

# Farringford House Haviland Club Membership Presentation Conservation/ Master Plan

2023.05.31



**HERITAGE STANDING INC.**

 **MUNN  
ARCHITECTURE  
INC.**

16 Moore Drive, Murray River, PE/COA 1WO/902.330.2398/greg@munarchitecture.ca

Haviland Club  
Building Committee:  
Jamie Trainer  
Jane MacIsaac  
Jake Baird

Munn Architecture Inc.  
Gregory Munn M.Arch.  
Historic Architect / Project Manager

Heritage Standing Inc.  
Thomas Morrison Ph.D., B.Eng.,  
M.Eng. / Principal / Structural  
Engineer  
Emma Meeks B.Eng., Engineer in  
Training

Orange Door Engineering  
Joe Bystryk P.Eng.  
Mechanical Engineer

EA Engineering  
Craig McIntyre P.Eng.  
Electrical Engineer



Why

The vision for the house

rediscover  
restore  
revitalize

serve the mandate of the  
Haviland Club



What

Conservation Plan (what is)

identify condition and code deficiencies

provide recommendations for the preservation, restoration and code compliance

cost estimate

What

Master Plan (what could be)

present potential architectural interventions that may advance the mandate of the Club

Cost estimates



# Condition

Generally, everything is in  
good to fair condition.  
tired  
worn  
inefficient  
outdated  
moisture issues



# Condition

**STRUCTURE (attic):** Structural failure in roof beams. Belvedere is not adequately supported.

**ROOF:** Flat roofs trapping water

**EXTERIOR:** Vinyl and aluminum poorly detailed. Could be hiding problems  
Clapboard siding beneath and wood elements deteriorating

**FOUNDATION:** Deterioration of brick and mortar due to moisture (paint doesn't help)

**INTERIOR:** layers/ evolution

What could be

Kitchen  
Attic  
Outdoor Space  
Apartment (2 options)  
Basement



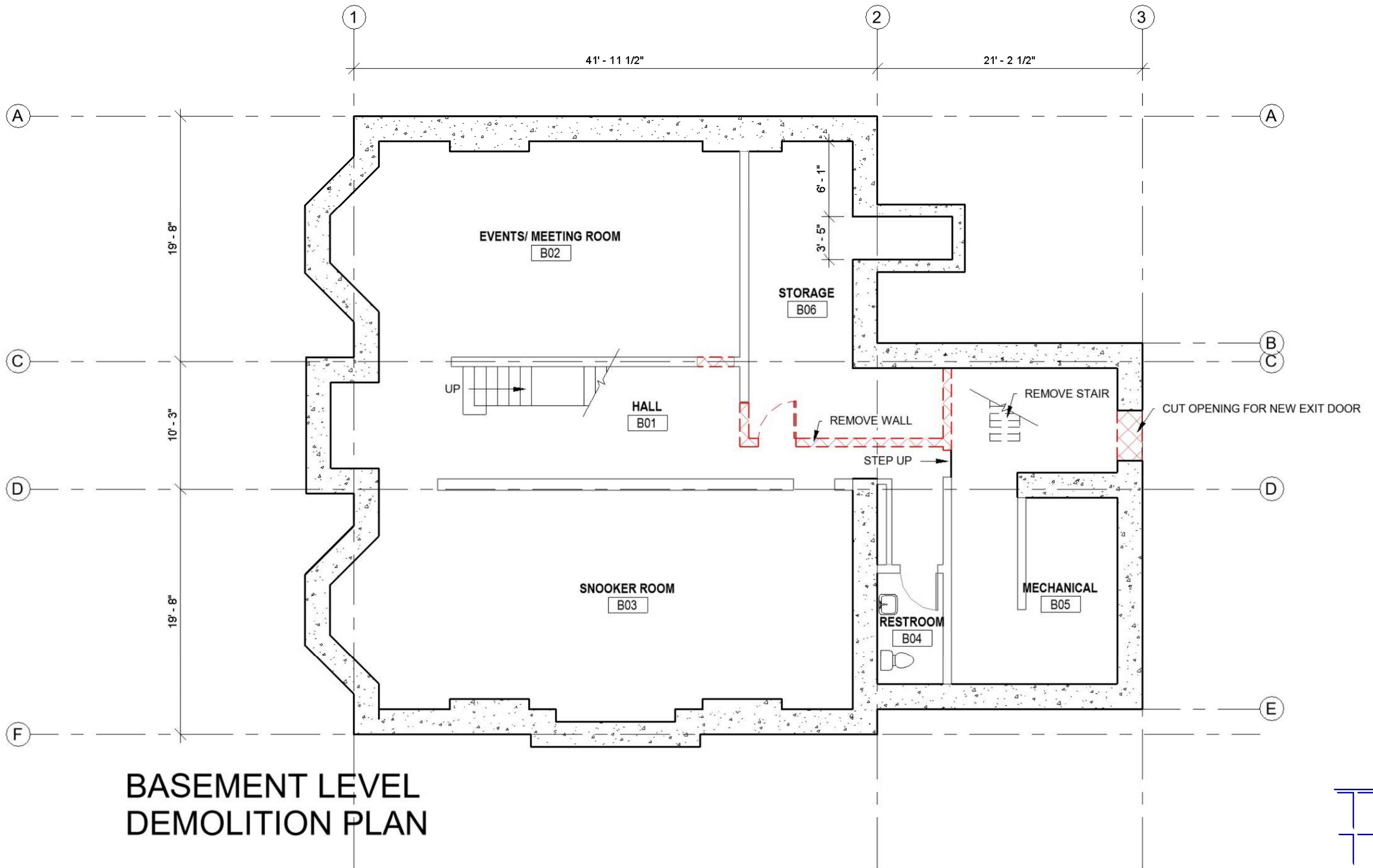
# National Building Code of Canada

Club: A2 Occupancy  
Apartment: C Occupancy  
Allowed if building is fully sprinklered  
Restrooms can support up to 250 people.  
Currently 100 are allowed.

