

**Submission to Brockton Heritage Committee**

**June 1, 2020 Meeting**

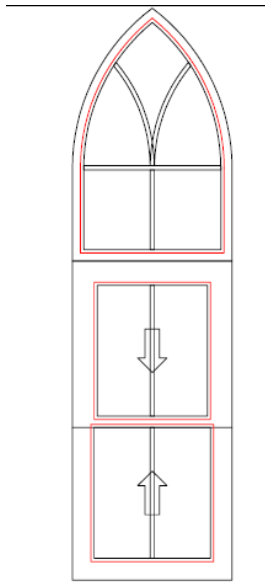
**By: Robert Fischer**

Dear Committee Members:

I am now the registered owner of 120 Cayley Street, Walkerton, Ontario which I understand is a designated Heritage Property. I have set out below those items I intend to upgrade/replace to allow for better efficiency and aesthetic to the building and expect to have the bulk of these items installed over the summertime and into the fall of this year.

**1. Windows – Yellow Brick Portion of Church**

Part of the development of the property will be properly insulating the building as it is a historical construction of lathe and plaster. Properly insulating the building will necessarily include updating the non-stained glass windows on the original church building. The shape and style of the windows being replaced will be the same; however, the windows will have sliders which will serve the purpose of accommodating the requirements of the *Building Code* for a means of emergency egress and will also be energy efficiency rated. For illustration purposes the proposed new windows will be of the following style:



Strassburger Vinyl Window --Double-Hung Direct Set Gothic Eyebrow in chestnut brown



The existing windows are pictured to the right:

As you can see in the photo of the existing window the sills are made of wood on many of the windows, and they are rotting. Some of the existing windows sills have been upgraded to stone on the church building. The request is to upgrade the remaining window sills on the building to avoid deterioration.

Additionally, the existing stained glass windows on the stone portion of the church will be preserved; however, right now they are protected on the interior of the church with old plexiglass which is rather opaque, yellowing and is outdated. The proposal will be to install thermal, glass exterior clear windows on the outside of the stained glass window which will not obstruct the visual of the window but will allow for energy efficiency and weather/damage protection which they currently don't have.

## 2. Vinyl Siding

There exists yellow/beige exterior siding on the rear addition of the church of unknown date/construction. I don't believe this portion of the church has any historical interest given its relative modern construction; however, I am formally requesting permission from the committee to update the siding to a different colour/type for aesthetic purposes and the fact the existing siding is beginning to look worn. For illustration purposes the proposed new siding will be of the following style in 'cactus grey' colour which is shown on the far right in the swatch below.



The existing brown shingled roof will remain, as will the “look” of the brown trim cap surrounding the existing windows, but the trim cap will be replaced with a different brand of

“Kaycan” as shown in the swatch above which is a similar hue. A picture of the existing windows and siding is below:



### **3. Windows on Yellow sided portion of church**

The existing windows as depicted in the photograph will be replaced with energy efficient models, with trim in a similar colour. The size of the window on the left will be increased to approximately 4'x3' as it is currently a smaller than standard size now. The window on the right will be replaced by an exterior door, set out below under section 4.

### **4. Exterior Door on sided portion of church**

A parking area will be established on the lot to the direct west of the church building, as there is currently no driveway or parking area for the building. As a result, there will need to be an access into the sided portion of the church. The proposed doorway will be located where indicated in red on the picture above. Obviously, there will be a threshold which will need to be met with stairs. It is unknown at this time of the exact grade; however, style step will meet

code. The style of the proposed doorway for this entrance is as follows; however, it will be painted dark brown to match the aesthetic of this portion of the building

**JELD-WEN**

**36-in x 80-in Hampton Patina  
Centre Arch Right-Hand Steel  
Entry Door**

Item#: 164827 | MFR#: 958298.0

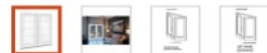
★★★★★ (0)

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There is another modern-style door on the eastern side of the sided portion of the church which will need to be updated because it is in poor shape and the aluminum storm door doesn't have a proper locking mechanism. The door on the eastern side of the church will be used to access the existing green space which will overtime be landscaped for privacy.

The style of doors will be the following or similar:



**JELD-WEN Windows & Doors 5 ft.**  
French Door, 4 Lite Door Glass, LowE  
Argon, LH, Outswing, 4 9/16 inch Jamb,  
West - ENERGY STAR®



## 5. Deck/Patio Construction

There is a sizeable yard area directly to the east of the yellow sided portion of the church. There is an existing access door in this area which would lead to a small (approximate 18'x8') deck/patio area which would be aesthetically pleasing to the space and which would allow for better use of the side-yard, which will eventually be fully landscaped. The width of the deck will match the exterior width of the sided portion of the building which is approximately 18-feet and will be approximately 8-feet deep to allow for use as a coffee nook/seating area. Proposed deck material will be brown pressure treated wood with black style railing.

## 6. Window crosses on large wooden doors fronting Cayley Street

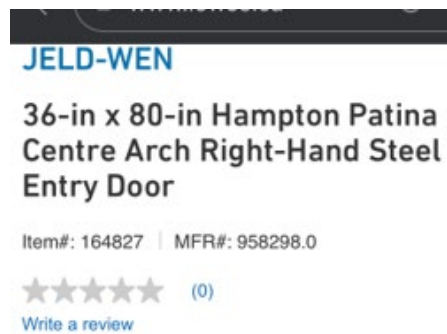
This door is going to remain; however, this building will no longer be used as a church and the etched crosses in the small door windows will not match the new use of the building. The proposal is to remove the crosses from the windows.



## 7. Rear/Side Door on Yellow brick portion of church

There is an existing white, modern aluminum exterior door on the original portion of the church fronting Cayley Street. This door needs to be replaced to a larger door for better accessibility, and a new door will hopefully better match the aesthetic of the church. Proposed door type/style will be as below or similar style. The door will not be white but will be painted a dark brown colour to match the aesthetic on this side of the church and the dark brown trim and eavestroughing on the church.

Existing Door:



Proposed new Door:



## 8. Exterior Pot Lights

The proposal is to install pot lights (*warm colour*) in the soffit of the south and western sides of the church to allow for safe access into the building at night.

## 9. Railings (TBD)

There may be a requirement by the insurance company and the building department to update/make safe the existing railings leading to the wooden door fronting Jackson St. A similar style would be installed, if required by the insurance company as this will need to meet code as a means of ingress/egress.

<b><u>Grant Application – By-Law 2010-40</u></b>
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Please note that I am also making a grant application to the Brockton Heritage Trust Fund. The Grant Application has been submitted to the Municipality.

My goal for the Grant is to apply funds for the restoration of the existing stained glass windows, and in particular the stained glass window on the yellow brick portion of the church fronting Cayley Street. A photo is below on the next page. You will see that the wooden pieces on the window itself are deteriorating and need to be replaced to retain the glass and look of the ‘flower’ decal at the top of the window. I have consulted with a licensed contractor who has experience in restoring churches who advises that the window as a whole will need to be restored with some new wooden pieces, re-puttied, painted, and cleaned thoroughly. To further preserve the window a thermal protective barrier will need to be installed, which is part of the scope of work set out above in my submissions to the committee for all of the stained-glass windows at the church.



