



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Heritage Planner

**DATE:** September 9, 2020

**SUBJECT: Heritage Permit Application**  
8 David Gohn Circle, Markham Heritage Estates  
The Pingle House  
HE 20 124651

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**Property/Building Description:** 1-1/2 storey single detached dwelling constructed c. 1855  
**Use:** Residential  
**Heritage Status:** Designated under Part IV of the Ontario Heritage Act

### **Application/Proposal**

- The owner has submitted a heritage permit application seeking approval to replace the existing cedar roof with a new cedar roof and to install a new metal roof on the rear addition of the house as well as the relocated heritage barn (now converted to a garage);

### **Background**

- The owner applied for, and was awarded a maximum grant of \$7,500.00 through the 2020 Designated Heritage Property Grant Program to replace the existing cedar roof of the house with new cedar shingles;
- In order to receive a grant exceeding \$5,000.00 the owner must also enter into a Heritage Conservation Easement agreement with the City;

### **Staff Comment**

- Although cedar shingle roofs were overwhelmingly the most common type of roofing used on 19<sup>th</sup> century homes in Markham, metal roofs were also historically used on some outbuildings or barns or on farmhouses in the early 20<sup>th</sup> century as a cost effective replacement for cedar shingles. However the use of metal roofing on dwellings does not appear to be a common feature in Markham;
- Salvaged metal roofs, or new metal roofs closely matching the profiles and finishes of vintage metal roofs may be appropriate for accessory buildings in Heritage Estates.

- Staff has reviewed applications to install metal roofing in Heritage Estates on a case by case basis taking into consideration the exposure, finish and profile of the proposed metal roof and what building or portion of the house the metal roof is proposed for;
- Although most of the metal roofs found in Heritage Estates are on garage accessory buildings, a salvaged galvanized metal roof was approved for the new rear addition to the house at 10 Heritage Corner's Lane;
- Cedar shingles are the specified roofing material for an addition to a dwelling in Heritage Estates and this is still the preferred approach as it provides a historically accurate and consistent roofscape for Markham's unique showplace.
- In this particular case at 8 David Gohn Circle, Staff notes that most of the roof of the addition is not readily visible from the public realm of the street, and the portion that is, is generally far enough back to have minimal visual impact;
- Therefore a galvanized metal roof for the rear addition of 8 David Gohn Circle could be considered provided the finish and profile matches those of historical metal roofs in Markham, as close as possible. **It should be acknowledged that approval of this could further set a precedent for the use of metal roofs on additions in Markham Heritage Estates.**
- Staff is still of the opinion that metal roofs are not appropriate for the actual heritage homes relocated to Markham Heritage Estates, unless there is photographic, physical, or documentary evidence that the relocated home had a metal roof when originally constructed. This is based on the City of Markham's stated intent to maintain Markham Heritage Estates as a showcase of the best heritage conservation and restoration practices, where accurate restoration is a fundamental and strict requirement.

### **Suggested Recommendation for Heritage Markham**

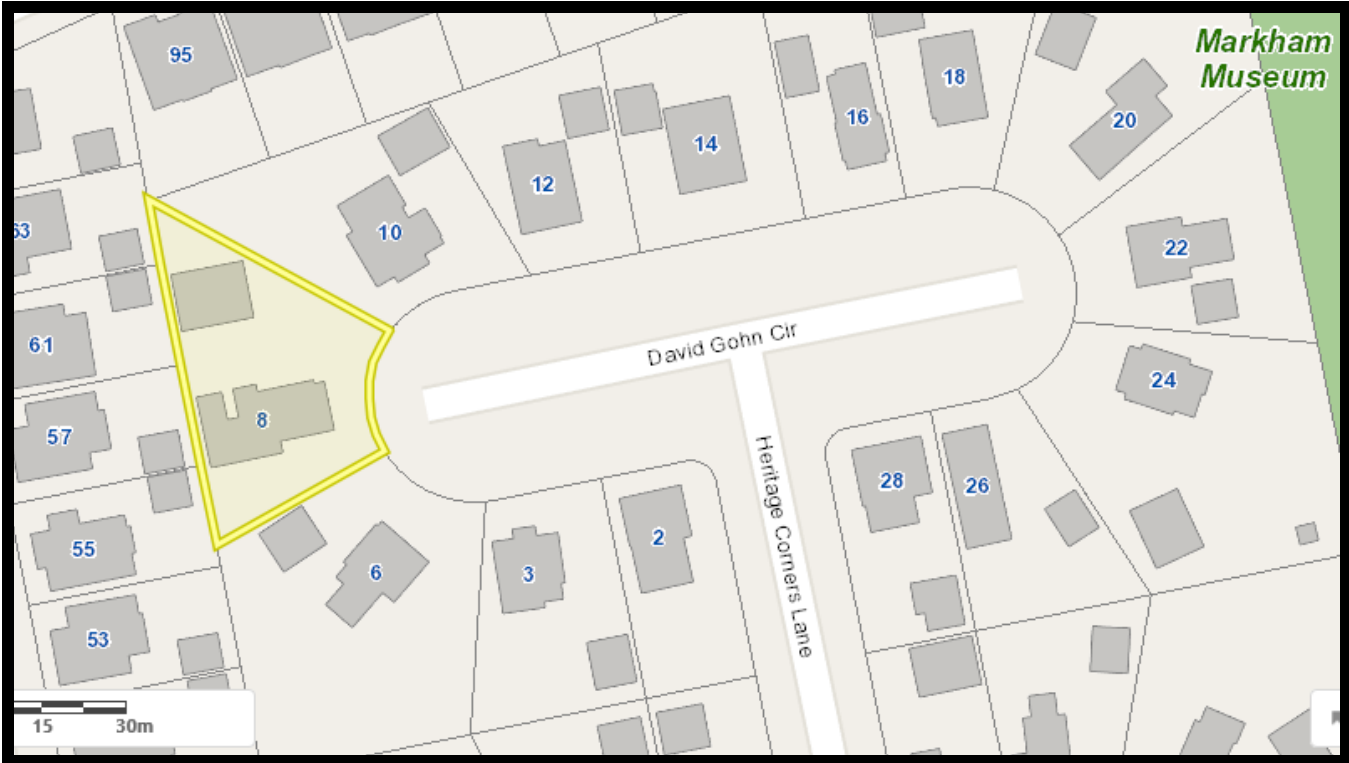
THAT Heritage Markham has no objection to installation of a galvanized metal roof on the addition to the dwelling at 8 David Gohn Circle provided the finish and profile matches that of historical metal roofs in Markham as close as possible;

THAT Heritage Markham has no objection to the installation of a galvanized metal roof on the garage/accessory building at 8 David Gohn Circle provided the finish and profile matches that of historical metal roofs in Markham as close as possible;

AND THAT Heritage Section staff be delegated final review of the heritage permit application to install metal roofing at 8 David Gohn Circle.

File: 8 David Gohn Circle

8 David Gohn Circle, Markham Heritage Estates



Roof area highlighted in blue is where the applicant wishes to install metal roofing rather than cedar shingles.





Google Street View Image from 2009 showing visibility of proposed metal roofs in orange colour



2018 Google Streetscape – mature vegetation provides extensive coverage in summer months



2018 Google Streetscape – mature vegetation provides extensive coverage in summer months





Examples of new metal roofs on outbuildings in Markham Heritage Estates



Home at 10 Heritage Corners Lane with salvaged galvanized roofing on new addition