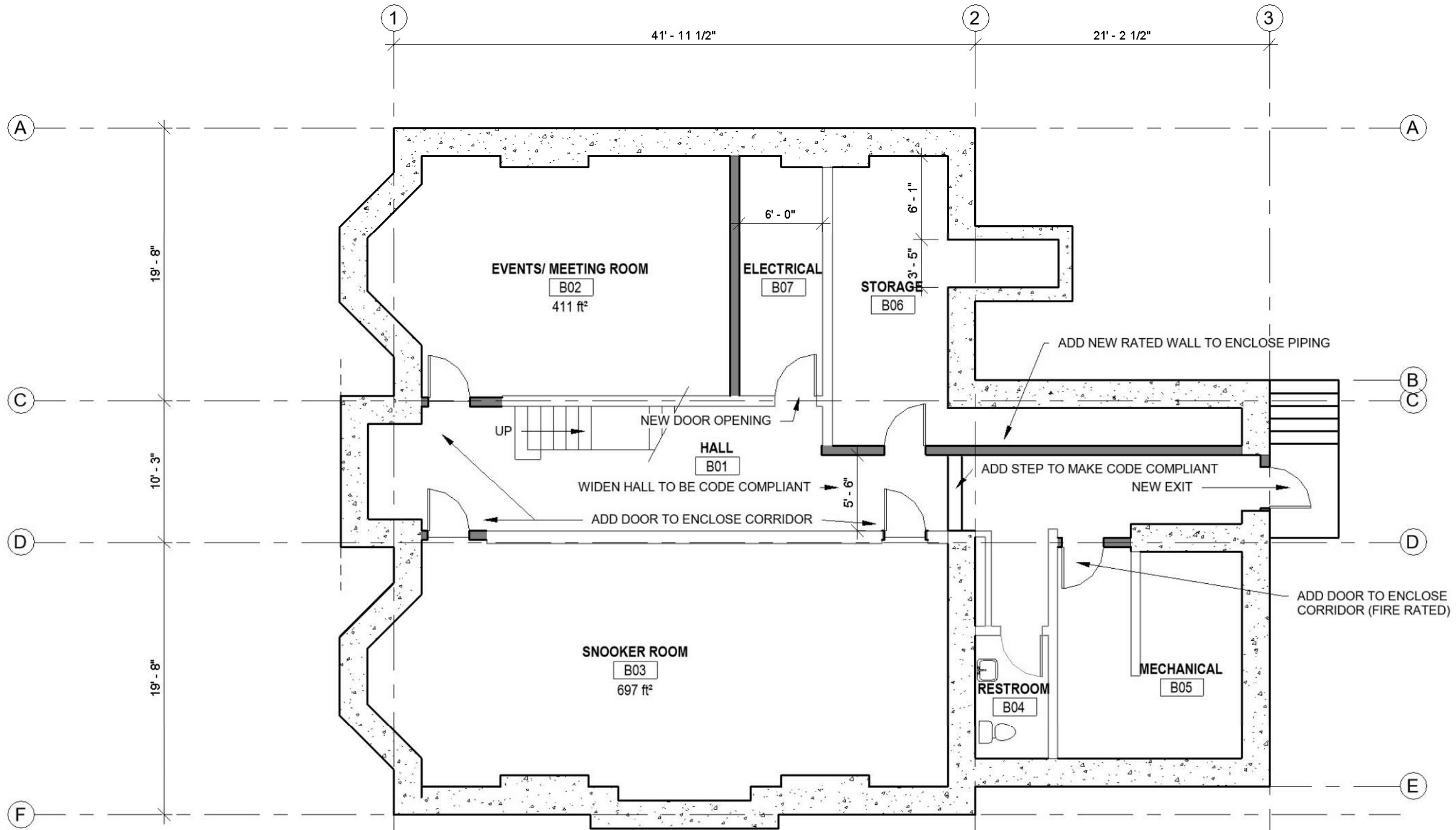
Exiting: Two exits must be located as far apart from each other as possible (6m if sprinklered, 9m if not).

