



**Heritage Restoration Project  
Preliminary Document  
January 10, 2015.**

**The Mount Community Centre  
Peterborough, On.**



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## **COMMUNITY ON THE MOUNT**

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### **Design Rational**

The two verandahs on the eastern facade of the Community on the Mount are iconic and in many ways are the historic face to the entire building complex. They frame the front yard of the main building. They are the entrances to the oldest parts of the original farmhouse which became the parish of the Sisters of St Josephs. And they are rich in architectural detail that speaks of a time in Peterborough that is important to preserve.

The large and small verandah's work together. One major and one minor, and they are the front door that Community on the Mount presents to the City of Peterborough. The verandah's contribute significantly to the character of Community on the Mount and provide a distinctive look to the building that carries strong emotional value to those that know the building. Both verandah's work together to enrich the look of the building. The larger verandah's overall width and scale has provided a welcoming threshold that has for years reached out to the community.

Sadly, the verandah's have fallen into disrepair in recent years as they have been compromised by weather, settlement of foundations, and to some degree structural failure. Decks on both levels have begun to settle, joists have failed due to rot, and some of the architectural details such as the fascias, column capitals, and railings are in need of repair and in some cases replacement. Lower skirting has long since been replaced with painted plywood and aluminum screen doors have been installed over many of the existing traditional doorways. The current state of the verandah's is one in need of considered attention to restore it .

A number of remedial strategies are needed to make the verandahs safe and sound once again and recapture their former stature. In fact, building requirements need to surpass the performance of the original design in order to meet Ontario Building Code requirements for an occupancy that will have higher loading criteria. This new construction needs to be done in such a manner that the original design is reasserted and new structure, flashing details, and materials will be compatible with t

## COMMUNITY ON THE MOUNT

### Existing Architectural Details



#### Existing Details

- 01 overhang and soffit
- 02 fascia w. dentils
- 03 fascia w. decorative panels
- 04 edge of decking
- 06 columns , base and ionic capitals
- 07 railings and balustrades
- 08 plywood skirt
- 09 concrete stairs
- 10 brickwork
- 11 RWL and downspouts
- 12 Doors, windows and trim



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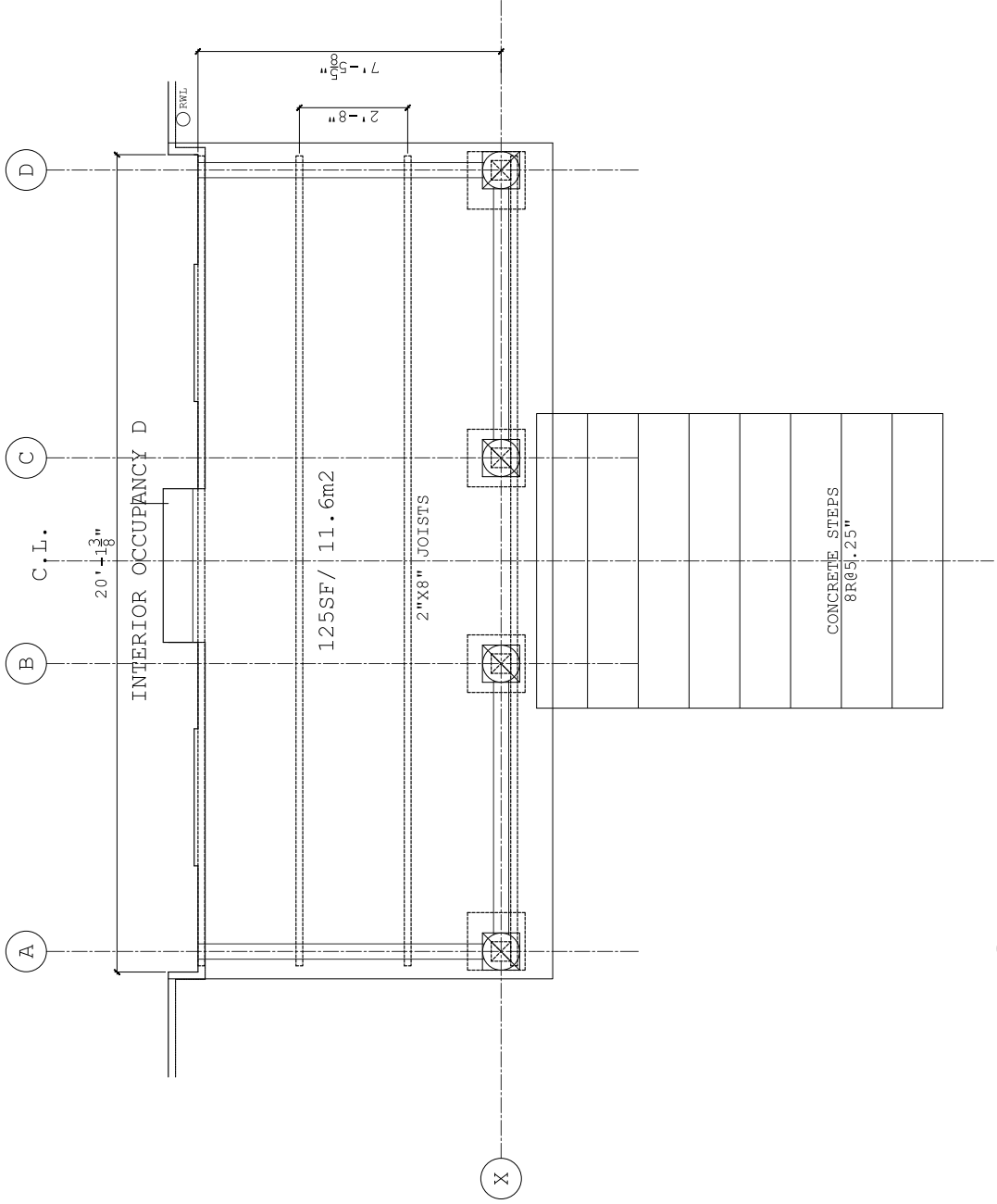
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Date	Description
1. 0. 01. 14	EXISTING
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1/4"=1'-0"

ST JOSEPHS ON THE MOUNT  
SMALL BALCONY  
RESTORATION  
city of Peterborough, ON.  
SMALL BALCONY  
GRD FL PLAN

