

3.2.2 Built Heritage Attribute Management Table: Administration Building *Site Context*

Major Building Elements	Attribute Item Code	Existing Conditions	Short Term Intervention (up to 5 years)	Long Term Intervention (10-15 years)	Cyclical Maintenance
Site Context and Associated Attributes	<i>Item 74</i>	<ul style="list-style-type: none"> ▪ concrete base and pedestal of the sundial has cracked ▪ all elements within the elliptical island are in poor condition and require conservation ▪ trees and shrubs at masonry walls are overgrown at south end of building, and may increase building deterioration 	<ul style="list-style-type: none"> ▪ repair concrete base and pedestal (if repair unsuccessful, recast to exact dimensions profile and appearance, use original for casting) ▪ bronze sundial would be retained as is and reset, at top of base provide flashing with drip edge (sheet metal to match sundial composition, do not use dissimilar metal) ▪ repair and re-set island curbs ▪ remake arrows to exact size, appearance and form (consider more durable materials) ▪ reset flagstones in new substrate ▪ weed and re-seed island ▪ prune trees and shrubs close to masonry walls 	<ul style="list-style-type: none"> ▪ inspect all concrete elements and repair as required 	<ul style="list-style-type: none"> ▪ maintain grass in island, seasonal weeding at flagstones, sundial and arrows is required ▪ seasonal trimming of trees and shrubs ensuring that vegetation is kept back from the masonry and there is adequate air circulation

3.2.4 Built Heritage Attribute Management Table: Administration Building *Exterior*

Major Building Elements	Attribute Item Code	Existing Conditions	Short Term Intervention (up to 5 years)	Long Term Intervention (10-15 years)	Cyclical Maintenance
Domes	<i>Item 7</i>	<ul style="list-style-type: none"> ▪ weathered paint ▪ corroding steel elements ▪ dome shutters gaskets weathered 	<ul style="list-style-type: none"> ▪ renew gasketing at dome shutters ▪ remove rust ▪ separate dissimilar metals ▪ protect all metal elements at dome ▪ prime and paint ▪ repaint domes for heat reflectance ▪ replace missing agasote panels 	<ul style="list-style-type: none"> ▪ repainting of all exterior elements 	<ul style="list-style-type: none"> ▪ ensuring roof drains are functioning ▪ ensuring no obstruction to the drains ▪ maintain finishes on metal which is exposed to dissimilar metals or atmosphere
Roofing/ Flashing	<i>Item 4</i>	<ul style="list-style-type: none"> ▪ flashing detail prone to failure ▪ exposed fasteners in the flashing 	<ul style="list-style-type: none"> ▪ replace existing copper counter flashings 	<ul style="list-style-type: none"> ▪ replace roof with traditional built-up (BUR), modified bitumen or elastomeric membrane. ▪ copper counter-flashings, examine roof drains closely 	<ul style="list-style-type: none"> ▪ ensuring roof drains are functioning ▪ ensuring no obstruction to the drains ▪ maintain finishes on exposed iron ▪ maintain integrity of sealant at flashing joints
Windows	<i>Item 3, 6</i>	<ul style="list-style-type: none"> ▪ typical all windows: sash and frame weathered, sealants missing 	<ul style="list-style-type: none"> ▪ repair exterior wood windows (sand, paint epoxy, apply sealants as required) 	<ul style="list-style-type: none"> ▪ repainting of all exterior elements 	<ul style="list-style-type: none"> ▪ maintaining the finishes on exposed wood and iron