Main exit stair is not enclosed  
Window exit in Library not acceptable

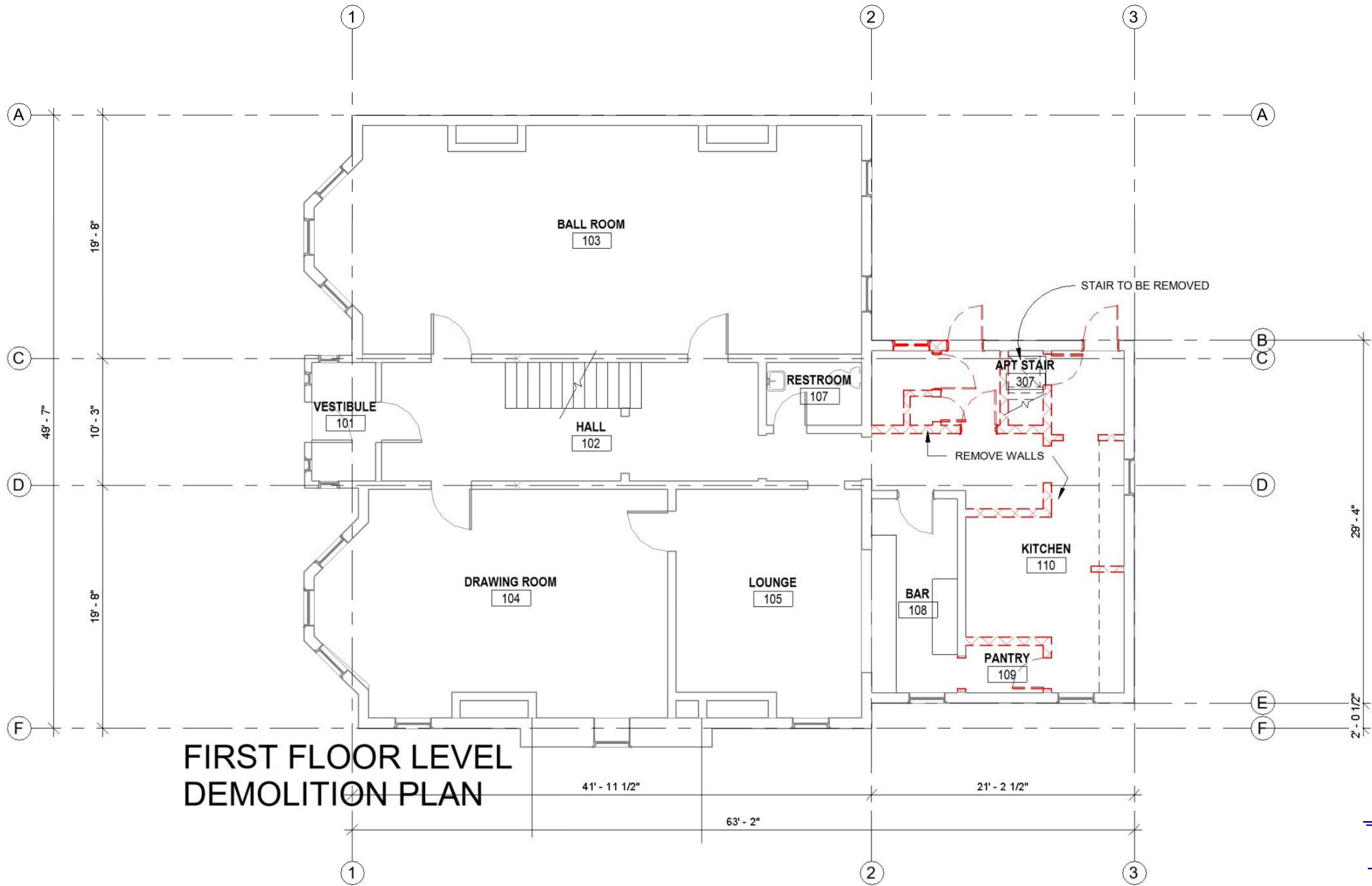
Third Floor: If built, will require two exits  
Basement: needs 2 exits for assembly