1 SMALL BALCONY: LOWER DECK  
A/1.1 PLAN

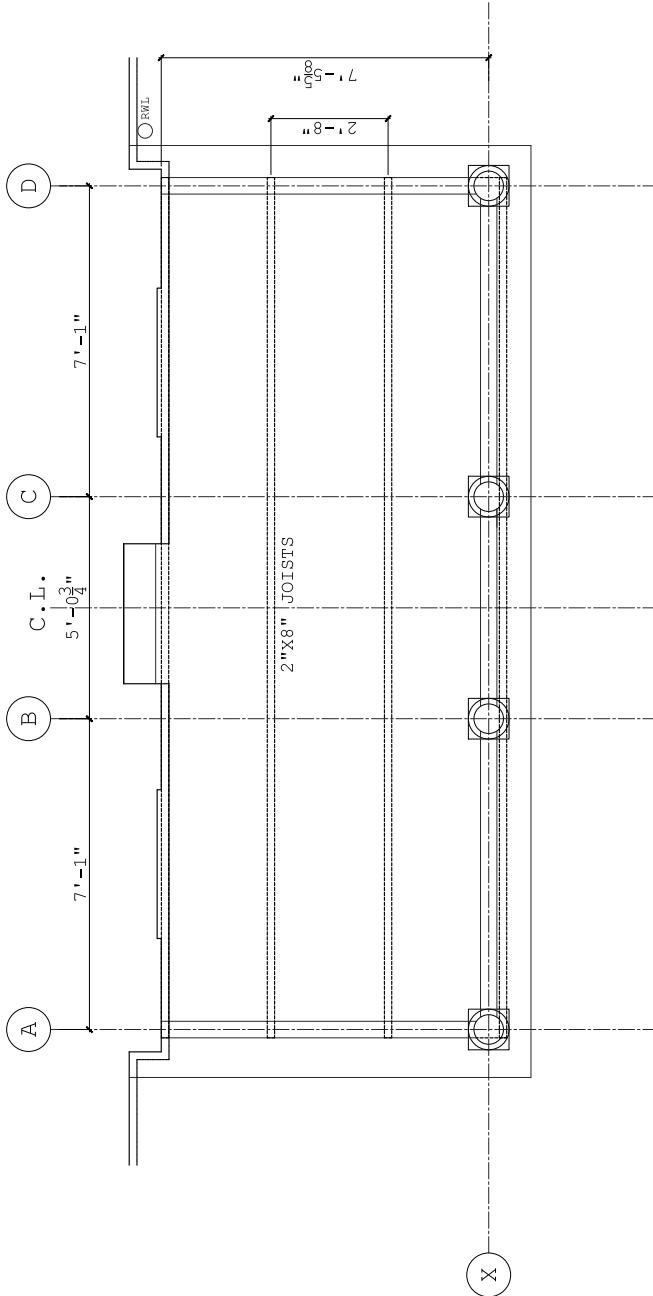
a 1.1



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INTERIOR OCCUPANCY D  
ADJACENT CONFERENCE ROOM



1 SMALL BALCONY: UPPER DECK  
A1.2 PLAN

1/2"=1'-0"

ST JOSEPHS ON THE MOUNT  
SMALL BALCONY  
RESTORATION  
city of Peterborough, ON.

SMALL BALCONY  
2ND FL PLAN

a 1.2

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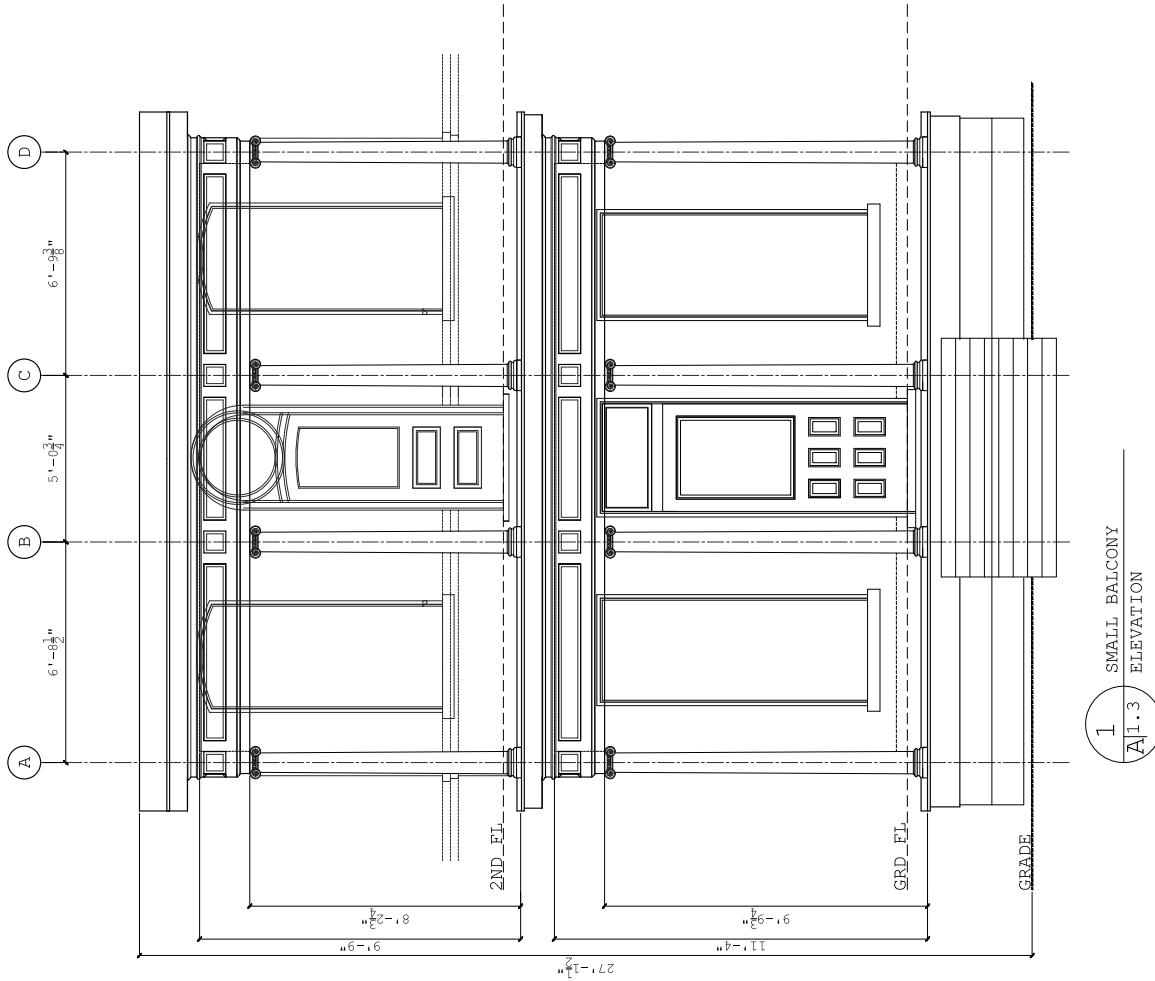
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3/8"=1'-0"

ST JOSEPHS ON THE MOUNT  
SMALL BALCONY  
RESTORATION  
City of Peterborough, ON.