3.2.4 Built Heritage Attribute Management Table: Administration Building *Exterior*

Major Building Elements	Attribute Item Code	Existing Conditions	Short Term Intervention (up to 5 years)	Long Term Intervention (10-15 years)	Cyclical Maintenance
Doors	<i>Item 5, 9</i>	<ul style="list-style-type: none"> ▪ side doors and frames weathered ▪ lock rail weathered. ▪ original hardware in fair condition 	<ul style="list-style-type: none"> ▪ paint side doors ▪ re-varnish main door. 	<ul style="list-style-type: none"> ▪ repainting of all exterior elements 	<ul style="list-style-type: none"> ▪ maintaining the finishes on exposed wood and iron ▪ minimizing the use of salt and/or using less aggressive deicing materials
Ironwork	<i>Item 3, 9</i>	<ul style="list-style-type: none"> ▪ all railings at the side doors and window wells are badly corroded 	<ul style="list-style-type: none"> ▪ restore iron railings 	<ul style="list-style-type: none"> ▪ repainting of all exterior elements 	<ul style="list-style-type: none"> ▪ maintaining the finishes on exposed wood and iron ▪ minimizing the use of salt and/or using less aggressive deicing materials
Stone Walls and Details	<i>Item 2, 3, 4, 5, 6,8, 9</i>	<ul style="list-style-type: none"> ▪ isolated areas of open and/or deteriorated mortar joints ▪ cracked stone sill at south entrance 	<ul style="list-style-type: none"> ▪ repoint all masonry walls, footings and parapets where open joints or Portland Cement previously used 	<ul style="list-style-type: none"> ▪ commence general phased repointing program. 	<ul style="list-style-type: none"> ▪ ensuring that vegetation is kept back from the masonry and there is adequate air circulation
Footing and Grading	<i>Item 3, 4</i>	<ul style="list-style-type: none"> ▪ isolated areas of efflorescence at east end of interior basement walls ▪ cracked concrete slab at the east exterior stair ▪ cracked steps at main entrance ▪ stone sill at south entrance has cracked ▪ window wells have minor cracks 	<ul style="list-style-type: none"> ▪ prune vegetation now directly in contact with masonry and at south side entrance. ▪ repoint all masonry walls ▪ repair cracked masonry ▪ further inspection is recommended for all foundation walls. 	<ul style="list-style-type: none"> ▪ commence general phased repointing program. 	<ul style="list-style-type: none"> ▪ ensuring water drains away from the building

3.2.6 Built Heritage Attribute Management Table: Administration Building *Interior*

Major Building Elements	Attribute Item Code	Existing Conditions	Short Term treatment (up to 5 years)	Long Term treatment (10-15 years)	Cyclical Maintenance
Penthouse/ Attic and Dome	<i>Item 38</i>	<ul style="list-style-type: none"> weathered paint corroding steel elements dome shutters gaskets weathered plaster weathered, signs of water penetration 	<ul style="list-style-type: none"> renew gasketing at dome shutters, remove rust separate dissimilar metals protect all metal elements at dome prime and paint. repaint domes for heat reflectance. replace missing agasote panels repair plaster at walls and ceilings once all roof repairs complete, paint 	<ul style="list-style-type: none"> repainting of all ext metal dome elements research original color schemes for interior repaint as required 	<ul style="list-style-type: none"> ensuring roof drains are functioning ensuring no obstruction to the drains maintain finishes on metal which is exposed to dissimilar metals or atmosphere maintain wall and floor finishes
2nd Floor	<i>Item 10 - 14, 16, 17, 18, 31 – 37</i>	<ul style="list-style-type: none"> poorly patched ceiling within the photolab flaking paint at attic stair, staff coat room, washroom, may indicate leakage some flaking may be due to high humidity (washroom) some windows have broken sash cords flaking paint at Palladian window, signs of efflorescence 	<ul style="list-style-type: none"> once exterior roof and flashing repairs are completed, the owner can commence with interior ceiling and wall repairs repair all window sash cords 	<ul style="list-style-type: none"> repair plaster ceilings at locations of poor previous repair (following sprinkler installation) research original color schemes for interior repaint as required 	<ul style="list-style-type: none"> careful housekeeping with appropriate non-aggressive cleaning products
First Floor	<i>Item 10, 11- 15, 17, 19 - 33,35</i>	<ul style="list-style-type: none"> poor plaster repair at ceilings all notes pertaining to second floor plaster repair can be applied to the first floor plaster repairs. main stair bronze finial is missing 	<ul style="list-style-type: none"> interior ceiling and wall repairs repair window sash cords. 	<ul style="list-style-type: none"> restore bronze finial to newel post at main stair remove stain at guardrail 	<ul style="list-style-type: none"> careful housekeeping with appropriate non-aggressive cleaning products
Basement	<i>Item 34, 35, 37</i>	<ul style="list-style-type: none"> basement stair has signs of moisture on wall some water staining in men's washroom wall 	<ul style="list-style-type: none"> shed water runoff away from building clean efflorescence from perimeter walls 	<ul style="list-style-type: none"> monitor signs of moisture insulate pipes where possible 	<ul style="list-style-type: none"> careful housekeeping with appropriate non-aggressive cleaning products inspect all perimeter walls for signs of moisture

