

To: Planning committee members

Re: 591 Maitland St.

In order to keep a neighbourhood viable, there must be proper housing to allow for it. As the house stands now, it is unsuitable for a family. My husband and I are months away from having our first child and would like to stay in the core area and support the local schools and businesses. We are not willing to live in a house where the building does not comply with the current building code and is unsafe. The bedrooms are not large enough to accommodate a double bed, let alone getting a bed up the narrow stairs (not to code). The house has a significant lean, cracks in the foundation and is not environmentally friendly. I'm sure it's not just my husband and I that feel this way- I'm sure most families would not move into this house as it is.

The ONLY concern raised by LACH about the demolition is the streetscape. LACH has not deemed 591 Maitland St. as having any **historical value**, and never been mentioned in any of the inventory of historical buildings, other than being part of the streetscape. Just because something has been there in the past does not mean it is a positive. In certain circumstances even bricks and mortar have a life span.

The people who are affected by the streetscape are the people that live on the street and the surrounding area. As you can see from the slide, the blue pinpoints represent the neighbours who SUPPORT the demolition; they know it will only improve the streetscape. The house is not historical.

This house is not up to the current building code and the majority of the neighbours would like to see it re developed with what is proposed.

I hope you will allow us to build a new house that will fit beautifully into the neighbourhood, and bring young families and children into the core area.

Thank you,

Renee and Jay Regehr

591 Maitland
Application for
Demolition



Area map of supporting Neighbors

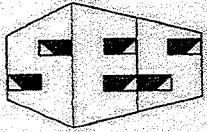


Support signatures for demolition

To Planning Department,

We, the neighbours of 591 Maitland St., not only support the demolition of 591 Maitland St. but in fact want the demolition. This dilapidated house brings down the value of our neighbourhood and does not add character or charm to the street landscape. We recognize that this house is not historical and does not have any features worth saving.

We feel it would do our neighbourhood an injustice to deny the demolition of 591 Maitland St. We are the neighbours living on Maitland St. and do not share the opinion of the Woodfield neighbourhood Association.



Santarelli Engineering Services

1464 Adelaide St. N., Suite 6, London, Ontario N5X 1K4 Tel: (519) 451-5530 Fax: (519) 451-4470

September 14, 2012

FIELD REPORT

To: Jay Regehr
591 Maitland Street
London, Ontario

Re: Structural Review
591 Maitland Street
London, Ontario
Our File: 12-594

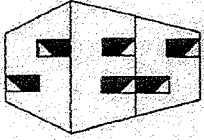
Dear Sir:

The following was observed at the above-mentioned site on September 6, 2012;

- 1) The existing house is a 1 ½ storey house. The house has a concrete block foundation and is of wood framed construction. The first floor and half storey are completely finished. The basement is partially finished.
- 2) There are miscellaneous areas with cracks in the foundation (interior and exterior).
- 3) The front porch has settled over the years. There are also a few soft spots in the wood deck and framing of the porch.
- 4) The front wall of the house has cracking along the seams where it connects to the side walls.
- 5) The brick chimney is beginning to lean away from the building. The lean is more predominant at the top of the chimney.
- 6) The shingles are cracking and beginning to lift.
- 7) There is miscellaneous cracking in the drywall throughout the house.
- 8) In the basement, some of the wood members forming the floor have slight discolouration that may have been caused to extended exposure to moisture. Some of the framing members also have excessive notched or penetrations through them.
- 9) The stairs, both to the basement and to the upstairs, are very narrow and do not necessarily have an even rise.

Conclusions and Recommendations:

- The cracks in the foundation are to be repointed.
- The front porch deck should be dismantled and re-framed level. When the wood framing is removed, the support structure is to be reviewed to see if any repairs are required at that time.
- Where the front wall face meets the side walls, partially sections of drywall are to be removed to allow the installation of 18ga clip angles to be installed @ 12" o.c. These clip angles are to be attached directly to the wood framing members.
- The brick chimney is either to be removed or re-anchored securely to the house.
- The shingles are to be replaced.
- The miscellaneous cracking in the drywall is to be patched up.
- Any of the framing members that are beginning to warp excessively or have multiple penetrations in a small area are either to be sistered or replaced with a new member of equal size.

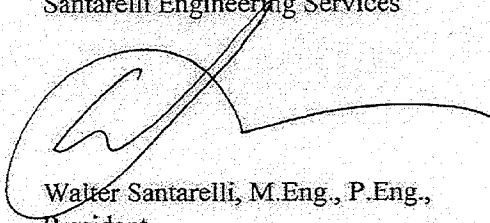


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The above mentioned work/deficiencies is not limited to the items listed above. Any additional areas that may require repair that is viewed during construction is to be brought to Santarelli Engineering attention for review. If you require any further information regarding these matters, please contact our office at your convenience