SMALL BALCONY  
GRD FL PLAN

a 1.3





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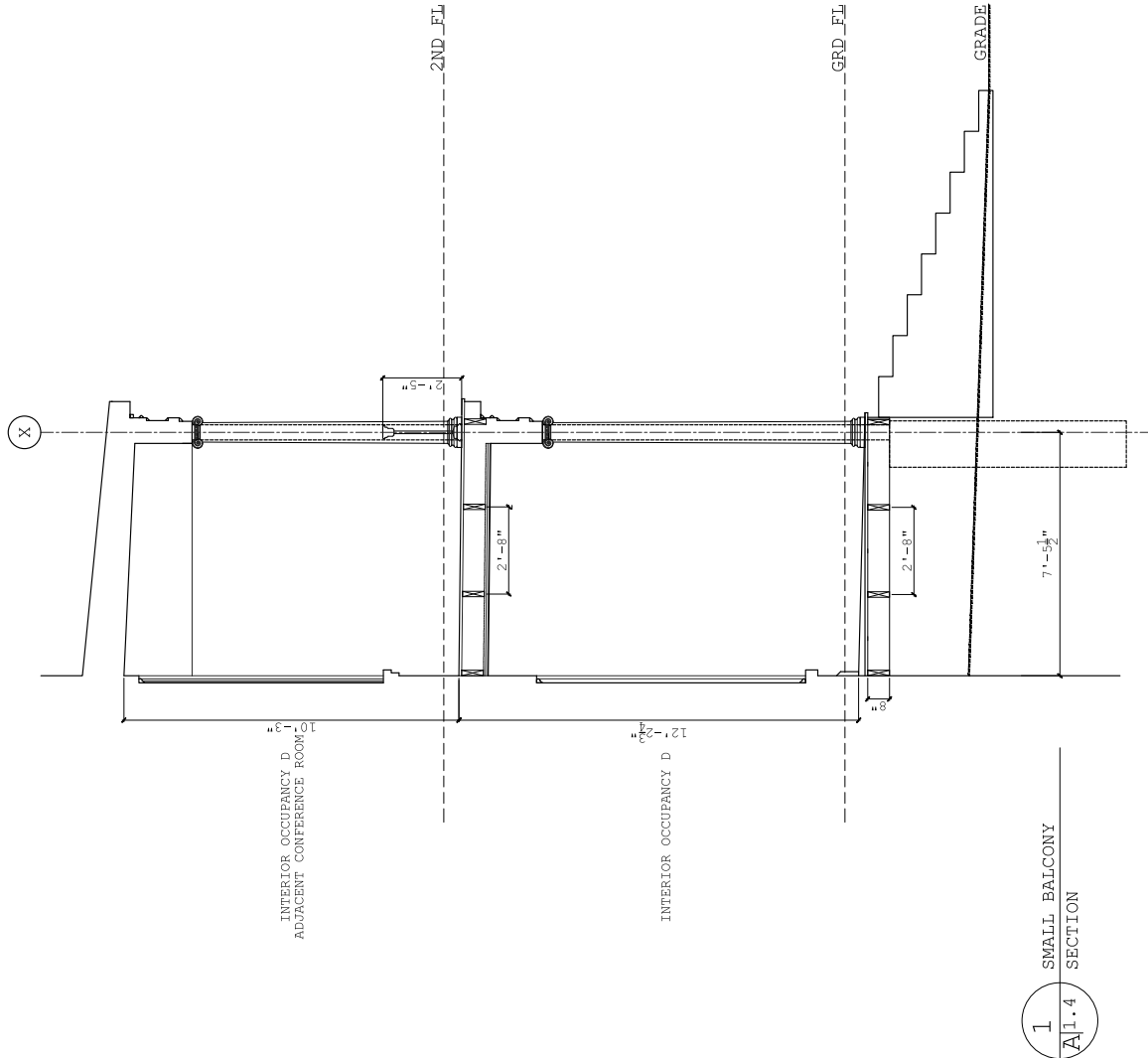
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3/8"=1'-0"

ST JOSEPHS ON THE MOUNT  
SMALL BALCONY  
RESTORATION  
city of Peterborough, ON.

SMALL BALCONY  
BLDG SECTION

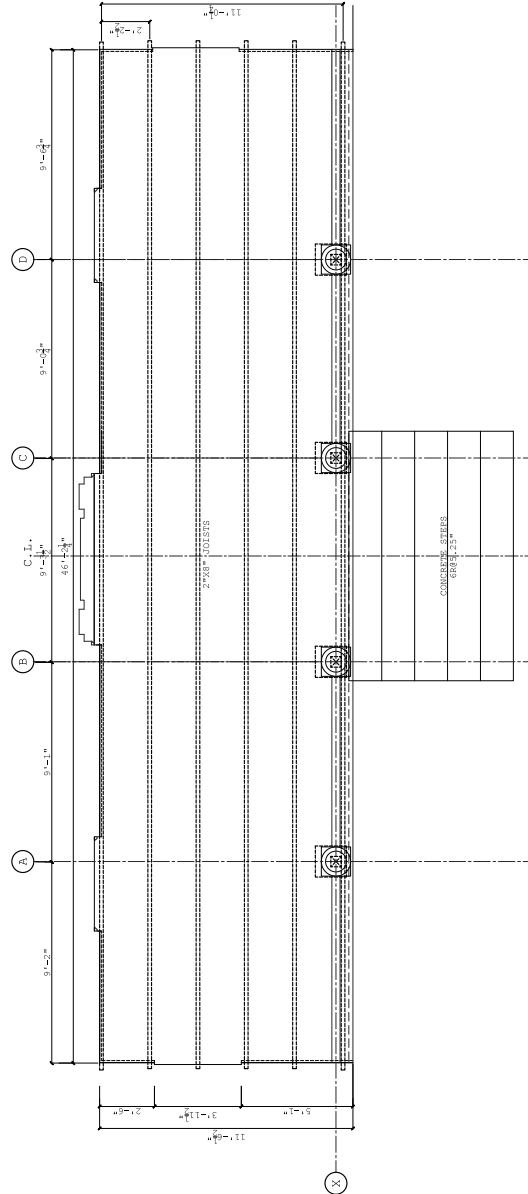
a 1.4



1 SMALL BALCONY  
A1.4 SECTION



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Date	Description
11.09.14	EXISTING
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1/4"=1'-0"

ST JOSEPHS ON THE MOUNT  
SMALL BALCONY  
RESTORATION  
city of Peterborough, ON.

LARGE BALCONY  
GRD FL PLAN

b 1.1



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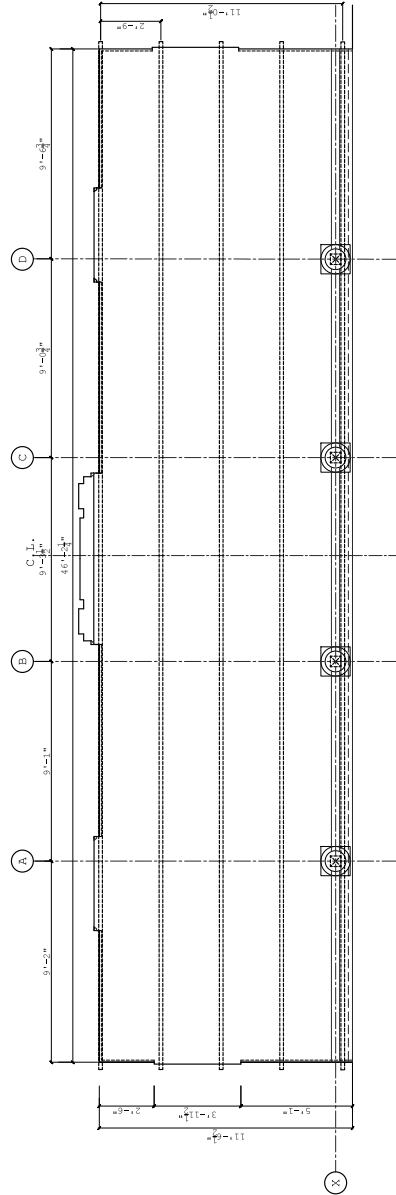
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1/4"=1'-0"

