

Appendix H.1 – Heritage Relocation Report – Thomas Morley House

*Kennedy Road Environmental Assessment between
Steeles Avenue and Major Mackenzie Drive*





Kennedy Road Widening
Heritage Relocation Study
Thomas Morley House – 7779-81 Kennedy Road
Prepared for York Region
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Heritage Relocation Strategy & Cost Estimates

Executive Summary

Heritage Building Relocation Strategy

The building is a wood frame building in the Victorian style. We describe a common loading procedure that applies to frame buildings, with unique constraints for each property.

Generic Moving Procedure (Frame Buildings)

Loading:

Two main beams will be put in position first and levelled at the desired height. They will rest on timber crib piles that extend to the basement floor. Any required cross loading beams will be positioned through the foundation on top of the main beams.

Once the framework is in place, it is packed and shimmed with wood to the underside of the existing first floor. Hydraulic jacks are placed in the cribbing piles and attached to a unified jacking system. This allows the building to be raised equally on all crib points. The building will be raised to a height to accommodate the rolling process

Rolling:

The site is limited in area for staging the building and constructing the new foundation. It will require the building to be rolled utilising a series of Hillman XY rollers over top of a new excavation and footings to allow for proper placement. Once in location the building will be elevated off rollers and placed on crib piles to allow for basements construction.

Foundations:

Foundations can be prebuilt leaving pockets for the steel framework with the house being lowered on.

Scope of Work (Typical for this style building)

Provide labour and materials necessary to:

- Install steel framework under buildings
- Jack buildings free of existing foundation
- Prepare structures for move
- Move buildings to final location
- Place buildings as per surveyors pins
- Hold in place while new foundation built
- Relieve and remove steel framework
- Site works at site including demolitions of additions, porches, decks, , foundation removal, fill removal to allow steel placement and backfill to make site safe after move
- Excavation for new foundations
- Arrange and pay for building and demolition permits required
- Clearance of basements of all organic materials and mechanical.
- Provide surveyors as required
- Build new foundations including backfill
- Drywall repair after move is complete
- Engineering and site plan
- Mechanical and electrical disconnections and reconnections

Note: Due to the number of unknown variables, pricing included in this report does not conform to the above scope. This scope is listed to help prepare later tender documents.

Relocation Feasibility Report

Address:

Thomas Morley House – 7779-81 Kennedy Road

Building Description:

- 1.5 storey frame building built in three sections
- Overall Dimensions of 28' wide by 54' long with an under-gable height of 21'
- Unexcavated crawl space in front part. 7 ft basement under main section with 8 ft basement under latest addition with partial crawl space.
- Exterior of house is board and batten style wood siding in good structural shape

Existing Conditions:

The building is occupied and is in good overall condition.

Lot size is very limiting for old foundation removal and new foundation construction.

Relocation Requirements:

The building is too big to escape its own footprint based on the day care property to the east and north.

Placing the building in its final location and removing the old foundation and constructing the new foundation would be costly.

A cheaper alternative it would require the tree to the south to be removed and the building to be placed in the existing southern driveway during excavation and new foundation construction.

Once the new foundation is constructed the building would be moved back north and east and placed overtop and lowered onto new wall.

Permission to use the neighbours driveway access during foundation removal and construction would be required.

If there is no room to head east the building can be turned 90 degrees and change its orientation on the lot if heritage Markham allows it.

This would be accomplished by loading the building onto a steel framework.

Excavating down to new footing depth along a flat plain from old site to new site to form a roadway.

A series of fully oscillating hydraulic steering dollies would be placed under framework. The building would then be winched along the road into its new location. Please see photos below of similar setups.

The foundation would then be built up underneath.

Demolition requirements:

Structure can be moved in one piece with no demolition required.



North side



Rear view



Tree to be removed with daycare playground to right



View to north including neighbours' access



Existing crawl space.



Main section basement



Example of dolly system



Example of dolly system