

### **Kilton Cottage, Verandah Restoration – Project description**

The proposed verandah restoration to Kilton Cottage is an important project that has been in the works for many years. The aesthetic and functional qualities of the addition, that has been carefully researched and documented, will replace a long-lost piece of the historic structure. Many hours, and years, have been spent to arrive at this point.

The original verandah was, to the best of our knowledge, constructed with the house in circa 1857, by owners David and Matilda Patton. It is expected that the original structure would have been some type of timber structure with mortise and tenon joints. This structure, as can be seen in the only known photograph of it (below), was highly decorative and an excellent example of gothic revival domestic architecture.



At some point after the turn of the century, and likely some time after the Patton family had sold the house about 1904, the original verandah was removed and replaced with a more 'modern' (classically) designed structure. The closest we can speculate is that this may have been in the 1920's. At any rate, it would have been sufficient time for the original structure to have weathered to a point where it was too deteriorated to repair, or it had simply become un-fashionable. Regardless, the earliest photos we have in our possession are from the Brown family who lived at Kilton Cottage from 1917 to 1943. An undated photo of the verandah from the Brown family shows the very different design from that period.



This latter verandah design existed until the mid-1990's at which time it had started to deteriorate severely. While Chair of the Paris Heritage (LACAC) Committee at the time I applied for a permit to demolish the structure, knowing it was not the original verandah and fully intending to recreate the original design. During the dismantling process the construction of the structure was studied and recorded in hopes that parts of it may have incorporated the original design. However, it was clear that this was not the case and the only remaining elements of the original were two wood beams recessed into the stone walls of the house.





The restoration design for the verandah has been developed over many years while juggling other family and work responsibilities. The decoration, dimensions and structural make-up were researched from that first photograph and the spacing, height and angle of the two wood beams and counting cobblestone rows on the wall in the picture and then measuring actual heights on the stones of the house. Using high powered magnifying glasses to understand the intricacies of the bits and pieces, the decorations were scaled and dimensioned. In addition, many books on historic porches and, in particular, the work of A.J. Downing, who's *Architecture of Country Houses* has been thought to be the inspiration for the original house and verandah design were thoroughly researched. And then, finally, working with structural tables, the building code and modern construction practices to determine how to make it look exactly as it did but still be held up by acceptable current means and methods. The attached permit documents explain the nature of all of these details.

The basic material to be used is wood. Some will be treated for decay due to the generally vulnerable nature of such a structure: It is hoped that this verandah will last much longer than the original. All wood exposed to weather will be sealed and painted with the intent that the underside of the roof deck may be stained a dark brown hue to match the two front doors. The roofing will be upgraded from the previous (second verandah) from sheet steel to a modern 2 ply modified bitumen assembly for longevity. It is unknown as to what the original verandah roof may have been. (Note that the flat-roofed bay window on the front of the house was opened up thirty-five years ago to discover it was a composite of burlap sacks and tar. No wonder it had been roofed over with shingles a short time after it was built. It now also boasts a 2-ply mod-bit roof.) However, this more modern part of the structure will not be visible from below. Also, to note, that the long beam in the wall actually slopes downward toward the end of the verandah a full 3 inches from end to end, allowing drainage. The design, as can be seen in the drawings, has accounted for this slope and includes a drainage gutter across the west end that drains into a vertical downspout on the house.

The most recent drawings issued for the building permit are a development, as required for permit, of the previous presentation drawings presented to the Heritage Committee in 2017. The design has remained the same, with all proportions identical. All that has changed are the inner workings of the structure in order to make it stand up.

I trust this description provides the information you need. We believe the verandah, as designed, will most certainly increase the heritage value of Kilton Cottage and allow it to return to some of its former glory of the nineteenth century.