

Bread and Roses Co-operative Homes (Kitchener) Inc.

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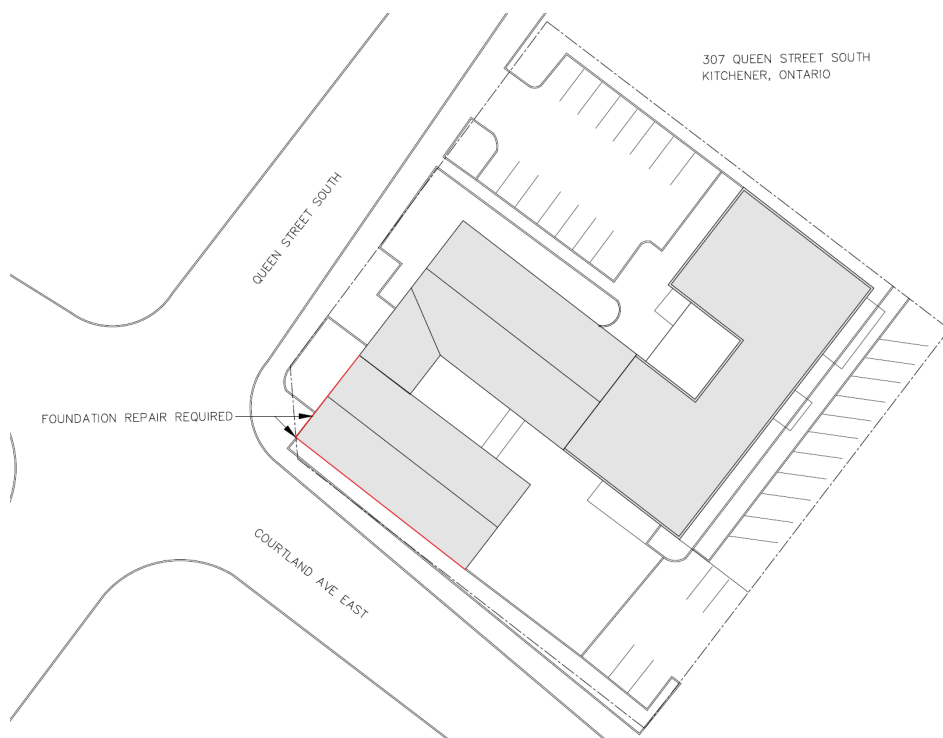
Different grains, same loaf; rising and growing together!

July 24, 2024

City Of Kitchener
Development & Housing Approvals
200 King Street West, 6th Floor
Kitchener, ON, N2G 4V6

Re: Heritage Permit Application for Foundation Repair at 307 Queen Street S

Bread and Roses Co-operative Homes (Kitchener) Inc is applying for a Heritage Permit Application to repair foundation wall of the 1879 heritage building. The repair will involve re-pointing the above-grade portion of the foundation wall along Queen St. and Courtland Ave. The new sand mortar will match the original design. Here is a map showing where the foundation repair is required.



The 1879 Building has been built on stone masonry foundation. Spalled and cracked mortar was observed on the stone foundation wall along Queen St. during our most recent Building Condition Assessment (conducted by Rimkus Consulting in 2022). The mortar of the stone foundation wall along Courtland Avenue (west elevation) was redone in 2012. The mortar joints appear to have been repaired with cement. Patching sand mortar with cement mortar is not a proper repair as the cement patch does not bond with sand and causes more damage when it fails. Here are some pictures that show the condition of the wall:



The proposed repair will use Daubois™ - XhN-60, a repointing mortar based on pure hydraulic lime, well graded sand, an air entraining agent and colorant. The hydraulic properties (hardens by reaction with water) of this lime allows formulation of a cement free mortar which is closer to the formulation of historic mortars. The new mortar will match the historic mortar in colour, texture, and tooling. There will be a mock-up test prior to full application.

If the permit is granted, the proposed work will start on September 9th and end on October 4th. This project will be overseen by our project managers from Rimkus Consulting. They prepared a tender and sent it to contractors specializing in masonry and restoration of historical/heritage buildings. Bread and Roses Co-op's Board of Directors chose the winning bid from Robertson Restoration.

The full tender document (Appendix A) and full submission of the winning bid (Appendix B) are attached to this application.

Please reach out to me at info@breadandroses.coop or 519-742-4886 if you have any questions about this application or require more information.

Sincerely,



Office Manager