ST JOSEPHS ON THE MOUNT  
SMALL BALCONY  
RESTORATION  
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LARGE BALCONY  
2ND FL PLAN

b 1.2



1 LARGE BALCONY  
B1.2 GRD FLOOR PLAN



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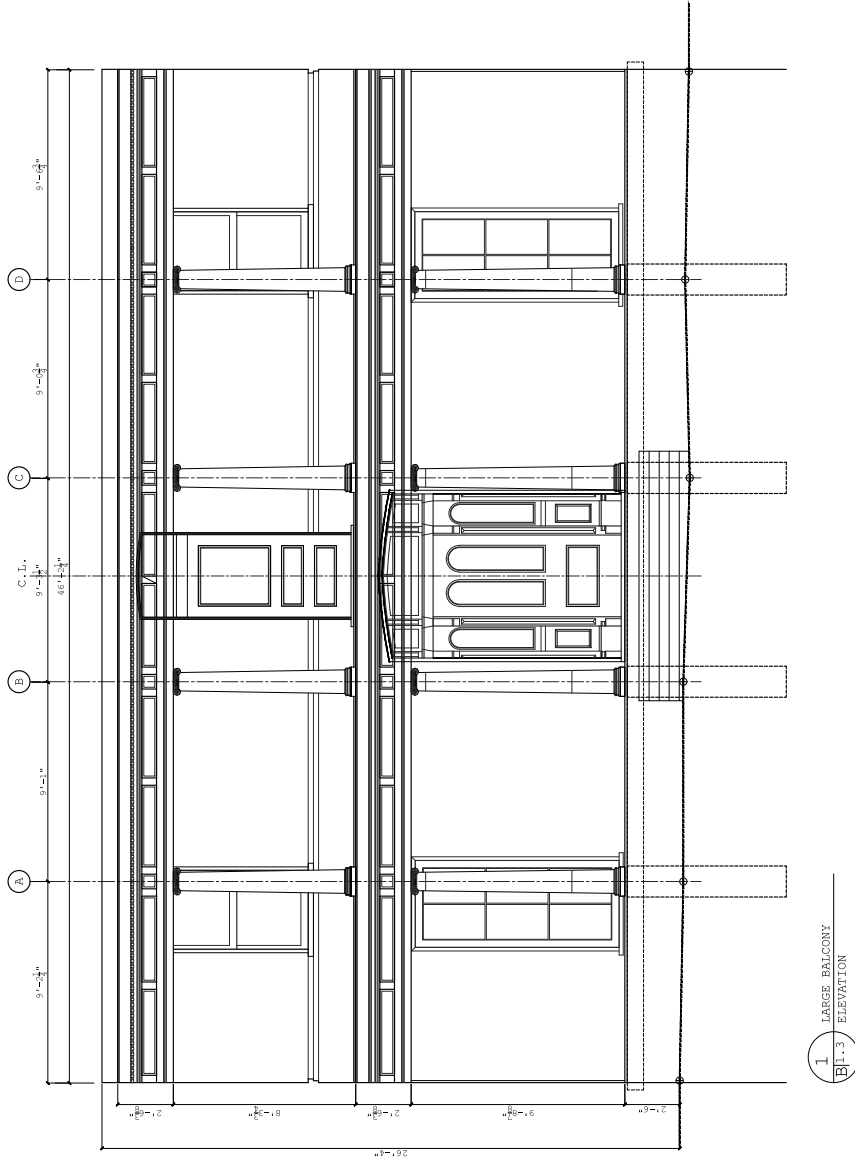
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3/8"=1'-0"

ST JOSEPHS ON THE MOUNT  
SMALL BALCONY  
RESTORATION  
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LARGE BALCONY  
ELEVATION