3.3.2 Built Heritage Attribute Management Table: Observatory Building *Exterior*

Major Building Elements	Attribute Item Code	Existing Conditions	Short Term Intervention (up to 5 years)	Long Term Intervention (10-15 years)	Cyclical Maintenance
Dome	<i>Item 40, 46</i>	<ul style="list-style-type: none"> ▪ corrosion of steel elements where loss of coating; ▪ corrosion of steel where in contact with copper ▪ signs of moisture penetration and condensation at the dome 	<ul style="list-style-type: none"> ▪ remove corrosion and prime with zinc rich primer ▪ paint w/ rust inhibitive paint system ▪ ensure dissimilar metals are not in direct contact and are appropriately protected from corrosion ▪ renew gasketing at dome shutters 	<ul style="list-style-type: none"> ▪ repaint dome for heat reflectance 	<ul style="list-style-type: none"> ▪ inspection of shutter mechanics and lubrication of movable parts ▪ inspection of dome turning mechanics and lubrication of the movable parts
Windows, Doors and Catwalks	<i>Item 41, 44, 45</i>	<ul style="list-style-type: none"> ▪ corrosion at catwalk, sliding shutters outriggers, and entry door ▪ corrosion at metal window frames and window shutters 	<ul style="list-style-type: none"> ▪ repair main entrance doors and vestibule ▪ restore windows and louvered shutters 	<ul style="list-style-type: none"> ▪ repair and repaint if signs of rust present at time 	<ul style="list-style-type: none"> ▪ maintain finishes on exposed steel ▪ minimize use of salt and/or using less aggressive de-icing materials
Walls and Foundation	<i>Item 39, 41, 42, 43</i>	<ul style="list-style-type: none"> ▪ corrosion at beveled base, main entry and at steel bracket connections ▪ further investigation is required ▪ perimeter cracks at circular foundation expose the structural steel ▪ corrosion at beveled metal clad base which requires further investigation 	<ul style="list-style-type: none"> ▪ repair cracks in the concrete foundation ▪ remove rust from steel ▪ further inspection of structural steel behind the beveled metal cladding required 	<ul style="list-style-type: none"> ▪ repair and repaint metal cladding and steel elements if signs of rust present ▪ repair cracked concrete at foundation 	<ul style="list-style-type: none"> ▪ maintain finishes on exposed steel ▪ minimize use of salt and/or using less aggressive de-icing materials ▪ keep snow away from foundation

3.3.4 Built Heritage Attribute Management Table: Observatory Building *Interior*

Major Building Elements	Attribute Item Code	Existing Conditions	Short Term treatment (up to 5 years)	Long Term treatment (10-15 years)	Cyclical Maintenance
Dome	Item 52, 54	<ul style="list-style-type: none"> the agasote panels delaminating in some areas rust appearing at catwalks and dome 	<ul style="list-style-type: none"> remove corrosion, prime and paint. ensure all dissimilar metals are not in direct contact renew gasketing at dome shutters 	<ul style="list-style-type: none"> replace missing and/or deteriorated agasote panels with similar repaint all steel structure and cladding as required 	<ul style="list-style-type: none"> all moving / mechanical parts must be maintained in optimum working order ongoing inspection of shutter wheels, pulleys, wire cable and gear box, and lubrication of all movable parts as required ongoing inspection of all dome movable parts, and lubrication as required maintain all exposed metal finishes (paint as required) minimize use of aggressive cleaning materials for all interior 'housekeeping'
Second Floor	Item 50, 52, 55	<ul style="list-style-type: none"> catwalks are showing signs of corrosion the terrazzo floor is stained 	<ul style="list-style-type: none"> remove rust from catwalks, paint clean terrazzo from rust and other stains 	<ul style="list-style-type: none"> repaint all steel structure, cladding, and catwalks as required 	<ul style="list-style-type: none"> maintain all exposed metal finishes (paint as required) minimize use of aggressive cleaning materials for all interior 'housekeeping'
First Floor	Item 47, 48, 50, 55, 56	<ul style="list-style-type: none"> continuous crack in the terrazzo floor steel sashes and frames are showing signs of corrosion 	<ul style="list-style-type: none"> create control joint between perimeter wall foundation and floor slab repair cracked terrazzo and clean the corrosion stained terrazzo. restore windows and louvered shutters 	<ul style="list-style-type: none"> repaint all steel structure, cladding and windows as required 	<ul style="list-style-type: none"> maintain all exposed metal finishes (paint as required) minimize use of aggressive cleaning materials for all interior 'housekeeping'
Vestibule Appendix	Item 39, 45, 47	<ul style="list-style-type: none"> corrosion at vestibule wall, the steel frame and transom further investigation is required to assess the condition of the structural steel the threshold at the entrance is corroded 	<ul style="list-style-type: none"> Repair base of main entrance doors, frames, threshold, and at base of interior of vestibule generally 	<ul style="list-style-type: none"> repaint all steel structure, cladding and windows as required 	<ul style="list-style-type: none"> maintain all exposed metal finishes (paint as required) minimize use of aggressive cleaning materials for all interior 'housekeeping'