

Heritage Impact Assessment

153-185 Eastern Avenue

October 2020

Some comments about this document:

- This Heritage Impact Assessment is dated one month AFTER the Agreement of Purchase and Sale of the site was approved by the Treasury Board
- The Assessment was prepared by the Province itself (i.e. Infrastructure Ontario)
- It was not provided to the City of Toronto (as required by law) until January 20, two days after demolition began

Friends of the Foundry

Heritage Impact Assessment

**153-185 Eastern Avenue, City of Toronto
(Former Dominion Wheel and Foundries Company)**

B80086 No. 153 Eastern Avenue

B81484 No. 169 Eastern Avenue

B80102 No. 171 Eastern Avenue

B80129 No. 185 Eastern Avenue

Prepared by: Infrastructure Ontario

October 2020

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1.0 Introduction

The provincially owned parcel of land comprising 153-185 Eastern Avenue consists of four structures associated with the formerly larger site of the Dominion Wheel and Foundries Company. The original foundry and associated support functions were located adjacent to the west at Cherry and Eastern and the operations expanded eastwards from 1917 to the 1950s. The existing configuration of the structures located at 153-185 Eastern Avenue were established by late 1940s, with the addition of an ancillary foundry structure in 1950.

The property at 153-185 Eastern Avenue is located on the south side of Eastern Avenue, east of Cherry Street and opposite the entrance to St. Lawrence Street. The structures on site consist of a foundry (153 Eastern; built 1950), warehouse (169 Eastern; built 1935), office building (171 Eastern; built 1930) and machine shop (185 Eastern; built 1917) replacing workers houses that occupied the parcel and surrounding area prior to the early 20th century reformation of the area from residential to industrial and railyards. The subsequent surrounding industrial area (most recently referred to as the West Donlands) is now reverting to its former residential status and name Corktown, was subject to numerous due diligence activities conducted by the province to support the return to residential development and support this report.

The property at 153-185 Eastern Avenue was evaluated for heritage value in 2013 (landscape, built form, archaeology) and has subsequently been identified as a Provincial Heritage Property by Infrastructure Ontario/MGCS under the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) *Standards & Guidelines for Conservation of Provincial Heritage Properties*. The property at 153-185 Eastern Avenue is identified as a historical and architectural example of an industrial enclave (albeit not a complete example as the larger, original foundry structure and supporting operations structures to the west are no longer standing). The property was listed by the City of Toronto on their Municipal Heritage Register in 2004.

The property's legal address is:

PCL 1-5 SEC A108; Lots 1-28 Plan 218 Toronto; Lane Plan 218 Toronto (not open) S/S Lot 7; Lane Plan 218 Toronto (not open) S/S Lot 15; Lane Plan 218 Toronto (not open) N/S Lot 22; Lane Plan 218 Toronto (not open) N/S Lot 14; Overend Street Plan 218 Toronto (Formerly Vine St. & East Elizabeth St.) as closed by Bylaw P26781; Lots 1-63 and Lot 81 Plan 532 Toronto; Lane Plan 532 Toronto (not open); Beachel St. Plan 532 Toronto (Formerly Olive St.) as closed by Bylaw P26780; Lots 13-21 North Front Street Plan 108 Toronto; Lots 17-21 S/S Eastern Avenue Plan 108 Toronto; Lots 1-4 S/S Worts Avenue Plan 108 Toronto; Part Market Place Plan 108 Toronto; Part Worts Avenue Plan 108 Toronto (Market Street) as closed by Bylaw S44584; Part Water Street Plan 108 Toronto (East Street) as closed by Bylaw P26781; All Being Part 38 on 66R16601 Except Part 1 66R18206; Except 66M2473 City of Toronto.

This undertaking is part of a larger provincial initiative. MMAH, as the provincial sponsor, is proposing the West Donlands parcel at 153-185 Eastern Avenue as support to the implementation of More Homes, More Choice action plan and the More Homes, More Choice Act, 2019, S.O. 2019, c. 9 - Bill 108 by creating 781 units of new market housing and creating 264 new affordable housing units, including 159 family-sized units (based on 25% of total units built) in an area of high demand. See *Section 4.0 Description and Purpose of Proposed Activity* for a detailed understanding of this initiative as it relates to this proposed undertaking.

