential first step to good conservation practice. It is important to know where the heritage value of the historic place lies, along with its evolution over time, past and current importance to its community, and condition before embarking on any planning exercise for change or improvement to ensure that proposed interventions respect its heritage value.

This section summarizes key background details about the history of Historic Bovaird house and its surrounding property, its evolution over time, and its heritage value. This information will ensure that the potential changes and interventions developed and recommended as part of this study are rooted in a thorough understanding of the heritage property and conforms to industry best practice.

Historic Bovaird House was designated as a property of historic or architectural value on 14<sup>th</sup> December 1981 by the City of Brampton in accordance with the provisions of the Ontario Heritage Act, 1980. It was designated under by-law 298-81 under the historic function category of a single dwelling residence (refer to figure 1). The Notice of Intention to Designate which was issued on 4<sup>th</sup> November 1981 notes the reason for the proposed designation as follows:

*The Bovaird House is an example of the five bay, two storey, Georgian plan built in 1821. It is a centre hall plan. The symmetrical facade of the building is in keeping with the period. The details are kept to a minimum such as the sidelights and transom framing the front door. The house is constructed of red bricks quarried locally. An extension at the rear of the house contains the remains of the first kitchen such as a large cooking hearth, brick oven for bread, a large fruit cellar and pantry. The house is located at the corner of Kennedy Road and Bovaird Drive.*

Any changes, repairs or interventions proposed or recommended by this report shall strive to not only preserve these elements, but find creative ways to highlight and promote them to the public. As a designated heritage property, any proposed alterations or material changes to Bovaird House are subject to a heritage permit application and must obtain approval under Section 33 of the Ontario Heritage Act.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 298-81  
To designate the Bovaird house  
as a property of historical and  
architectural value and interest

WHEREAS section 29 of The Ontario Heritage Act, 1974 (R.S.O. 1980, c. 337, as amended) authorizes the council of a municipality to pass by-laws designating properties within the municipality to be of historic or architectural value or interest;

AND WHEREAS the council of The Corporation of the City of Brampton has given notice of its intention to so designate the property known as the Bovaird House, located at the southeast corner of Kennedy Road North and Bovaird Drive in the City of Brampton, in accordance with the requirements of section 29(3) of the said Act;

AND WHEREAS no notice of objection has been served upon the Clerk of the Corporation of the City of Brampton within the time limited for so doing, as set out in section 29(5) of the said Act;


NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

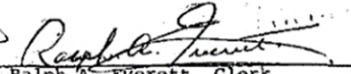
1. The property known as the Bovaird house and described in Schedule A to this by-law is hereby designated to be a property of historic and architectural value and interest.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this  
14th day of December, 1981.

CERTIFIED A TRUE COPY

  
City Clerk  
City of Brampton

  
James E. Archdekin, Mayor

  
Ralph A. Everett, Clerk

December 14, 1981

Figure 1: Bylaw 298-81





### 1.3 HISTORIC SITE & FLOOR PLANS



Figure 2: Site Context Plan

Historic Bovaird House is located at 563 Bovaird Drive East at the southeast corner of Kennedy Road and Bovaird Drive. The site is situated a 10-minute drive north of downtown Brampton and in close proximity to Highway 410. Situated in a predominantly residential neighbourhood, there are several nearby parks and public open spaces, including Etobicoke Creek.

The site can be accessed via public transit by bus route 7,5 and 505, all of which have transit stops at the adjacent Kennedy Road and Bovaird Drive East intersection.



Figure 3: Site Layout Plan

Many years ago, the approach to the west facing main entrance of the house was via a driveway that ran west to the Town Line (now Kennedy Road). Today, visitors access the farmhouse by way of the 'side entrance' that is situated close to the parking lot. Vehicles can enter from the residential Simmon's Blvd. to the south or from the Eastbound Bovaird Drive East.

The Historic Bovaird property is comprised of:

- The Main House
- The Pendergast Log House
- Milk House
- A Modern Universal Washroom
- Garden, complete with rustic gazebo

Figure 3 shows the current site plan and illustrated site access, current visitor parking provision and the location of the various structures on the site.





## The Main House

Historic Bovaird House was built with double brick construction made from locally quarried red clay. It has two stories, a cellar, and second floor labourer's quarters, as was the custom of the day for a prosperous farm. The house contains five fireplaces, original plank flooring, and windows made with hand-blown glass panes imported from England at the time of construction.

Located on the main floor is a substantial farm kitchen (with Dutch oven and tin pantry), a carriage room, the parlour and dining room (with matching fireplaces and distinctive chimney cupboards) and the front entry way.

Two small additional rooms on the main floor (once bedrooms) were partially sacrificed when modern conveniences such as indoor plumbing and electricity were added. Part of one room now functions as a washroom, and the other was converted into a "modern" kitchen in the 1940s.

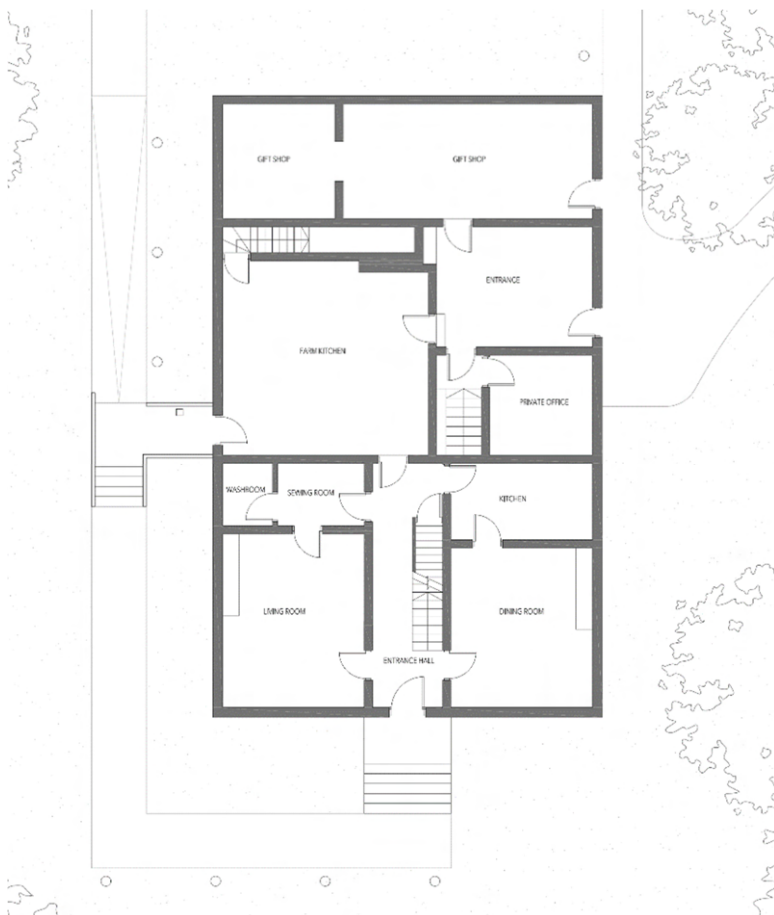


Figure 4.1: Main House - Ground Floor Plan

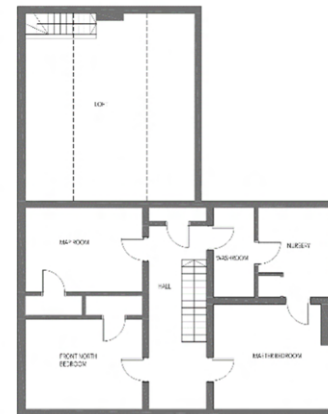


Figure 4.2: Main House - Second Floor Plan

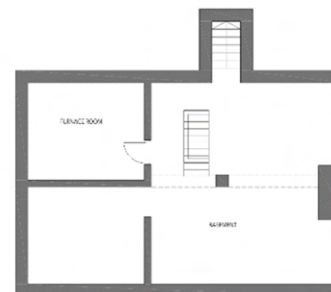


Figure 4.3: Main House - Basement





The original carriage house and 'buttery' (cold storage room) located to the right of the side entrance, have evolved into the Carriage House Gift Shoppe, featuring many unique, handcrafted and vintage items for sale.

The second storey of Historic Bovaird House consists of four bedrooms surrounding the centre stairway, furnished in styles authentic to the home's renaissance. Two bedrooms and the nursery are complete with period furnishings while one bedroom serves as a display area featuring both the 1859 Tremaine Map of Peel County and the 1847 Bristow, Fitzgerald surveyors Plan of Brampton, the earliest known map of Brampton in existence.

## The Pendergast Log House

The Pendergast Log House is a rare cultural heritage resource built in the mid-1800s, and is one of last known surviving log houses in the city. In the 1920s, the log house was clad in brick, which helped protect it for almost a century.

The log house was originally located on the Pendergast Farm near McVean Dr and Countryside Dr, which is currently owned by Hayford Holdings Inc. (Royal Pine Homes) and is being developed as part of the Vales of Humber. The Friends of Historic Bovaird House expressed a keen interest in having the log house moved to the Historic Bovaird House property as historically a log house was once located at this site and the Pendergast log house would fit well into their programming.

The log house was relocated to and restored at the Bovaird House property in 2015, where it has been appropriately integrated and programmed to ensure its long-term reuse and enjoyment by the public.