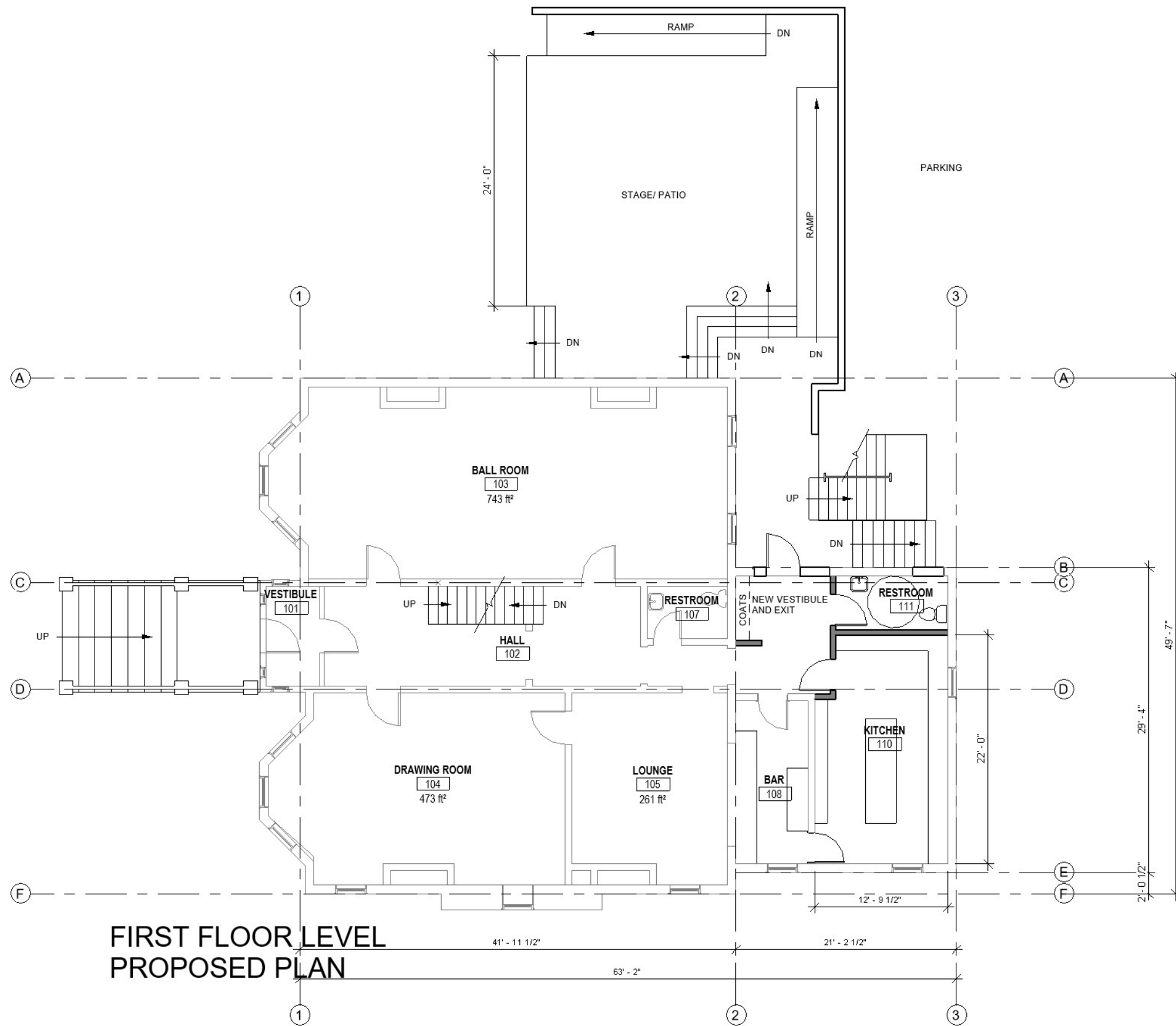
# BASEMENT LEVEL DEMOLITION PLAN

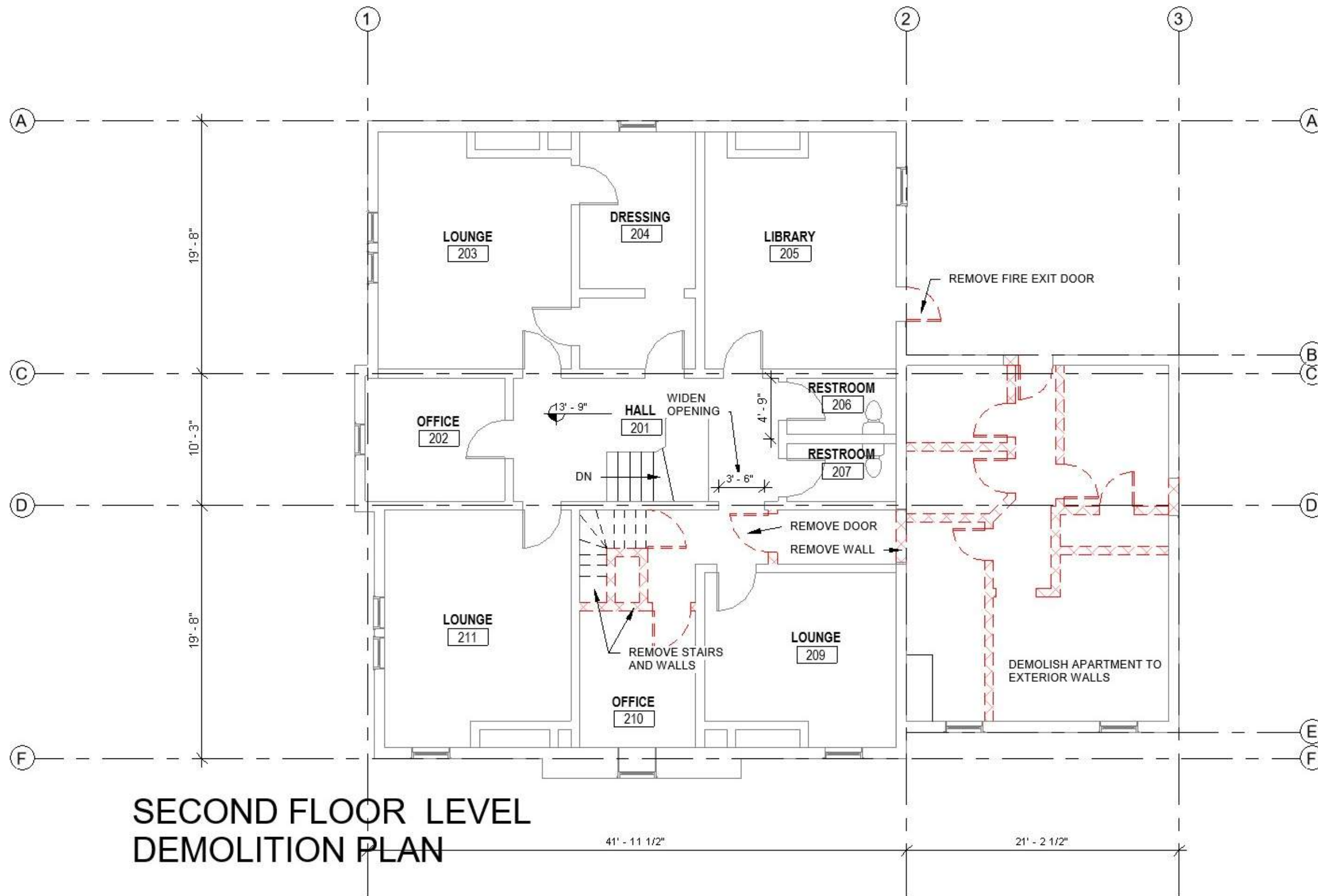


# BASEMENT LEVEL PROPOSED PLAN

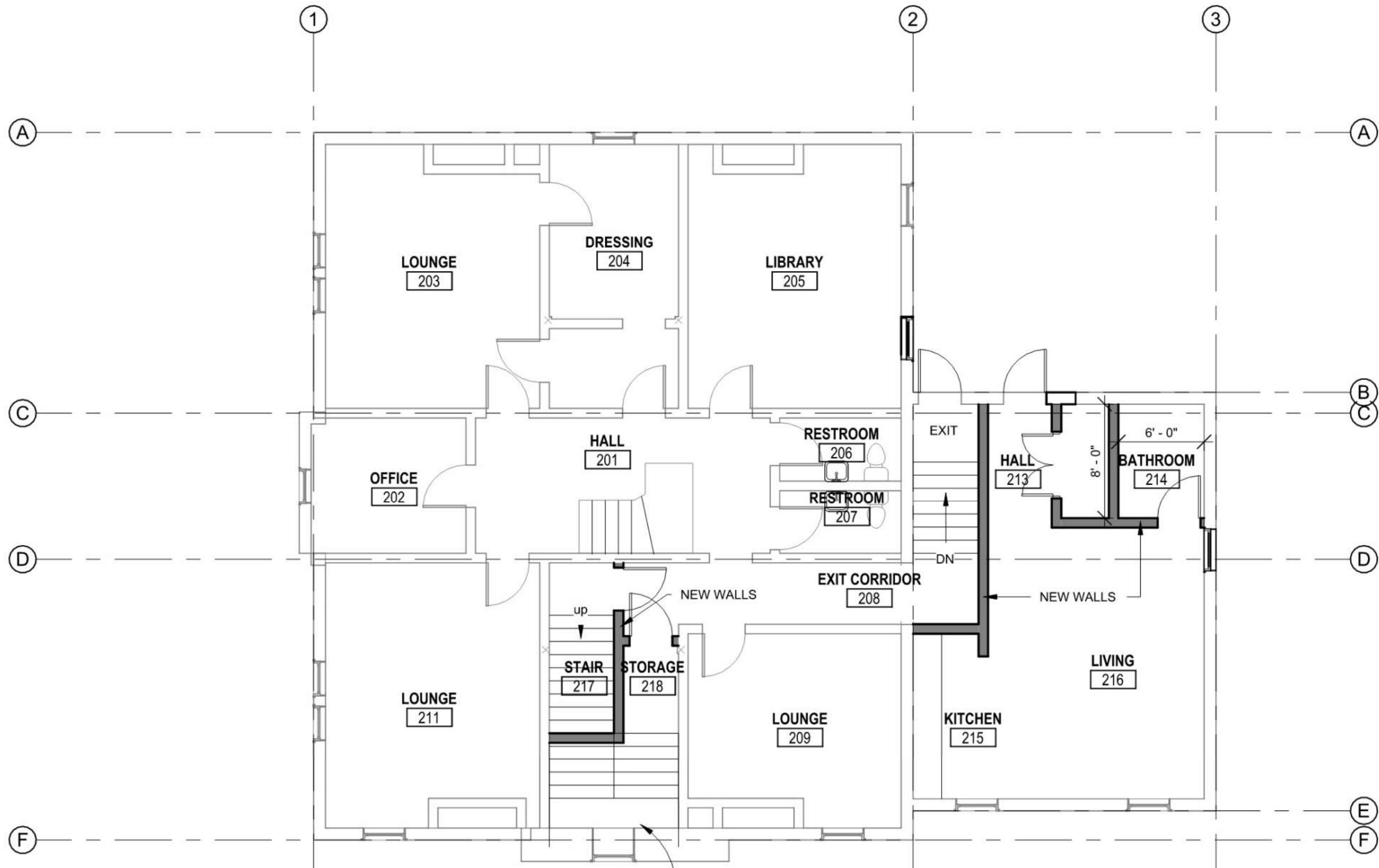


