

**FIGURE 2:**

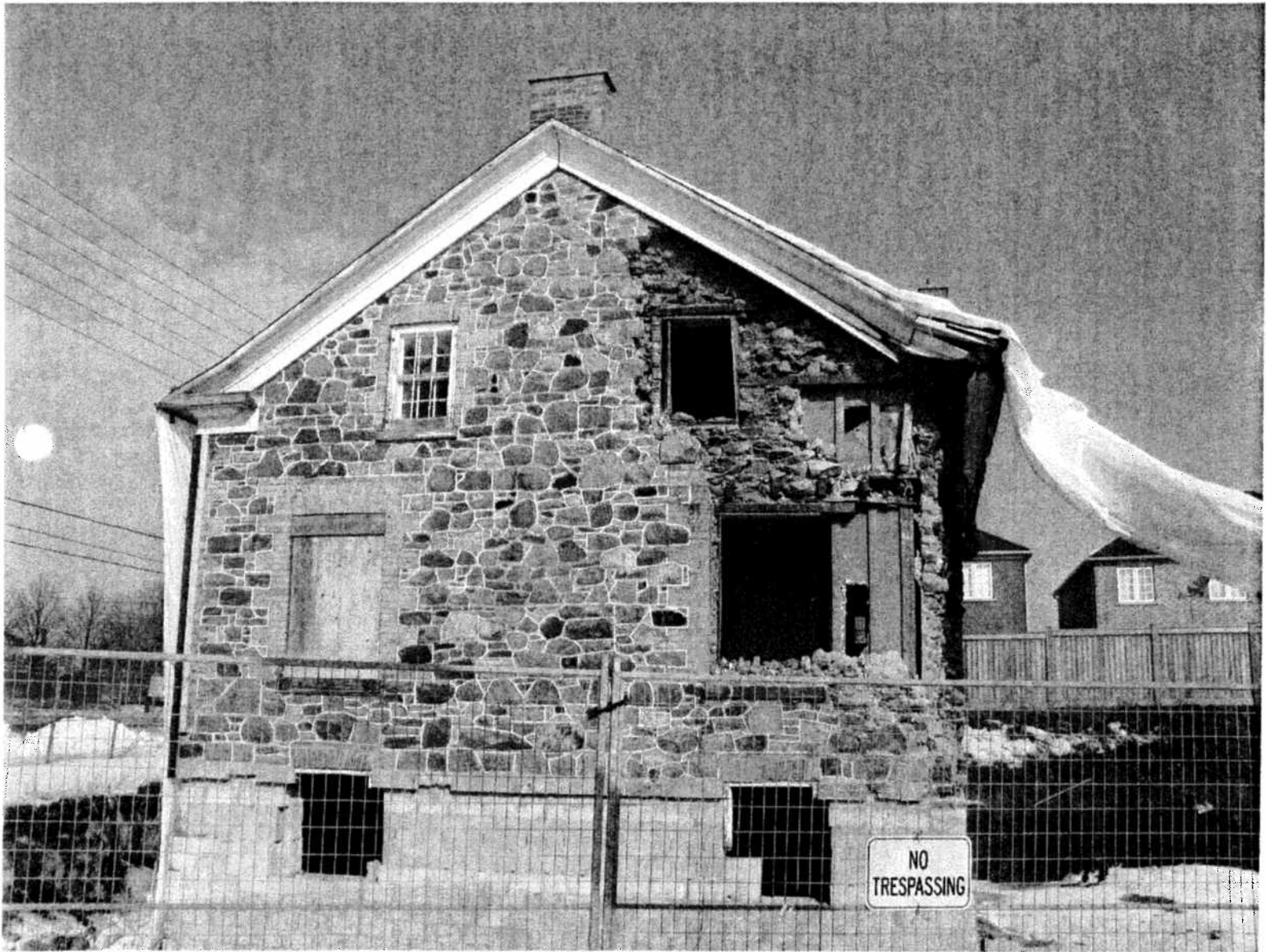


**William Robb House, prior to relocation.**

**FIGURE 3:**



**Robb House, damage to front wall following relocation.  
(2007 photo)**



**Robb House, damage to south east corner, recent condition.  
(2008 photo)**

## APPENDIX A

### ROBB HOUSE - RE-CONSTRUCTION MARCH 2008

1. Take physical dimension of all elevations establishing location of all windows, doors and heights
2. Remove front cut stone lintels particularly the date engraved one
3. Salvage as many sill as possible
4. Remove exterior stone walls
5. Separate the exterior faced stone from the interior back-up rubble, creating a supply
6. Create a supply pile of larger interior rubble stone for possible use
7. Remove fireplace mantels if possible
8. Remove the balance of the old structures
9. Rebuild house using 2x10 studs, exterior insulation and 2x12 joists
10. Frame roof to original pitch having regard for original photos available
11. Provide fieldstone veneer
12. All windows to be of wood single hung construction
13. All trim to be of wood construction
14. Shingled roof