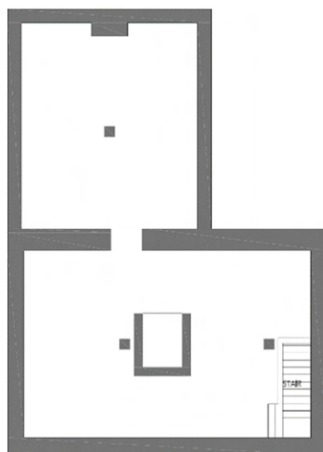


Figure 5.1: Log House - Basement

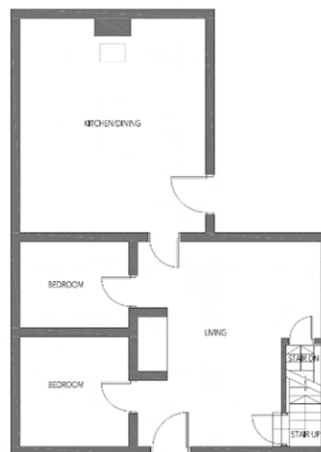


Figure 5.2: Log House - Ground Floor Plan

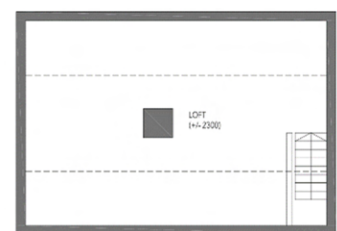
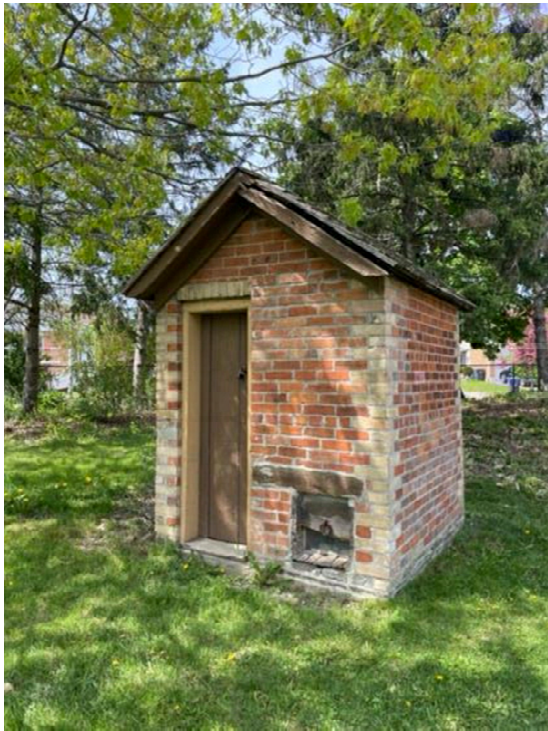


Figure 5.3: Log House - Loft Plan



### The Milk House

Often mistaken for an outhouse, one of the newest acquisitions at Bovaird House is a rare, 1850s milk house. This structure was painstakingly dissembled and moved from a heritage farm on the Gore Road. The milk house serves as an excellent example of pioneer methods of refrigeration. Water from a stream or well could be diverted into troughs, to pass directly through the milk house via two small portals in its walls. Milk cans were placed in these troughs, to keep cool and fresh even in the warmest temperatures.

Figure 6: Milk House

### Modern Universal Washroom

Located on the site, adjacent to the barrier free parking space is a recently added universal washroom. This was built at the same time as the Pendergast Log house. Constructed to be code compliant, it is also complete with its own mechanical and electrical systems including electric boiler, electrical panel and HVAC.

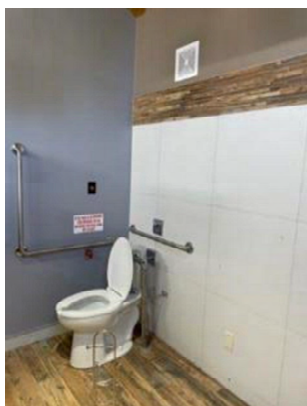


Figure 7: Universal Washroom



Figure 8: Garden & Rustic Gazebo

## Garden

The orchards and herb garden have been carefully nurtured to best represent plants and fruits befitting a 19th century farm. Several trees on the property were planted by the Bovaird family and heritage rose gardens feature many original species, some dating all the way back to 1500. A rustic gazebo also graces the property, and is available for weddings, photography, and outdoor functions.

## 1.4 VISITOR EXPERIENCE

The present-day Historic Bovaird House operates as a local museum and nostalgic venue for many seasonal events. It is operated completely by volunteers who give tours, organize fund-raising, and continue to furnish the house with antique items, and maintain the property with the help of donations. Free guided tours of the entire property are currently conducted by volunteers who can answer visitors' questions and interpret the many features throughout.

Historic Bovaird House is host to a number of exclusive events throughout the year. On some of these special and seasonal occasions, the large farm kitchen, living, and dining room are transformed into Mossie's Tea Room (named after the home's last owner and generous benefactress). The Tea Room is open for afternoon tea on several occasions, including Mothers' Day, Desserts by Lamplight in March and the 'Loaf 'n Ladle' Pioneer supper in October. There is also the annual Victorian Christmas Open House and Gift Shop sale held during the first weekend of December each year.

Due to the historical nature of the property, the current visitor experience is limited with regard to accessibility; this will be reviewed in more detail in Section 3.2. One of the objectives of this report is to review and determine what is required to achieve compliance with the accessibility requirements outlined in the Standards for Community Museums in Ontario.





Figure 9: Mossie's Tea Room



Figure 10: Visitor Experience



## **2.0 STANDARDS FOR COMMUNITY MUSEUMS IN ONTARIO**

### **2.1 OVERVIEW**

The environment in which museums function is changing, and the museum workforce is growing and becoming more skilled and knowledgeable. Museum standards must continue to evolve as museums find new ways to serve their communities and fulfil their mandate. The Ministry of Heritage, Sport, Tourism and Culture Industries administers the Standards for Community Museums in Ontario. All community museums in Ontario are required to follow these standards.

The province is committed to the preservation, presentation and sustainability of the material culture of Ontario through community museums. In achieving these standards, Ontario's museums will continue along the path to excellence and remain a resource to the communities they serve.

The 10 standards for community museums represent the minimum requirements for the operation of a good community museum and to qualify for funding under the Community Museum Operating Grant.

**1. Governance standard**

As a community museum, you must be governed according to standards and be open and accountable to the public for your decisions.

**2. Finance standard**

As a community museum, you must demonstrate fiscal responsibility.

**3. Collections standard**

As a community museum, the artifacts you keep represent your community's heritage. To protect their value, you must maintain a well-organized, managed and documented collection.

**4. Exhibition standard**

As a community museum, your exhibits provide an important link between your community and its heritage. In the planning and presentation of exhibitions, you must strive for accuracy of information, relevance to the community, effective communication, opportunities for learning and engagement, and the safe display of artifacts.

**5. Interpretation and education standard**

As a community museum, your interpretation and education programs allow the community to interact more closely with your collections and information and reach audiences of all ages, interests and abilities.





**6. Research standard**

As a community museum, research is an ongoing activity and is reflected by your well-researched exhibits, interpretation, publications and educational programming. As well as helping staff researchers, you also have a responsibility to assist outside researchers.

**7. Conservation standard**

As a community museum, you have a responsibility to protect and preserve the collection entrusted to your care, so that future generations have the opportunity to enjoy and learn from it. You will demonstrate the stewardship of your collection by following procedures that ensure its long-term preservation.

**8. Physical plant standard**

As a community museum, your buildings and grounds must provide a safe and functional environment for visitors, staff, the collection and associated activities. This objective must be balanced with the need to preserve the integrity of heritage buildings as artifacts themselves, as well as archaeological resources present on the property.

**9. Community standard**

A community's heritage is part of its identity. As a steward of the community's heritage, the museum is actively engaged in the community and responsive to its needs. The museum is accessible and relevant, and draws support from its community.

**10. Human resources standard**

As a community museum, your ability to fulfil your museum's purpose depends largely on the professionalism and capabilities of your staff. You are better able to meet your mandate and carry out activities if you recruit qualified staff and provide ongoing training opportunities. As an employer, you are concerned with the safety, security, wellbeing and continued motivation of the people who work with you.

To help museums meet the Standards, the Ministry provides advisory services and resource materials such as the Museum Notes. The Notes provide practical information about operating a community museum in Ontario. They refer to and draw upon the Standards for Community Museums in Ontario.

For the purpose of this report, the focus will be *only* on those standards which require a physical intervention to the property to achieve compliance. Following a detailed review of each of the 10 Standards, there were a series of physical requirements identified which fall under three recurring categories: Accessibility, Mechanical and Electrical and Space/Programming.



## 2.2 ACCESSIBILITY REQUIREMENTS

As noted in section 2.1 above, the Museum Notes provide guidance on how to comply with requirements outlined in the Standards for Community Museums in Ontario. The Museum Notes state that *'Museums must make their services and resources available to all potential users'*. Museums must comply with accessibility requirements where they are identified in the Standards or referenced or implied in the Standards. As noted in section 2.1 above, the focus will be only on those standards which require a physical intervention to the property.

In this section, any statements contained within the 10 Standards which relate to accessibility and may require a physical intervention to the property will be extracted and reviewed.

The **Community Standard** requires a community museum to:

- Endeavour to provide equal access to all members of the community, both physically and intellectually, to the museum's collections, information, services and programs, including through electronic means, for example, a website or social media.

The **Human Resources Standard** requires a community museum to:

- Endeavour to provide equal access to the workplace by staff of all abilities.

The **Exhibition Standard** requires a community museum to:

- Ensure that exhibits are accessible and capable of being used and enjoyed by visitors of all ages and abilities.

The **Interpretation and Education Standard** requires a community museum to:

- Demonstrate a commitment to accuracy and fairness, inclusivity and respect in interpretation and education programs allowing them to reach audiences of all ages, interests and abilities.

The **Physical Plant Standard** requires a community museum to:

- Ensure the design and layout of its building(s) and grounds:
  - a. accommodate the physical and functional needs of its users, staff, collections and activities; and
  - b. are appropriate to the museum's statement of purpose, and to its community role and image.



## 2.3 MECHANICAL & ELECTRICAL REQUIREMENTS

The **Conservation Standard** requires a community museum to:

- Provide an appropriate environment for artifacts in all storage and exhibit areas by:
  - a. Reducing visible light levels to accepted standards. Acceptable light levels for artifacts are 50 lux for highly light sensitive materials (for example, most dyed textiles), 150 lux for moderately light sensitive materials (for example, most varnished paintings), and 300 lux for materials that are not light sensitive (for example, stone and ceramics). A maximum of 75 Watts/lumen is recommended for all but the last category.
  - b. Removing as much ultraviolet radiation as possible.
  - c. Maintaining relative humidity and temperature levels within an appropriate range for museum artifacts. An acceptable range is normally 40 to 60 per cent. This condition applies to all buildings physically capable of maintaining these standards and to all additions to existing buildings or sites. Some buildings, because of structural or historical considerations, may require that this range be adjusted. Such adjustments may be based on individual assessments carried out in consultation with ministry or technical staff.
  - d. Reducing dust and pollution through a combination of physical plant (for example, use of a vestibule, appropriate air filtration) and preventive procedures (for example, use of door mats, no smoking rules).
  - e. Implementing a regular cleaning and maintenance schedule of the museum and storage spaces performed by staff or volunteers with the necessary training.
  - f. Implementing preventive pest management procedures, including regular inspections for pests in the museum and inspection of all incoming collection and non-collection material.
  - g. Implementing a program of regular checking and recording of environmental conditions, with follow up procedures to correct deficiencies.