b 1.3



1 LARGE BALCONY  
E1.3 ELEVATION





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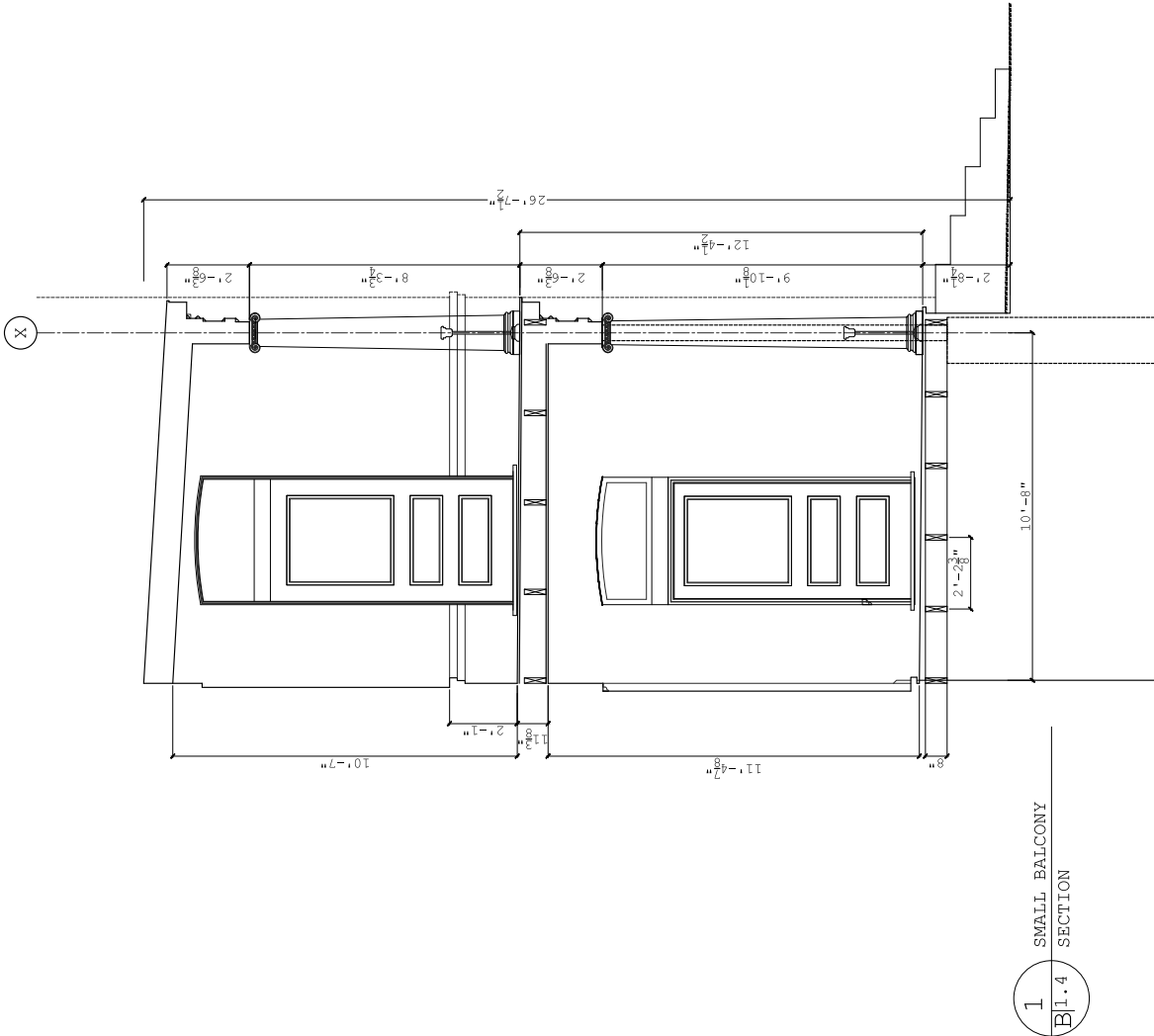
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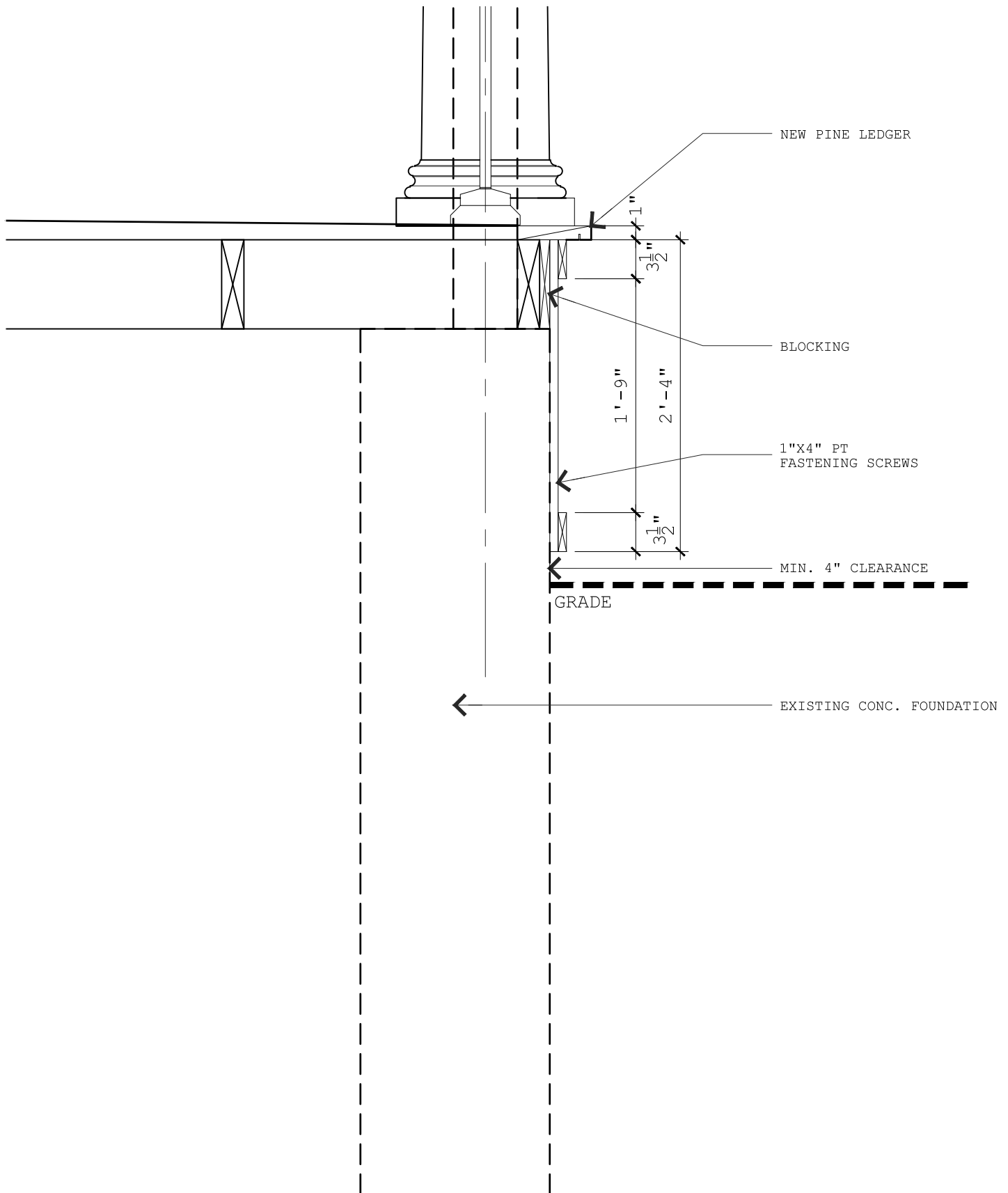
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LARGE BALCONY  
BLDG SECTION

b 1.4





VERANDAH'S  
LOWER DECK SKIRT SECTION

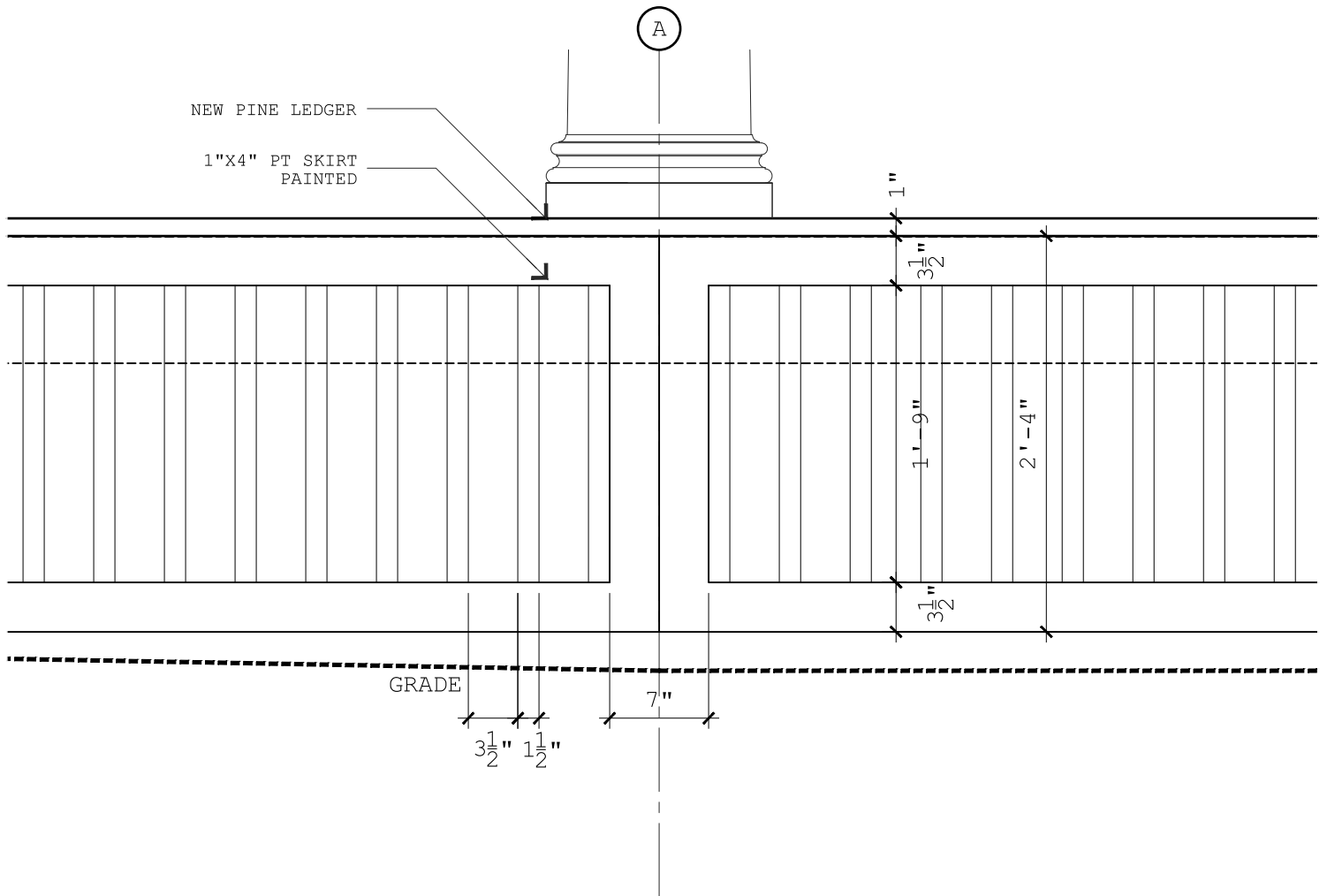
Mount Community Centre  
1545 Monaghan Rd  
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1/2" = 1'-0"