This undertaking advances the revitalization of West Don Lands/Central Waterfront and creates densification in a transitioning neighbourhood to support existing and planned transit routes. To advance

this undertaking, the government vision does not consider retaining the current structures on the subject property. The proposal is to undertake environmental remediation, requiring the decommission and demolition of the four structures on the property and for potential replication or representation of structures to re-create portions of the foundry and machine shop. These facades may be reproduced at street level to form the base of two new buildings as a permanent reminder of the site's local history. In addition, part of the re-created historic space may be used as new community space.

The subject property contains environmental contamination in the soil and groundwater directly related to the operation of these facilities, notably from historical industrial operations on site. The required environmental remediation is intended to address identified soil and groundwater contamination to prevent possible future impacts to the Don River. The environmental remediation work required to mitigate this contamination also requires demolition of the four structures on the property in order to access and remediate the contaminated soil.

This demolition undertaking is exempt from the MOI Public Work Class EA process under R.R.O. 1990, Reg. 334.

A Strategic Conservation Plan (SCP) for 153-185 Eastern Avenue has not been undertaken. In the absence of an approved Strategic Conservation Plan for the property, Provision F.4 of the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* requires a Heritage Impact Assessment (HIA) in support of the proposed undertaking. This Heritage Impact Assessment is based on the principle tenants of sufficient information to fully to understand the impact of the proposed undertaking and the identification and understanding of the relative importance of the heritage values to the place with respect to the effects of the proposed undertaking, and to reduce any potential impacts to a minimum to minimize or mitigate any loss of heritage value of the place or its setting. This Heritage Impact Assessment is a supporting document for this proposed undertaking.

All the structures proposed for demolition are considered heritage attributes associated with the former Dominion Wheels and Foundries operations as per the City of Toronto's Reasons for Listing. The heritage value for the four structures consists principally of architectural reasons supporting an industrial enclave, although the City has erroneously attributed the age of three of the four structures to the original site development.

For all the structures, general observations include that they were all constructed to support the industry on site, ranging from office to warehouse to machine shop support functions, and foundry works. There have been minimal maintenance routines in the recent past and significant repair and renewal of the exterior and interior spaces would be required to bring them back into adaptive reuse.

The decommissioning and demolition of the four structures is required in order to prepare for long-term revitalization of the property including meeting provincial government affordable housing targets. The four structures have no current or future program use.

Mitigation options to support this loss of heritage value will be implemented and include:

- Consider replication or representation of some of the structures
 - the Foundry and Machine Shop may be retained through representation and/or replication
- Completion of a Cultural Heritage Documentation Report
 - the Office Building and Warehouse will be subject to CHD reports.
- Completion of a Heritage Interpretation Plan or Strategy

- The industrial enclave will be commemorated through a HIP.

Alternatives to demolition have been considered through on-site assessment of structural conditions, building code standards and requirements and environmental assessment of soil conditions. While reuse of the extant structures was not deemed viable, representation and replication mitigation is presented in this HIA.

Table 1: List of structures proposed for decommissioning and demolition.

Structures proposed for demolition	Address	IO ID Number	Construction Date
Office	171 Eastern	B80102	1930
Warehouse	169 Eastern	B81484	1935
Structures proposed for representation/replication			
Foundry	185 Eastern	B80036	1950s
Machine Shop	153 Eastern	B80086	1917

2.0 Statement of Cultural Heritage Value

Note: The City of Toronto's Reasons for Listing identifies the buildings to have been constructed between 1917 and 1929. While this is the original period of use of the property by the Dominion Wheel and Foundries Company, their property holdings at that time were larger and included the immediate parcel to the west, where the larger original foundry structure was situated. The original foundry is no longer standing. The current structures at 153-185 Eastern Avenue date, respectively, to 1917 (machine shop), 1930 (office), 1935 (warehouse), and 1950 (ancillary foundry).