The **Physical Plant Standard** requires a community museum to:

- Ensure that each of its buildings meets environmental norms appropriate to its functions.
- Take steps to minimize the level of individual risks for example, by installing sufficient security lighting and ensures that any preventive or security systems installed are assessed for their potential impact on collections and the museum's character and functions.



- Ensure that health and safety codes are met in the maintenance and repair of the physical plant.
- Strive to be environmentally responsible in its use of energy and materials, including the handling, storage and disposal of hazardous materials
- Maintain the historical integrity of its resources should it be located in a heritage building, on a historic site, or on grounds containing an archaeological site and maintain the historical integrity of these resources in its use, maintenance, repair and modification following conservation standards and procedures
- Ensure that if buildings are open on a seasonal basis they are monitored for temperature and humidity, and measures are taken to decrease the risk of environmental damage during the off-season.

## 2.4 SPACE/PROGRAMMING REQUIREMENTS

The **Exhibition Standard** requires a community museum to ensure that exhibit preparation activities that are harmful to artifacts are carried out in a workshop that is isolated from collection areas (that is, display and storage). Such activities would include those that produce dust, excessive heat or vibrations, and those that involve the use of aerosols and solvents (for example, paints and varnishes).

The **Interpretation and Education Standard** requires a community museum to provide sufficient space and a safe and secure environment for interpretation and education programs.

The **Research Standard** requires a community museum to provide a clean, well-lit, separate space for staff and external researchers to carry out research.

The **Conservation Standard** requires a community museum to provide one or more exclusive spaces for the storage of the collection. These areas will be:

- a. used for collection storage only
- b. large enough to store existing artifacts without crowding, and to accommodate projected future acquisitions
- c. kept clean through the implementation of a regular housekeeping schedule performed by staff or volunteers with the necessary training
- d. kept dark, except when staff are present
- e. restricted to access only by designated appropriate staff (for example, curator or registrar)
- f. equipped with suitable and safe shelves, cabinets and artifact supports





## **3.0 RECOMMENDATIONS**

### **3.1 OVERVIEW**

Following a detailed review of the 10 Standards for Community Museums in Ontario and the subsequent requirements identified which are applicable to Bovaird House, this section describes the recommended actions, alterations and/or interventions as applicable to bring the property into compliance with the Standards. Any changes, repairs or interventions proposed or recommended by this report shall strive to not only preserve the heritage and character of the property, but find creative ways to highlight and promote them to the public.

As per Section 2, the recommendations for compliance with these standards will be described under the categories of Accessibility, Mechanical and Electrical and Space/Programing and relate *only* to those standards which require a physical intervention to the property to achieve compliance.

As noted in Section 1.2, as a designated heritage property, any proposed alterations or material changes to Bovaird House are subject to a heritage permit application and must obtain approval under Section 33 of the Ontario Heritage Act.



## 3.2 ACCESS RECOMMENDATION

The accessibility standards referenced in this section to meet the Museum Standards draw upon requirements from the OBC, Brampton Accessibility Standards, and the AODA.



### Site Access

The City of Brampton Traffic By-law 93-93, Section 48 outlines requirements with respect to public parking areas and provides information regarding requirements for accessible parking spaces. For between 13-100 parking spaces provided, 4% must be barrier free. If between 13-25 parking spaces are provided, 1 Type A Van Accessible parking space is to be provided. The existing parking lot meets this requirement.

There is an existing barrier free path of travel connecting the parking lot to the Main House, the Pendergast Log House and the Universal Washroom. While this existing path complies with the accessibility requirements of OBC 3.8.1.3(6), there is a disconnect where the barrier free path of travel connecting to the Main House is intersected by the entrance driveway. Visitors accessing the barrier free entrance to the Main House must walk on the loose gravel driveway for a portion of the travel distance.

Figure 11: Barrier Free Parking Space

To comply with the accessibility requirements outlined in the Community, Human Resources, Exhibition and Physical Plant Standards as described in Section 2.2, it is recommended that the existing path is extended to provide a safe, accessible and continuous barrier free path of travel with a clearly identified driveway crossing point to the Main House. This extension to connect the existing barrier free paths of travel must comply with OBC 3.8.3.2(1)(h) which requires it to comprise a permanent, firm and slip-resistant surface with a minimum clear width of 1100mm and tactile attention indicators to identify where the vehicular driveway intersects the path. It is also recommended that the existing parking lot is graded and surface finished upgraded to level paving for ease of mobility around the site.

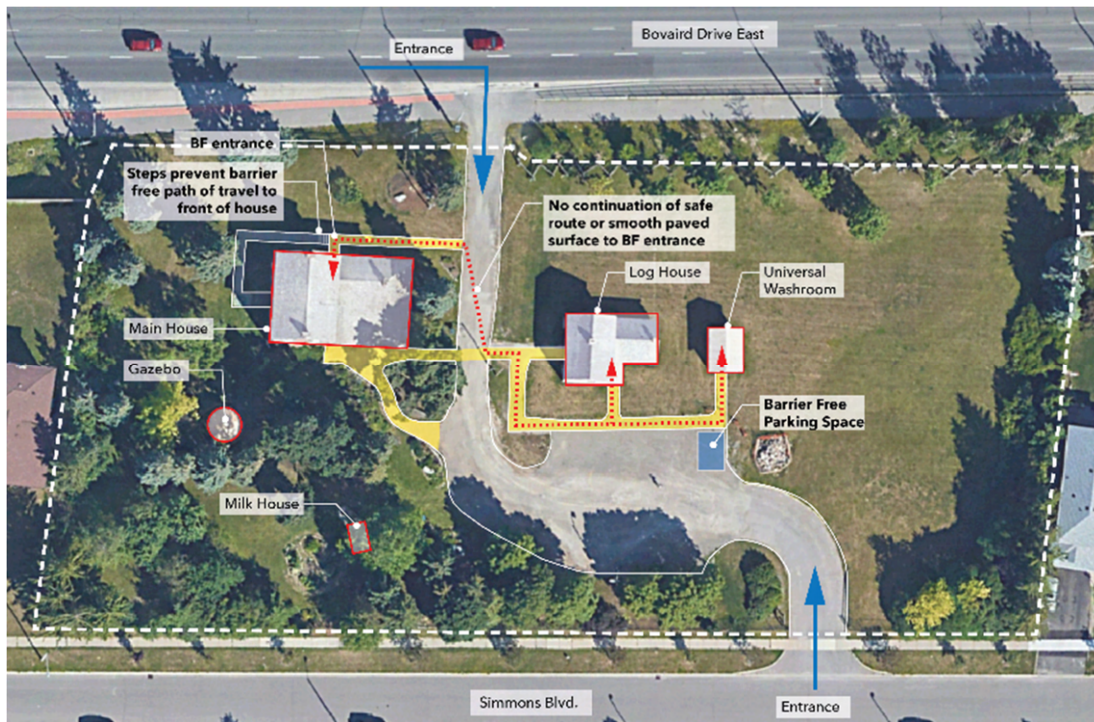


Figure 12: Existing Site Accessibility



Figure 13: Proposed Site Accessibility





Figure 14: Pendergast Log House Accessibility

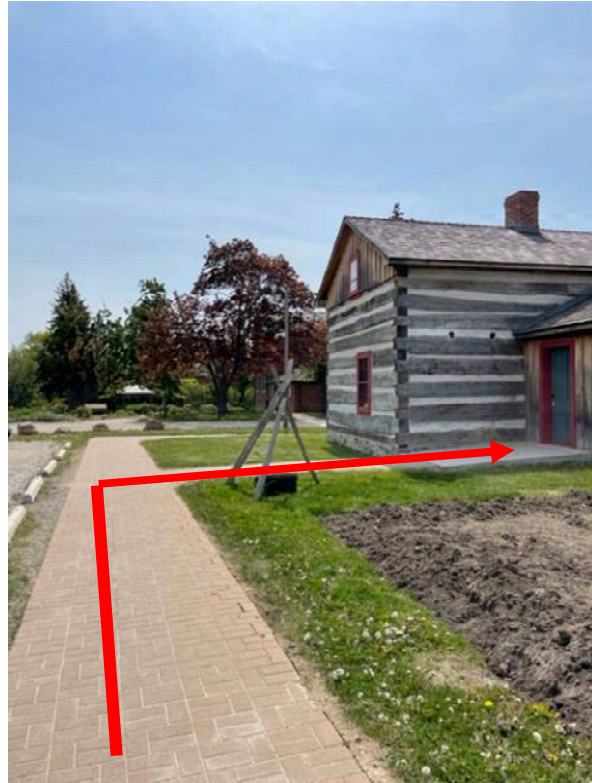


Figure 15: Pendergast Log House Accessibility



Figure 16: Accessible Washroom



Figure 17: Main House Accessibility





## Main House Access

Currently, visitors access the main house through the Buttery on the south façade. Barrier free access is provided on the opposite side of the house on the north façade, where a gently sloping exterior path makes the level transition between the driveway and the side door into the Farm Kitchen. This door is complete with an automatic door operator. The Farm Kitchen is the only truly barrier free space within the house. It is not possible to get to the gift shop from here due to a level difference separated by two steps. There is also a level difference of 60mm between the Farm Kitchen and the remainder of the house. Although several of these level differences are relatively small, and in comes instances possible to traverse using a mobility device, they cannot be considered as providing barrier free access as per the OBC. As there is no existing elevator or lift in the house, the second floor remains entirely inaccessible for people with mobility issues.

As noted in Section 2.2, the Community, Human Resources, Exhibition and Physical Plant Standards requires that exhibits are accessible and capable of being used and enjoyed by visitors of all ages and abilities and the museum should endeavor to provide equal access to all members of the community and staff members.

At present, there is no barrier free access to the second floor, access is by stairs only.