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sk 1.1b



# VERANDAH'S LOWER DECK SKIRT ELEVATION

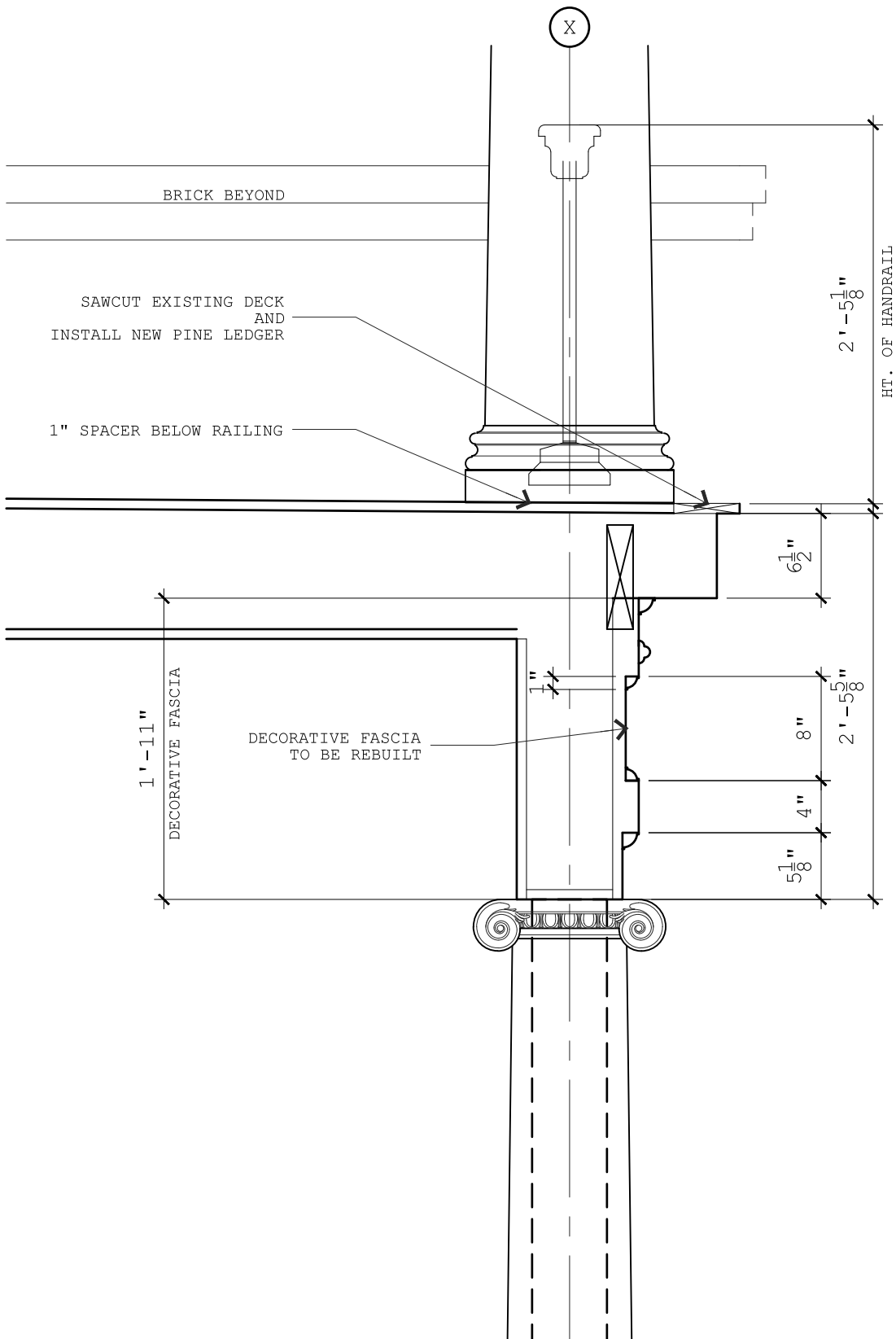
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sk 1.1a



VERANDAH'S  
LOWER FASCIA SECTION

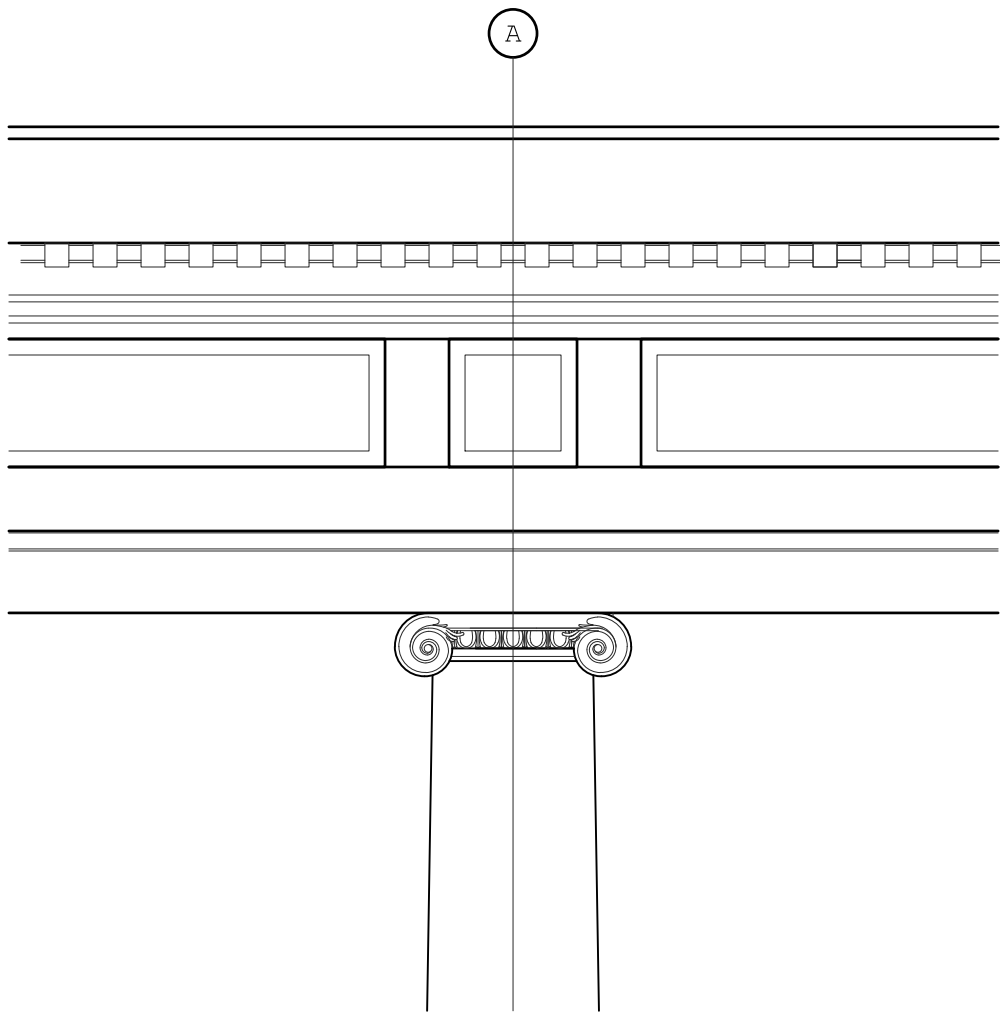
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sk 1.2b