SCALE: 1"=1'-0"	DRAWN BY: KA
DATE: 08.03.06	JOB No.: r0714

SK-1



## APPENDIX B

**J. D. STRACHAN  
CONSTRUCTION  
LIMITED**

GENERAL CONTRACTORS  
CONSTRUCTION MANAGERS

2220 KING ROAD, UNIT 5, KING CITY, ONT. L7B 1L3 • TELEPHONE (905) 833-0681 • FAX (905) 833-1902 • [www.jdstrachan.com](http://www.jdstrachan.com)

January 2, 2008

**Attention: Mr. George Duncan  
Senior Heritage Planner  
The Corporation of the Town of Markham  
101 Town Centre Blvd.  
Markham, Ontario  
L3R 9W3**

**FAXED**  
2 PGS

**RE: Robb House Restoration, 66 Monique Court, Town of Markham**

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Dear Sir,

We are pleased to submit our budget for restoration of the masonry to this structure. This budget is based on:

1. Your letter dated November 12, 2007.
2. Memorandum dated November 14, 2007.
3. Gianier Engineering Ltd. Report dated September 5, 7 and 28th, 2007 20 pages.
4. Our visual inspection on site with yourself and Regan Hutcheson

We have included the costs to provide:

- Temporary support
- Removing all stone facing and cleaning for re-installation.
- Infilling beam pockets with solid masonry.
- Cut out and repair cracks in interior walls.
- Dismantle and rebuild south elevation.
- Rebuild facing using original materials – We have assumed existing material has been salvaged for this.

We have not included for engineering or backfill of the building. Winter heat would be by others. We have not included for repairs to roofing or soffit.

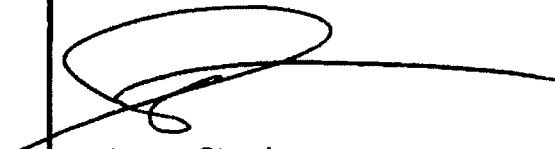
**Budget Price – NIC GST**

**\$290,050.00**

Our invoice for preparation of the budget will be submitted separately.

Thank you for the opportunity to submit a proposal for this work.

Yours truly,



James Strachan B.TECH, CAPHC, GSC  
President  
JDS/jmn



## APPENDIX C

Via email: [gduncan@markham.ca](mailto:gduncan@markham.ca)

Town of Markham  
101 Town Centre Blvd.  
Markham, Ontario  
L3R 9W3

March 6, 2008

Our File: 08-R157

Re: **Independent Engineering Inspection of Damage to a Relocated Dwelling Structure**  
Current Site Address: 66 Monique Court (formally 7205 Markham Road)

Dear Mr. Duncan:

Further to your request Rochon Engineering Incorporated has conducted an independent preliminary structural inspection and assessment of the feasibility of repair of the dwelling structure located at the above-noted address.

We attended the site on February 29, 2008 for the purpose of conducting our inspection.

The subject structure was a two-storey detached dwelling constructed of multi-wythe fieldstone. It was reported the structure was relocated to its current position by Forrest Bay Homes, for the purpose of historical preservation.

The structure was placed on a two-wythe concrete unit masonry (block) foundation. Preliminary inspection indicates that insufficient support was provided for the outer original stone wythe. A step was constructed in the foundation for the top several block courses, presumably for a decorative stone infill.

It was reported that the subsequent to placement on the subject foundation failure of two sections of the exterior walls occurred.

Failure of approximately 40% of the west exterior wall outer wythe occurred at the south half, leaving the subject wall in an unstable condition.

### **ROCHON ENGINEERING INCORPORATED**

3000 LANGSTAFF ROAD WEST, SUITE 16, CONCORD (TORONTO), ONTARIO L4K 4R7  
TELEPHONE: (905) 660-7660 TOLL FREE: 1-888-ROCHONS FACSIMILE: (905) 660-9994



Failure encompassing both the inner and outer wythes occurred at the southeast corner, resulting in displaced and fractured structural members.