Figure 18: Main House - Existing Barrier Free Entrance

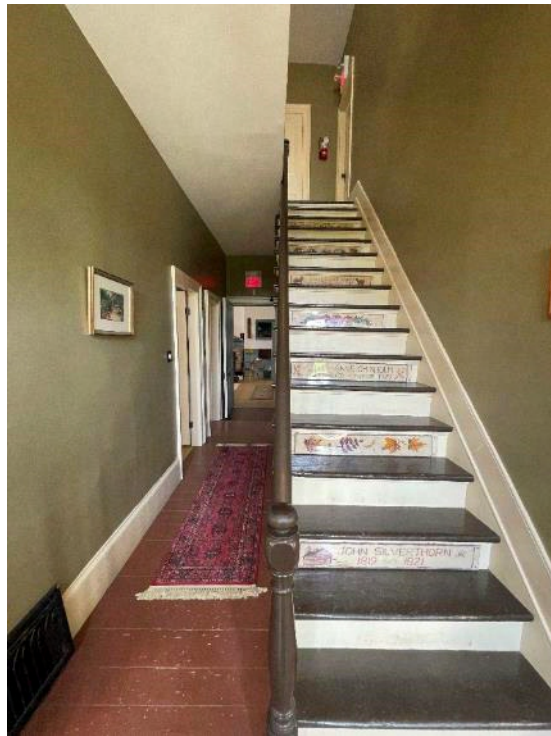


Figure 19: Main House - Stairs to Second Floor

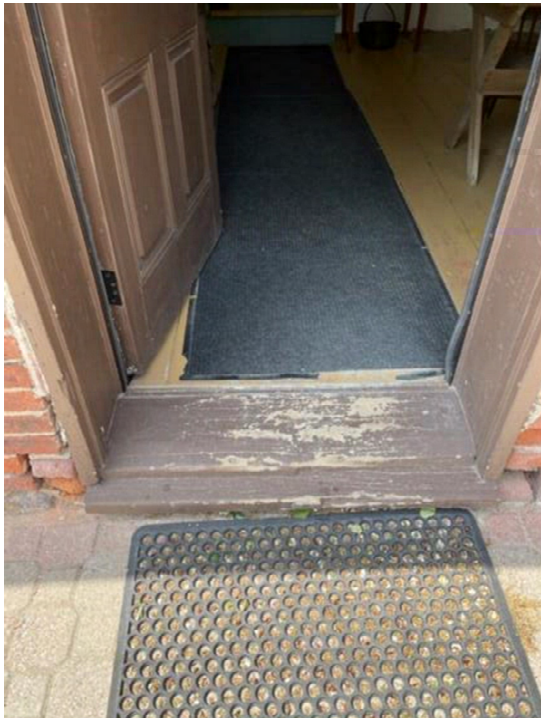


Figure 20: Main House - Existing Visitor Entrance



Figure 21: Main House - Step from Farm Kitchen

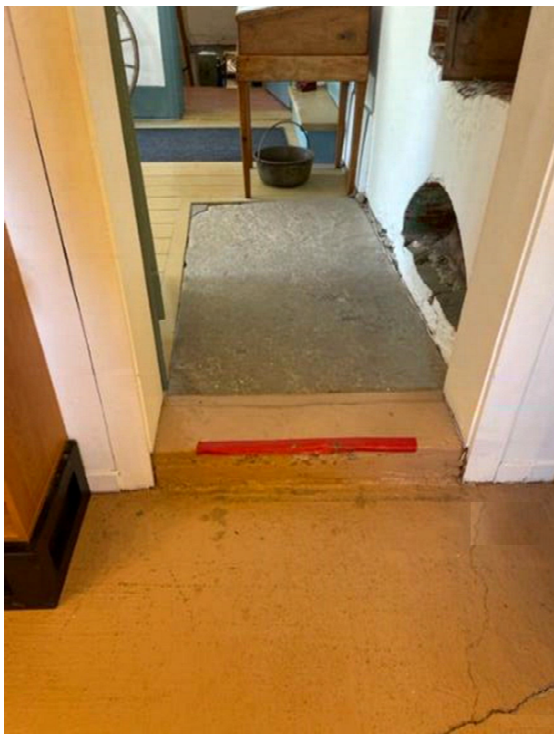


Figure 22: Main House - Step from Gift Shop

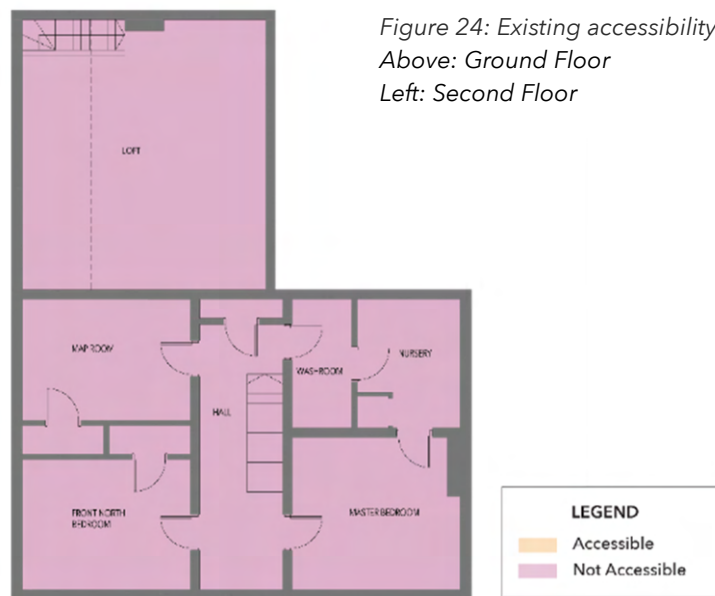


Figure 23: Main House - Step from Entrance into Main House





Figure 24: Existing accessibility in the Main House  
 Above: Ground Floor  
 Left: Second Floor





To improve accessibility in line with the Standards for Community Museums in Ontario, there are two identified approaches each with varying degrees of associated cost, risk and intervention to the existing heritage fabric of the building.

### **Option 1: Installation of Lift to Provide Access to Second Floor**

The only means of providing barrier free access to the second floor for all visitors is to install an elevator.

It is recommended that it is installed in a portion of the house where it will have the least impact on the existing heritage features and character of the building. A potentially suitable location is the modern kitchen on the ground floor, which has a modern washroom located directly above on the second floor.

The Brampton Accessibility Standards requires a minimum cab size of 1725mm by 1525 mm. However due to the sensitive existing building fabric and the restriction on providing a machine room or pit, a LULA (Limited Use/Limited Application) elevator is considered more appropriate in this instance. While the cab size is smaller than is required by the Brampton Accessibility Standards, it will provide barrier free access to the second floor for all visitors.

It is important to note that the feasibility of installing an elevator as a means of improving visitor accessibility is subject to further review of risks, structural viability, and detailed assessment on the impact to the existing character and heritage elements of the house. It also may not be considered an appropriate approach with regard to municipal approvals.



*Figure 25: Existing modern kitchen on ground floor and washroom on second floor where lift could potentially be located*



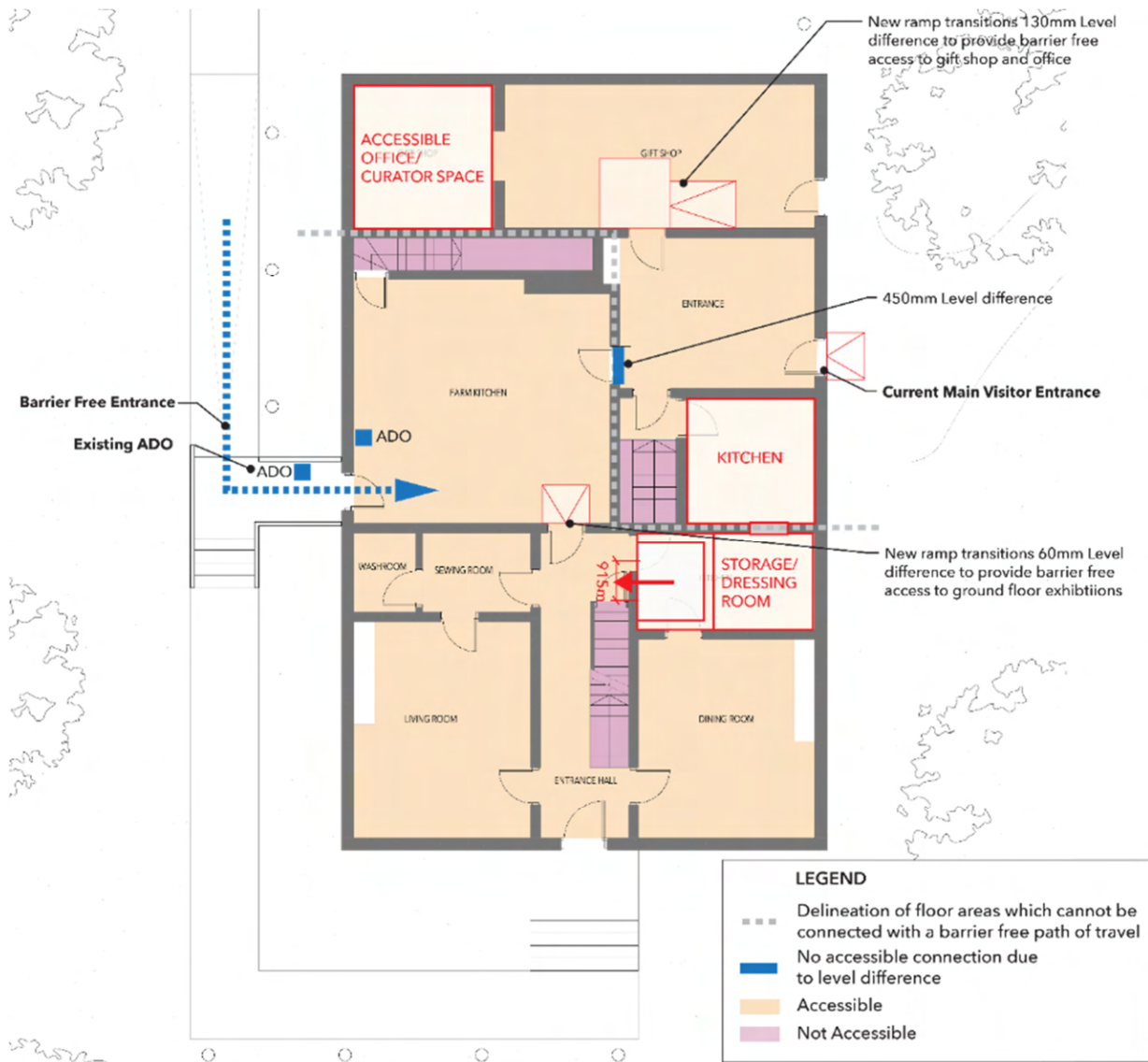


Figure 26: Main House - Ground Floor Proposed Accessibility (Option 1)

There is also some intervention required to address the existing minor level differences in some locations on the ground floor of the Main House to improve accessibility for visitors and meet the requirements outlined in the Museum Standards. Currently, these level differences are resulting in certain spaces, such as the gift shop, being inaccessible to some visitors. OBC 11.3.3.2.(3) notes that proposed construction within an existing building is required to comply with 3.8.1.3.(6). This clause requires notes that any interior walking surfaces throughout the normally occupied floor area shall be provided with sloped floors or ramps at changes in level more than 13 mm. As these level differences are relatively minor, between 60-130mm, they should be easily resolved with the introduction of ramps in these locations.

