



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: May 13, 2020

SUBJECT: **Site Plan Control Application**
28 Church Street, Markham Village Heritage Conservation District
The Wilson-Bull House
SPC 20 106477

Property/Building Description: 1storey single detached dwelling constructed c. 1855

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'B' building (important in terms of contextual value and supports and helps define the character of the district).

Application/Proposal

- The owner of the property has submitted a site plan application to obtain the City's approval to:
 - demolish the rear, non-heritage portion of the existing dwelling,
 - relocate the heritage portion of the house slightly to the east and north on a new foundation;
 - restore the heritage house to its original 19th century appearance;
 - close the existing driveway on the east side of the property and construct a new driveway on the west side of the property; and
 - construct a new two storey addition to the heritage building which would increase the size of the proposed dwelling to 3,613.3 ft²;
 - a minimum front yard setback of 2.13 m (7 ft.), whereas the By-law requires a minimum front yard setback of 7.62 m (25 ft.).

Background

- In December of 2019 the owner was successful in obtaining three variances from the Zoning By-law from the Committee of Adjustment to permit:

- A maximum building depth of 24.2m (79.3 ft.), whereas the By-law permits a maximum building depth of 16.8m (55.12 ft.);
 - A maximum net floor area ratio of 46.1%, whereas the By-law permits a maximum net floor area ratio of 45%; and,
 - A minimum front yard setback of 2.23m (7 ft.), whereas the By-law requires a minimum front yard setback of 7.62m (25 ft.).
- Heritage Markham reviewed the design proposal for the new addition and the requested variances in November 2019, and had no objection to the re-positioning of the heritage house, the demolition of the existing rear tail, the proposed restoration of the heritage house and the approval of the variances, but recommended the following revisions to the proposed design in anticipation of the Site Plan Application:
 - Incorporation of some of the second storey room volumes within the roof structure to further reduce the height of the proposed addition by 3 feet;
 - the elimination of the shed roof over the rear slope of the heritage portion of the existing dwelling with the connecting link no higher than the ridge of the heritage roof;
 - the deletion of the large wooden ornamental brackets at the peak of the gable roofs of the addition;
 - deletion of the street facing gable above the garage; and
 - replacement of the proposed Arts & Crafts front door in the heritage portion of the house with a historically appropriate, solid wood, six, or four panel door;
 - The City's Urban Design section has accepted the applicant's proposal to modify the foundation of the proposed addition to avoid the root zone of the Black Walnut tree shared with the neighbouring property to the east to in an effort to ensure its preservation.

Staff Comment

- The applicant has implemented the revisions recommended by Heritage Markham at the November 2019 meeting. The proposed height of the addition's roof was lowered 2-1/2' rather than 3 ft.;
- Staff is of the opinion that the latest design proposal of the addition to 28 Church Street is supportable and represents a significant improvement on the initial design which first accompanied the associated variance application;
- Staff therefore recommends that Heritage Markham Committee have no objection to the proposed design of the addition to 28 Church Street dated January 13, 2020 from a heritage perspective, and that final review of the site plan application be delegated to the City (Heritage Section staff).

