



WRITTEN DESCRIPTION

300 Joseph Schoerg Crescent, Kitchener, Ontario:

The project description that follows is to accompany Witzel Dyce Engineering drawings issued 2023/08/11 - 6 pages. The proposed project is an expansion of the basement of the existing addition to the original house. Frey Building Contractors (FBC) would remove the existing pressure treated deck framing (including decorative arbor), wooden railing and Trex composite decking from the rear of the existing structure, completely to the south. Also being removed is the current patio comprised of 4" thick concrete slab. The slab and remaining concrete post piers would be removed from the rear of the house only; concrete sidewalks to the east and west of the current addition could remain. During the removals process, existing underground electrical feeds to the pond and hot tub would be re-routed to new exterior wall location and new hot tub location respectively. The demolition of the deck and patio is necessary to properly complete construction of the addition underneath and on its current footprint. After construction of the basement addition is complete, the deck will be reconstructed using identical finishes, with the addition of four additional feet of deck to the south of the property. The decorative arbour would not be reconstructed according to the proposed plan, although this is not a major sticking point and could be reconstructed if needed.

For the slab removal and excavation process, a small 4.5-8 Ton excavator would be used to break up existing concrete and trench for a typical 8" x 24" concrete strip footing and 4'x8" foundation wall. For the interior floor slab, a 5" thick concrete slab with in-floor heating would be poured. In addition to re-pouring the east and west side walk concrete, Frey proposes to pour a small 3' x 7' extension to the south-west corner of the new addition to accommodate the relocation of the existing hot tub. New 8" diameter Sonotubes will also be needed to support the new deck posts at the outer south-east and south-west corners of the addition. As per GRCA permit requirements, silt fence will be installed to the south of the excavation to eliminate soil erosion during construction.

Once the framing begins, the southernmost section of basement wall will be removed after shoring is placed to support the existing floor structure. A new steel beam will be installed to replace the exterior wall framing, creating a larger open concept recreation room in the lower level. The structural framing around the addition perimeter will consist of 2x6 wood studs at 16" on center, with the ceiling system being comprised of TJI roof joists at 16" on center.

The addition will be insulated using a variety of materials including:

- 3" Rigid SM for foundation
- 2" Rigid SM under heated floor slab
- R22 fiberglass batts and 1" rigid SM for walls



- R31 or greater fiberglass batts and 1" poly-iso rigid insulation for ceiling

Forming the roof system under the new deck, TPO (Thermoplastic polyolefin) and EPDM (Ethylene Propylene Diene Terpolymer) membranes will be used to keep the new addition watertight. On top of the roof membranes, new pressure treated wood 'sleepers' will be used to support the new Trex composite deck materials in the same colour as the old Trex. Wood posts and rails, including glass railing panels will be re-installed, though in smaller sections than the existing. Additional posts needed will be created using identical stained pine, thereby maintaining existing style elements of the glass/rail/posts. This will conserve the existing deck appearance.

For windows, we propose to install Pella wood framed, double hung windows manufactured as closely as possible to the windows in the existing house, using the same colour, brick mould style and grill size/pattern as the existing house windows. The seven windows will all be 68" x 62" and the entry door is proposed to be a 3'x7' insulated hollow metal door with 2 panel bottom pattern and half light like the existing basement entry door with identical colour to the original. The windows are large for two reasons; 1. To allow as much natural light as possible into the space, and 2. To facilitate as much as possible maintaining the view to the river from the public lands to the east of the addition.

For the addition siding, we propose to use James Hardie Shingle siding in an earth tone colour such as Navajo Beige, Monterey Taupe or Khaki Brown. The nonlinear shingle pattern will compliment the existing cape cod horizontal wood siding and board and batten vertical wood siding, both in earth tones. A wood shingle siding maintains a similar building material, and by using a complimentary earth tone, the addition will integrate seamlessly with the existing building. The shingle colour is not critical to the client, and they are open to feedback in this regard to facilitate a successful application.

Surrounding the new addition, FBC proposes to maintain the existing gardens and landscaping, except a small 21ft² area where the new hot tub location will be constructed into the south-western garden bed. Damage to the existing lawn during construction will be repaired and made good with new topsoil and grass seed to return the lawn to its original condition. Additional/new landscaping is not proposed as part of this project.

Summary of proposed materials:

- Footings, foundation & slabs – 20-32MPa concrete c/w typical 15M reinforcing – wet set/cast in place.
- Wall framing – SPF lumber, 2x6 walls, 2x8 lintels, LVL lintels – fastened using nails, anchor bolts and screws.



- Ceiling/roof framing – 14” Trus Joist I-joist (TJI) and LVL perimeter joists – fastened using nails and screws.
- Deck framing – Pressure treated 2x8, covered with Trex composite decking to match existing – fastened using screws.
- Railing – painted pressure treated (replace existing) – fastened using screws.
- Roofing - TPO (Thermoplastic polyolefin) and EPDM (Ethylene Propylene Diene Terpolymer) membranes under deck framing (not visible upon completion) – glued down.
- Windows – Pella wood constructed double hung windows with grill pattern to match existing – installed using screws.
- Door – Insulated metal door, 2-square pattern with half light, same as existing (change swing direction) – installed using screws.
- Siding – wood shingle siding in subtle earth tone to compliment existing – propose Monterey Taupe, but more than happy to accept any suggestion for alternate – installed using nails.
- Siding trim – 3” square barnboard around windows and door to match existing addition detail, painted to match shake siding – fastened using nails.