The following is the Statement of Cultural Heritage Value (SCHV) for 153-185 Eastern Avenue (taken from the City of Toronto's Reasons for Listing, June 2004).

The property is located on the south side of Eastern Avenue, east of Cherry Street and opposite the entrance to St. Lawrence Street. In 1914, the Dominion Wheel and Foundries Company, producer of railway equipment, began a long-term occupancy of the site as the tenants of the Canadian Northern Railway (later absorbed by Canadian National Railways). Surviving historical maps and records indicate that the four buildings on the site that are identified for inclusion on the Inventory of Heritage Properties were constructed between 1917 and 1929 [see note above]. Collectively, they are historically and architecturally significant as a good example of an industrial enclave in the area adjoining the lower Don River.

The heritage attributes of the buildings are found on the exterior walls and roofs of the former foundry (#153), warehouse (#169), office building (#171) and, to the rear (south), machine shop (#185). The four buildings share red brick cladding and restrained Classical detailing.

The two-storey foundry at #153 Eastern features a large rectangular plan covered by a low-pitched gable roof. The principal (north) façade extends four bays where full-height brick piers organize flatheaded window openings. The latter openings, that extend two stories and incorporate industrial sash windows, are repeated along the side walls (east and west).

To the east, the former warehouse at #169 Eastern features a two-storey plan beneath a flat roof with brick corbelling. The walls are marked by flat-headed window openings set in singles or pairs with brick and stone detailing.

Its neighbour to the east, the former office building at #171 Eastern, is slightly lower in height. Brick piers with stone detailing organize two floors of closely set flat-headed window openings. An entrance is asymmetrically placed on the principal (north) wall where it is marked by single-storey pilasters.

While the latter three buildings share a setback along Eastern Avenue, the former machine shop at #185 Eastern is placed behind (south of) the former office building at #171 Eastern. The height and roof pitch of the machine shop is similar to that of the former foundry at #151 Eastern. However, it differs in its application of two tiers of windows on the three-bay north wall, with full two-storey window openings on the east elevation.

3.0 Assessment of Existing Conditions

Structures

The four structures retain most of their original integrity; however, all structures are in fair to poor condition. Although the structures do not appear to have any significant load-bearing issues, there is moisture infiltration, rust on exposed metal, degradation of interior finishes, friable asbestos, etc. The buildings are boarded up with no heat or hydro. Annual checks are made, and conditions noted.

All structures are found to require significant capital expenditures to address ‘asset deterioration’ and code compliance issues, including asbestos abatement requirements. Significant repair and renewal of the exterior and interior spaces is required to bring these structures back into use. Commonwealth (2008) concluded that the ceiling and exterior walls of the structures are not insulated, thereby limiting potential occupancies to industrial, and commercial storage uses which does not require that the space be heated and cooled to the same degree as an office or residential occupancy. Moreover, the integrity of the windows and doors in the structures is fair to poor (rust, inefficient single pane, broken panes, eroded or substandard sills, etc.) and the level of craftsmanship and detail is standard, all were mass-produced in shops to standard sizes, dimension, and profiles so the uniqueness of the existing units is relatively low, and that most of the exterior brickwork needs repair (replace spalling, repointing etc.).

Soil and Groundwater

There are identified soil and groundwater contamination impacts that likely result from historical industrial operations at the property. Further, the structures (other than the office) are on slab-on-grade construction. Soil was found to be generally impacted with elevated concentrations of PAHs, PHCs, metals and inorganics across most of the property. Groundwater-sampling indicates there are exceedances in the groundwater for these contaminant groups. These types of impacts are consistent with the historical industrial nature of the property and fill materials used and could be potential sources that might cause groundwater impacts (CH2M Hill 2011).

Archaeology

A Stage 1 Archaeological Assessment report was conducted by Archaeological Services Inc. that included the property parcel associated with 153-185 Eastern Avenue (2003; PIF # P047-017, P047-018, P047-033, and P047-040). The report concluded that the property has been redeveloped numerous times during its history, which has primarily entailed later nineteenth and twentieth century industrial uses, there is no potential for the presence of significant precontact or Euro-Canadian archaeological resources.