Suggested Recommendation for Heritage Markham

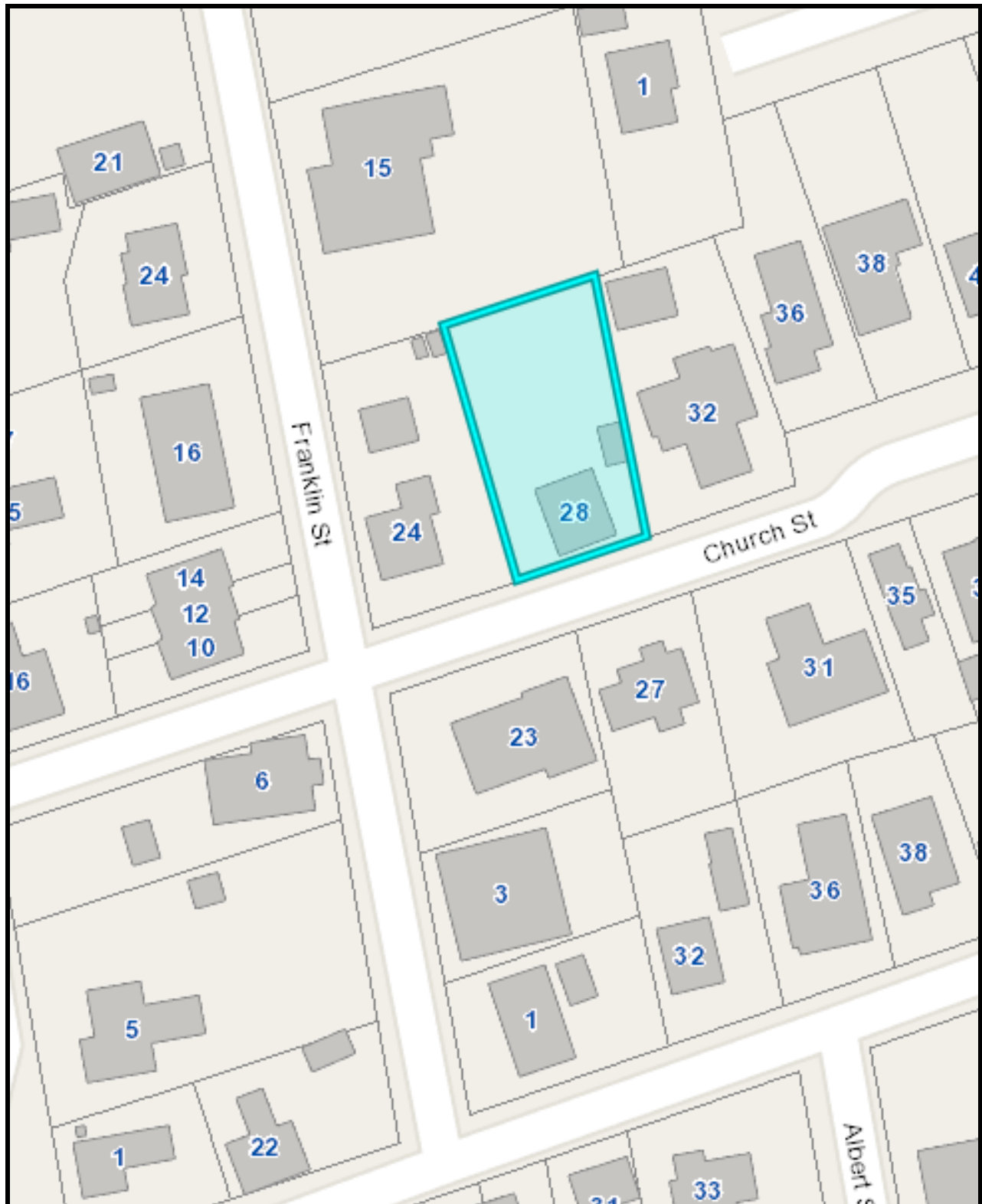
THAT Heritage Markham has no objection to the design of the proposed addition to the existing heritage dwelling at 28 Church Street dated stamped January 13, 2020 from a heritage perspective and delegates final review of the Site Plan application to the City (Heritage Section Staff);

AND THAT the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, colour windows etc.