Yours truly,
Santarelli Engineering Services



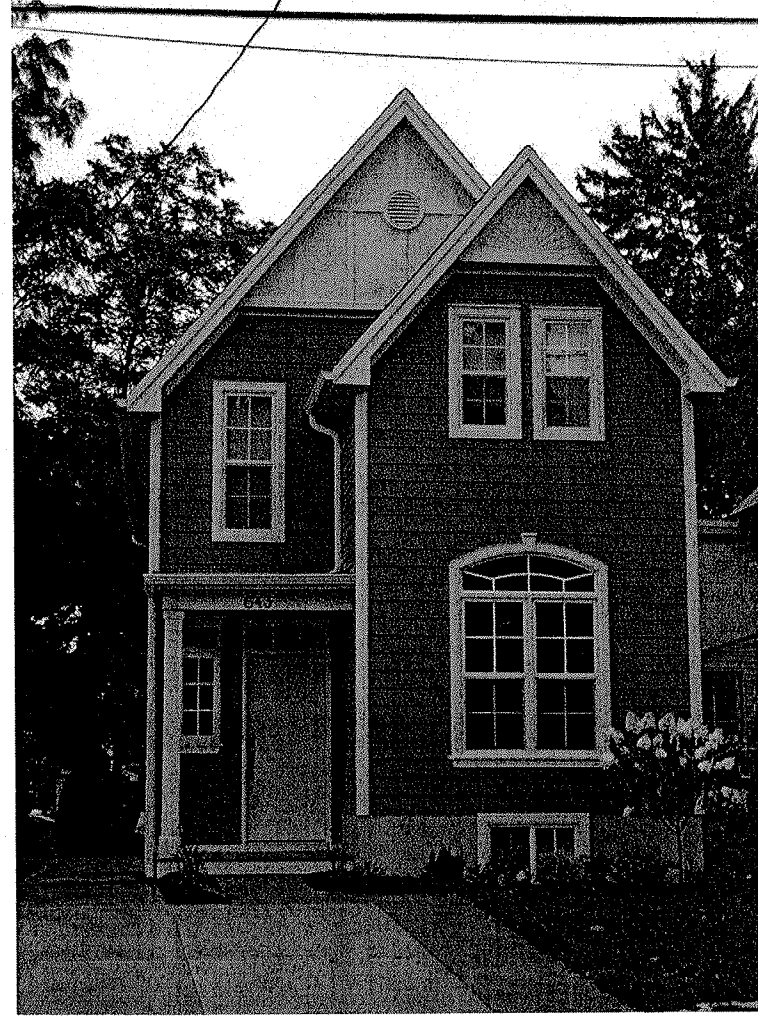
Walter Santarelli, M.Eng., P.Eng.,
President



Examples of infill developments
in historical north London



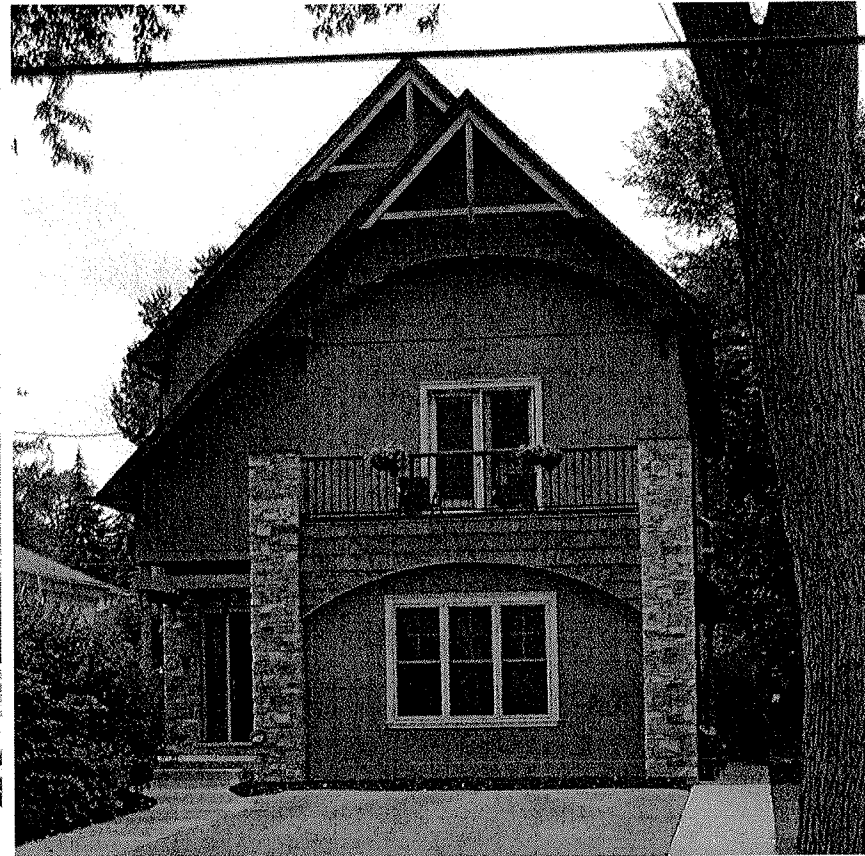
86 Cartwright St.



643 Lorne Ave



585 Oxford St.



599 Maitland St.