4.0 Description and Purpose of Proposed Activity

On September 22, 2020, Treasury Board approved entering into an Agreement of Purchase and Sale with the Purchaser, negotiated over the last several months by Infrastructure Ontario and the Provincial Land and Development Facilitator, an office of the Ministry of Municipal Affairs and Housing.

The proposed development consists of three residential buildings (two market condo buildings at 43 and 34-storeys, and one 18-storey affordable rental building) on the site, with 6,867 sq. ft. of new, indoor community space plus 5,512 sq. ft of new outdoor community space.

The Affordable Housing Component under the provincial More Homes, More Choice initiative consists of a total anticipated unit yield of 1,045 residential units with 264 (25%) as affordable rental units for 40 years and includes 159 family-sized units (i.e. 2-, 3-, and 4-bedroom units) as well as 15% accessible units across all unit types. This is consistent with City of Toronto affordable rental parameters.

The property contains environmental contamination directly related to the operation of the former use of the property. The required environmental remediation intended to address this contamination also requires demolition of the structures on site in order to access and remediate the property.

The Purchaser may represent or replicate significant portions of the heritage structures in their original locations. These facades may be reproduced at street level to form the base of two new buildings as a permanent reminder of the site's local history. In addition, part of the re-created historic space may be used as new community space.

The proposed environmental remediation and subsequent development will require the full demolition of four municipally listed heritage structures coupled with the mitigation measure of representation or replication of the foundry and machine shop structures, best representing the industrial component of the former use and heritage value, incorporated into the redevelopment proposal and design.

5.0 Impact Assessment

From the 2020 Core Architects document *153-185 Eastern Avenue: Brief about the Environmental Remediation and Heritage Strategy*:

"Our initial studies of the architectural attributes of the site concluded that the Foundry Building on Rolling Mill Road and the Machine Shop on Palace Street possessed unique and valuable elements demonstrating design excellence and a high level of quality of construction. Particularly noteworthy are the disciplined regularity of brick piers and proportions of the Machine Shop, with its impressive patent glazing systems. At the same time the Administration Building (and adjoining warehouse) on Eastern Avenue had no special design character, and appears to have been constructed in a more expedient

manner than the other two buildings on the site. The conclusion of these studies was a strategy to retain the presence of the Foundry and Machine Shop; and to demolish the administration building.

At a more granular level, we reviewed the elements of the Foundry and Machine Shop. The transformation of the Foundry for public uses requires extensive opening of the windowless walls. In order to open the walls and keeping the brick piers and upper fascias, we calculated removal or brick of 70% (north); 65% (south); 70% (west) and 100% (east). The Machine Shop already has extensive open walls, so here the adaptive reuse strategy calls for removal of 15% (south) and 48% (west). The other two walls of the Machine Shop would be removed to absorb the building into a larger podium footprint. In all cases, existing patent glazing would be removed and replaced with energy efficient units of similar appearance.”

The demolition of the four contributing structures will result in a negative impact because contributing heritage attributes will be removed from the property. The demolition will, however, lead to future positive impacts to the cultural heritage value of the site. Following the removal of the four structures and remediation of contaminated soils adjacent to and beneath the four structures, two structures best representing the industrial component of the former use and heritage value will be reintroduced to the site at their original locations through replication and reconstruction, and complemented by an interpretation of the former industrial enclave by means of a heritage interpretation plan. This provides an opportunity for the local heritage value to continue to be in the new construction and to keep in part the original architectural aesthetic, but with functioning code-compliant structures.

