



CLIFFORD RESTORATION LIMITED

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13 January 2025

Attention: David McCordic

RE: Stone cladding at 505 University Avenue

Dear David,

I am providing this letter to confirm that the Queenston Limestone cladding material on the building at 505 University Avenue, Toronto is generally in very good to excellent historic condition. This material is weathering well and will remain serviceable for the foreseeable future with regular maintenance as per comments in the Clifford Restoration Site Investigation Report #41459-01, October 8, 2024. There are a small number of deteriorated blocks (typically projecting sills, lintels or mullions) identified on the west elevation that will require some repair or possible replacement and some cracked stones which will require consolidation repair in other areas (structural cracking at the corners).

The majority of the ashlar cladding blocks on this structure are sound and would be fit for reuse if salvaged properly and handled with care. If dismantling of portions of the structure is required for the redevelopment of the site, this stone should be retained for reuse. The cladding on this structure is thicker than average veneer cavity wall masonry (typically 4") and this stone is typically quite durable and able to withstand salvage and handling stresses if care is taken.

Queenston Limestone is a significant Canadian building stone with very good physical strength and weathering properties. Unfortunately, this material is no longer being quarried and it is often a challenge to source compatible replacement material for repair of structures clad with it. This is evident on the building at 505 University where some isolated stones have been replaced with Indiana Limestone which appears lighter grey in comparison to the original Queenston.

Where alterations are proposed to the exterior of the building for redevelopment, it is strongly recommended that Queenston limestone from those areas is salvaged and retained. This material would be useful for repairs on other areas of the structure and potentially to restore previous replacements that were done in Indiana Limestone. It would also be prudent to retain an amount of original stone as attic stock for future repairs.

The intent is to salvage all viable Queenston Limestone blocks from the proposed dismantle areas, particularly the upper 20 storeys of the building. Any non-original (repaired areas) replacement Indiana Limestone material would not be salvaged as this material will not be reused.

If there is a surplus of this material once these requirements are met, it is also recommended that this salvaged material be retained for use on other projects (rather than disposal) where this unique material may be useful. Clifford Restoration Limited would be willing to assist with this.

If you have any questions regarding this letter, please get in touch with me.

Sincerely,

Donovan Pauly- Architectural Materials Conservator.