**FIRST FLOOR LEVEL  
DEMOLITION PLAN**



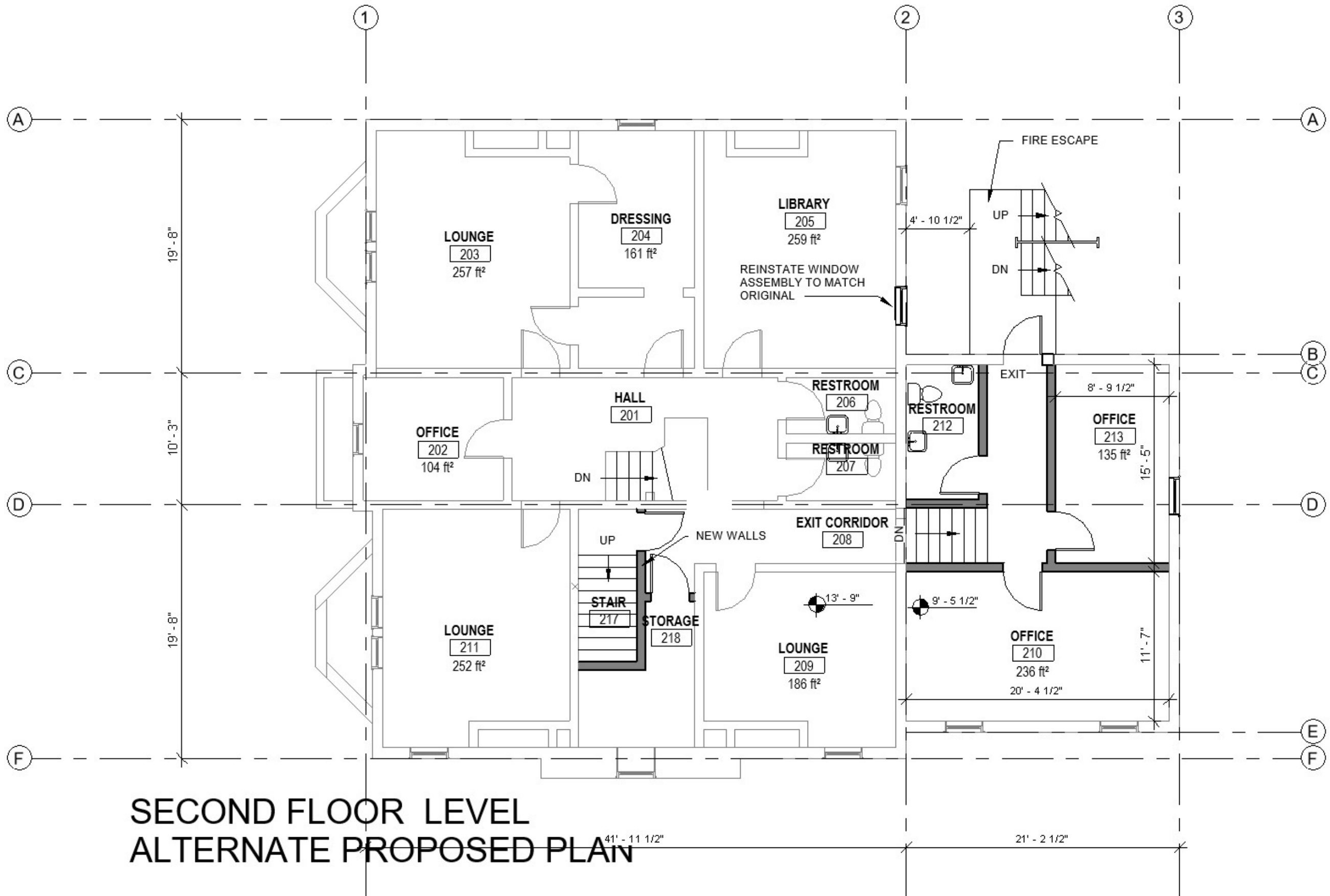


**SECOND FLOOR LEVEL  
DEMOLITION PLAN**



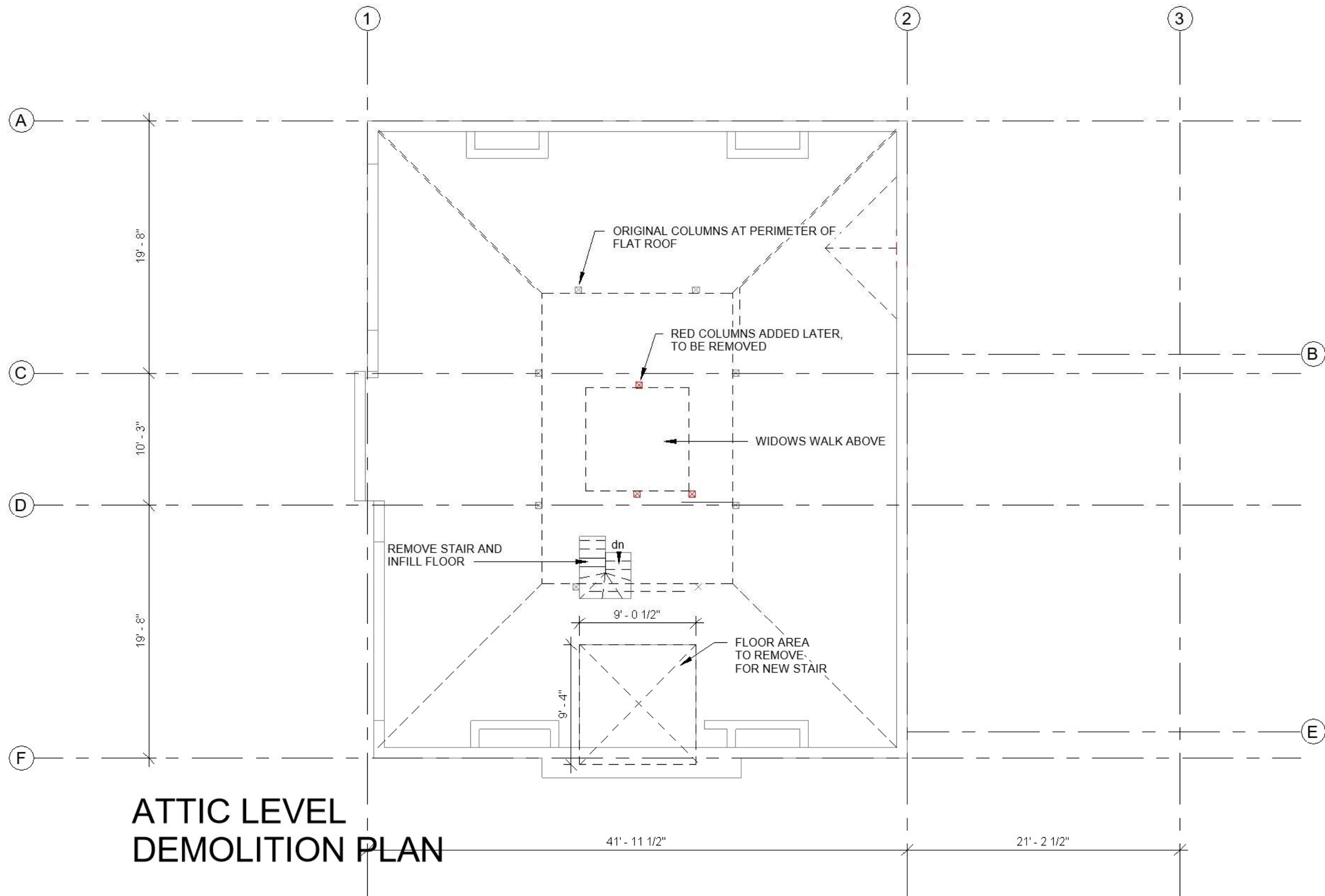