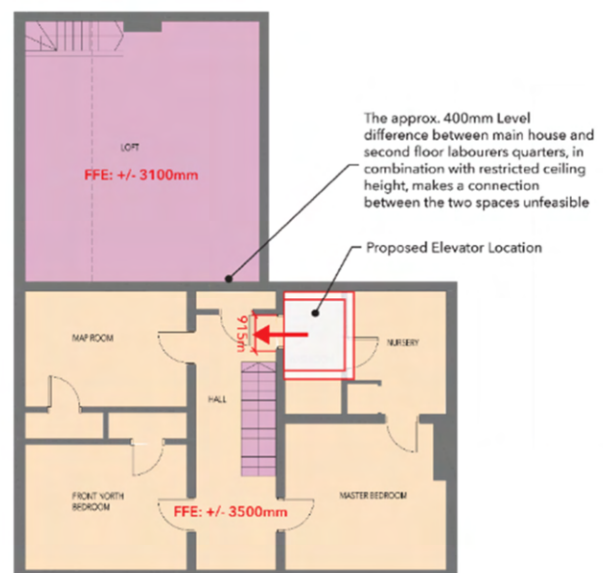


Figure 27: Main House - Second Floor Proposed Accessibility (Option 1)



## **Option 2: Maintain Existing Second Floor Access**

While the Physical Plant Standard requires a community museum to ensure the design and layout of its building accommodate the physical and functional needs of its users, staff, collections and activities, the Standard also notes that this objective must be balanced with the need to preserve the integrity of heritage buildings as artifacts themselves, as well as archaeological resources present on the property. It says that interventions to meet the Standards should be appropriate to the museum's statement of purpose, and to its community role and image.

In that regard, a less invasive approach to improving visitor accessibility is to leave access to the second floor as it currently is and only address the existing minor level differences on the ground floor of the Main House. While this option presents less risk to the existing character and heritage elements of the house, it means the second-floor exhibits remain inaccessible to some visitors. The Ontario Museum Notes provide precedent case studies for locations where providing barrier free access to exhibits was not feasible. For example, the Jordan Museum added a permanent ramp attached to their historic house and portable ramps for schoolhouse visitors, however areas not accessed by ramps have detailed photos available for viewing.

To enhance the enjoyment of the museum for all visitors, a similar approach can be adopted at Bovaird House. A suitable, accessible area on the ground floor can be dedicated to an exhibit detailing the contents of the second-floor exhibits. This could occur in the north end of the gift shop as illustrated in figure 29.



*Figure 28: North area of gift shop where Option 1 proposes an office space and Option 2 proposes a photo exhibit.*

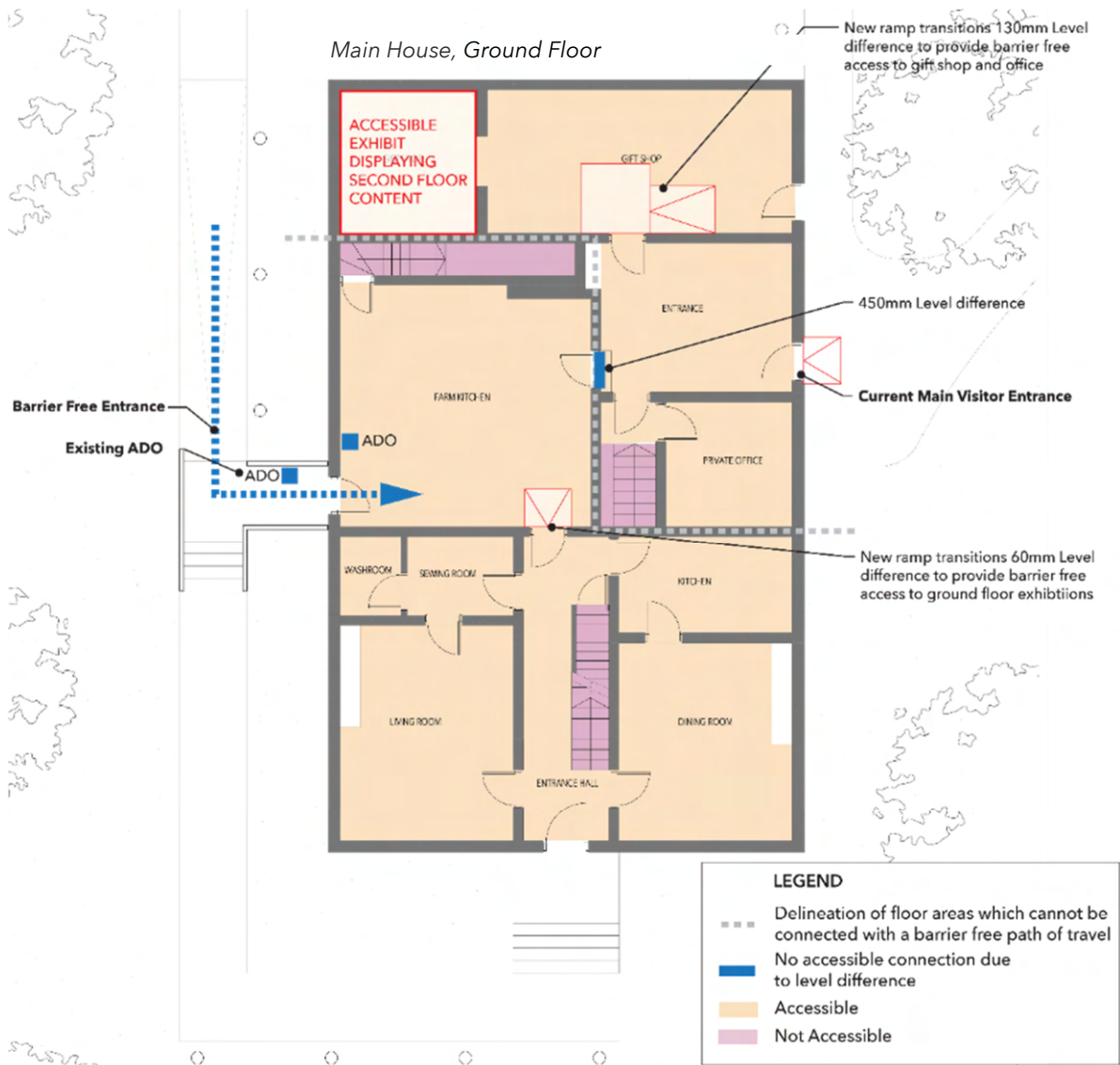
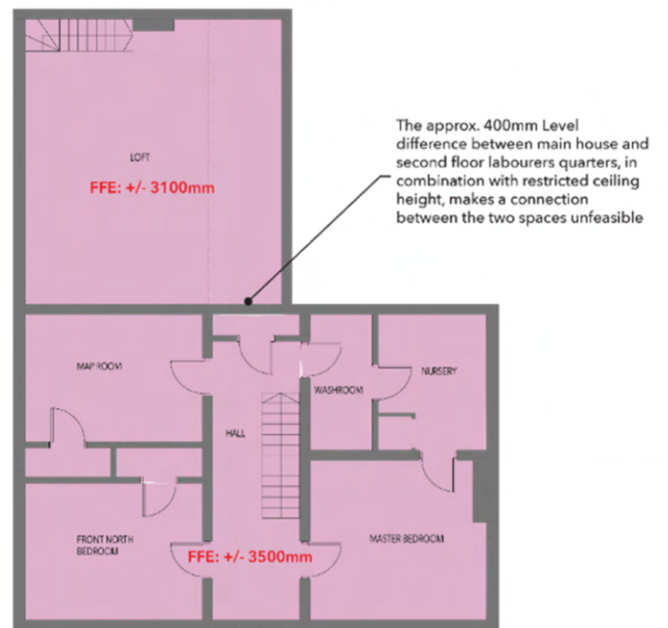


Figure 29: Main House Proposed Accessibility (Option 2)  
 Above: Ground Floor  
 Right: Second Floor



Main House, Second Floor



In the case of implementation of either option 1 or 2, the visitor experience for everyone, regardless of age or ability, should be as uniform as possible. As there is no feasible way to create an accessible connection between the carriage house and the rest of the Main House, it is proposed that all visitors enter the museum through the barrier free entrance on the north façade. Here, they can orientate themselves, be greeted by staff, introduced to the museum and commence their tour. To provide a clear flow of visitor traffic, at the end of the tour visitors can exit the Main house via the two steps down into the Buttery where the current entrance is located. From here they can browse the gift shop before exiting into the garden on the south façade. Visitors with mobility issues who cannot navigate the two steps down to the buttery will exit through the main entrance and follow the barrier free path around the north and east façades to access the gift shop.