6.0 Considered Alternatives and Mitigation Measures

Alternatives to demolition have been considered but were not feasible due in part to the contaminated nature of the property that requires full remediation of the site. Even if this were not the case, adaptive reuse consideration, based on on-site review and assessment of built form to determine structure conditions, materials, permanent all-season suitability or adaptability, and building code standards and requirements, determined that reuse of the structures was not deemed viable based on several limitations and deficiencies associated with the above. As per the Core Architects note:

- *the need for extensive environmental soil remediation to remove traces of the former smelting and other hazardous operations that historically took place in the buildings.*
- *the need to provide renovated buildings that meet the environmental performance and life safety standards laid out in the current building code. For example, the existing structural steel elements currently visible in the interiors should be replaced as the profiles of existing roof trusses are too small. Current building codes would require these undersized trusses to be covered with fire-protective drywall or thick mineral-based coatings, whereas new thicker steel trusses designed in the spirit of the existing elements could be sprayed with fire resistant paint.*

Additionally, as per Core Architects, this mitigation strategy would significantly reduce the impact of total structure loss and support the on-going interpretation of the former industrial enclave on the property. Two developments currently under construction in the City of Toronto, the Waterworks development at Richmond and Maude and the Mirvish Village site at Bathurst/Bloor have both employed variations on this strategy of new development and heritage interpretation through innovative mitigation measures.

At 153-185 Eastern Avenue, following demolition (including dismantling of the foundry and machine shop structures through appropriate preservation techniques), soil remediation activities, and construction of the underground parking structure:

“there would be careful reconstruction of the buildings at grade, using the materials and with fidelity to the details and configurations of the existing structures. Where codes dictate, new elements, such as steel trusses and windows, would be introduced, in keeping with the design of the existing. Bricks would be recycled, undergoing a rigorous process of sorting, cleaning and storage. In this way the best materials could be culled from the existing building, allowing for a level of quality that exceeds the existing. New painted steel trusses would be completely visible in the renovated spaces, showcasing the industrial heritage of the buildings in a way that would not have been possible with the existing steel structure.”

The following mitigation measures are recommended to address the project activities that may cause adverse indirect or direct negative effects on the cultural heritage resources, specifically, to mitigate the impacts of the demolition of the contributing four structures.

Representation or replication

The representation (through design and interpretation and the use of original and/or new materials) or replication (through new development) of the machine shop and foundry structures should be considered as the best representation of the industrial component of the former use and associated heritage value. The representation or replication of components of these structures would allow for the history of the site to be interpreted and at least partially readable.

Architect Philip Goldsmith (2020), as support for this mitigation measure, offers a description of one method to achieve the proposed mitigation technique:

“Panelization is suitable for solid masonry (two or more wythes) in a relatively simple regular structure such as a historic industrial building. The facade to be disassembled is recorded and mapped to determine locations for cut lines that will not be visible after reassembly. Horizontal cut lines are in horizontal joints between openings. Vertical cut lines should be at existing control joints or inside corners of pilasters or other elements. Remove all attached elements, trim, windows, doors, identify elements and store. The facade should be pointed where required for stiffening and stability. Larger more complex shaped units in cornices or at other highly decorative areas should be disassembled as noted above. Each panel should be numbered for future reassembly. The facade is then cut as planned into panels from the top down and each panel secured and lowered, palletized, protected, and stored. For reconstruction reassemble the building facade panels on suitable foundations to match existing above grade. Secure panels to each other and a back up structure and fill joints with a matching mortar. Reassemble any disassembled individual units to reconstruct decorative elements. Install new units where an original may have been damaged previously or in disassembly-panelization that matches the original unit. This can be accomplished by finding a matching unit (brick, stone etc.) from another area of the building not preserved, a new matching unit, having a unit custom made and if required a unit may be permanently coloured (Permatint) to match that specific location. Reinstall all superficial decorative elements, windows and doors with original materials, repaired materials or new matching materials, with the goal to reinstall original preserved and repaired materials as much as possible.”

Documentation

A Cultural Heritage Resource Documentation (CHRD) report should be prepared to provide in-depth documentation of the structures. The process involves photographic documentation of the structures from all (accessible) angles as well as detailed photographs of all elements. Contextual photographs are also taken of the landscape surrounding the resource. These photographs are recorded on a photo map.