VERANDAH'S  
UPPER FASCIA ELEVATION

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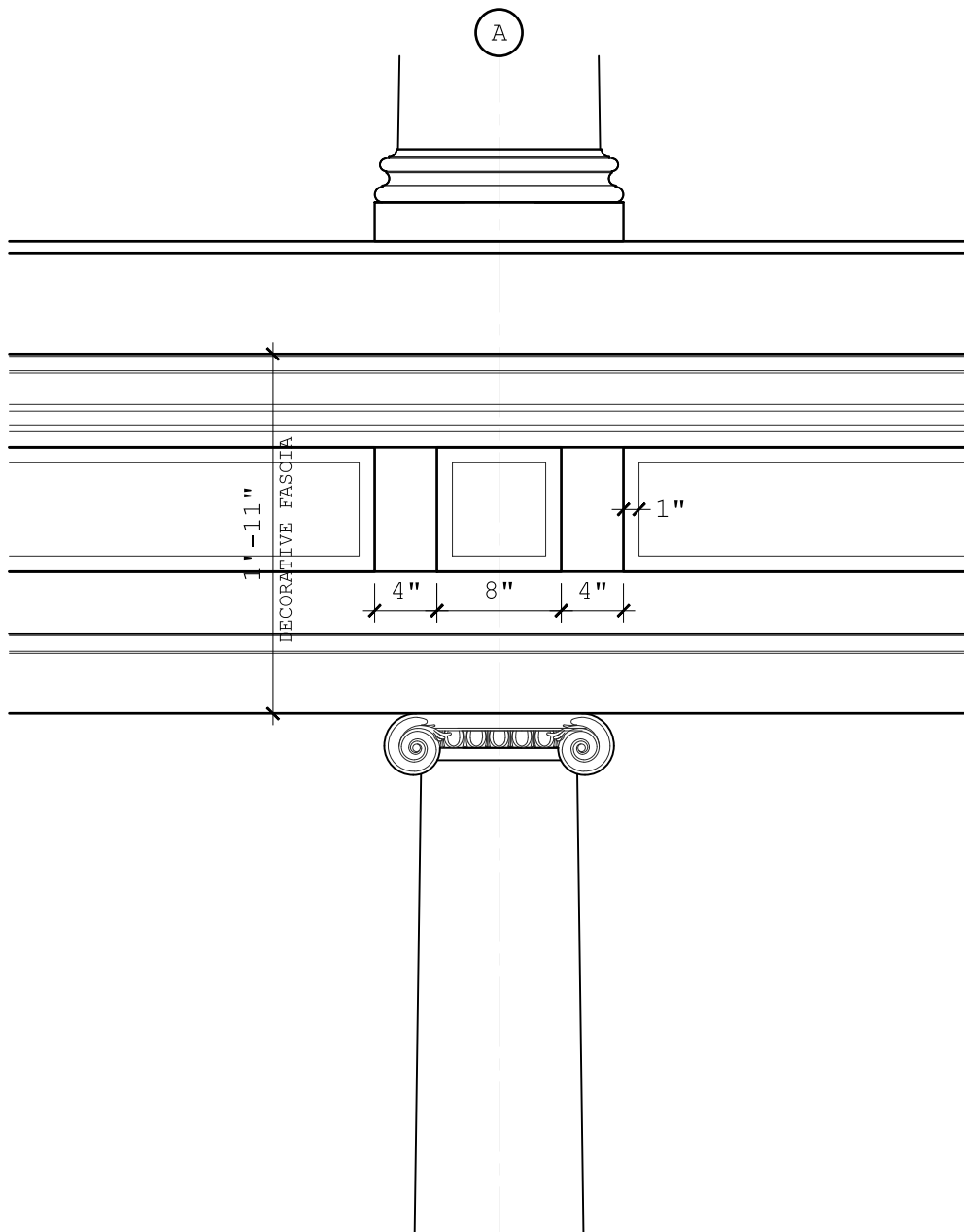
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sk 1.3a





VERANDAH'S  
LOWER FASCIA ELEVATION

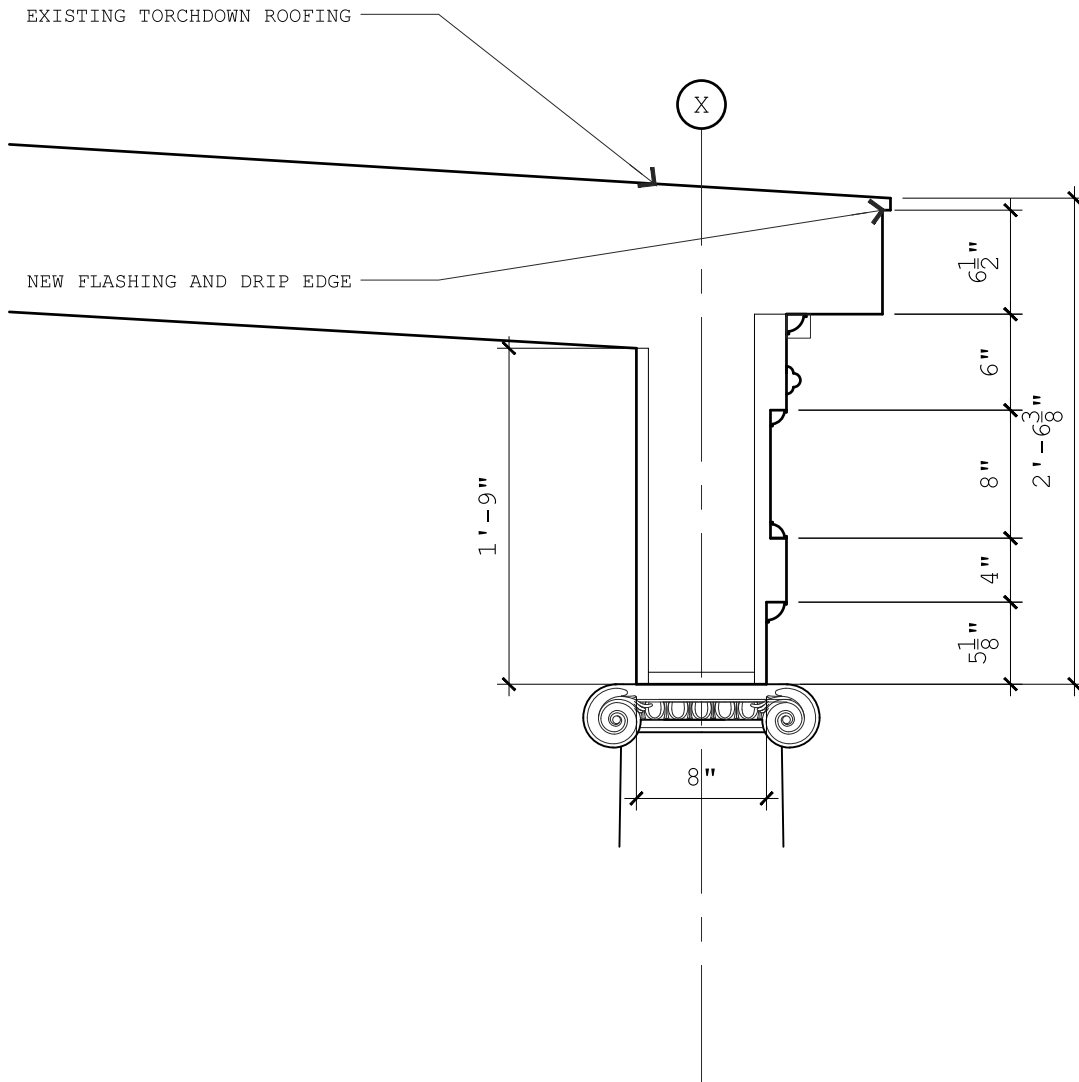
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VERANDAH'S  
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sk 1.3b