The subject walls at the above-noted damaged areas are currently in an unstable condition. As well, due to similar foundation support conditions around the remainder of the perimeter of the dwelling, the remainder of the exterior stone outer wythe must be considered, at this time, to be unstable.

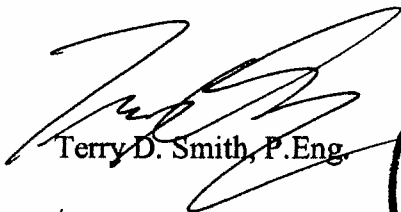
As result of the existing condition of the subject dwelling, and the necessity for temporary support at both of the wall failure locations, as well as a necessity for installation of support at the top of the concrete unit masonry foundation wall to support the remainder of the outer wythe it is our opinion that it is not safe or feasible to install temperature shoring to allow repair of the dwelling structure.

We recommend the structural be demolished as soon as practical for the purpose of creating a safe site condition.

**Closing Remarks:**

At this point in time, we believe that it is appropriate to submit our professional fee account for professional engineering services rendered on this assignment to date. We trust that you will find all in order with our assessment; however, should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

  
Terry D. Smith, P.Eng.

/mam  
Encl.





HERITAGE MARKHAM  
EXTRACT

DATE: March 20, 2008

TO: R. Hutcheson, Manager of Heritage Planning  
C. Dunlop, Building Inspector  
G. Duncan, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 3 OF THE THIRD HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON MARCH 12, 2008

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3. SITE PLAN APPROVAL APPLICATION  
REPAIR OF DAMAGE TO THE ROBB HOUSE  
FILE NO. SC 06 134969  
66 MONIQUE COURT (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
C. Dunlop, Building Inspector  
G. Duncan, Senior Heritage Planner
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The Senior Heritage Planner gave a presentation on the structural assessment done by Rochon Engineering on behalf of the Town, indicating that the Robb House is unstable due to the lack of perimeter support following relocation.

Mr. Clay Leibel, Forest Bay Homes, addressed the Heritage Markham Committee, stating that he agreed with the update given by the Senior Heritage Planner. He circulated a proposal dated March 2008 to reconstruct the Robb House and advised that he would be happy to answer questions from members of the Committee.

Mr. Dave De Sylva, Officer, Forest Bay Homes, also addressed the Heritage Markham Committee, advising that he is working with Clay Leibel on this project. Forest Bay Homes has successfully tarped the front of the house but have not been very successful in protecting the back of the house. Mr. De Sylva stated that he met with staff last Friday and that he was delighted to see historical photographs of the house. Forest Bay Homes has received copies of the photographs.

Due to the unstable condition of the relocated house, the applicants propose to build a replica on the existing foundation. The original store facing will be salvaged (including the date stone lintel) and used on the replica.

Mr. De Sylva further advised that the fireplace mantels inside the house would be preserved, if possible, and installed later. The reconstructed house will look like

it did 40 years ago but will be energy efficient. The roof will be brought back its original slope. Originally, there were no dormers in the front so there is no plan to put them in but dormers will be installed at the back of the house. All windows will be of wood single hung construction. All trim will be of wood and they plan to use information that can be gleaned from measurements they plan to take and form photographs in the reconstruction of Robb House.

The Manager of Heritage Planning displayed a photograph taken of the Robb House in the 1940's.

**HERITAGE MARKHAM RECOMMENDS:**

THAT Heritage Markham accept the opinion of Rochon Engineering Incorporated, and acknowledge that given the state of the Robb House, the option of creating a replica using some of the original material can be supported subject to the applicant providing details of how much of original material will be salvaged, and how this can be accomplished safely;

AND THAT as part of the replication of the building, the applicant is to provide a Markham Remembered baked enamel interpretive plaque at their cost explaining the history of the Robb House and that the existing structure is a replica;

AND THAT the applicant amend his site plan agreement to reflect the revised plan to replicate the building, with detailed drawings and specifications to enable an accurate replication of the form and features (brick details around windows, quoining, eave returns, etc.) and enter into the site plan agreement with an appropriate Letter of Credit attached to it;

AND THAT Heritage Markham delegate approval authority for any further action on this application to Heritage Section staff.

**CARRIED.**