File:28 Church Street

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28 Church Street, Markham Village Heritage Conservation District



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Markham Village Heritage Conservation District

New Addition – Heritage Building (Type B) Residential

* Markham Village Heritage Conservation District Plan should be consulted for specific wording, if necessary

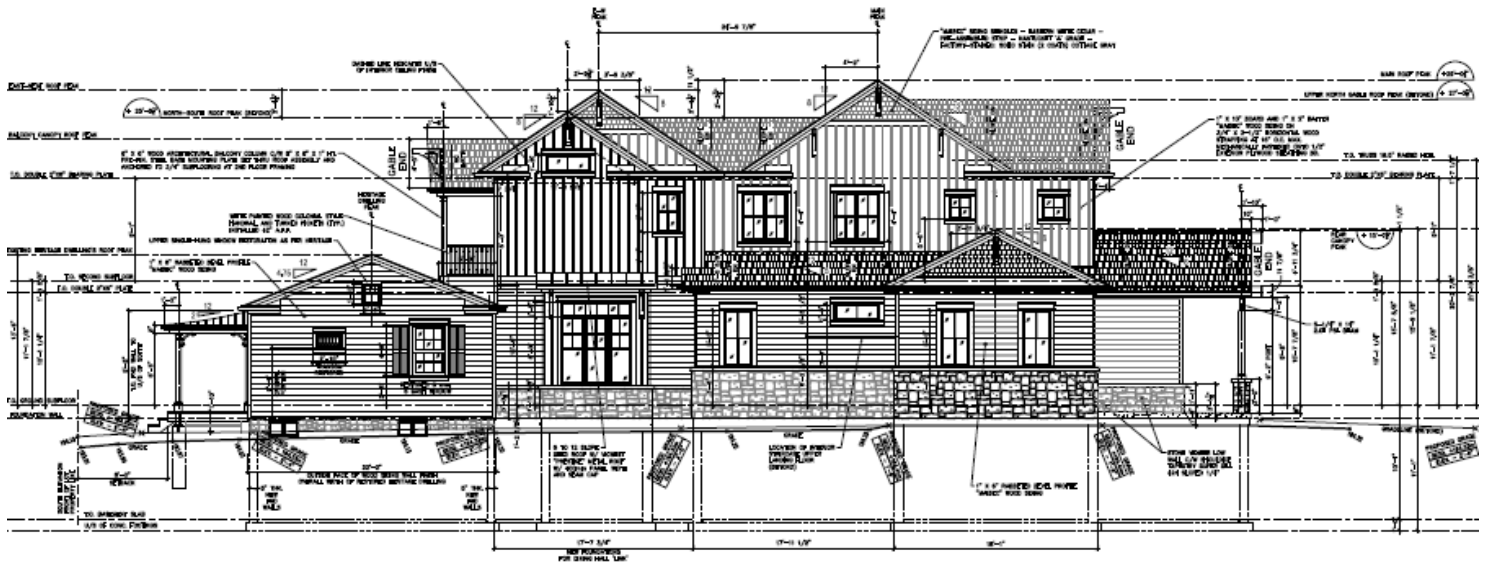
Address: 28 Church Street (Revised Design January 2020), Markham Village

Plan Policy or Guideline	Specific Application Comment
3.1 Heritage Approach a) <u>Restoration</u> – care needed to ensure that the reproduction of an entire building is typical of the period without pretending to be original. b) <u>Complementary by Approximation</u> - understanding overall designs, patterns, urban form with reference to heritage buildings c) <u>Modern Complementary</u> - more modern approach for architectural style – maintain scale, massing, proportions of heritage buildings	The design approach of the addition is traditional, and better reflects traditional architectural details of Markham Village.
4.2 Residential Building Guidelines - approach will differ according to sub-area, and adjacent buildings characteristics - assess each situation on individual basis	
4.2.1 Residential Proportions/Height - be compatible in terms of height, massing and proportions with adjacent heritage buildings - size of new structures –neither dominate adjacent heritage buildings nor be diminutive.	The designer has significantly lowered the height of the proposed addition to a height that is well below the maximum building height permitted by the By-law and incorporated some of the volume of the second floor rooms within the roof structure. Heritage Staff is satisfied that height of the addition can be considered to be compatible especially given that the highest parts of the addition have been located further back on the property where they have less impact from the public realm of Church Street.
4.2.2 Residential Setbacks and Siting - new infill not to obscure adjacent heritage building. - new infill and garages, fences etc to correspond and complements adjacent buildings unless adjacent is con-conforming - garages, parking should be inconspicuous and separate from public face- rear and side yards.	The location of the garage is sensitively placed to be inconspicuous from the public realm of Church Street.

