

Appendix H.2 – Heritage Relocation Report – George Hunter House

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





Kennedy Road Widening
Heritage Relocation Study
George Hunter House – 9286 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 are 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:

George Hunter House – 9286 Kennedy Road

Building Description:

- 1.5 storey frame building with one storey kitchen addition on back
- Dimensions of 29' wide by 35' long with an under-gable height of 24' with an addition of. 20' by 20' on the back
- 6 ft basement under main section
- Exterior of house is wood frame in decent structural shape and able to be moved with some repairs
- The interior of the house is in poor shape
- Significant floor deterioration is evident
- Significant mould and feral animal infiltration and scat.

Existing Conditions:

The west addition (kitchen) is in an unsafe condition and is not appropriate for relocation. Documentation and replication are recommended. The author believes permission to remove has already been granted by the City of Markham

The house been vacant for a significant period of time and is full of mould and feral animals.

The floor assembly has been severely compromised and could need full removal and reinstatement prior to moving. However it is still a relocatable building.

The exterior of the building has remained relatively intact and straight.

In discussions with the owner there is a plan to construct a parking garage on the site with the entrance being directly to the west of the existing location.

Relocation requirements:

The building would need to be cleaned out with the removal of the garbage and mechanical items. Once that is complete inspection of the floor assembly can be made.

If it is as it seems and needs to be replaced, then it would be sequentially replaced by a qualified contractor to stabilize the structure prior to relocation.

Demolition requirements:

Recommendation that west addition (kitchen) be demolished as it is in poor condition and could easily be rebuilt at new location.



Main floor showing floor upheaval and poor conditions



Exterior North Side



Exterior south side with addition on left



Deterioration of floor assembly