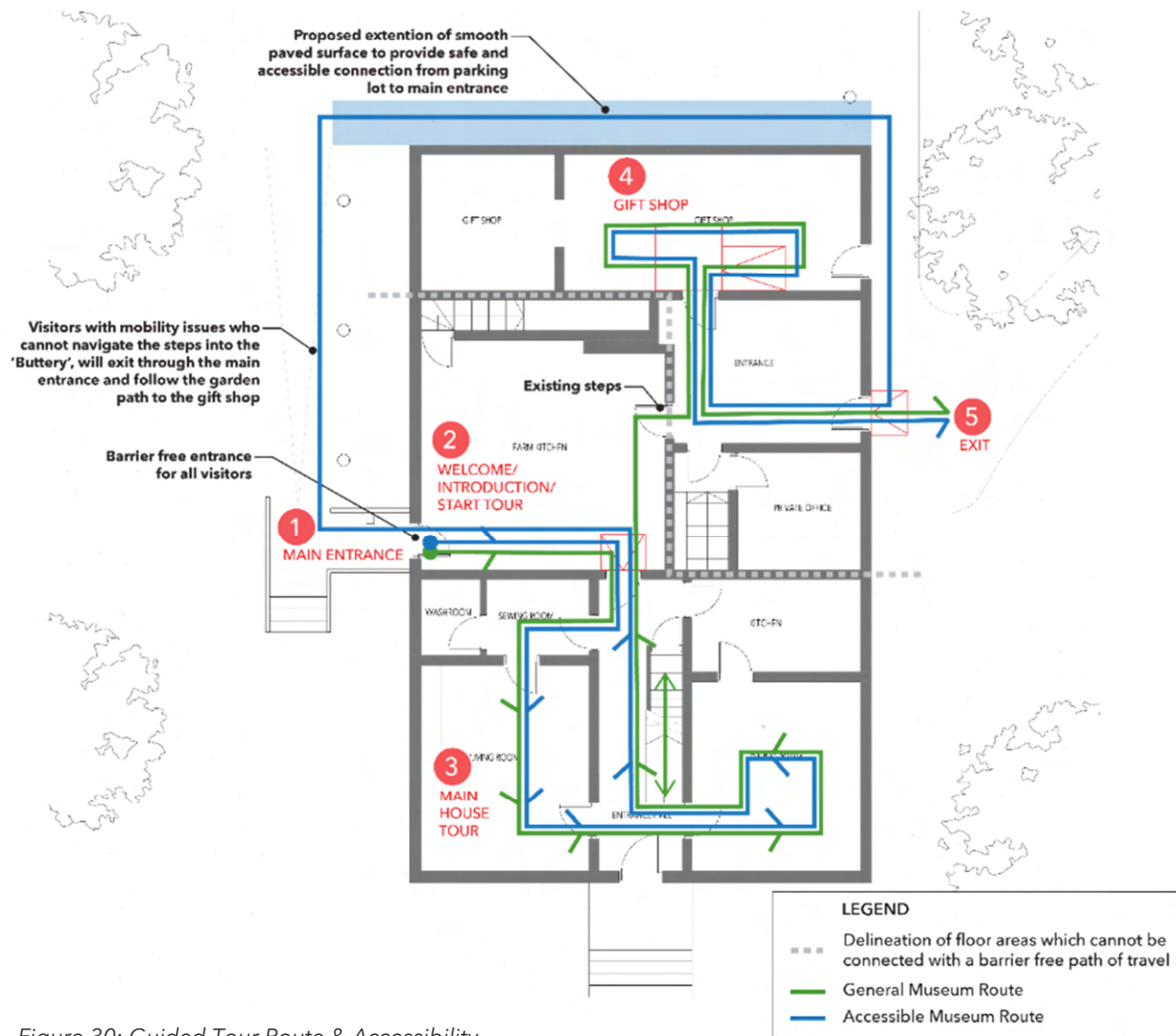


Figure 30: Guided Tour Route & Accessibility





## Pendergast Log House Accessibility

The existing exterior barrier free path of travel provides access to the Pendergast Log House via a ramp on the south façade providing access into the kitchen. However, as there is no ADO installed on this door, this cannot be considered a barrier free entrance. As there are no level changes within the ground floor of the Pendergast Log house and the level is fully accessible for visitors, it is recommended to install an ADO on the entry door.

It is not feasible, nor recommended to provide barrier free access to either the basement or the loft in this building as to do so would diminish the heritage and character of the property.

Although not currently accessible, it is recommended that the second floor is opened for public access. This should be subject to procuring an engineer's report to determine the maximum occupancy/floor loading for the space. Providing barrier free access to the second floor is not feasible in the Pendergast Log House, therefore an approach similar to that described in Accessibility Option 2 for the Main House is recommended whereby provision should be made for an accessible area on the ground floor dedicated to an exhibit detailing the second-floor layout and exhibits to enhance the enjoyment of the museum for all visitors.

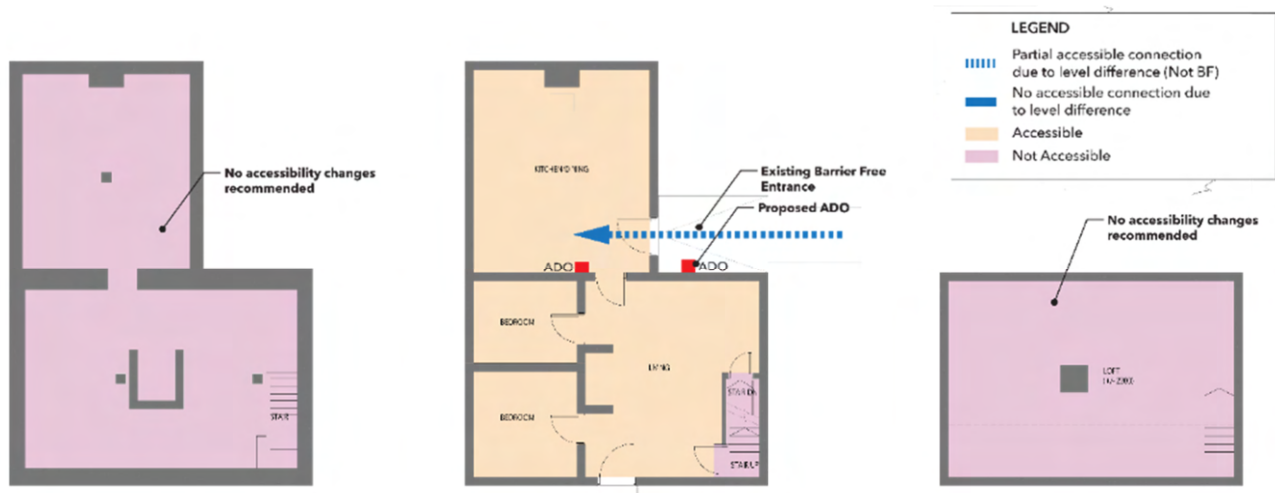


Figure 31: Pendergast Log House - Proposed Accessibility



### 3.3 MECHANICAL AND ELECTRICAL RECOMMENDATIONS

#### Main House

Located within the basement is a hot water cylinder which appears to be relatively new and in good working condition. There is a separate secure room where the furnace is located. It is recommended that the existing furnace is replaced with a new unit for improved efficiency of the heating system. Most of the Main House is heated by forced air through vents in the floors and walls, whilst the laborer's quarters area is heated by electric base heaters. There does not appear to be any air conditioning in the Main House.

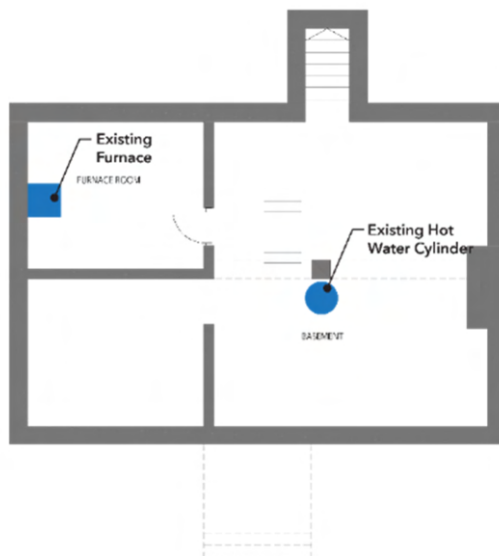


Figure 32: Main House - Mechanical & Electrical

There are currently three washrooms on the property. There is one located on the ground floor of the Main House, one located on the second floor of the Main House, and a free-standing universal washroom adjacent to the carpark. Based on occupancy, a minimum of one water closet is required for males and two for females to comply with OBC 3.7.4.3. As there is an accessible universal washroom located at grade, the additional washroom in the main house is not required to be barrier free. It is recommended that some minor cosmetic changes are carried out, such as door hardware and washroom accessories, if it is to be used as a public facility.

If the washroom provided on the second floor is to remain, and is to be made available for visitor use, it will need to be upgraded as an ambulatory water closet compliant with OBC 3.8.3.8.(10). These requirements include provision for adequate clearance and grab bars in the washroom.



Figure 33: Main House - Existing Ground Floor Washroom



Figure 34: Main House - Existing Second Floor Washroom



## Pendergast Log House

The Pendergast Log House is complete with lighting, limited power outlets, heating, security alarm and smoke detectors.

The basement beneath the Pendergast Log house is a recent concrete construction and comprises modern mechanical and electrical equipment which appear to be fully functional and operating efficiently. In the west portion of the basement is a gas furnace and separate by a narrow opening in the basement dividing wall is the electrical panel, air exchange unit, sump pump and plumbing rough-in for future washroom. These systems offer adequate control over moisture and humidity in the building and there are no recommended changes required at this time for the Log House to comply with the Museum Standards.

There currently does not appear to be any provision for Air Conditioning. Section 3.4 outlines a proposal to use the basement for staff uses, therefore it is recommended that an air conditioning unit is installed in this building to provide a suitable environment for staff and storage of artefacts.