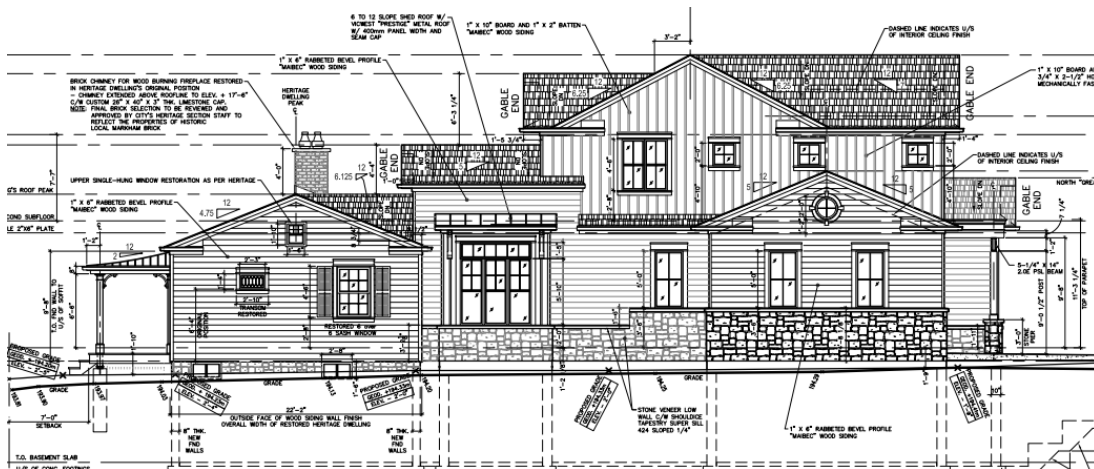
3.3 Policies – Type B Buildings - conserve type B buildings and encourage renovations complementary to adjacent properties <u>Proportion</u> – conserve original shape and size <u>Roof</u> – conserve original detail/fabric <u>Windows/Doors</u> – conserve original materials <u>Materials</u> – conserve original materials, emphasis on natural materials <u>Colours</u> - conserve original colours; consider historically accurate colours	The existing heritage dwelling appears to be authentically restored to its original early appearance. No original windows or doors appear to have survived.
3.6 Policies – New Buildings Policy - not required to look like a restoration - judged on compatibility with adjacent bldgs. - in terms of massing, proportions and size	The size of the existing house and proposed addition appear to be compatible with the size of adjacent residences in terms of scale and massing, although, the addition still appears large in comparison with the existing heritage dwelling, a good attempt has been made to make it more compatible with what is a very modestly scaled heritage building
3.6 Roof Policy (New Construction) <u>Roof shape</u> - complement dominant roof forms of adjacent buildings (gable roofs) <u>Materials</u> - asphalt, wood shingles	The gabled roof form of the addition complements the dominant roof forms of adjacent heritage homes and has been successfully simplified to reflect the simplicity of the heritage dwelling's roof.
4.3.1 Roofs Guidelines - complement established pattern of adjacent historical buildings – pitched gable in single or multiple forms - do not use: tile, plastic, other synthetics - roof vents, skylights away from public views	The proposed addition mixes both asphalt shingles and metal roofing, but metal roofing is used appropriately on low sloped front veranda and there are no skylights or other unsightly roof features visible from the street
3.6 Window Policy (New Construction) <u>Shape</u> – follow proportions of heritage type buildings – no picture windows	Windows generally follow the proportions of typical heritage windows.
4.3.3 Window and Doors Guidelines - no specific guidelines for new construction	
3.6 Materials Policy (New Construction) - brick masonry or wood siding - stucco or stone may be acceptable if it complements the surroundings	
4.3.2 Exterior Finish Guidelines - materials and type of finish should complement heritage structures in district	Proposed board and batten siding is complementary to the district, the proposed stone veneer which is no higher than the sills of