## **COMMUNITY ON THE MOUNT**

### **Recommended Architectural Details**

#### **1.2 Skirt**

The plywood skirt surrounding the decks has been removed and a more traditional design has been selected. This relatively common and simple skirt will enhance the base of the verandahs without detracting from the classical design of the columns and architectural details above. It will also allow for the crawl space below the ground floor decks to be properly ventilated.



## **COMMUNITY ON THE MOUNT**

### **Recommended Architectural Details**

#### **1.0 Column Base Support**

By lifting the base of the columns and installing a non-rot support, the base of the historic columns is prevented from water damage in the future. Trim around the base covers the support and still allows for proper drainage.



#### **1.1 Railing Attachment**

Proper metal attachments imbedded into the column and fastened to the railing shoe provide durable and strong attachment.







1895



1904



1911



1920

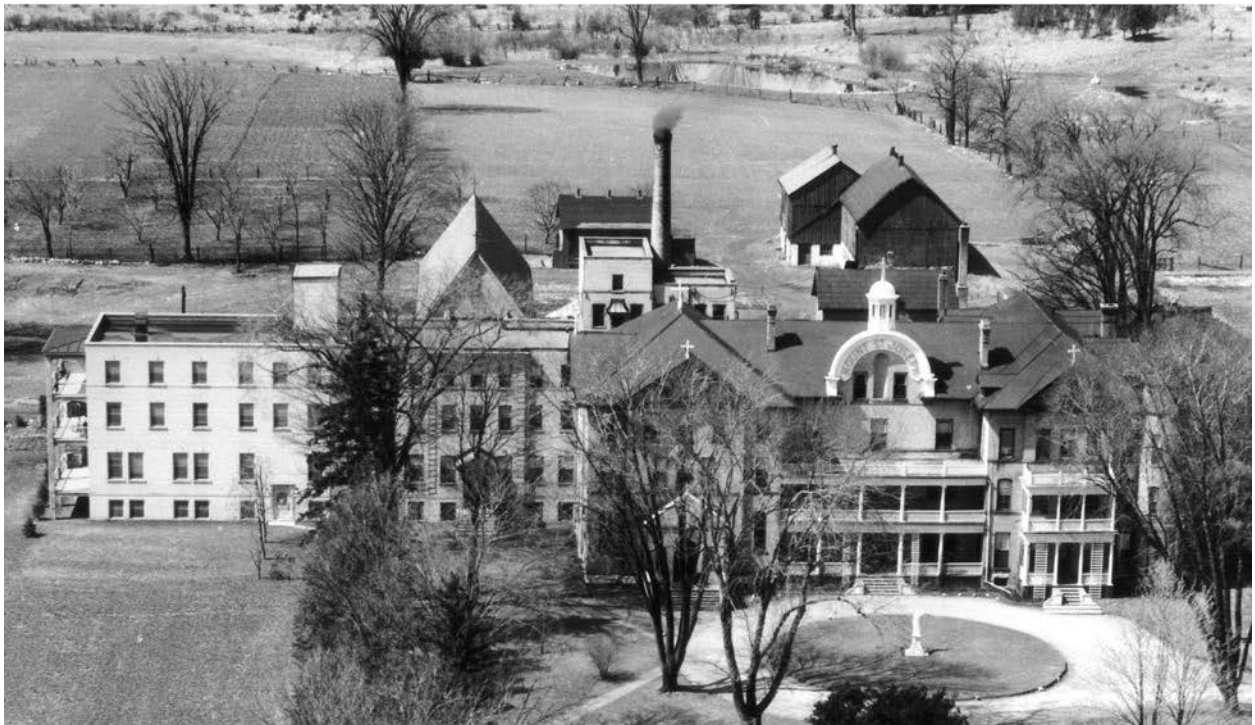
HISTORICAL FEATURES:  
 [NO LONGER PRESENT IN THE CURRENT BUILDING]  
 1. 3RD TIER BALLUSTRADES  
 2. WINDOW SHUTTERS  
 3. WATERFALL STAIRCASES  
 4. LANDSCAPING



**1934**



**1952**



1952





## APPENDIX

Heritage Designation as provided by Peterborough Architectural Conservation Advisory Committee.

*Heritage designation for architectural, and/or historical reasons under the Ontario Heritage Act.*

Reviewing the documentation available from the PACAC, the following is a list of relevant concerns in restoration of the verandah's at Community no the Mount:

- Style/Type

The property is a notable, academically perfect or early example of a particular architectural style, purpose, type or convention.

- Construction

The property is a notable, innovative, or early example of a particular method of construction, assembly or use of building materials.

- Designer/Builder

The property was designed by, or attributed to, a noteworthy architect, engineer, builder, craftsperson, landscape architect, or artist who has made a significant contribution locally, provincially, and/or nationally.

- Composition

The property is particularly attractive or unique because of the excellence of design, artistic merit, aesthetic qualities, composition, craftsmanship and/or detailing.

- Trends/Patterns/Themes

The property is associated with, and effectively illustrative of, broad patterns of cultural, social, political, military, economic and/or industrial history. It fits the property into a broader historical context.

- Persons

The property is associated with the life or activities of a person, family, group, organization, or institution that has made a significant, noteworthy or influential contribution to the community, province and/or nation.

- State of Preservation/Alterations

The exterior of the property retains most or all of its original design elements and materials of construction. Alterations or additions (if any) have been minor in nature or have been applied in a sensitive and compatible manner.

If alterations or additions are sufficiently old and sensitive, they should be judged on their own merits as integral parts of the building.

- Condition

The property is in excellent structural condition.

This criterion should be considered only if the structural condition can be assessed accurately.

- Site

The property occupies its original site and foundation.

Property may not be rated as highly if it is not on its original foundation, if it has been re-oriented, or if it has been relocated.

- Adaptability

The property would be adaptable to compatible re-uses without it having a harmful affect on the architectural and/or historical significance of the property.

Peterborough Architectural Conservation Advisory Committee  
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Telephone: 705-743-5180



January 2015.

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