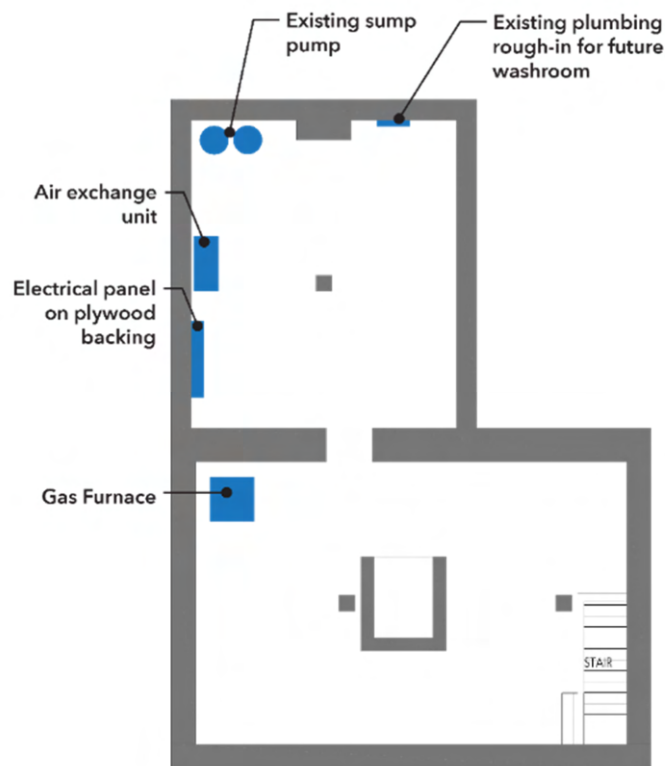


Figure 35: Log House - Mechanical & Electrical





Figure 36: Main House - Hot Water Cylinder



Figure 37: Log House - Furnace



Figure 38: Log House - Air Exchange Unit

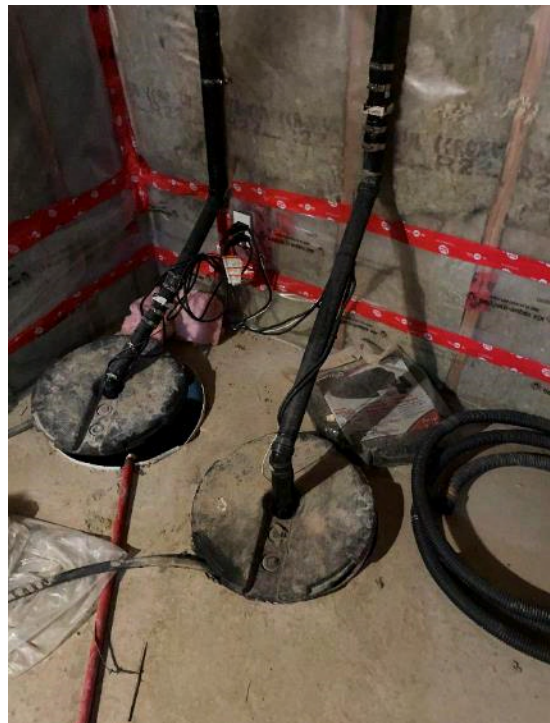


Figure 39: Log House - Sump Pump



### **3.4 SPACE/PROGRAMMING RECOMMENDATIONS**

As outlined in Section 2.4, the Standards for Community Museums in Ontario describes requirements for the provision of spaces for certain activities within the museum. To comply with these standards, the Bovaird House would need to provide the following:

1. A sufficiently sized space for interpretation and education programs.
2. A clean, well-lit, separate space for staff and external researchers to carry out research.
3. At least one exclusive space for the storage of the collection. These areas will be:
  - a. used for collection storage only;
  - b. large enough to store existing artifacts without crowding, and to accommodate projected future acquisitions;
  - c. kept clean through the implementation of a regular housekeeping schedule performed by staff or volunteers with the necessary training;
  - d. kept dark, except when staff are present;
  - e. restricted to access only by designated appropriate staff (for example, curator or registrar); and
  - f. equipped with suitable and safe shelves, cabinets and artifact supports.
4. A space where exhibit preparation activities that are harmful to artifacts are carried out in a workshop that is isolated from collection areas (that is, display and storage). Such activities would include those that produce dust, excessive heat or vibrations, and those that involve the use of aerosols and solvents (for example, paints and varnishes).



## **1. Education and Interpretation Space:**

The Interpretation and Education Standard requires a community museum to provide sufficient space and a safe and secure environment for interpretation and education programs. There are two such existing spaces identified as being suitable for this purpose and currently used as such. In the Main House, the Farm Kitchen one of the largest spaces in the house and within the Pendergast Log House, there is a large kitchen/dining space on the east side. Both of these spaces are located on the ground floor and are accessible to all visitors. They also each contain artifacts and loose furniture which can be easily moved to accommodate larger gatherings of people in the space.



*Figure 40: Left: Main House Farm Kitchen - Education & Interpretation Space*



*Figure 41: Right: Log House Kitchen/Dining Space - Education & Interpretation Space*





## **2. Research Space:**

The Research Standard requires that this space is clean, well lit, and separate from the rest of the museum. There is an existing small office space located on the south side of the Main House which is currently used by the volunteers who operate the museum. Due to the size and number of personnel who run the daily operations at Bovaird House, the size and location of the existing office appears appropriate. It has a window overlooking the garden which brings natural daylight into the room. For this space to be fully functional research facility, the provision of an adequate data and internet connection would need to be reviewed.

If an elevator were to be installed as described in Option 1 within the accessibility recommendations outlined in Section 3.2, the accessible office space would need to be relocated to an alternate accessible location. The existing gift shop currently occupies the full length of the carriage house on the west side of the Main House. This is a proportionally large area of the overall floor plan and could be consolidated to occupy just the south portion of the carriage house, with the north portion being used as a research/office space. This would provide an office space similar in size to the existing one that is accessible and offers increased surveillance of the gift shop.



Figure 42: Left: Main House - Existing Office Space



Figure 43: Right: Main House - Potential office/research space in north section of existing gift shop





Refurbishing the unfinished Pendergast Log house basement could potentially provide additional office and research space if required. This space would not be fully accessible but is fully fitted out with HVAC and plumbing to provide a suitable environment for this use. As noted in Section 3.3, there is existing plumbing rough-in within the basement to provide a future washroom for staff. As with the accessible office/research space provided on the ground floor of the Main House, the ability to provide adequate internet connection and Wifi would need to be reviewed.

Regardless of whether an elevator is provided in the Main House (option 1) or not (option 2), it is recommended that a research/office space still be maintained in the main house to provide an accessible work space for staff to comply with the Human Resources Standard. Whilst the refurbishment of the Log House basement would provide plenty of additional research and work space, it is not feasible to provide barrier free access to it.

### **3. Storage:**

The Bovaird artefact collection is quite extensive and in addition to the many artifacts on display, there are significantly more in storage. The Exhibition Standard requires museums to regularly replace artifacts in permanent exhibits with other examples from storage, to refresh the exhibits for the community's enjoyment as well as for conservation purposes. While space is quite limited and is mostly dedicated to exhibits on the main floor of both the Main House and the Log House, there is a basement in each building which offers a suitable solution for storage of collections and is currently used for such purposes. However, a few modifications are required to these storage spaces to meet the requirements described in the Museum Standards. As described in Section 2.4, the Conservation Standard outlines specific requirements for these storage spaces including that they are kept dark except when staff are present, are large enough to store existing artifacts without crowding, are kept clean through regular housekeeping and are equipped with suitable and safe shelves, cabinets and artifact supports.



The Main House basement, while it does not receive a significant level of direct sunlight it does have windows around its perimeter walls and therefore should not be used for storage of particularly light sensitive artifacts such as dyed textiles or varnished paintings. The Log house basement, which has no source of natural daylight, is a more suitable environment for light sensitive artifacts.

While the storage areas seem appropriately sized in relation to the size of the museum, they presently appear cluttered with a lack of organisation and record of the collections and artifacts stored there. Appropriate shelving, cabinets and supports should be installed to make more efficient use of the space and provide sufficient circulation to easily access items.

As required by the Conservation Standard, access to the storage areas should be restricted to designated, appropriate staff only. While it is not feasible to add modern security measures such as card access readers, it is recommended that Bovaird House develops an artifact storage access policy to prevent unauthorized access to these areas, where keys are to be stored, and who has access to these keys.



*Figure 44: Left: Main House - Existing Basement Storage*

*Figure 45: Right: Pendergast Log House - Existing Basement Storage*



#### 4. Workshop Space:

There is a need to determine and confirm whether there is a requirement at Bovaird House for a workshop space dedicated to exhibit preparation activities or whether such activities will be conducted off site. If there are to be such activities that produce dust, excessive heat or vibrations, or involve the use of aerosols and solvents, the most suitable space to carry this out would be a dedicated room in the basement of the Pendergast Log House. This building is fully equipped in with regard to air handling and heating, however it is likely that an exhaust fan would need to be installed to provide an appropriate and safe environment for this purpose.