- wood cladding –horizontal clapboard or vertical board and batten as per historical methods	the ground floor windows is an acceptable use of the material.
3.6 Colour Policy (New Construction) -brick colour- red or yellow in harmony with other buildings - paint colour- appropriate to historical period of district	Based on colour renderings provided, the colour scheme of the heritage house and addition are appropriate to the heritage context of Markham Village.
4.3.4 Paint and Colour Guidelines - paint surfaces that are historically painted - do not strip wood or leave unpainted - do not paint brick surfaces -colour selection- compatible with surrounding heritage buildings and preferred colours for walls and trim are identified (for walls: historical white, beige, light grey, sandy yellow and terra cotta.	

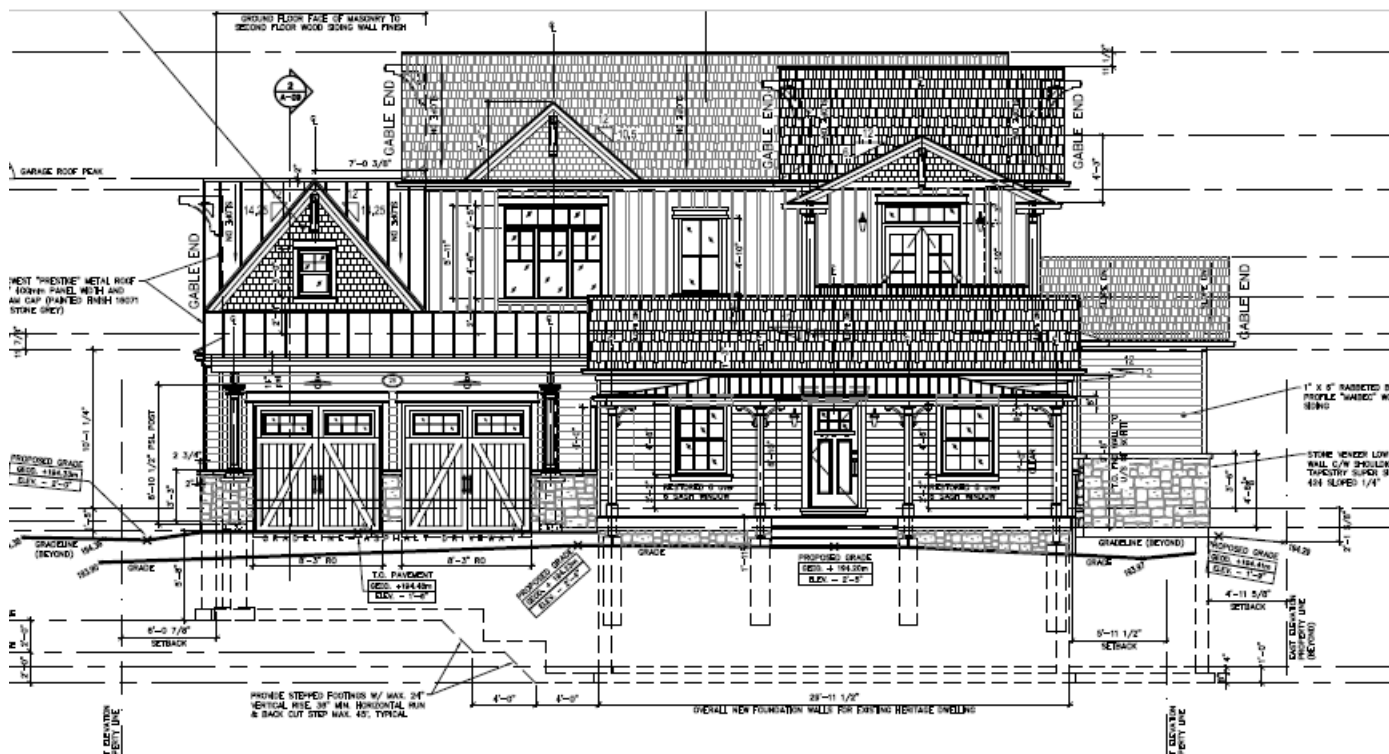
East Elevation of 28 Church Street as initially proposed in September 2019