A physical description of the resource and detailed description of the landscape and context are also included in the report. Any additional measured drawings, archival photographs or maps obtained would also be added to the report. The CHRD could also include 3D laser scan capture and/or a digital 3D model of select structures. This report should be carried out by a qualified heritage professional and provided to the municipality, stakeholder groups, local historical societies, museums, archives and/or libraries as part of the public record.

Commemoration and Interpretation

The preparation and implementation of an Interpretation Plan to commemorate the history of the structures is a potential mitigation measure to address the adverse impacts of the project. Installation of interpretive elements may follow demolition as part of the site redevelopment.

Archaeological Resources

As noted in the Stage 1 Archaeological Assessment report, there is low potential for the discovery of undocumented archaeological resources on the property. If any potential archaeological material is encountered, work must cease immediately and IO Heritage staff should be notified.

7.0 Recommendations

To date, project discussions on the larger initiative have been held with MMAH, MHSTCI, MGCS, and IO. With respect to the proposed demolition of the four structures, IO staff engaged with MHSTCI regarding the proposed undertaking following senior management discussions on the required heritage due diligence process and requirements specific to this undertaking. To that end, with this HIA, IO has fulfilled all heritage requirements as per the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (i.e. Cultural Heritage Evaluation, O. Regulation 9-06 and 10-06, Archaeological Assessment, and Heritage Impact Assessment).

The proposed undertaking includes decommissioning and demolition of four structures (including remediation of contaminated soils) at 153-185 Eastern Avenue and, in part, the representation or replication of the two structures best representing the industrial component of the former use and associated heritage value, complete with on-site heritage interpretation. The property and all four structures are listed on the City of Toronto's Municipal Heritage Inventory as contributing to the heritage value of the property.

While this proposed undertaking results in a significant net negative impact with respects to the identified municipal heritage value of the property, in that two of the structures will be permanently removed, it does offer a significant mitigation to counter this impact in the form of representation or replication of two of the more industry-oriented structures on the property, the foundry and machine shop.

This HIA addresses the impacts of the proposed undertaking and recommend the following mitigation measures:

- Representation or replication of the foundry and machine shop structures to be incorporated into the redevelopment proposal and design.
- Completion of a Cultural Heritage Documentation Report of the four structures to be demolished.

- Completion of a Heritage Interpretation Plan or Strategy to guide the redevelopment outcomes.

8.0 Sources Consulted

Archaeological Services Inc.

- 2003 *Stage 1 Archaeological Assessment of Ten ORC West Donlands Properties, City of Toronto*. CIF # P047-017, P047-018, P047-033, and P-047-040.

CH2M Hill

- 2011 *Summary of Phase Two Environmental Site Assessment Investigation at 153 Eastern Avenue, Toronto, Ontario*. Technical memorandum to Infrastructure Ontario.

City of Toronto

- 2004 *153-185 Eastern Avenue (Dominion Wheel and Foundries Company) – Inclusion on the City of Toronto Inventory of Heritage Properties*. Toronto Staff Report.

Commonwealth Historic Resource Management Limited

- 2008 *Conservation Assessment Windows & Doors B80086 No. 153 Eastern Avenue, B81484 No. 169 Eastern Avenue, B80102 No. 171 Eastern Avenue, B80129 No. 185 Eastern Avenue, West Don Lands, Toronto, Ontario*.

Core Architects

- 2020 *153-185 Eastern Avenue Brief about the Environmental Remediation and Heritage Strategy*. Letter/note.

Ministry of Heritage, Sport, Tourism and Culture Industries

- 2010 *Standards and Guidelines for the Conservation of Provincial Heritage Properties*.
2016 *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties*.

Philip Goldsmith Architect

- 2020 *Description of the disassembly and reconstruction of a heritage building as a means of conserving a heritage property*. Letter/note for Aspen Ridge Homes.

Unterman McPhail Associates

- 2006 *Draft West Donlands Phase 2 Cultural Heritage Study Report 2 of 5 Built Heritage Inventory. B80025 No. 104 Eastern Avenue, B80153 2 St. Lawrence Street & Former Dominion Wheel & Foundries Ltd. B80086 No. 153 Eastern Avenue, B81484 No. 169 Eastern Avenue, B80102 No. 171 Eastern Avenue, B80129 No. 185 Eastern Avenue*.