**SECOND FLOOR LEVEL  
PROPOSED PLAN**

21 RISERS  
REQUIRED

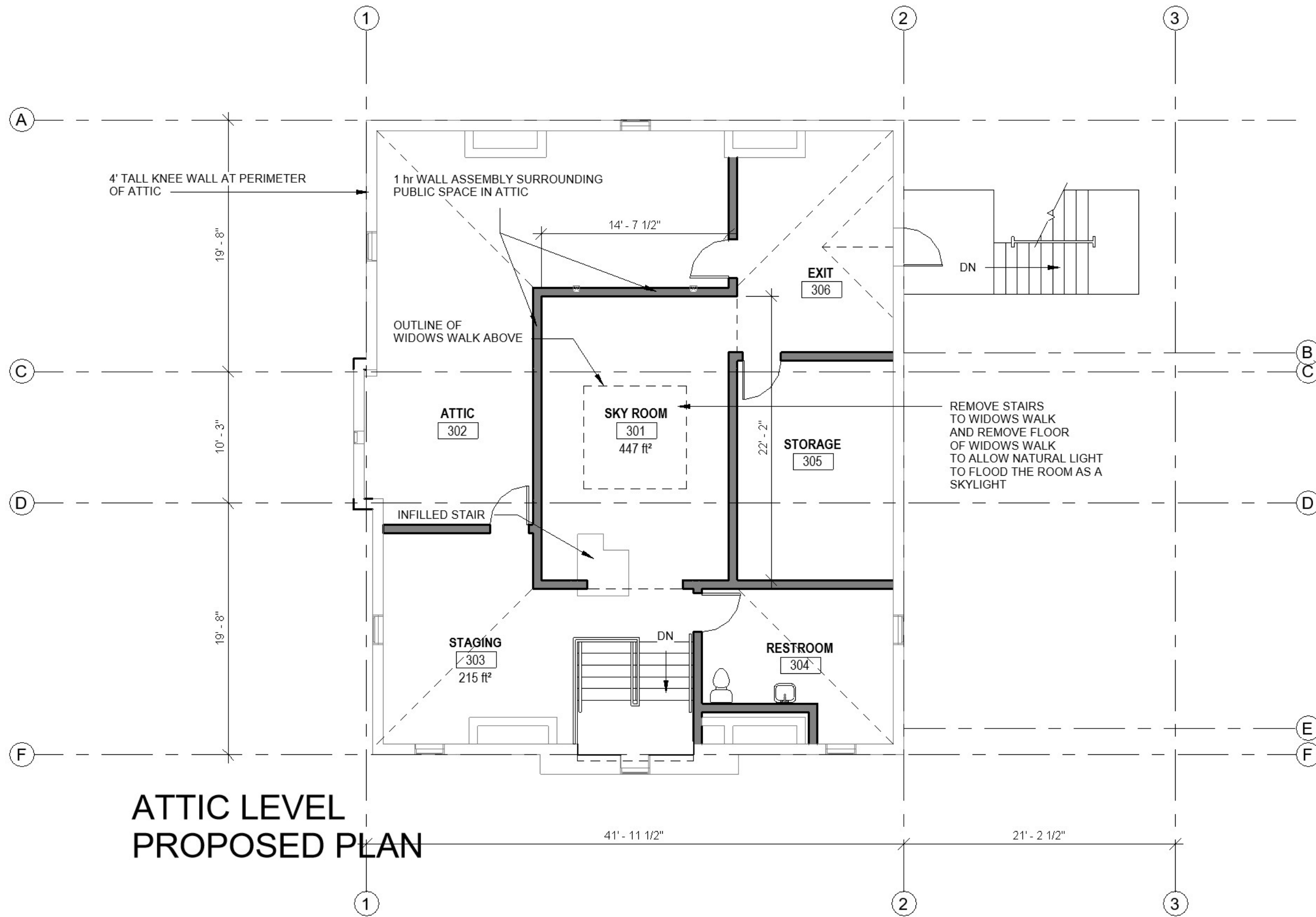


**SECOND FLOOR LEVEL  
ALTERNATE PROPOSED PLAN**





# ATTIC LEVEL DEMOLITION PLAN









"FAIRINGFORD" RESIDENCE OF HON. D. J. VAIL, U. S. CONSUL



2023



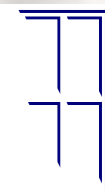


c.1985





1971



MUNN  
ARCHITECTURE  
INC.