CONSISTENCY WITH DESIGNATING BYLAW

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The proposed addition to the Betzner Farmhouse is symmetrical in its design, which maintains the Mennonite Georgian style of building. By imitating or copying the existing style of window and door currently being used, we further believe that the proposed addition tries to appreciate those elements which are architectural features of significance. Further, the proposed addition would not conflict with the roof or roofline of the current structure since no new roof or roofline features are proposed. The existing deck forms the roof of the new structure, in essence.

As proposed, the proposed new addition has little affect on current building elevations as viewed from the street. Due to the existing vegetation, grading and deck structure, the new addition is barely visible from many vantage points. Because of the subtleness of the proposed changes, we further believe that the proposed work is consistent with the value expressed in the bylaw.

Another significant feature of the Betzner Farmhouse is the view of the landscape toward the river. From the sidewalk and many other vantage points on the property the proposed addition will not impact the view of the riverscape. There is one viewpoint that will be impacted; the view from the gate located on City property directly East of the Farmhouse. However, we propose that the location of corner windows would mitigate this impact. Also consider that the existing view is somewhat already blocked by the existing deck, and additional structure constructed under it would not increase this impeded view to a significant degree. Also, we proposed that trimming the brush between the gate and the first large tree which would 'shift' the vantage point from which to view the current landscape and restore the view. In this way, we feel the natural environment/landscape portion of the heritage bylaw is maintained and impacted only to an extremely minor degree.



CONSISTENCY WITH PARKS CANADA'S STANDARD

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By considering the existing view of the surrounding landscape, and incorporating design elements that attempt to preserve it, the proposed addition maintains the spirit of the Parks Canada Standard. To the extent that the proposal falls short of fully maintaining the existing view of the landscape from City property, the proposed alternate work of clearing overgrowth provides to reinstate the view across the property from a slightly different vantage point. In my opinion, the primary treatment for this property is 'preservation'. Preserving the view of the landscape and preserving the architectural value and elements of the farmhouse are of primary importance. By attempting to maintain the view and not disturb the original building while incorporating elements of the old into the new, the proposal maintains the spirit of the standard.

Maintain Use:

The use of the property is its heritage value. Since the work does not propose to change any of the existing elements of the Farmhouse, the work does not significantly impact the 'look' of the house, and the view of the property can be maintained, the work is consistent with the Standard.

Needs of future users:

Future owners of the property will benefit from the additional lower area. Future viewers of the property can still enjoy the landscape and significant architectural features of the original house.

Primary Treatment: (Preservation):

The project would fall under "preservation" in our opinion. By not altering the original farmhouse and maintaining the view, those elements are preserved.

The Standards:

1. **Conserve heritage value:** The proposed work does not remove, replace, or substantially alter character-defining elements.
2. **Conserve changes:** The proposed work maintains the general existing footprint of the building, and general building elevations are not changed. The deck remains.
3. **Conserve heritage value:** The work does not propose to change any of the existing heritage elements of the house and alters only slightly the view of the heritage landscape. Building elevations are not significantly changed since the deck is existing, and the proposed work is to occur mostly within the existing footprint.
4. **Do not combine historic features:** To our understanding, we do not propose to add unnatural historic elements. It is our belief that enclosing the area below the deck is a subtle



change, does not significantly affect the building elevations and can use design elements consistent with existing features.

5. **Minimal to no change in use:** We believe the construction does not alter the use of this historic place. The existing heritage elements and landscape view can still be appreciated.
6. **Protect and stabilize:** We don't believe this standard applies to the proposed work. The property is occupied and will continue to be so in the future. The landscape will not be affected, and any lawn repair will be minimal. We don't believe there are any archaeological resources that need protecting.
7. **Evaluate existing elements:** The character-defining elements which could be interpreted as being impacted is "exterior building elevations". However, since the addition is being proposed under the existing deck structure, we feel that the overall elevation of the building is not impacted to any significant degree. It is our opinion that no other elements of the property require intervention.
8. **Maintain character-defining elements:** No existing elements are significantly deteriorated. Property maintenance is undertaken by the owner.
9. **Compatible interventions:** No interventions on existing elements are being proposed.
10. **Repair rather than replace elements:** We are not proposing to repair any existing elements.
11. **Conserve value and elements with new additions:** The addition is proposed to look distinct from the existing addition and original house by using a different format of wood siding and colour, but also compliment the existing by using common material, similar windows and window trims. Reconstructing the deck with existing posts and colours should lend to retaining the look of the structure. Because the addition is designed under the existing deck, we feel it blends nicely with the existing structure and will appear subtle and subordinate to the rest of the structure and property.
12. **Reversibility:** it is possible that the basement addition could be removed in the future. The deck framing could be replaced and maintain the look of the existing property.
13. **Repair rather than replace:** We don't believe this standard applies to the proposed construction.
14. **Replace missing features:** We don't believe this standard applies to the proposed construction.