

# Appendix H.3 – Heritage Relocation Report – Thomas Lownsborough House

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





Kennedy Road Widening  
Heritage Relocation Study  
Thomas Lownsbrough House – 9392 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 Lownsborough House – 9392 Kennedy Road**

### **Building Description:**

- Dimensions of 21' wide by 27' long with an under gable height of 24' with an addition of approx. 16' by 27' on the side
- 7 ft basement under main section and under addition.
- Exterior of main house and addition is board and batten in good structural shape.

### **Existing conditions:**

The interior of the house is in decent shape and is currently being used as a construction office. It is located at the end of the court in a new development

### **Relocation requirements:**

The building can be loaded onto the moving equipment and held in place while the new foundation is constructed to the west

### **Demolition requirements:**

According to the developer only half of the addition has been deemed heritage. This would allow for demolition of 9 ft of the addition.

If this is true then the roof line could be a concern and would require additional frame to maintain its structural integrity during the move.

The foundation will have to account for any new loads from the roof framing.

Non heritage chimney on south side could be removed if no longer required.



North and west side





South side including non heriatge chimney



Main section basement





## Addition basement



Addition to right to be removed. Please note continuous roof line that will need to be addressed