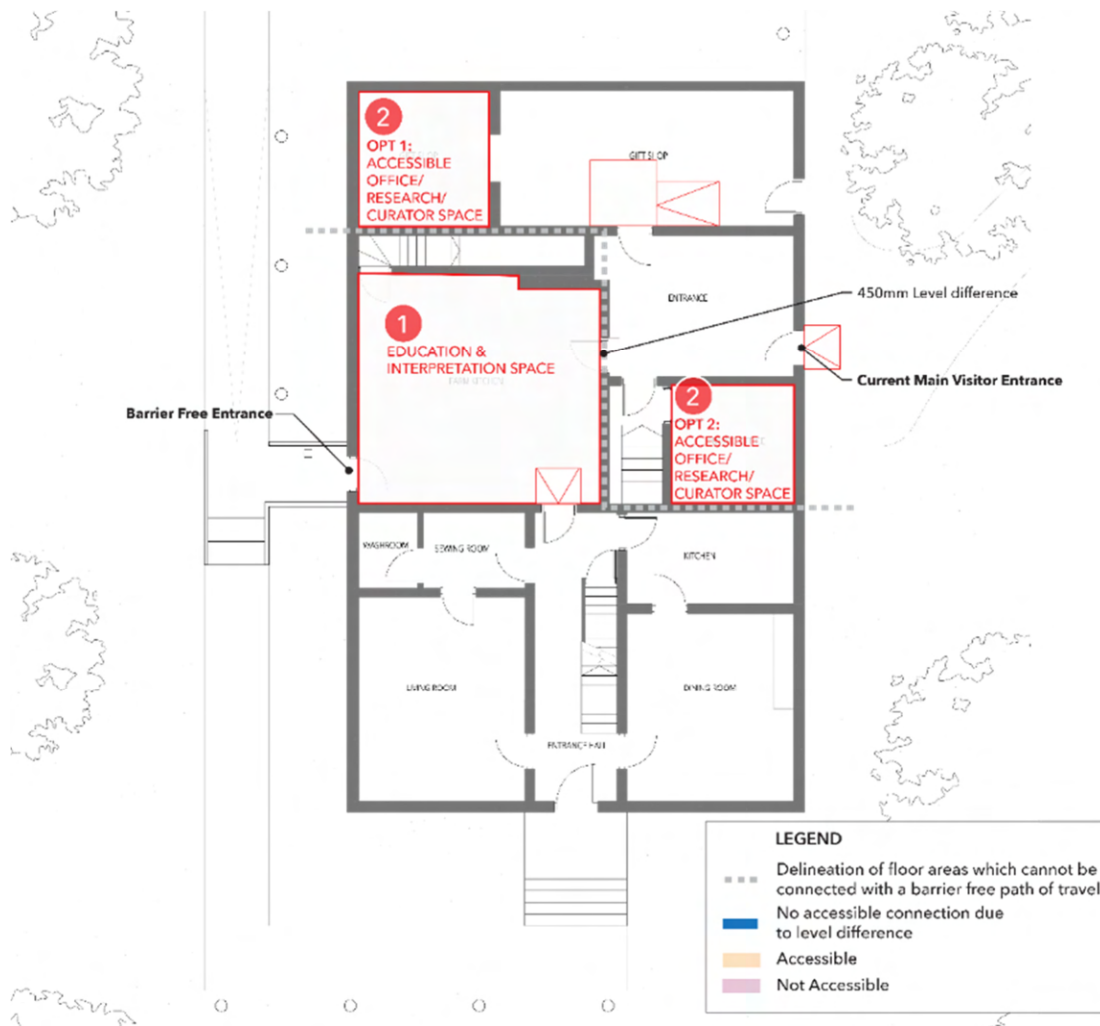


Figure 46: Main House Ground Floor - Space/Programming

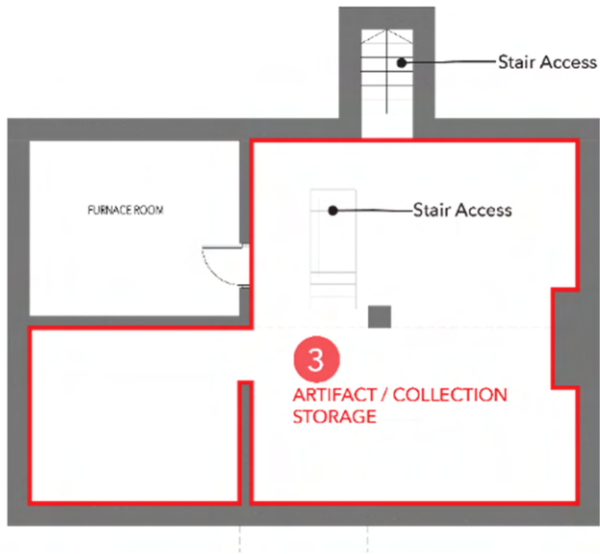


Figure 47: Main House Basement - Space/Programming

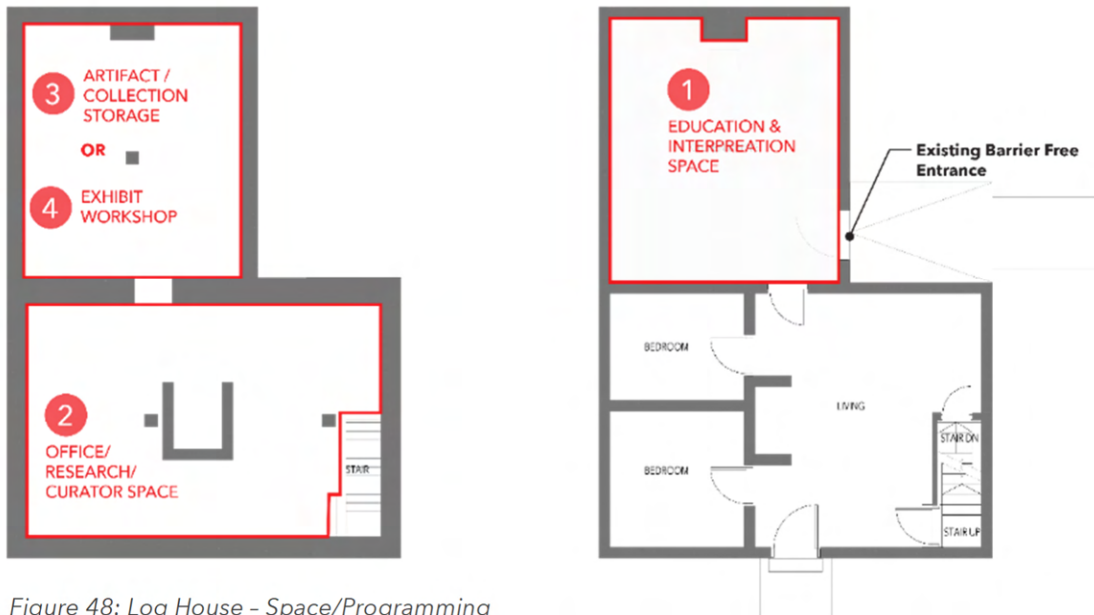


Figure 48: Log House - Space/Programming





## 4.0 CONCLUSION / COST IMPACT

The proposals outlined in this report are intended to act as a resource for decision making and future planning and design. The proposals present a variety of interchangeable components which can be mixed together according to available resources to meet the Standards for Community Museums in Ontario. The most significant proposed intervention, in terms of both cost and impact to the historic and architectural fabric of the property, is the addition of an elevator in the Main House to provide access to the second floor. In that regard, the costing summary below breaks the costing down into two options; one with and one without the elevator addition.

<b>Bovaird House Museum Standards Recommendations &amp; Associated Costs</b>		
	<b>Option 1</b>	<b>Option 2</b>
<b>Accessibility Recommendations</b>		
<b>Site</b>		
Extension of paved path along east side of Main House (approx. 15m) (including walkway lighting and tactile attention indicator)	\$ 8,100	\$ 8,100
Addition of barrier free garden path (approx. 100m) (including walkway lighting, bench, garbage can)	\$ 48,500	\$ 48,500
Grading and paving of existing parking lot gravel surface (approx 1000sm) (Optional site upgrade to improve accessibility)	\$ 150,000	\$ 150,000
<b>Main House</b>		
<b>Option 1</b>		
Addition of LULA elevator	N/A	\$ 150,000
Relocation of kitchen & addition of storage/dressing room	N/A	\$ 30,000
Relocation of accessible office/curator space	N/A	\$ 15,000
<b>Option 2</b>		
Addition of accessible exhibit to view second floor content	\$ 15,000	N/A
<b>Both Options</b>		
Minor washroom upgrades	\$ 4,000	\$ 4,000
Ramps (3no. - South Entrance, Gift Shop, Farm Kitchen)	\$ 5,000	\$ 5,000
<b>Pendergast Log House</b>		
Addition of ADO to make entrance barrier free	\$ 3,500	\$ 3,500
Engineering report to determine floor loading/occupancy for second floor public access	\$ 2,000	\$ 2,000
Addition of accessible exhibit to view second floor content	\$ 2,000	\$ 2,000
<b>Mechanical &amp; Electrical Recommendations</b>		
<b>Main House</b>		
New furnace with air conditioner and humidity control	\$ 10,000	\$ 10,000
<b>Pendergast Log House</b>		
Air conditioning unit	\$ 5,000	\$ 5,000

*(Continued on next page)*



(Continued)

<b>Bovaird House Museum Standards Recommendations &amp; Associated Costs</b>		
	<b>Option 1</b>	<b>Option 2</b>
<b>Space/Programming Recommendations</b>		
<b>Main House</b>		
<u>Education &amp; Interpretation Space</u>		
Farm Kitchen (Existing suitable space)	\$ -	\$ -
<u>Research Space</u>		
Option 1: Relocate existing office to accommodate elevator (Repurpose the north portion of existing gift shop into office/research space)	N/A	\$ 10,000
Option 2: Office remains in current location, no elevator (costs associated with furniture, fixtures and equipment, exhibits and artefact storage are not included in the scope)	\$ -	N/A
<u>Storage</u>		
Basement (costs associated with furniture, fixtures and equipment, exhibits and artefact storage are not included in the scope)	\$ -	\$ -
Battery operated door lock	\$ 400	\$ 400
<b>Pendergast Log House</b>		
<u>Education &amp; Interpretation Space</u>		
Kitchen/Dining Area (Existing suitable space)	\$ -	\$ -
<u>Research Space</u>		
Finish out basement to provide suitable office/research space	\$ 50,000	\$ 50,000
Fitout of washroom to connect to existing plumbing rough-in	\$ 20,000	\$ 20,000
<u>Storage</u>		
Basement (costs associated with furniture, fixtures and equipment, exhibits and artefact storage are not included in the scope)	\$ -	\$ -
Battery operated door lock	\$ 400	\$ 400
<b>Subtotal</b>	<b>\$ 173,900</b>	<b>\$ 363,900</b>
Contractor's General Requirements - 9%	\$ 15,651	\$ 32,751.00
<b>Subtotal</b>	<b>\$ 189,551</b>	<b>\$ 396,651.00</b>
Contractor's Fees (O/H & P) - 4%	\$ 7,582.04	\$ 15,866.04
<b>Subtotal</b>	<b>\$ 197,133.04</b>	<b>\$ 412,517.04</b>
Design and Pricing Contingency - 20%	\$ 39,426.61	\$ 82,503.41
<b>Subtotal</b>	<b>\$ 236,559.65</b>	<b>\$ 495,020.45</b>
Construction Contingency (Post Contract Changes) - 10%	\$ 23,655.96	\$ 49,502.04
<b>Total Estimated Construction Costs</b>	<b>\$ 260,215.61</b>	<b>\$ 544,522.49</b>
<b>Total Estimated Construction Costs</b> (including optional grading and paving of existing parking lot to improve site accessibility)	<b>\$ 484,668.41</b>	<b>\$ 768,975.29</b>