Appendix A

Maps and Figures

Figure 1: Plan of 153-185 Eastern Avenue, City of Toronto (showing parcel limits and IO ID numbers)

Figure 2: Aerial of 153-185 Eastern Avenue, City of Toronto (showing parcel limits and IO ID numbers)

Figure 3: Dominion Wheel and Foundries Company operations 1938

Figure 4: Dominion Wheel and Foundries Company operations in 1964

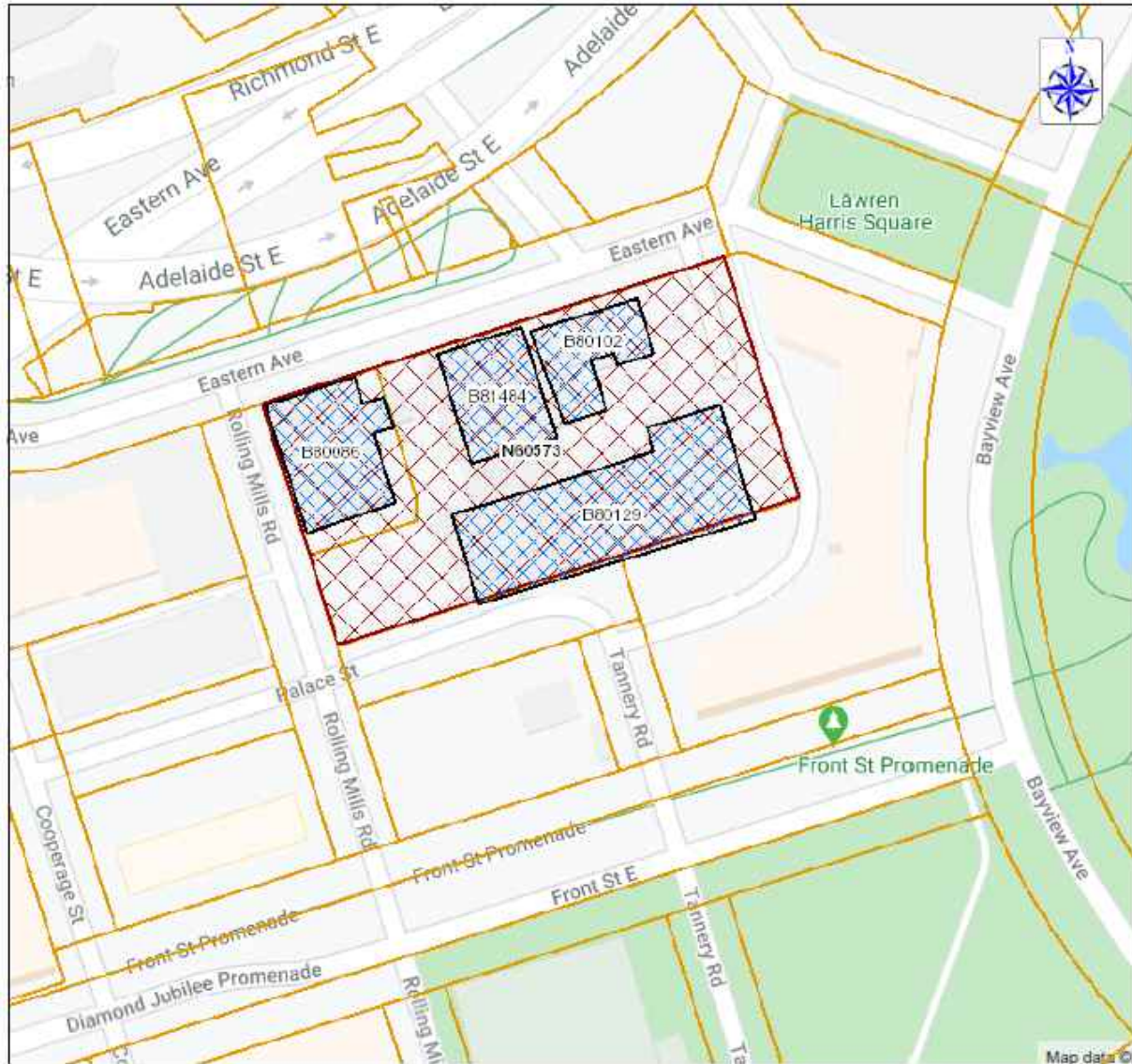


Figure 3: Plan of 153-185 Eastern Avenue, City of Toronto (showing parcel limits and IO ID numbers)



Figure 4: Aerial of 153-185 Eastern Avenue, City of Toronto (showing parcel limits and IO ID numbers)

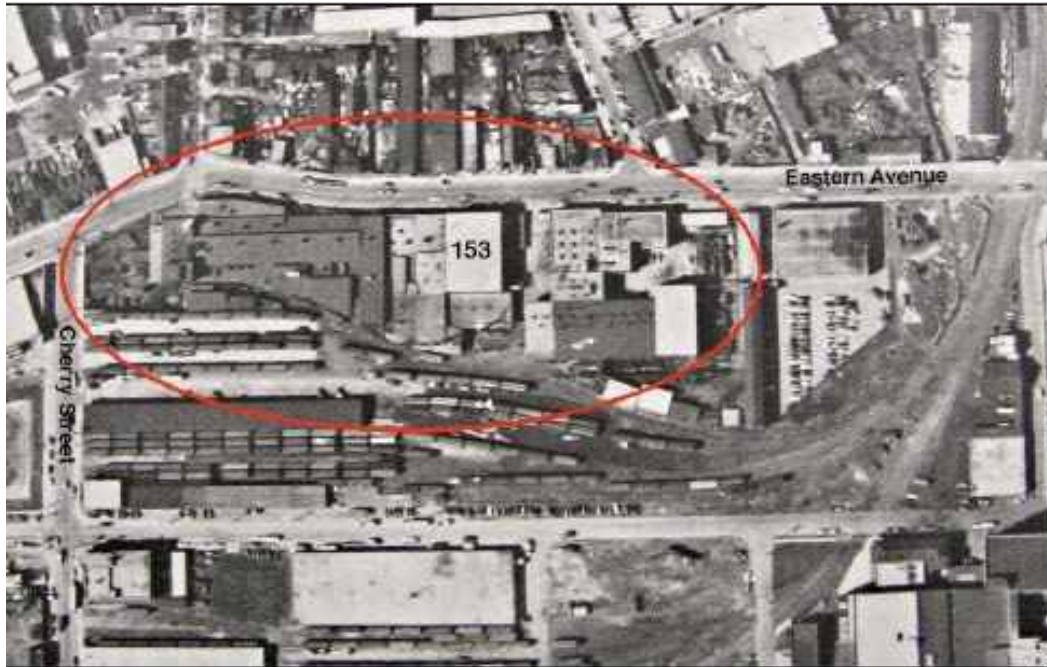


Figure 3: Dominion Wheel and Foundries Company operations in 1953 (red outline). Original foundry at left (west) of 153 (Heritage Toronto 2012).



Figure 4: Dominion Wheel and Foundries Company operations in 1964 (foreground). Original foundry at lower left below company name on photo, Eastern Avenue addresses noted for current provincial parcel (note numerous surrounding structures no longer standing; from CHE)

Appendix B
Photo documentation of structures to be demolished

1. 153 Eastern Avenue – Machine Shop B80086
2. 169 Eastern Avenue - Warehouse B81484
3. 171 Eastern Avenue - Office B80102
4. 185 Eastern Avenue - Foundry B80036

Note: To avoid duplication, more detailed documentation can be found in the 2006 CHE



Image 4: 153 Eastern Avenue – Machine Shop B80086



Image 2: 169 Eastern Avenue - Warehouse B81484



Image 3: 171 Eastern Avenue - Office B80102



Image 1: 185 Eastern Avenue - Foundry B80036