c.1910





An example  
of an  
appropriate  
possibility

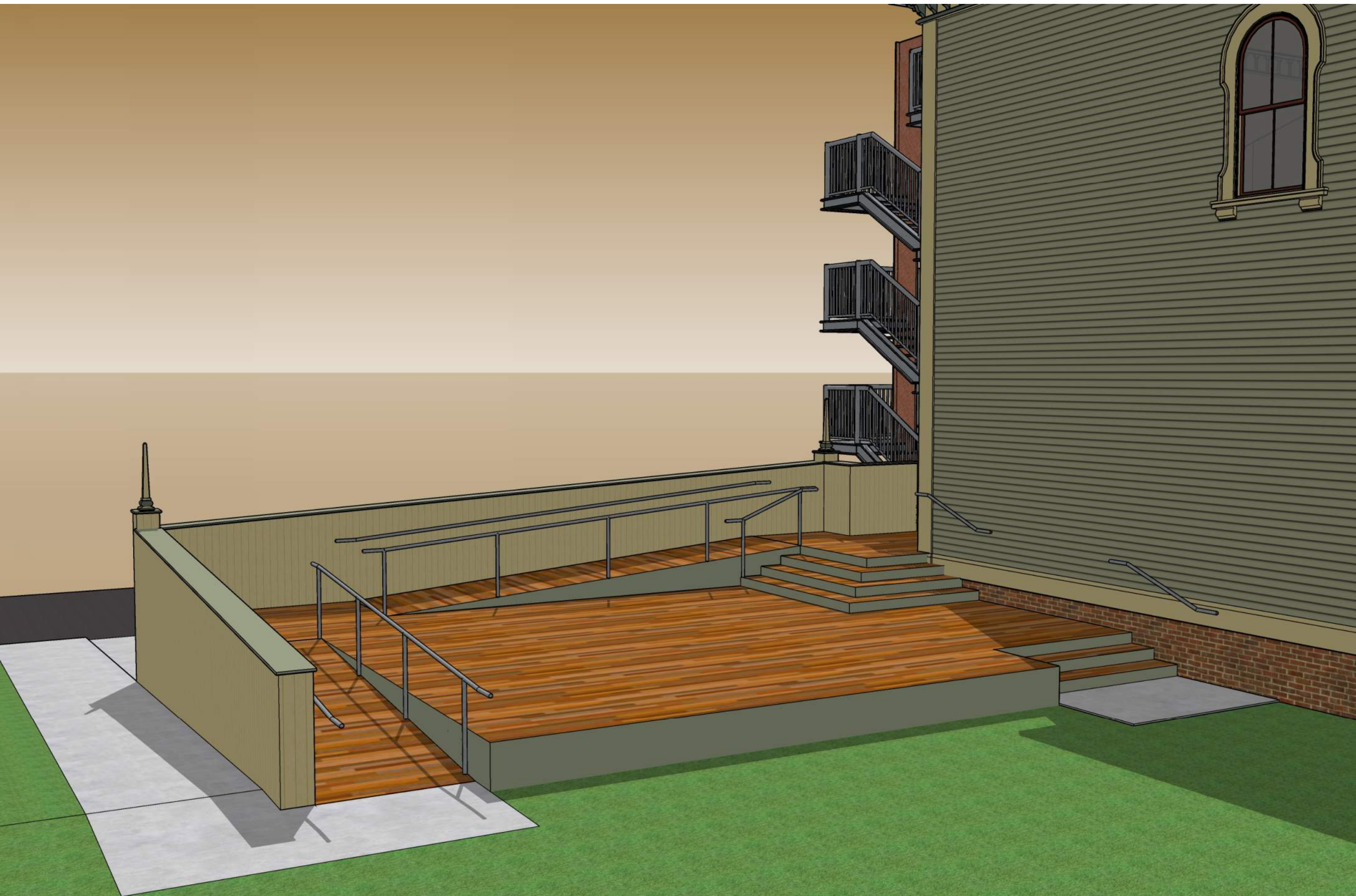






MUNN  
ARCHITECTURE  
INC.











Estimate  
(work +  
professional fees  
@ 15%)

HIGH PRIORITY  
roof structure  
flat roofs



Estimate  
(work +  
professional fees  
@ 15%)

MEDIUM PRIORITY  
repair foundation masonry  
Positive drainage  
lower ground level  
improve air flow in basement  
Repair chimneys



Estimate  
(work +  
professional fees  
@ 15%)

MEDIUM PRIORITY  
Mechanical: smaller electric  
water heater  
seal unused mech openings in  
walls  
heat exchanger  
zone major rooms  
remove asbestos insulation  
and reinsulate



Estimate  
(work +  
professional fees  
@ 15%)

MEDIUM PRIORITY  
Electrical:  
new 240V 400 electrical  
service  
relocate panel from kitchen

Estimate  
(work +  
professional fees  
@ 15%)

LOW PRIORITY  
repair/ restore windows  
repair front walkway  
management  
repair and restore plaster and  
interior finishes  
restore all interior doors  
restore all window shutters  
upgrade lighting controls

Estimate  
(work +  
professional fees  
@ 15%)

HIGH PRIORITY	\$127,927
MEDIUM PRIORITY	\$81,069
LOW PRIORITY	<u>\$103,221</u>
TOTAL	\$312,217

Estimate  
(work +  
professional fees  
@ 15%)

WHAT COULD BE...

basement

new kitchen

attic renovation

apartment space renovation

restore exterior

storm windows

restore interior

sprinkler system

\$1,195,011

Estimate  
(work +  
professional fees  
@ 15%)

what is \$312,217  
what could be \$1,195,011

TOTAL \$1,507,229

20% Contingency \$301,446

GRAND TOTAL \$1,808,674