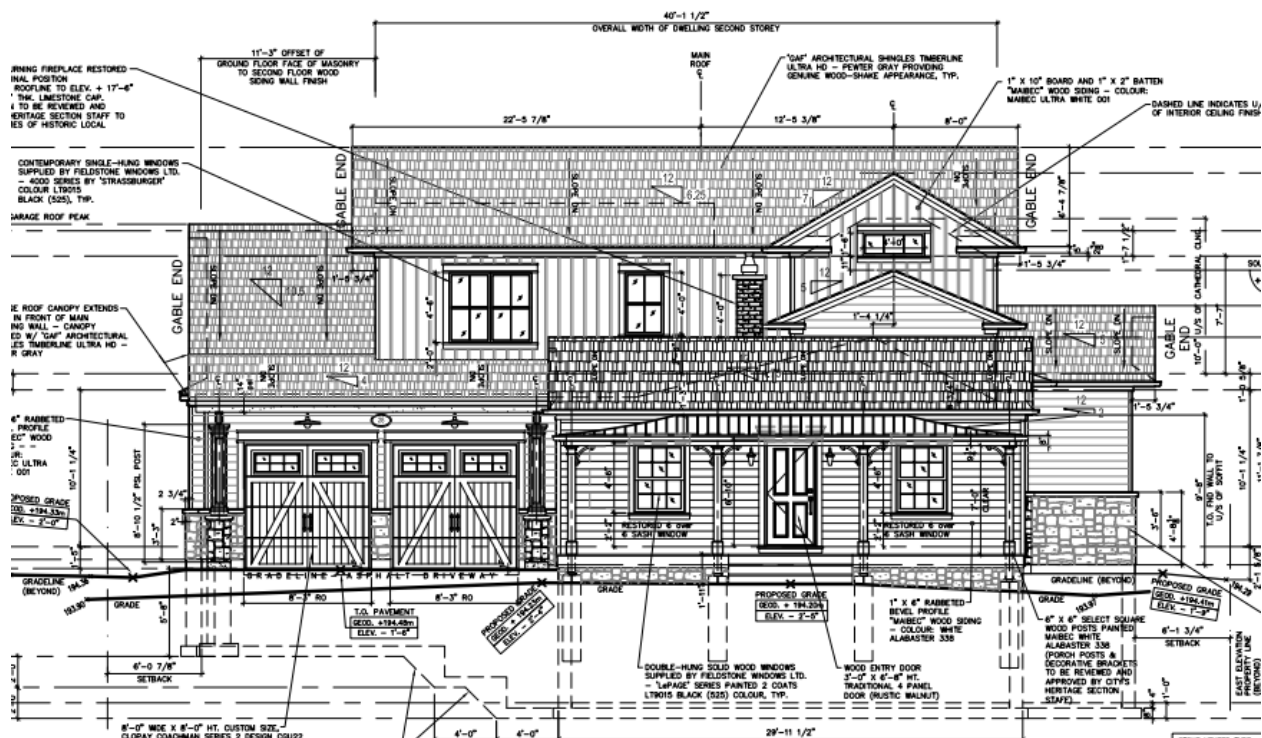
East Elevation of 28 Church Street as revised in April 2020



South Elevation of 28 Church Street as proposed in September 2019



South Elevation of 28 Church Street as proposed in April 2020



Perspective Illustration of proposed addition from November 2019



Perspective Illustration of 28 Church Street as revised in January 2020



Perspective Illustration of prooposed addition in November 2019



Perspective Illustration of proposed addition as revised in January 2020

